

## NOTICE OF MEETING

# REGULATORY COMMITTEE

**Monday, 8th January, 2018, 7.00 pm - Civic Centre, High Road,  
Wood Green, N22 8LE**

**Members:** Councillors Natan Doron (Chair), Toni Mallett (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Barbara Blake, Zena Brabazon, Clive Carter, Jennifer Mann, Peter Mitchell, James Patterson, Reg Rice and Ann Waters

Quorum: 4

### **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. APOLOGIES FOR ABSENCE**

### **3. URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be dealt with under the agenda item where they appear. New items will be dealt with at item 10 below.

### **4. DECLARATIONS OF INTEREST**

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

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

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

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

**5. MINUTES (PAGES 1 - 4)**

To approve the minutes of the meeting held on 9 October 2017.

**6. REVIEW OF FEES AND CHARGES 2018-19 - LICENCES (PAGES 5 - 20)**

This report seeks approval of the increases to the Council's licensing fees and charges, with effect from 1 April 2018, and approval of the adoption of the street trading fees.

**7. WOOD GREEN AREA ACTION PLAN AND STRATEGIC REGENERATION FRAMEWORK (PAGES 21 - 446)**

Regulatory Committee are asked to:

1. note the findings of the February 2017 'preferred option' consultation on the Wood Green Area Action Plan ("AAP"), as set out in the consultation report at Appendix A.
2. note the key changes between the previous and the revised 'preferred option' versions of the AAP, as set out at paragraphs 6.6 and 6.7.
3. note the revised "preferred option" Wood Green AAP, as set out in Appendix B, for publication for public consultation and puts forward its comments for consideration at Cabinet.
4. note the proposal to revoke the now out of date Haringey Heartlands Development Framework (2005).
5. note the proposal to adopt the Wood Green Strategic Regeneration Framework (Appendix A), to be published in March 2018 and put forward its comments for consideration at Cabinet.

**8. UPDATE ON CONSULTATION RESPONSES ON S106 SUPPLEMENTARY PLANNING DOCUMENT**

To receive a verbal update.

**9. PERFORMANCE REPORT**

To receive a verbal update.

**10. NEW ITEMS OF URGENT BUSINESS**

To consider any new items of urgent business admitted under agenda item 2 above.

**11. DATES OF FUTURE MEETINGS**

22 February 2018

Felicity Foley, Principal Committee Co-ordinator  
Tel – 020 8489 2957  
Fax – 020 8881 5218  
Email: felicity.foley@haringey.gov.uk

Bernie Ryan  
Assistant Director – Corporate Governance and Monitoring Officer  
River Park House, 225 High Road, Wood Green, N22 8HQ

Tuesday, 02 January 2018

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## **MINUTES OF THE MEETING OF THE REGULATORY COMMITTEE HELD ON MONDAY, 9TH OCTOBER, 2017, 7.00 - 8.50 pm**

### **PRESENT:**

**Councillors: Natan Doron (Chair), Toni Mallett (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Zena Brabazon, Clive Carter, Jennifer Mann, Peter Mitchell, James Patterson, Reg Rice and Ann Waters**

### **23. FILMING AT MEETINGS**

The Chair informed all present that the meeting was not being filmed or recorded.

### **24. APOLOGIES FOR ABSENCE**

None received.

### **25. URGENT BUSINESS**

None.

### **26. DECLARATIONS OF INTEREST**

None.

### **27. MINUTES**

**RESOLVED** that the minutes of the meeting held on 31 July 2017 be approved as a correct record.

### **28. HARINGEY'S DRAFT TRANSPORT STRATEGY**

Neil Goldberg, Planning Officer, provided a short presentation on Haringey's Draft Transport Strategy. The Strategy was an overarching document which set out the transport objectives and priorities that would provide the context for preparing more detailed plans, policies and bids for investment and works over the next 10 years. It was important to note that this document was a high level strategy document and that the action plans would provide a higher level of detail in relation to achieving the objectives and priorities.

The Chair asked for comments from the Committee, and explained that the strategy along with any comments would be taken to the next Cabinet meeting for approval.

The Committee made a number of comments regarding cycling and air quality and were advised by the Planning Officer that these comments would more appropriate

when discussing the action plans, as these would contain more detail than the high level strategy document.

Members of the Committee requested further information around parking issues near the Spurs stadium and Emma Williamson agreed to send a briefing via email detailing the actions being taken.

**ACTION: Emma Williamson, Assistant Director for Planning**

The Chair moved the recommendation and it was

**RESOLVED** that the draft Haringey Transport Strategy be noted and referred to Cabinet for approval on 17 October 2017.

## **29. PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT**

Matthew Patterson, Head of Policy, Transport & Infrastructure Planning, introduced the report as set out. The purpose of the report was to seek comments from the Committee before referring to Cabinet for approval to consult on the revised Supplementary Planning Document (SPD). The revised SPD provided greater clarity to the Council's approach to the functioning of the planning process and procedures for securing planning obligations.

The Chair invited comments from the Committee. NOTED:

- Paragraph 5.61. There needed to be clarity when using the word 'council' as it seemed to be used to refer to both the council as the Local Authority, and as the Planning Committee.
- Paragraph 6.34. The use of the word 'vicinity' was vague.
- Paragraph 7.30, 2<sup>nd</sup> bullet point. Consideration should be given as to whether the training cost of £2800 should be provided, as any changes to the figure would in theory require re-approval of the whole document.
- Paragraph 8.15. It should be made clear that owners of properties in car free developments can apply for visitors permits.

The Chair moved the recommendation and it was

**RESOLVED** that the Draft Revised Planning Obligations Supplementary Planning Document be referred to Cabinet for the approval of publication of the document for public consultation in accordance with the Haringey Statement of Community Involvement (2016).

## **30. AUTHORITIES MONITORING REPORT**

Matthew Patterson, Head of Policy, Transport & Infrastructure Planning, introduced the report as set out. The Authorities Monitoring Report (AMR) monitored the effectiveness of implementing Haringey's local planning policies. It also monitored progress in the preparation of the Local Plan, as well as the Council's performance in processing planning applications and appeals.

The Chair invited comments from the Committee. NOTED:

- Appendix 5.1, table at A6. It would be useful to include a column which stated if a scheme had been implemented.
- Page 4 (development management performance, 1<sup>st</sup> bullet point). The numbers did not add up.
- Page 14, table 2 at paragraph 3.2.2. It would be useful to include an explanatory footnote setting out the difference between conventional and non-conventional completions.
- Paragraph 3.2.41. The last sentence should read “It requires those who wish to change *from* a single dwelling...”
- Paragraph 3.6.4. The figures for bikehangars needed to be checked.

Following a request from members of the Committee, Emma Williamson agreed to circulate a briefing reminding members of the Community Infrastructure Levy (CIL) process and its’ implementation in Haringey.

**ACTION: Emma Williamson, Assistant Director for Planning**

The Chair moved the recommendation and it was

**RESOLVED** that the report be noted and referred to Cabinet for noting.

### **31. PLANNING SERVICES WORK REPORT**

Emma Williamson, Assistant Director for Planning, introduced the report as set out. The report provided an update on the work of the Planning Services in the first half of 2017/18. Members pointed out that there may be some discrepancies in the dates provided in paragraph 5 and questioned whether the 2016/17 date should be 2017/18. Members also requested further information on planning enforcement and monitoring of enforcement notices.

**ACTION: Emma Williamson, Assistant Director for Planning**

The Chair moved the recommendation and it was

**RESOLVED** that the report be noted.

### **32. GOVERNMENT/GLA CONSULTATION UPDATE**

This item was withdrawn from the agenda and an update would be provided at a future meeting.

### **33. SPECIAL LICENSING SUB COMMITTEE - MINUTES**

**RESOLVED** that the minutes of the Special Licensing Sub Committee meetings held on 27 June 2017 and 20 July 2017 be approved as a correct record.

### **34. NEW ITEMS OF URGENT BUSINESS**

None.

**35. DATES OF FUTURE MEETINGS**

The Committee noted the dates of future meetings.

CHAIR: Councillor Natan Doron

Signed by Chair .....

Date .....



**Report for:** Regulatory Committee 8<sup>th</sup> January 2018

**Title:** Review of Fees and Charges 2018-19 - Licences

**Report**

**authorised by:** Stephen McDonnell – Interim Director of Commercial and Operations

**Lead Officer:** Daliah Barrett

**Ward(s) affected:** ALL

**Report for Key/**

**Non Key Decision:** Key.

**1. Describe the issue under consideration**

- 1.1. The Council's income policy, requires an annual review of the level of the fees and charges levied upon service users. The aim of the review, is to ensure that income generated ensures full cost recovery.
- 1.2. Cabinet will consider changes to a number of fees and charges at their meeting on 13<sup>th</sup> February 2018, however a small number of items (relating to certain approvals, consents, permits and licenses) cannot be made by the Executive and are, therefore, reserved for consideration and decision by the Council's Regulatory Committee.
- 1.3. This report sets out the proposed fees for those licensing regimes where the Council has the power to set its own fees for 2018/19. The proposed fees will enable the Council to recover its costs in managing and administering these licensing regimes.

**2. Cabinet Member Introduction**

- 2.1. It is important that, as part of our on-going financial planning, we comply with the Council's policy to review annually our fees and charges taking account of issues such as the general economic climate and the Council's overall financial position.
- 2.2. Taking all relevant factors into account, I believe that the increases in fees and charges proposed in this report are appropriate.

**3. Recommendations**

- 3.1. To approve the increases to the Council's licensing fees and charges, as set out in the attached Appendix 1, with effect from 1st April 2018.
- 3.2. That members approve the street trading fees for adoption as shown in Appendix 1. Once agreed the fees will be subject to a further public notice for the adoption.

**4. Reason for Decision**

- 4.1. It is a requirement of the Council's income policy to review fees and charges annually. The financial position of the Council supports the view that levels of fees and charges should be maximised commensurate with the full recovery of costs, taking into account all relevant factors including the effect on service users and any consequent demand for services. Fees/charges are required to be set correctly so as

to comply with the requirements of the Provision of Services Regulations 2009, based on the EU Services Directive. Under these regulations any charges which applicants incur under a licensing scheme must be reasonable and proportionate to the cost of the procedures and formalities under the scheme, and must not exceed the cost of those procedures and formalities. Failure to do this could result in the Authority levying a fee that is subsequently considered to have been set unlawfully.

- 4.2 It is a requirement of the London Local Authorities Act 1990 that fees are reviewed to ensure that fees are set to cover the full cost recovery to the Local Authority. The Supreme Court case of (*R (Hemming and Others) v Westminster City Council*) concluded that the amount of the fee is required to be determined every year and further to that a Local Authority was precluded from making a profit from the licensing regime.

## **5. Alternative options considered**

- 5.1. This report summarises the need for an inflationary only increase for 2018/19. Benchmarking has been carried out on Massage and Special treatment fees. There was an extensive review of the Street trading fees in 2017, therefore only an inflationary increase is appropriate at this time to ensure that we are maintaining full cost recovery. The number of applications have remained static.

## **6. Background information**

- 6.1. The Regulatory Committee have responsibility for the determination of certain specified fees and charges, namely:

- Fees for applications for Special Treatment Licensing under the London Local Authorities Act 1991.
- Fees for applications for Street Trading under the London Local Authorities Act 1990
- Fees for applications for Pet Shops, Animal Boarding/Breeding, Performing Animals and Horse Riding Establishments
- Fees for applications for Hypnotism, Sex Shops, Sexual Entertainment Venues, Scrap Metal & Motor Salvage Operators licences.
- Gambling Act 2005 and Licensing Act 2003.

- 6.2. The requirement or ability to levy a fee/charge for these matters are provided for in statute, either being set down as a fixed amount (statutory prescribed) that the Council cannot vary/set, or by providing the authority with the power to set a fee/charge in accordance with the requirement of the legislation (e.g. up to a maximum amount, or cost recovery only, or reasonable cost etc.) (statutory discretionary).

- 6.3 This report meets the requirements of the Council's external income policy for the 2018-19 financial year and as such contains details of the current and proposed levels of fees and charges to take effect from 1st April 2018. Appendix 1 contains the full details of current licensing fees and charges, the proposed charge and corresponding increases.

6.4 Officers have noted the comments made at this committee in February 2016 regarding applying suitable rounding to proposed changes in fees and charges, and the figures presented in this report reflect that principle.

## **7. Contribution to strategic outcomes**

7.1. The Council also has a set of strategic and policy objectives, and fees and charges should be set in accordance with such objectives.

7.2. The principles underpinning the Council's external income policy are that all fees and charges are reviewed annually and income is maximised within current service and policy objectives. The competitiveness of the market in which the service operates and the effect of price on demand and overall income yield should be considered. Some services are restricted to cost recovery.

7.3. As a minimum, fees and charges should be increased by a minimum of RPI (annual average as at October 2017 is 2.4%). However, some charges remain unchanged from 2017-18 as these charges are already set to the statutory maximum.

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

### **Chief Finance Officer**

In general fees and charges recover some or all of the costs of services from users. Inflationary increases are proposed to all Licensing processes for 2018/19 fees and charges that are not set statutorily, in order to maintain cost recovery performance.

8.1. Estimated financial effect arising from the implementation of the 2017-18 fees and charges rates as set out in this report (assuming no impact on volumes) is an increase in income of approximately £1235 in relation to Massage and Special Treatment licence fees.

### **Assistant Director of Corporate Governance**

8.2. The Assistant Director of Corporate Governance has been consulted in the preparation of this report and advises as follows:

8.3. There are a variety of legislative powers that entitle the Council to charge fees for different licensing activities. In some instances, the Council has no discretion as to the level of the charge. In other cases, the specific legislative provisions allow authorities to decide whether to charge and how much.

8.4. Regulation 18(4) of the Provision of Services Regulations 2009 requires that any charges that the Council imposes must be reasonable and proportionate to the costs of the procedures and formalities under the licensing scheme and must not exceed the cost of those procedures and formalities.

8.5. In reviewing fees and charges, services need to demonstrate that they have had due regard to the overarching Public Sector Equality Duty as set out in the Equality Act 2010.

8.6. Certain fees may not be set by the Cabinet. The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 provides that decisions on certain

approvals, consents permits and licenses (for example premises licences; licenses for street trading) cannot be made by the Executive (Cabinet). Likewise charges for such approvals, consents, permits and licenses may not be made by the Cabinet. These fees will be set by the Regulatory Committee and are the subject of this report.

## **Equalities**

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

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

8.8. The proposals within this report are within the RPI 2.4% and an EQIA screening tool has been prepared. These changes will have a low impact overall and are not expected to have a disproportionate impact on any protected groups.

## **9. Use of Appendices**

Appendix 1	Schedule of Licensing Fees 2018-19
Appendix 2	Equalities Impact Assessment

## Appendix 1

Regulatory Services contd.	Current Charge	Proposed Charge	% Increase	
	£	£		
<b>THE FEE MAXIMUMS ARE PRESCRIBED BY THE SECRETARY OF STATE AND THE LEVEL OF FEE APPLIED LOCALLY IS DETERMINED BY THE FULL LICENSING COMMITTEE (Fees set to comply with Secretary of State Maximum Levels)</b>				
<b>5. Pet Shops per Selling Point</b>				
1 to 19 selling points (+ £25 for each category of animal sold)	219	224.26	2.40%	224
20 to 29 selling points ((+ £25 for each category of animal sold)	176	180.22	2.40%	180
30 or more selling points (+ £25 for each category of animal sold)	346	354.30	2.40%	354
Animal Boarding Establishments	340	348.16	2.40%	348
Riding Establishments	393	402.43	2.40%	402
Guard Dog Kennels	205	209.92	2.40%	210
Dog Breeding Establishments	205	209.92	2.40%	210
Dangerous/Wild Animals	578	591.87	2.40%	592
Zoo License	773	765.00	N/A	
Performing Animals	103	102.00	N/A	
<b>6. Sex Entertainment Venue</b>				
New Registration fee:	3,000	3072.00	2.40%	3072
Annual Renewal fee	1,935	1981.44	2.40%	1981
Hypnosis	500	512.00	2.40%	512
<b>7. Special Treatment Premises(See Regulations for Class Classification)</b>				
<b>Class 1:</b>				
Applicants fee	530	542.72	2.40%	543
Per additional person authorised to give treatment	385	394.24	2.40%	394
<b>Class 2:</b>				
Applicants fee	530	542.72	2.40%	543
Per additional person authorised to give treatment	100	102.4	2.40%	102
<b>Class 3:</b>				
Applicants fee	200	204.8	2.40%	205
Per additional person authorised to give treatment	95	97.28	2.40%	97
<b>Class 4:</b>				
Applicants fee	150	153.6	2.40%	153
Per additional person authorised to give treatment	85	87.04	2.40%	84
<b>Scrap Metal</b>				
Collectors	250	256.00	2.40%	
Site	350	358.40	2.40%	358

### EQUALITY IMPACT ASSESSMENT

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

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

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

#### Stage 1 – Screening

Please complete the equalities screening form. If screening identifies that your proposal is likely to impact on protect characteristics, please proceed to stage 2 and complete a full Equality Impact Assessment (EqIA).

#### Stage 2 – Full Equality Impact Assessment

An EqIA provides evidence for meeting the Council's commitment to equality and the responsibilities under the Public Sector Equality Duty.

When an EqIA has been undertaken, it should be submitted as an attachment/appendix to the final decision making report. This is so the decision maker (e.g. Cabinet, Committee, senior leader) can use the EqIA to help inform their final decision. The EqIA once submitted will become a public document, published alongside the minutes and record of the decision.

Please read the Council's Equality Impact Assessment Guidance before beginning the EqIA process.

1. Responsibility for the Equality Impact Assessment	
Name of proposal	Fees and Charges
Service area	Regulatory Services
Officer completing assessment	Daliah Barrett
Equalities/ HR Advisor	
Cabinet meeting date (if applicable)	
Director/Assistant Director	Stephen McDonnell –Interim Director Commercial & Operations

2. Summary of the proposal

Please outline in no more than 3 paragraphs

- The proposal which is being assessed
- The key stakeholders who may be affected by the policy or proposal
- The decision-making route being taken

An initial Equalities Impact Assessment screening has been undertaken, whilst we are recommending an increase in fees in this instance we are satisfied that an EQIA is not required after screening, as the impact will be on business, not on individuals with protected characteristics.

3. What data will you use to inform your assessment of the impact of the proposal on protected groups of service users and/or staff?

Identify the main sources of evidence, both quantitative and qualitative, that supports your analysis. Please include any gaps and how you will address these

This could include, for example, data on the Council's workforce, equalities profile of service users, recent surveys, research, results of relevant consultations, Haringey Borough Profile, Haringey Joint Strategic Needs Assessment and any other sources of relevant information, local, regional or national. For restructures please complete the restructure EqIA which is available on the HR pages.

Protected group	Service users	Staff
Sex		
Gender Reassignment		
Age		
Disability		
Race & Ethnicity		
Sexual Orientation		

<b>Religion or Belief (or No Belief)</b>		
<b>Pregnancy &amp; Maternity</b>		
<b>Marriage and Civil Partnership</b>		
<p>Outline the key findings of your data analysis. Which groups are disproportionately affected by the proposal? How does this compare with the impact on wider service users and/or the borough's demographic profile? Have any inequalities been identified?</p> <p><i>Explain how you will overcome this within the proposal.</i></p> <p><i>Further information on how to do data analysis can be found in the guidance.</i></p>		
<p><b>EqlA Profile on Harinet</b></p> <p><b>None identified</b></p>		

4. a) How will consultation and/or engagement inform your assessment of the impact of the proposal on protected groups of residents, service users and/or staff?

*Please outline which groups you may target and how you will have targeted them*

*Further information on consultation is contained within accompanying EqlA guidance*

none

4. b) Outline the key findings of your consultation / engagement activities once completed, particularly in terms of how this relates to groups that share the protected characteristics

*Explain how will the consultation's findings will shape and inform your proposal and the decision making process, and any modifications made?*



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5. What is the likely impact of the proposal on groups of service users and/or staff that share the protected characteristics?

*Please explain the likely differential impact on each of the 9 equality strands, whether positive or negative. Where it is anticipated there will be no impact from the proposal, please outline the evidence that supports this conclusion.*

Further information on assessing impact on different groups is contained within accompanying EqIA guidance

1. Sex (Please outline a summary of the impact the proposal will have on this protected characteristic and cross the box below on your assessment of the overall impact of this proposal on this protected characteristic)

Positive		Negative		Neutral impact		Unknown Impact		none
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2. Gender reassignment (Please outline a summary of the impact the proposal will have on this protected characteristic and cross the box below on your assessment of the overall impact of this proposal on this protected characteristic)

Positive		Negative		Neutral impact		Unknown Impact		none
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3. Age (Please outline a summary of the impact the proposal will have on this protected characteristic and cross the box below on your assessment of the overall impact of this proposal on this protected characteristic)

Positive		Negative		Neutral impact		Unknown Impact		none
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4. Disability (Please outline a summary of the impact the proposal will have on this protected characteristic and cross the box below on your assessment of the overall impact of this proposal on this protected characteristic)

Positive		Negative		Neutral impact		Unknown Impact		none
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5. Race and ethnicity *(Please outline a summary of the impact the proposal will have on this protected characteristic and cross the box below on your assessment of the overall impact of this proposal on this protected characteristic)*

Positive		Negative		Neutral impact		Unknown Impact	none
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6. Sexual orientation *(Please outline a summary of the impact the proposal will have on this protected characteristic and cross the box below on your assessment of the overall impact of this proposal on this protected characteristic)*

Positive		Negative		Neutral impact		Unknown Impact	none
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7. Religion or belief (or no belief) *(Please outline a summary of the impact the proposal will have on this protected characteristic and cross the box below on your assessment of the overall impact of this proposal on this protected characteristic)*

Positive		Negative		Neutral impact		Unknown Impact	none
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8. Pregnancy and maternity *(Please outline a summary of the impact the proposal will have on this protected characteristic and cross the box below on your assessment of the overall impact of this proposal on this protected characteristic)*

Positive		Negative		Neutral impact		Unknown Impact	none
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9. Marriage and Civil Partnership *(Consideration is only needed to ensure there is no discrimination between people in a marriage and people in a civil partnership)*

Positive		Negative		Neutral impact		Unknown Impact	none
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10. Groups that cross two or more equality strands e.g. young black women

Outline the overall impact of the policy for the Public Sector Equality Duty:

- o Could the proposal result in any direct/indirect discrimination for any group that shares the protected characteristics?
- o Will the proposal help to advance equality of opportunity between groups who share a protected characteristic and those who do not?

This includes:

- a) Remove or minimise disadvantage suffered by persons protected under the Equality Act
  - b) Take steps to meet the needs of persons protected under the Equality Act that are different from the needs of other groups
  - c) Encourage persons protected under the Equality Act to participate in public life or in any other activity in which participation by such persons is disproportionately low
- o Will the proposal help to foster good relations between groups who share a protected characteristic and those who do not?

6. a) What changes if any do you plan to make to your proposal as a result of the Equality Impact Assessment?

Further information on responding to identified impacts is contained within accompanying EqIA guidance

Outcome	Y/N
<p>No major change to the proposal: The EqIA demonstrates the proposal is robust and there is no potential for discrimination or adverse impact. All opportunities to promote equality have been taken. <u>If you have found any inequalities or negative impacts that you are unable to mitigate, please provide a compelling reason below why you are unable to mitigate them.</u></p>	<p>N</p>
<p>Adjust the proposal: The EqIA identifies potential problems or missed opportunities. Adjust the proposal to remove barriers or better promote equality. Clearly <u>set out below</u> the key adjustments you plan to make to the policy. If there are any adverse impacts you cannot mitigate, please provide a compelling reason below</p>	<p>N</p>

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<b>7. Authorisation</b>	
<b>EqIA approved by</b> ..... <b>(Assistant Director/ Director)</b>	<b>Date</b> .....

<b>8. Publication</b> <i>Please ensure the completed EqIA is published in accordance with the Council's policy.</i>

**Please contact the Policy & Strategy Team for any feedback on the EqIA process.**

Stop and remove the proposal: the proposal shows actual or potential avoidable adverse impacts on different protected characteristics. The decision maker must not make this decision.

N

6 b) Summarise the specific actions you plan to take to remove or mitigate any actual or potential negative impact and to further the aims of the Equality Duty

Impact and which protected characteristics are impacted?	Action	Lead officer	Timescale

Please outline any areas you have identified where negative impacts will happen as a result of the proposal but it is not possible to mitigate them. Please provide a complete and honest justification on why it is not possible to mitigate them.

None identified

Overall the impacts are considered universal and no impact to the protected characteristics.

6 c) Summarise the measures you intend to put in place to monitor the equalities impact of the proposal as it is implemented:

Equality Impact Assessment Screening Tool

1	Lead officer contact details: <b>DALIAH BARRETT</b>			
2	Date: 16/11/17			
3	Summary of the proposal: <b>FEES AND CHARGES</b>			
Response to Screening Questions				
a) Type of proposal		Yes	No	Please explain your answer.
4.	Is this a new proposal or a significant change to a policy or service, including commissioned service?		X	The various pieces of legislation administered in the team all require a fee to be paid by the applicant to ensure a valid application is submitted. The fee submitted pays for the processing and or enforcement of that particular licensing regime.
5.	Does the proposal remove, reduce or alter a service or policy?		X	
6.	Will there be a restructure or significant changes in staffing arrangements? Please see the restructure pages for guidance for restructure EoIAs.		X	
7.	If the service or policy is not changing, have there been any known equality issues or concerns with current provision. For example, cases of discrimination or failure to tackle inequalities in outcomes in the past?		X	
b) Known inequalities				
8.	Could the proposal disproportionately impact on any particular communities, disadvantaged or vulnerable residents?		X	We do not have geographical locations held of applicants as the traditional traders reside all over London and any temp traders are able to apply and get a temporary one off trading

				<p>at any given time and the only thing that can impede them from getting this permission is if there would be insufficient space in the street or they are selling commodities such as knives, second-hand heaters etc.</p>
9.	<p>Is the service targeted towards particular disadvantaged or vulnerable residents?  <i>This can be a service specifically for a group, such as services for people with Learning Disabilities. It can also be a universal service but has specific measures to tackle inequalities, such as encouraging men to take up substance misuse services.</i></p>		X	<p>We do not have any evidence that certain wards are more affected than others or any proxy indicators that certain groups are disproportionately impacted.</p>
10.	<p>Are there any known inequalities? For example, particular groups are not currently accessing services that they need or are more likely to suffer inequalities in outcomes, such as health outcomes.</p>		X	
11	<p>If you have answered yes to at least one question in both sections a) and b), Please complete an EqIA.</p>			<p>If a decision is taken not to proceed with a full EqIA, please document carefully your reasons here:</p> <p><i>For example:</i></p> <ul style="list-style-type: none"> <li>• The proposal is likely to have no/minimal impact on groups that share the protected characteristics or other disadvantaged groups</li> <li>• The service currently is effective in tackling inequalities and it is not changing</li> <li>• Any changes will not have any impact on service users, residents or staff</li> </ul>





**Report for:** Regulatory Committee January 8 2018

**Item number:**

**Title:** Wood Green Area Action Plan and Strategic Regeneration Framework

**Report authorised by:** Lyn Garner, Director, Regeneration, Planning & Development

**Lead Officer:** Emma Williamson/ Matthew Patterson

**Ward(s) affected:** Noel Park, Woodside, Haringay, West Green, Alexandra, Bounds Green

**Report for Key/  
Non Key Decision:** Key

## **1. Describe the issue under consideration**

- 1.1 Haringey has been developing its Investment Framework for Wood Green since 2014, in consultation with residents, businesses and landowners. The Investment Framework refers to suite of documents and strategies which provide a framework for the social, economic and physical regeneration of the area.
- 1.2 The Strategic Regeneration Framework, the subject of this report, sets out the overarching vision and objectives for Wood Green and will underpin current and future documents.
- 1.3 The Area Action Plan sets out the planning policy framework for Wood Green, creating a positive, statutory basis for determining planning applications. This report should be read in conjunction with the Wood Green Area Action Plan Report, elsewhere on the agenda.
- 1.4 The Wood Green Area Action Plan (AAP) is a key planning document required to help govern and shape the future regeneration of the Wood Green (including Haringey Heartlands) area. The Council undertook consultation on a 'preferred option' draft of the AAP in February 2017. This sought to explore the opportunities to tackle existing issues and to build on the area's strengths, including its capacity to accommodate further employment, housing and retail growth, associated with the prospect of Crossrail 2 serving the Metropolitan town centre.
- 1.5 With uncertainty over the funding and delivery of Crossrail 2, it is appropriate that the AAP is revised, such that the growth and development proposed within

the AAP is not contingent or predicated upon the future provision of Crossrail 2. However, even in the absence of this significant transport enhancement, it remains that there is much development interest in sites in and around Wood Green, that the High Street is in need of rejuvenation, and existing issues around traffic and access prevail. The AAP therefore remains essential in articulating our shared future vision for the area as a whole, coordinating improvements and development, and providing clarity around the contribution individual sites will make.

- 1.6 This paper sets out the response to consultation on the previous ‘preferred option’ AAP consultation, how these have informed the revised draft AAP, and the key changes between the current and the previous version. It seeks Cabinet approval to publish the revised ‘preferred option’ draft for a further round of consultation (Regulation 18) prior to confirming the final draft of the AAP (Regulation 19) to take forward for independent examination.
- 1.7 Officers are also developing a Development Infrastructure and Investment Funding Study and Delivery Plan which will set out projects and priorities for the short, medium and long term.

## 2. Recommendations

1. That Regulatory Committee notes the findings of the February 2017 ‘preferred option’ consultation on the Wood Green Area Action Plan (“AAP”), as set out in the consultation report at Appendix A.
2. That Regulatory Committee notes the key changes between the previous and the revised ‘preferred option’ versions of the AAP, as set out at paragraphs 6.6 and 6.7.
3. That Regulatory notes the revised “preferred option” Wood Green AAP, as set out in Appendix B, for publication for public consultation and puts forward its comments for consideration at Cabinet.
4. That Regulatory committee notes the proposal to revoke the now out of date Haringey Heartlands Development Framework (2005).
5. That Regulatory Committee notes the proposal to adopt the Wood Green Strategic Regeneration Framework (Appendix A), to be published in March 2018 and puts forward its comments for consideration at Cabinet.

## 4 Reasons for decision

- 4.1 Wood Green has a number of strategic brownfield and regeneration sites and prime town centre redevelopment sites, offering significant potential for new jobs and homes, a better choice of retail and leisure and better east west connectivity.
- 4.2 Since 2014 officers have been developing an Investment Framework for Wood Green comprising several strategic and delivery documents. The intention is that the Strategic Regeneration Framework (SRF) sets the direction for the regeneration of Wood Green with a clear vision and objectives, aligning goals and strategies for physical change with those for wider social and economic improvements.
- 4.3 Major landowners are already developing proposals for sites in Wood Green, including Clarendon Square (the former gas works site) which already has planning permission for over 1,000 homes, and Planning Applications have now been received for three sites in Heartlands area totalling 2,000 homes (including a new Planning Application for Clarendon Square for 1,600 homes). Haringey is in Pre Application for a further four sites in the growth area.
- 4.4 By adopting the plan Cabinet are endorsing the overarching ambition for the regeneration of Wood Green. This will ensure a clear set of priorities which can be communicated to stakeholders and partners. The SRF will be used to communicate the vision and priorities with residents, businesses, landowners/ developers and statutory partners. The SRF is also an essential tool for fund raising and lobbying.
- 4.5 The AAP is required to provide the planning framework needed to clearly articulate how the Council intends to regenerate Wood Green, ensuring public and private development and investment decisions are coordinated and deliver the strategic objectives sought.
- 4.6 Once adopted, the AAP will:
- Revitalise the town centre and surrounding area through the provision of development providing 4,000 new jobs and 6,400 new homes;
  - Safeguard Wood Green's Metropolitan town centre status, by enabling an expansion of town centre floorspace and uses, particularly for comparison retail, expanded and enhanced leisure, and the creation of an improved evening economy;
  - Enhance Haringey's economy through new floorspace for office and creative industries;
  - Enable a range of urban realm improvements including the creation of a new town square to provide the central focus of community life in Wood Green;
  - Optimise the use of Council-owned land to provide a catalyst for wider regeneration and to facilitate comprehensive development;

- Secure enhanced east-west and north-south connections through the centre, making it more accessible and pedestrian friendly;
- Co-ordinate new infrastructure in the regenerated town centre, to support the area's increasing population;
- Establish a set of Wood Green specific planning policies to ensure the right type of development comes forwards in the right locations to achieve the community's aspirations for the future of Wood Green.

4.7 It was anticipated that Government would make a positive announcement about supporting Crossrail 2 in the last year. Unfortunately, neither the 2017 Conservative manifesto or successive budget statements have provided any certainty that Crossrail 2 will be funded. As a result, it is not possible or appropriate for the AAP to rely on the increased transport capacity that Crossrail 2 would provide that in turn would allow for increased development densities.

4.8 Since the growth assumptions (both the amount and mix of development proposed) in the previous 'preferred option' draft were predicated on the provision of Crossrail 2 serving the Wood Green area, it is not possible to progress to a Pre-submission (Regulation 19) version of the AAP without further consulting the community on the consequences for the Plan of not relying upon this strategic transport improvement. To do so would risk the AAP being found 'unsound' at the examination in public stage, resulting in reputational harm and significant delay and additional costs in bring forward this much needed planning framework. For these reasons, a further 'preferred option' round of consultation is necessary.

4.9 Wood Green has a number of strategic brownfield and regeneration sites and prime town centre redevelopment sites, offering significant potential for new jobs and homes, a better choice of retail and leisure and better east west connectivity.

## **5 Alternative options considered**

5.1 As set out in Section 4 above, it is not possible to progress straight to a Pre-submission (Regulation 19) version of the Wood Green AAP based on the 2017 'preferred option' draft for the reasons outlined. This option is therefore dismissed.

5.2 An alternative option is to rely on the existing Local Plan to manage growth and change in Wood Green, in preference to preparing an AAP for the area. This option would see implementation of the proposals already set out in the Site Allocations DPD, which allocates the majority of development sites proposed in the AAP, making provision for 4,300 net additional homes. However, these site allocations in themselves do not provide the overarching framework needed to

secure coordinated improvements and regeneration benefits across the wider Wood Green area. In this respect, initial consultation on the Wood Green AAP - the 2016 Issues & Options consultation - elicited significant public support for a high level of intervention and significant growth where this would secure a rejuvenated High Street, with a better shopping offer and improved pedestrian connections, more housing, including affordable homes, and greater local job opportunities. Given development in accordance with the existing site allocations are unlikely to deliver the community's aspirations for the future of Wood Green, this option is not preferred.

- 5.3 The vision and objectives for Wood Green have evolved since 2014 as the programme has progressed. The previous draft of the AAP (January 2017 Regulation 18) contained a vision and objectives relating to spatial regeneration policies, though much of the response to the consultation related to the existing communities who would be directly impacted by the proposals.

## 6 Background information

### Comments received to the 2017 Preferred Option AAP

- 6.1 The previous preferred option (Regulation 18) version of the Wood Green AAP was published for public consultation between January and March 2017. Over the course of the 10-week consultation period, Public Voice (specialist consultation consultants) and the Council:

- Held 11 exhibitions of the plans in public places around Wood Green;
- Ran 9 workshops with different sections of the community to discuss the plans in more detail;
- Knocked on the doors of all homes that were proposed to be allocated for redevelopment in the proposed AAP (and so would be affected by the proposals), and spoke directly to 180 residents and left information with all of these;
- Set up a consultation website where people could read about the plans and leave comments;
- Advertised the consultation on posters along the High Road, through e-mails to relevant contacts, on social media and in local press;
- Sent newsletters to over 18,000 addresses in Wood Green to notify them about the consultation;
- Sent notification letters to local residents, businesses and interest groups, including over 800 people who took part in the previous round of consultation in 2016 and to all organisations and individuals (c.1,500) on the Local Plan consultation database;
- Held 14 1:1 meetings with local businesses, residents, interest groups and statutory agencies;
- Advertised the consultation on the Council's website;

- Made copies of the AAP available to view in all local libraries, at the Civic Centre, the Planning Office, and online; and
  - Placed an advert in the Haringey Independent
- 6.2 We listened to the views of people who live in and around Wood Green, people who go there to do their shopping, people who work or run businesses there, and people who visit for other reasons. We also heard from local landowners, and local and national statutory bodies. Over 1,000 people and organisations provided feedback on the plans for Wood Green, and more than 6,500 people viewed the consultation material online or at an event or public exhibition of the plans.
- 6.3 The following provides a summary of the comments received. Appendix A provides the full consultation report, which includes all the comments received and the Council's draft response to these. This will be finalised and published alongside consultation on the revised draft AAP, so that respondents can understand how the Council has considered their comments and, where appropriate, how these have been addressed in the revised draft.
- 6.4 The topics that attracted the highest number of comments during the consultation were:
- **The impact of traffic on Wightman Road and the Haringay Ladder** – 93 comments
  - **Opposition to demolishing the Victorian terraced homes on Caxton, Mayes, and Coburg Roads** – 54 comments
  - **The need for a new swimming pool and leisure centre in Wood Green** – 38 comments (plus two separate petitions with a combined 1,402 signatures)
  - **The desire to see a better choice of shops, cafes and restaurants in the town centre** – 37 comments
  - **Concerns about the level of new affordable housing that would be built as part of the regeneration** – 36 comments
- 6.5 The most commented upon Site Allocations were:
- **WGSA9 - Wood Green Town Centre West** (107 comments) - a large number of people objected to proposals to demolish Victorian homes on Caxton, Coburg and Mayes Roads, while others expressed concerns about how the rights of affected social housing tenants living above the Mall would be guaranteed
  - **WGSA10 - The Mall (East)** (52 comments) – similar concerns were expressed about the rights of residents currently living above the Mall, if this were to be demolished, and where the current Market Hall traders would be relocated to. Several people made suggestions for refurbishing the Mall, and there was a desire to see at least one cinema remain in the centre of Wood Green
  - **WGSA25 - Hornsey Filter Beds** (40 comments) – many people objected to building housing on this site, which is designated as Metropolitan Open Land (similar to green belt), with some people feeling it should be preserved for wildlife

- **WGS A8 - Wood Green Library** (31 comments) – some people objected to plans to demolish the library, instead arguing for it to be refurbished or extended, while others wanted to see a replacement library built either on the same site or in an equally accessible location
- **WGS A12 - Bury Road Car Park** (24 comments) – similar concerns were expressed about the rights of social housing residents living in the flats above the car park, though there was also some support for demolishing it to make better use of the space

### Key changes between the previous and revised ‘Preferred Option’ versions

6.6 The main difference between the previous 2017 ‘Preferred Option’ AAP and the revised version, is the fact that the site development capacities have no regard to the potential for the provision of Crossrail 2 serving Wood Green. This has implications for both amount and mix of development planned for on each of the strategic sites and, cumulatively, for Wood Green as a whole. The latter is summarised in the table below, whilst the changes to the individual development sites is set out in the table at Appendix B.

	Site Allocations DPD	2017 Preferred Option AAP	Revised Preferred Option AAP
Proposal sites	20	25	28
Residential	4,300	7,701	6,409
Employment Floorspace	46,291	101,940	98,265
Town Centre Floorspace	17,217	71,762	57,570
Strategic Infrastructure	CR2 Not confirmed	Crossrail 2	CR2 Not confirmed

6.7 In response to the comments received, as well as further evidence base studies; the following changes are proposed to the policies and/or sites within the revised AAP:

- To exclude the Victorian homes around Caxton and Mayes roads from inclusion within the site allocation for The Mall;
- Further clarity on the proposed route for the enhanced pedestrian connection between the High Street and Penstock Tunnel;
- To recognise that proposals to increase and diversify the evening economy will need to manage potential negative impacts;
- That the current quantity of convenience retail provision within Wood Green should be retained at current levels, as a minimum;
- To include reference to the Council’s recently updated and adopted Estate Renewal, Re-housing and Payments Policy, which strengthens our commitment to tenants and leaseholders on estate renewal sites, and extending the offer to residents on estates which may not be in the Council’s ownership, but are affected by regeneration initiatives; and

- To signal further support for further investment, improvements and development within and around Turnpike Lane, beyond that already planned for through the AAP.

**Not changing in the revised AAP**

6.8 With the exception of the overall quantum of development being proposed, the vision and strategic objectives are to remain largely unchanged, as follows:

**Vision: AAP Area**

Wood Green will be north London's most liveable town centre. It will combine outstanding places to shop and socialise with a wide range of creative and prosperous businesses and be an attractive destination and a focus for opportunity and growth.

**Spatial Objectives: AAP Area**

1. A bigger Metropolitan Town Centre with more employment space, delivering 4,000 new jobs;
2. A well-connected, lively destination which draws people from Haringey and beyond;
3. 6,000+ new homes of varying rents and values in high quality, low carbon neighbourhoods;
4. Maximise opportunities for local residents through education, training, skills, employment;
5. Celebrate and build on Wood Green's heritage so people are proud of their diverse communities;
6. Secure investment in social and community infrastructure, including parks and a new library;
7. A place where new businesses will set up, existing ones will grow and people will be proud to live;
8. Make Wood Green a destination of choice, with a strong cultural offer both day and night;
9. An accessible urban environment with welcoming spaces where people enjoy spending time.

6.9 Other aspects of the plan that remain unchanged:

- The employment-led focus of the plan;
- The expectation of high density development, including taller and tall buildings, making the most of the excellent transport connectivity, the regional metropolitan town centre designation, and the provision of local services and amenities;
- The intention to grow and diversify the retail offer, role and function of the town centre, ensuring it continues to attract national retailers and sub-regional trade, as well as opportunities to retain and support local



enterprise, and remains flexible and resilient to changing economic and sectoral circumstances;

- The target of 40% of new housing to be affordable homes to be split 60% affordable rented and 40% intermediate, according with the borough-wide target; it should be noted that, in line with the Council's adopted Housing Strategy, that affordable rents will be secured at a maximum of up to 45% of local market rents for 4 bed units, 55% for 3 bed units, 65% for 2 bed units and 80% for 1 bed units. For intermediate provision the Council's preference is for lower cost shared ownership products to be delivered to households on gross incomes of less than £40K , however recognising the need to provide some opportunities for those on income bands in excess of this threshold.
- The improvements to local connections, in particular by foot, bike and public transport, and the presumption against further car parking with the exception of disabled parking;
- The enhancements to the environment and public realm, including the creation of a new public square away from the traffic and hustle and bustle of the High Street;
- That there is not the opportunity to create large areas of new open space and therefore there is a priority to improve connections to, and the quality & useability of, existing open space assets, including Alexandra Park via the Penstock Tunnel;
- There is unlikely to be dramatic improvements to the accessibility of Wood Green and Turnpike Lane tube stations;
- The intention to redevelop the Civic Centre and Wood Green Library and to relocate the Council's office to a new site to the west of the High Street; and
- To progress with the proposal to develop the Hornsey Filter Beds site, where this secures direct public access between the western end of Penstock Tunnel and Alexandra Park.

### **Relationship with the Wood Green Strategic Regeneration Framework**

- 6.10 Also being reported to January Cabinet is the Strategic Regeneration Framework (SRF) for Wood Green. The intention is that the AAP will provide a statutory land-use basis for determining planning applications, while the SRF will address the AAP's implementation. The latter includes the coordination of marketing and place making initiatives, securing economic outcomes, managing ongoing community engagement and, where necessary, more strategic land and property interventions, such as acquisitions and land assembly. Importantly, the SRF will also set out how the Council intends to manage

requirements for relocations and decanting, as well as construction management, ensuring the town centre continues to function, and residents are not significantly impacted by construction activities. The SRF is included at Appendix C.

### **Relationship with the Wood Green Development Infrastructure Investment Framework**

- 6.11 This portfolio of work will co-ordinate infrastructure investment and provision over the plan period to 2031 and beyond, including phasing triggers for when new provision is required, liaison with service providers and user groups, and, where necessary, commissioning specific works. The aim is to provide clarity and certainty to landowners, developers, service providers and the community about how places and sites within the Wood Green AAP area will develop, and against which infrastructure investment decisions can be made and development proposals can be assessed.

### **Revoking the Haringey Heartlands Development Framework**

- 6.12 The Haringey Heartlands Development Framework was adopted by the Council in 2005 as supplementary guidance. It is significantly out of date, with the vast majority of the guidance being superseded by the adoption of the Site Allocations DPD and Development Management Policies DPD in July 2017. To avoid potential for any conflict or confusion over the current policy position of the current Local Plan and the Haringey Heartlands Development Framework, as applicable to site within and outside of the Wood Green AAP area, it is recommended that this supplementary guidance be formally revoked. This will also ensure the proposals within the emerging Wood Green AAP are compared only to the relevant extant policy position set out in the recently adopted Local Plan documents.

### **Consultation**

- 6.13 The purpose of the consultation and engagement to take place in January to March 2018 is to help to affected parties and interested bodies understand the key changes set out in the revised 'Preferred Option' AAP and to also support the wider regeneration programme by building and maintaining relationships with stakeholders, promoting an open and accessible process and identifying issues and opportunities which are important to the community but which may sit outside of the spatial planning policy remit.
- 6.14 Specific engagement is planned with developers and institutional investors with interests on larger land parcels. The Council has been working with these parties through pre-application discussions as well as the Wood Green Advisory Board, to ensure the emerging aspirations for Wood Green are clearly understood. However, it is appreciated that the revised 'Preferred Option'

reduces the development potential of most of the strategic sites and alters the development mix, and therefore will require these parties to reaffirm their agreement to the new figures and proposals, as well as to the Investment Framework.

6.15 More generally, the outcome of the consultation events will be that communities in Wood Green and Haringey are:

- well informed about the current regeneration plans for Wood Green
- well informed about projects which are already in the development pipeline
- engaged with the statutory consultation process on the Draft AAP
- given a voice on investment priorities in place-making and infrastructure investment

6.16 At the end of the consultation period a meaningful and representative number of stakeholders will have participated in the statutory consultation on the AAP Draft Preferred Option. The council will also have a more developed understanding of community priorities for place-making and social and community infrastructure which will inform decisions on funding and phasing.

**Approach**

6.17 The revised ‘Preferred Option’ AAP will be made available on the Council’s website and in locations around Wood Green for the six-week consultation period. During this time all stakeholders will be invited to make comments on the option by letter, email or by filling in a feedback form. There will be a series of activities (see 6.23 for details) during this period to allow stakeholders to understand and discuss the proposed AAP policies and also the opportunities and constraints around delivery, funding and phasing.

6.18 At the close of the consultation and engagement period all comments will be collated into a report and published on the Council’s website. The Council will then consider the consultation findings and this will influence the final Pre-Submission version of the AAP and the final the Investment Framework.

<p>Before the consultation commences:</p>	<p>Communication setting out what/ why/ where of the proposed consultation and engagement would only commence after a positive decision at Regulatory Committee and Cabinet.</p> <p>At least 10 days (including two weekends) notice would be given for public events and meetings by:</p> <ul style="list-style-type: none"> <li>• Public notices in the local press</li> <li>• Notification emails/ letters to consultees on the Planning Service database and Wood Green Regeneration database</li> <li>• Notification letter to directly affected parties (i.e. owners and occupiers of buildings and land with proposed site allocations)</li> <li>• Site notices for site allocations</li> </ul>
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	<ul style="list-style-type: none"> <li>• Notification via Council's online support media such as blogs and social networks</li> <li>• Flyer drop to all households and businesses in consultation area</li> <li>• Posters in shop windows and community hubs</li> </ul>
During the consultation:	<ul style="list-style-type: none"> <li>• Plans and supporting information will be published on the Council's website</li> <li>• Plans and supporting information will be made available to view in local library and community centres</li> <li>• Public road show and drop in sessions at different locations in consultation area</li> <li>• Presentations/ discussion at meetings of stakeholders and interested party's forums</li> <li>• Walkabouts/ cycle trips – open to all – to discuss specific areas</li> <li>• Door to door conversations with directly affected parties (i.e. owners and occupiers of buildings and land with proposed site allocations)</li> <li>• A free-phone service will be available</li> </ul>
After the consultation ends:	<ul style="list-style-type: none"> <li>• A report setting out who was consulted, how they were consulted and a summary of the main issues raised will be published on the council's website within 4 weeks</li> <li>• A report setting out how the comments have been taken into account in the revised documents will be published at the same time as the next draft of the document</li> </ul>

### Timeframes

6.19 As stated above, consultation on the revised AAP is programmed to take place over January through March 2018. Following the conclusion of the consultation, all responses will be analysed and responded to. Where appropriate, changes will be made to the document. The revised 'Pre-Submission' version of the plan will then be consulted on for a period of 6 weeks prior to being submitted to the Planning Inspectorate for Examination in Public. The Pre-Submission consultation and Examination deal primarily with issues of soundness and legality, and is therefore much more formal. Dates for these next steps are:

Meeting/ Milestone	Date
Regulatory Committee	8 <sup>th</sup> January
Cabinet Meeting	16 <sup>th</sup> January
Consultation on revised Preferred Option	Jan-March 2018
Full Council to approve Proposed Submission version	Summer 2018
Proposed Submission consultation	Summer 2018
Examination in Public	Autumn 2018
Adoption	January 2019

## 7 Contribution to strategic outcomes

- 7.1 Priority 4: Drive Growth from which everyone can benefit. By producing this document, the Council is sending a clear message that Wood Green is ready to receive investment that yields new employment floorspace, securing more, and a wider range of jobs, including in an expanded retail sector. Additionally, by prioritising local access to new jobs through construction schemes, new opportunities will be created for local residents to increase their skills within the construction sector. By planning for growth, the infrastructure requirements of new development will be planned for, and new development will be located and oriented in such a way to optimise delivery and access to new facilities for existing and new residents.
- 7.2 Priority 5: Create homes and communities where people choose to live and are able to thrive. The AAP creates a policy framework for the delivery of 6,400 new homes in the Wood Green area, as well as an enhancement of Wood Green Metropolitan Town Centre, which together will create an enhanced Wood Green in which local residents are proud to live, with excellent access to local services and jobs.

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

**Finance and Procurement**

- 8.1 Once adopted, the Wood Green AAP determines how planning applications will be assessed. The Council has a statutory duty to consult on the plan and the cost of this consultation will be met from existing Planning revenue budgets.
- 8.2 The AAP identifies the potential for 6,400 new homes (an increase of 3,400 from existing plans), as well as increased employment floorspace and 4,000 new jobs. These increases from the current assumptions in the Local Plan would lead to increased demand for Council services and increased council tax and business rates revenue. There is also potential income from Community Infrastructure Levy on the new development which will help to fund changes in infrastructure needs.
- 8.3 The Council is also preparing the Wood Green Investment Framework which is the framework to deliver the AAP, co-ordinate other plans, projects and investments in the Wood Green area.
- 8.4 There will be a requirement for the Council to commit resources to the wider regeneration of Wood Green at some point in the future. At this stage it is not possible to be definite about the overall quantum of the investment required as the AAP is to be consulted upon and the results of that are by definition unknown at this stage.

- 8.5 However, once the consultation has been concluded and a recommendations promulgated, these will be costed and the investment requirement made clear. It will then be for members to decide whether the investment should be made.

### **Legal**

- 8.6 The Assistant Director of Corporate Governance has been consulted on the preparation of this report, and makes the following comments:

- 8.7 Regulation 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (“the Regulations”) identifies as a local development document any planning document which relates to a part of the area of a local planning authority, identifies that area as an area of significant change or special conservation and contains the authority’s policies in relation to that area. Such a document forms part of the local plan in accordance with which planning applications must be determined unless material considerations indicate otherwise. It must, therefore, be adopted in accordance with the procedure set out in the Regulations, comprising statutory pre-submission public consultation, consideration of representations received during the consultation, submission to the Secretary of State, public examination, revision to account for the recommendations from public examination (if necessary), and adoption by full Council.
- 8.8 Section 19(2) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that the local planning authority in preparing a Local Development Document such as an Area Action Plan must have regard to, amongst other considerations, national policies, the London Plan and advice in guidance issued by the Secretary of State and other requirements (if applicable) set out in the Regulations, such as local transport policies. The AAP must be in general conformity with the London Plan.
- 8.9 The National Planning Policy Framework (“NPPF”) states that a local planning authority should produce a single local plan for its area and that any additional development plan documents (such as the AAP) should only be used where clearly justified.
- 8.10 The NPPF also states that early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses to be essential, and that each local development document should be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. The local plan should also be based upon and reflect the NPPF’s presumption in favour of sustainable development, which should be done by identifying and providing for objectively assessed needs and showing how the presumption will be applied.

- 8.11 The NPPF holds that in order for a plan to be considered “sound” so that it may be recommended for adoption it should be:
- Positively prepared
  - Justified
  - Effective
  - Consistent with national policy
- 8.12 The AAP must be accompanied by a sustainability appraisal incorporating a strategic environmental assessment.
- 8.13 The Council will have to ensure it works proactively with other authorities on any strategic cross boundary issues as per the duty to co-operate.
- 8.14 The consultation must be carried in accordance with the Regulations and the Council’s statement of community involvement.

### **Equalities**

- 8.15 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
  - Advance equality of opportunity between people who share those protected characteristics and those people who do not
  - Foster good relations between people who share those characteristics and people who do not.

The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

- 8.16 The decision to adopt an Area Action Plan (AAP) for Wood Green as planning policy will have a significant impact on both current and future residents of the area outlined. It will enable a series of further decisions to be brought forward on the redevelopment of the existing town centre and surrounding sites in the affected wards. We expect the long term regeneration of Wood Green to be positive overall for all residents and this decision partially enables that to take place. The Wood Green Strategic Regeneration Framework (SRF) outlines this vision for social and economic improvements for residents.
- 8.17 However the regeneration process will impact on residents and businesses living and operating in AAP area, with the potential for inadvertent, negative impacts on some groups. To prevent this we have been proactive in consulting with a wide and diverse range of people and stakeholders on the preferred option Wood Green Area Action Plan. This decision represents the next stage

in that process, incorporating feedback from residents and businesses into a revised version of the preferred option. This process is ensuring that groups who are disproportionately impacted by the eventual decision are identified, necessary changes made, and appropriate mitigating actions put in place, ahead of the final decision on adopting the AAP. The results of this process will be outlined in a full Equalities Impact Assessment (EqIA), developed during this consultation process and finalised before the preferred option for the AAP is taken forward.

8.18 The EqIA for the Wood Green SRF outlines the existing inequalities for current residents in the area of the AAP and should inform this decision to further consult on the revised AAP. Both documents will support the Council to address and reduce these existing inequalities should they proceed.

8.19 EqIAs for both the overall AAP and specific components of the plans will be carried out alongside this consultation process and delivered before the AAP document is finalised. This will inform the final Cabinet decision on whether to adopt the Wood Green AAP. The EqIAs will primarily focus on the following issues:

- The relocation of people and businesses should the proposal to redevelop the Mall proceed. An EqIA will identify the groups affected, their views expressed during the consultation process, and outline measures for mitigating any disproportionate or negative impacts.
- How the overall Area Action Plan is expected to impact on different groups living and working in the Wood Green area, covering physical accessibility and the environment, the sufficiency of community infrastructure, employment opportunities and the housing mix.

## 9 Appendices

**Appendix A** - Wood Green AAP 2017 Preferred Option consultation report.

**Appendix B** - Wood Green Area Action Plan Preferred Option (2018 Version) draft document

**Appendix C** - Wood Green SRF

**Appendix D** – Draft Wood Green Three Year Delivery Plan

**Appendix E** – Equality Impact Assessment

## 10. Local Government (Access to Information) Act 1985

- a. Local Plan: Strategic Policies (2013)
- b. Alterations to the Local Plan: Strategic Policies DPD (Proposed Submission Version, 2016)



- c. Local Plan: Development Management Policies DPD (Proposed Submission version, 2016)
- d. Local Plan: Site Allocations DPD (Proposed Submission version, 2016)
- e. Statement of Community Involvement (2013)

All documents are available at <http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework>

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# Wood Green AAP - Regulation 18 Preferred Option Consultation report

## OCTOBER DRAFT V3

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## Executive summary

Between 14<sup>th</sup> February and 28<sup>th</sup> April 2017, Haringey Council ran a public consultation on the draft version of the Wood Green Area Action Plan (AAP). This document, once adopted by Haringey Council members, will set out the planning rules that the Council will follow when determining planning applications in Wood Green in future.

The Council's vision, as set out in the AAP Preferred Option is: *Wood Green will be north London's most prosperous and 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.* The AAP will help to take Wood Green in that direction by encouraging new homes, offices, shops and facilities to be built that match this vision.

This consultation report has been produced by Public Voice, an independent Haringey-based consultancy, who worked with officers from Haringey Council to involve as many local people and groups in the consultation process as possible. All of the summaries of consultation responses have been prepared by Public Voice, with Council responses and actions to include in the next version of the AAP document completed by the Council.

Over the course of the 10-week consultation period, Public Voice:

- Held 11 exhibitions of the plans in public places around Wood Green;
- Ran 9 workshops to invite different sections of the community to come and discuss the plans in more detail;
- Knocked on the doors of all homes that are included within draft Site Allocations in the plans (and so may potentially be affected by demolition and rebuilding work), left information with all of these, and spoke directly to 180 residents;
- Set up a consultation website where people could read about the plans and leave comments;
- Advertised the consultation on posters along the High Road, through e-mails to relevant contacts, on social media and in local press.

At the same time, Haringey Council:

- Sent newsletters to over 18,000 addresses in Wood Green to notify them about the consultation;
- Sent letters to local residents whose homes are proposed to be included within Site Allocations (and so may potentially be affected by demolition and rebuilding work);
- Sent letters to local businesses;

- Held 14 meetings with local businesses, residents, interest groups and statutory agencies;
- E-mailed or sent letters to all organisations and individuals on the Local Plan consultation database, including over 800 people who took part in the previous round of consultation in 2016;
- Advertised the consultation on the Council's website;
- Made copies of the AAP available to view in all local libraries, at the Civic Centre, the Planning Office, and online;
- Placed an advert in the Haringey Independent

We listened to the views of people who live in and around Wood Green, people who go there to do their shopping, people who work or run businesses there, and people who visit for other reasons. We also heard from local landowners, and local and national statutory bodies. Over 1,000 people and organisations provided feedback on the plans for Wood Green, and more than 6,500 people viewed the consultation material online or at an event or public exhibition of the plans - just under a third of the total population of Wood Green.

### What were the 'hotspots'?

The draft AAP is a lengthy and detailed planning document, and sets out the proposed planning framework for the comprehensive regeneration of Wood Green. The feedback we heard was equally in-depth and covered most areas of the plans. However, there were some issues that were of particular importance to local people, and this is reflected in the large number of comments that were received about them.

The topics that attracted the highest number of comments during the consultation were:

- **The impact of traffic on Wightman Road and the Harringay Ladder** - 93 comments
- **Opposition to demolishing the Victorian terraced homes on Caxton, Mayes, and Coburg Roads** - 54 comments including a petition
- **The need for a new swimming pool and leisure centre in Wood Green** - 38 comments (plus two separate petitions with a combined 1,402 signatures)
- **The desire to see a better choice of shops, cafes and restaurants in the town centre** - 37 comments
- **Concerns about the level of new affordable housing that would be built as part of the regeneration** - 36 comments

The most commented upon Site Allocations were:

- **WGSA9 - Wood Green Town Centre West** (107 comments) - a large number of people objected to proposals to demolish Victorian homes on Caxton, Coburg and Mayes Roads, while others expressed concerns about how the rights of affected social housing tenants living above the Mall would be guaranteed

- **WGSA10 - The Mall (East)** (52 comments) - similar concerns were expressed about the rights of residents currently living above the Mall, if this were to be demolished, and where the current Market Hall traders would be relocated to. Several people made suggestions for refurbishing the Mall, and there was a desire to see at least one cinema remain in the centre of Wood Green
- **WGSA25 - Hornsey Filter Beds** (40 comments) - many people objected to building housing on this site, which is designated as Metropolitan Open Land (similar to green belt), with some people feeling it should be preserved for wildlife
- **WGSA8 - Wood Green Library** (31 comments) - some people objected to plans to demolish the library, instead arguing for it to be refurbished or extended, while others wanted to see a replacement library built either on the same site or in an equally accessible location
- **WGSA12 - Bury Road Car Park** (24 comments) - similar concerns were expressed about the rights of social housing residents living in the flats above the car park, though there was also some support for demolishing it to make better use of the space

#### Area-wide issues

On the different policies proposed in the AAP for Wood Green as a whole, we heard the following feedback. A summary of the response from Haringey Council is also included, for further detail and proposed changes to the AAP, see the relevant section of the report.

Summary of Main Issues Raised	Council Response
<b>WG1: Town Centre Uses, Boundary &amp; Frontages</b>	
On the whole people supported the overall aim of improving the mix and quality of shops, restaurants and cafes in Wood Green town centre, while retaining existing small and independent businesses and attracting new ones, so that the distinctive character and ‘something for everyone’ offer of Wood Green is not lost.	The Council agrees that it is important that the redevelopment of Wood Green benefits existing, as well as new, small as well as large, businesses. To this end there is an active attempt within the AAP to provide a range of retail premises, from market stalls, through small shops within retail terraces, to larger stores within the Central area of Wood Green.
There were some concerns that Wood Green would struggle to become a successful town centre, because people tend to shop online or go to other shopping centres for high street retailers.	The Council’s evidence supports the expansion of the overall town centre offer in Wood Green, noting that retail is not the only reason people visit town centres. Wood Green will benefit from the increase in employment locally, and new retail, food and drink, and leisure uses will widen the appeal of the centre.
There was also a feeling that the town centre could be made more accessible to people with disabilities, and to older people.	All new development will be required to be wheelchair accessible, and suitable for users of all ages.

<b>WG2: Housing</b>	
People were keen for a decent amount of genuinely affordable housing to be built within Wood Green to avoid 'pricing out' current residents, who are generally on lower incomes.	The Council's Local Plan affordable housing policy requires that 40% of all new development is affordable. The AAP identifies all sites in line with this policy.
There was some concern about the large number of new homes being planned, and whether this would inevitably result in building tower blocks or very small homes.	Wood Green is identified in the Local Plan and London Plan as a growth area, and is expected to accommodate a significant quantity of growth, and this will mean increasing densities in the area. Some buildings, where their design can justify it in line with current policies on tall buildings in the borough, may be tall.
<b>WG3: Economy</b>	
People wanted to see transitional support for small businesses in the town centre to help them cope with any potential loss of income during the regeneration.	Unfortunately, this is not a matter planning policy can control. However, the Council will work with developers to try and ensure existing traders can continue to trade, where possible, through redevelopment. The redevelopment of Wood Green Town Centre is expected to increase the range of opportunities for traders within Wood Green. Where there are developments there may also be opportunities for meanwhile uses, and the Council will work to ensure that these are maximised.
They wanted to see a mix of different businesses and employers in Wood Green, not just shops.	The AAP's principle aim is to create new jobs in the town centre. Most of these are sought as being employment jobs (ie non-retail), but there will be jobs in the retail and leisure services as well.
<b>WG4 - Wood Green Cultural Quarter</b>	
People welcomed plans to improve this area and make it more of a place to visit	Support is noted.
Many of the artists currently renting studio space in the Cultural Quarter were keen that rents remained genuinely affordable, and were positive about Collage Arts (the organisation that currently manages the Chocolate Factory buildings) continuing to have a role in providing this space.	It is noted that on some sites, rents are rising, and this is causing affordability pressures for some occupants. The Council cannot control this using planning powers, but can create some new affordable workspace as a condition on the grant of new development. The Council will work to ensure that the full value (ie economic + social) of local enterprises is acknowledged, and to



	ensure that those making a significant contribution to the local area are retained within Wood Green.
<b>WG5 - Wood Green's Urban Design Framework</b>	
People were confused about where new routes through the area will go, and whether these will be for cyclists, pedestrians or road traffic.	It is acknowledged that some of the maps can be improved to make this clearer, and these will be modified for the next version of the document. The AAP and Local Plan promotes movement by foot, bike and public transport, and generally restricts parking.
There was support for improving links between Wood Green and Alexandra Park and Palace. There was also support for improving the overall appearance of streets, with more benches and sitting places and greenery, as well as more attention being paid to street cleaning and better overall quality of design than Wood Green has seen in the past.	The Council will support proposals for improving streets and public realm in Wood Green. The delivery of these actions will be identified in the Strategic Regeneration Framework.
<b>WG6 - Local Tall Buildings and Local Views</b>	
There was concern about the height of new tall buildings, where these would go and what their impact would be on surrounding buildings, especially homes, and the overall character of the area.	There are no building heights set out in the AAP, but concern is noted. As a growth area, Wood Green will be expected to accommodate growth, and increasing densities, and some of the buildings may be tall as Wood Green is identified as an area potentially suitable for tall buildings in the Local Plan. The scale of new developments will have to respect existing character as well, and the Council is clear that any tall buildings will need to demonstrate exceptional quality of design.
Some people also felt that tower blocks were not good places to live.	In order to meet housing need on available land parcels, buildings will need to achieve certain densities. The Local Plan: Strategic Policies identifies Wood Green as an area suitable for the development of tall buildings.
<b>WG7 - Heritage</b>	
There were very few comments, but more than half of those made wanted to see Victorian homes around Caxton Road preserved as a link to the area's past.	It is recognised that the buildings in question are fairly old, and a mix of qualities, from average, to fine examples of period terraced properties. There is not considered to be a case for these areas to be designated as heritage assets, either in the form of a

	Conservation Area, or as listed or locally listed buildings.
<b>WG8 - Green Grid/ New Urban Spaces</b>	
People liked the idea of creating more open spaces, improving walking and cycling links across the area and better access to the open space of Alexandra Park. However, they wanted some of the new space to be 'genuinely green' (parks and allotments) rather than just town squares and urban spaces.	The new pieces of urban realm in Wood Green are likely to be spaces that facilitate, serve, and offset new higher density development. There may be opportunities for them to be "green", and the Council will examine opportunities for the spaces to have both of these roles. The focus in areas such as this will often need to be on improving access between the town centre and the surrounding parks, as opportunities to create significant new open green spaces will be limited.
<b>WG9 - Community Infrastructure</b>	
A lot of people wanted to see a new swimming pool and leisure centre built in Wood Green.	The Council recognises that there is a need for a new swimming provision, and that the growth in Wood Green will increase this. A new leisure facility is considered to be a suitable town centre use, and could be built on a town centre site. Any investment in this use will be balanced against other competing needs.
There were concerns that the new GP surgery and primary school outlined in the plans would not be enough to meet future demand, and that the impact of a growing population on other key local services and facilities had not been accounted for.	The Council works with education and health providers to ensure that forecast AAP growth is included in their demand modelling. These inputs are then fed into the AAP and land set aside for these uses.
<b>WG10 - Improving the Evening Economy</b>	
People were on the whole in favour of making Wood Green a better place to socialise in the evenings, but safety and minimising the impact on local residents would be key priorities.	It is recognised that the proliferation of the evening economy comes along with a need to manage potential negative impacts. Appropriate controls can therefore be put in place to address these concerns.
<b>WG11 - Transport</b>	
A large number of people were concerned that expanding Wood Green town centre would funnel additional traffic along Wightman Road, exacerbating existing problems of congestion, rat running and air pollution.	It is recognised that there is a map which indicates Wightman Rd as a transport route. This is intended to show pedestrian and cycling circulation to and from the town centre, rather than vehicle transport. This will be clarified in the next iteration of the AAP.
There was a sense that within the AAP, Haringey Council should be doing more	The AAP strongly encourages cycling and walking, creating new routes through the

to encourage walking and cycling and reduce the overall amount of road traffic in the area.	centre. Some access to the centre by car will remain important to underpin shopping patterns, but this could well be less than at present. There is limited ability to change traffic that does not originate or terminate in Wood Green however.
Many people commented on the proposed new Crossrail 2 station at Wood Green, asking how much regeneration would happen if this did not go ahead.	There remains uncertainty over the funding and delivery of Crossrail 2. It is therefore not appropriate that the AAP include it as an assumption in calculating the potential development capacities for sites within the Wood Green AAP area.
Others argued that it would be better to have two stations - one at Alexandra Palace and one at Turnpike Lane.	The Council has explored this, and the single Wood Green station location has significantly greater opportunity to co-locate growth adjacent to a public transport node, when compared with the two-station approach.
People highlighted some improvements that could be made to local public transport, particularly expanding the two tube stations and making them more accessible to people with disabilities, and improving bus routes and the location of bus stops.	It is worth noting that both current tube stations are listed buildings, and any improvements will need to be considered within this context. A new Crossrail 2 station would expect to be fully disability accessible, and generally the Council will support initiatives to improve accessibility across the AAP area.
Finally, people felt that alternatives should be offered to driving and parking in the town centre - but that more disabled car parking spaces would be welcome.	Further work is ongoing to identify more opportunities to encourage alternative mode trips and to make these more attractive to car use, especially for more local trips. The overall amount of town centre parking is expected to be reduced, but there is a level of off-site parking required to support retail within the centre, and this will be identified in the transport study that will accompany the Plan. Disabled parking will need provided according to the London Plan's standards.
<b>WG12 - Meanwhile Uses</b>	
Among the five comments made about this policy were ideas for how temporary and pop-up spaces could help benefit existing local businesses, including a workspace 'matchmaking service'. A pop-up restaurant space would also be welcome.	The Council will continue to look at ways in which local businesses can benefit from meanwhile projects. This issue will be explored in greater depth in the Strategic Regeneration Framework.

## Sub Area and site-specific issues

Summary of Main Issues Raised	Council Response
<b>Wood Green North Sub Area</b>	
<p>There were concerns about tall buildings being planned for sites in This area (including the bus garage and Green Ridings House sites), which would overshadow neighbouring homes.</p>	<p>The policies in the document seek to manage the scale of development having regard to its surrounding context, including neighbouring properties. Higher density development is required in order to enable new employment space and a revitalisation of town centre uses within the centre, alongside providing new homes. The heights of specific developments are not set out in the AAP and it will be the applicant to demonstrate the acceptability, through a design-led approach, of any proposal that includes a tall building.</p>
<p>Some people questioned how compatible the bus garage was with having homes and cafes nearby.</p>	<p>The bus garage is a part of London's essential transport infrastructure, and there is no scope for moving it from its current site. The plan is to underground it, and create more compatible uses above it. The impact of noise on nearby properties will be examined and managed at the time of any future planning application.</p>
<p>People were keen to see some parts of the Civic Centre preserved, possibly for community uses.</p>	<p>It is noted in the policy that this site is a locally listed building within a conservation area, and any future planning application will be determined in accordance with these heritage designations.</p>
<p>People questioned whether an alternative location could be found for Haringey Council's offices without having to build a brand new building for this.</p>	<p>The decisions to relocate the Council offices is a property decision made independently from any decisions on the AAP - see the Accommodation Strategy. The Council's aim, by consolidating its functions into a single building is to improve services, by having a single point of call for Council services, save costs through efficiencies, and to release land for regeneration in the process. The AAP's aim is to establish the most suitable land uses when new proposals come forward on sites within Wood Green.</p>
<p>There were mixed views on knocking down the Vue cinema, with some</p>	<p>The Council's view is that the Vue Cinema site could make a better contribution to</p>

<p>people saying it was ugly and should be replaced, while others pointed out that the building is not old and the cinema is popular in the evenings.</p>	<p>the town centre than it does at present. It is recognised that the cinema makes a significant contribution to the centres overall leisure offer, and that this leisure offer needs to be increased, not reduced through regeneration.</p>
<p>People wanted to see Morrison's replaced with a comparable large, affordable supermarket prior to it being demolished, so that local residents still have a place to shop.</p>	<p>It is agreed that the current quantity of convenience retail provision should be maintained within the Wood Green area to ensure residents and workers have easy access and do not need to use a car to do their grocery shopping.</p>
<p>Transport for London noted that some sites in this area are allocated as Crossrail 2 worksites, and if this goes ahead, they will not be available to be built on until after 2030.</p>	<p>The Council will reflect the latest safeguarding directions and confirmed timeframes in relation to Crossrail 2.</p>
<b>Wood Green Central Sub Area</b>	
<p>A very large number of people were concerned about plans to demolish homes in this area. People wanted the Victorian homes around Caxton Road to be preserved, and to see clear guarantees that all residents moved out of the social housing above the Mall would have their tenancy rights and rent levels protected, and would be offered suitable new housing within Wood Green.</p>	<p>The Council has commissioned additional evidence into the costs and benefits of redeveloping the Victorian houses on Caxton, Mayes and Coburg Rds to optimise future development potential and to enable a range of new routes to connect Heartlands and Wood Green High Rd. After reviewing the findings of this study, the Council is not certain that there is a sufficient compelling case for a future compulsory purchase of these properties and, in the absence of landowner support to bring forward a development within the plan period, the site will be removed from the AAP.</p> <p>In October 2017 the Council adopted its updated Estate Renewal, Re-housing and Payments Policy, strengthening its commitment to tenants and leaseholders on estate renewal sites, and extending the offer to residents on estates which may not be in the Council's ownership, but are affected by regeneration initiatives. This applies to Sky City residences above the Mall, and Bury Rd Carpark, which ensures that residents have the right to return to the site, once redeveloped, on a comparable set of terms to which they currently enjoy. The Council considers the redevelopment of these sites as critical to the revitalisation</p>

	of the town centre, and hopes that the existing residents will be able to share in the benefits of a more prosperous town centre.
Other people objected to the demolition of the Mall for other reasons, arguing that it could be updated instead, which would be less expensive and cause less disruption for local people and businesses.	The Council considers that there are significant drawbacks to the current design, including its car-oriented design, overbearing dominance on the central section of the High Road, and poor interface of delivery areas into the surrounding area. The redevelopment of the site offers a significant opportunity to add new retail frontages, permeability, and floorspace in a key location in the centre of the town centre.
There were also concerns about plans to demolish the library, with some people opposing it, others wanting to see it expanded, and others wanting to see a new building that was equally easy to access.	Wood Green Library is recognised as a well-used building, and the use will be retained within the town centre. The building itself is not protected, and is expected to be made available for redevelopment.
<b>Turnpike Lane Sub Area</b>	
Many people commented that Turnpike Lane seems to have been neglected in the AAP.	It is acknowledged that Turnpike Lane could benefit from investment. There may be a number of other interventions such as shopfront and urban realm improvements, which the AAP will support, but there is no significant land use (planning) action that is required to enable this.
Some people argued that bringing Crossrail 2 to Turnpike Lane instead of central Wood Green would help boost this struggling end of the High Road.	The Council has analysed the level of benefit that would arise from a one, or two-station Crossrail approach in Wood Green, and concluded that there is a significant regeneration benefit to having a single central station. Turnpike Lane already has excellent public transport by tube and bus.
People raised crime and safety as issues with this area, as well as its overall 'shabby' appearance.	It is recognised that there are pockets of crime and a perception that safety could be improved in this area. The AAP will support interventions to improve this, through the design and layout of new buildings and improvements to the public realm. Further interventions may also be advanced through the Strategic Regeneration Framework, such as CCTV coverage.

<p>There were also concerns, as with the Mall in Wood Green Central, about the rights of residents in the Page High social housing estate above the Bury Road car park.</p>	<p>As with Sky City, there is considered to be significant public benefit in redeveloping this site, and residents' rights will be protected through the Council's Estate Renewal, Re-housing and Payments Policy.</p>
<p>There were some concerns about tall and landmark buildings being built right next to Turnpike Lane station.</p>	<p>It will be acknowledged that Turnpike Lane station, as a listed building, is a landmark building in its own right. Development will be required to be sensitive to this, while also fulfilling its potential as part of a growth area.</p>
<p><b>Heartlands Sub Area</b></p>	
<p>People did not want to see housing built on the Hornsey Filter Beds site, which is currently designated as Metropolitan Open Land.</p>	<p>The Council feel that there is significant potential public benefit in enhancing the route to Alexandra Park and Palace from the Penstock foot tunnel through this site. The Hornsey Filter Beds site is well located for improving this connection, noting that a number of the beds have already been decommissioned. At present the only way an improved connection is considered likely to go ahead is through the allocating of new housing to help fund it.</p>
<p>Some people wanted uncovering the underground Moselle Brook to be a higher priority for this area, and for it to be incorporated into new public spaces.</p>	<p>The Local Plan: Strategic Policy is clear that where rivers are currently culverted, that options for deculverting should be considered as part of new developments. The AAP is in conformity with this, but it needs to be noted that deculverting will only take place where it is feasible and viable on sites.</p>
<p>There were some concerns that new tall or landmark buildings would interfere with current views to Alexandra Palace.</p>	<p>The document identifies the designated protected views of Alexandra Palace, and seeks to ensure that they are retained.</p>
<p>Artists currently renting studio space in the Chocolate Factory wanted to see this area remain affordable.</p>	<p>Planning Policy has limited ability to require affordable workspace. The only time it can do this is when there is a planning application which includes workspace upon which a planning condition can be required. For existing workspaces, market pressures will generally set values. The Council is interested in creating an economic ecology in which new firms can start, and grow, and as such will support development that offers an element of affordable workspace.</p>

<p>Several local landowners and businesses questioned how their properties and activity would be affected by regeneration of the area.</p>	<p>The Council will engage with businesses in the local area with the aim of ensuring opportunities for firms to grow are created. Where this can feasibly be within Wood Green, the AAP will seek to ensure that new development is designed in such a way as to enable this. If this is outside of the AAP area, the Council will seek to aid the relocation of suitable businesses to new locations within the borough. Construction impacts will be managed to ensure existing businesses are not unduly adversely affected.</p>
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## Section 1: Background to the consultation

Between 14<sup>th</sup> February and 28<sup>th</sup> April 2017, Haringey Council ran a public consultation on the Preferred Option draft version of the Wood Green Area Action Plan (AAP). This document, once approved by Cabinet members, will set out the planning rules that Council planning officers will follow when considering planning applications in Wood Green in future.

The Council's aim is to improve the overall quality of Wood Green as a place to live, work, shop, do business, and socialise, and the AAP will help to take Wood Green in that direction by encouraging new homes, offices, shops and facilities to be built that match this vision.

This consultation report has been produced to outline the comments received and how these are to be responded to in preparing the next iteration of the AAP.

We also heard from major landowners, and local and national statutory bodies. Over 1,000 people and organisations provided feedback on the plans for Wood Green, and more than 6,500 people viewed and/or commented on the consultation material, either online or at an event - just under a third of the total population of Wood Green.

The consultation process, and this report, meet government requirements for local councils to inform, consult with and respond to the views of local people and organisations when producing new planning documents, as set out in Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

### **In a nutshell - what is Regulation 18?**

Regulation 18 is part of a set of government regulations on how local councils should write planning rules for their area (The Town and Country Planning (Local Planning) (England) Regulations 2012).

Briefly, Regulation 18 says that the Council has to:

- Inform local people, businesses and organisations that they are writing new planning rules for the area;
- Ask them for their views on what they think should be in these rules;
- Listen and respond to these views when writing the final version of the plan.

There are also some national and London-wide organisations - known as 'specific consultation bodies' - that Regulation 18 says the Council has to consult with where relevant (e.g. the Mayor of London, Environment Agency, Historic England, the Metropolitan Police). The 'specific consultation bodies' that responded to the Wood Green AAP consultation are listed in appendix 1 of this report, along with the names of all other respondents.

The full text of Regulation 18 is set out at appendix 3.

The consultation that ran between February and April 2017 - which is the subject of this report - is the latest step in a longer consultation process, which began in 2015. Two earlier rounds of consultation took place between June and December

2015, and between February and April 2016. These two consultations were both run by Soundings, an independent consultation company, on behalf of Haringey Council.

### **Initial consultation 2015**

The aim of this first round of consultation was to better understand what people wanted to see in Wood Green, and to test out some broad ideas for how to improve it in the future. More than 800 people were involved in one of 24 different consultation events and 2 online surveys.

Soundings (the consultants) found that, with a few exceptions, people were generally positive about regenerating Wood Green, and recognised the need to improve the town centre and help it live up to its potential. Some people were unconvinced about how long the regeneration would take, how much it would cost, and how realistic the plans were. Some were concerned about the area becoming more expensive to live in and disruption caused by demolition and building work.

Most people who took part in this consultation agreed with the four objectives that were presented for the future of Wood Green, which were to:

- Improve the town centre
- Make places for people
- Create a connected place
- Develop (Wood Green as) the ‘capital’ of Haringey

Following this consultation, the Council’s Corporate Plan was updated to include the regeneration of Wood Green, alongside that of Tottenham, as a key objective, and work began to prepare an Area Action Plan and Investment Framework for Wood Green.

### **Wood Green Investment Framework and Area Action Plan Issues and Options consultation 2016**

Soundings carried out a second public consultation between February and April 2016. The main purpose of this was to gather opinions on four options showing different levels of change in Wood Green. This consultation followed the requirements of Regulation 18 (see box above).

Over 30 events - including workshops, meetings and door-to-door sessions - as well as 2 online surveys were used to collect the views of a broad range of local residents, businesses, traders, service providers, community organisations, landowners and public bodies, with the main activity being a public drop-in exhibition at a vacant shop on the High Road.

In total, more than 1,100 people were involved and at least 1,500 people verbally informed about the regeneration plan. More than 500 people provided feedback, including 22 written responses from public bodies and landowners.

The majority of people agreed that major change was necessary to improve Wood Green. The end result of this process was that a ‘preferred option’ was chosen

from among the four - option 4, which involves significant transformation of the town centre around a single central Crossrail 2 station. This is the option for which a draft Area Action Plan (AAP) was prepared.

### **Wood Green Area Action Plan Preferred Option consultation 2017**

Due to the ambitious level of growth set out in the AAP, the potential impacts on existing communities, and Council's preference for the local of a proposed Crossrail 2 station, the Council decided to carry out an additional Regulation 18 consultation, which allowed people to see and comment on a draft version of the AAP. This draft sets out the policies for the area in more detail, and makes clearer the impacts of a high growth approach. This most recent round of consultation is the subject of this report.

The purpose of this consultation was to ensure that a meaningful number of people will have participated in the statutory consultation on the AAP draft preferred option (option 4). This consultation gave Haringey Council an opportunity to better understand the community's priorities, to help plan future social and community improvements, to gather feedback on the draft AAP and understand what changes might improve the document to ensure that it is the most appropriate plan for managing the growth of Wood Green over the coming decades.

This report sets out responses submitted as part of this most recent round of consultation, which was carried out by Public Voice between February and April 2017, as well as the Council's responses to all issues raised during the consultation.

The report focuses primarily on areas of the AAP that people were less happy with - as the consultation asked people how they would change or improve the current document. However, we also spoke to a large number of people at our pop-up exhibitions, whose views were not captured as they did not leave written comments, but who were nevertheless pleased to see that regeneration was happening in Wood Green. Many of the people whose comments are gathered together in this report also supported regeneration in principle, but had specific ideas about how the AAP could guide regeneration in a more positive way, with more obvious community benefits.

**What happens next?**

There will be another round of public consultation in early 2018 on an updated version of the AAP, taking on board the changes identified in this report as well as the implications of the uncertainty associated with Crossrail 2 provision serving the area. Once this has concluded and responses have been analysed, a new version of the AAP will be consulted on, with the responses - alongside the AAP, and any proposed modifications - being sent to the Planning Inspectorate for Examination in Public. Following this, the Council will need to adopt the AAP, at which point it formally becomes planning policy to be used in the determining of planning decisions in the borough.

## Section 2: What we (Public Voice) did

The consultation ran from 14<sup>th</sup> February to 28<sup>th</sup> April 2017. The original consultation period, which was due to end on 31<sup>st</sup> March, was extended by 4 weeks to ensure that everybody who wanted to make a consultation response had adequate time to do so.

Because of the length and amount of information contained in the draft AAP document, we could not expect people to absorb it all and comment in one go. We followed a two-step approach:

- **Step one:** People are made aware of the AAP, where they can look for more information and how they can share their views
- **Step two:** People are given opportunities to contribute to the consultation - the majority of the comments we received were made online through the consultation website, but people also submitted feedback on comment cards, and by email/post direct to Haringey Council

### What we did to make people aware of the AAP consultation

We aimed to give maximum visibility to the AAP and the consultation across Wood Green, and planned targeted engagement with certain groups, including residents whose homes would be affected.

Public Voice ran a communications campaign beginning in February 2017 to promote the consultation, and involve as many local people in the process as possible. We aimed to promote the consultation in a wide range of different ways - both online and offline - which would be seen by different audiences, to ensure that the people who responded to the consultation were as diverse as the area itself.

Our main activities are summarised here. For the full Public Voice Community Communications Plan for the Wood Green consultation, see appendix 4 of this report.

### Offline communications

We used the following offline methods to let people know that the consultation was happening and about ways to get involved:

- Large posters displayed in the Mall and along Wood Green High Road
- Posters to promote each workshop displayed at the venue and (where we were trying to attract a wider audience) other community notice boards (e.g. Wood Green Library, Morrison's, both Sainsbury's)
- Distributed flyers promoting the consultation website and how to use it at consultation workshops, public exhibitions and in community venues
- Calling cards left at all addresses where door-to-door engagement was carried out with either the date of an upcoming workshop (in the case of Sky City and Page High residents) or inviting residents to arrange a private meeting with Haringey Council (in the case of residents in affected homes on Caxton Road, Coburg Road and Mayes Road)

- Materials for the workshops and exhibitions including exhibition boards, pop-up banners, maps and other prompts used in the workshop discussions

### Online communications

[Infographic(s) showing reach of digital campaign]

### Haringey Council communications

In addition, Haringey Council let people know that the consultation was happening in the following ways:

- An e-mail was sent on 17<sup>th</sup> January 2017 to 813 people who had taken part in the 2016 consultation and had asked to be kept updated, letting them know about the upcoming AAP consultation (See Appendix X(a));
- An e-mail was sent to everybody on the Council's consultation database, which included all local councillors, local public agencies, and specific consultation bodies (these are listed in Appendix X(b))
- A newsletter was sent out to 18,350 Wood Green addresses in the week beginning 13<sup>th</sup> February 2017 (see Appendix X(c))
- An advert was placed in the Haringey Independent on 9th February 2017 (see Appendix X(d))
- Information about the AAP and the consultation - including dates of exhibitions and open workshops, details of where to view a copy of the draft AAP, and the process for making a written representation to the Council - was available on the Haringey Council website, on both the Planning and dedicated Wood Green regeneration website pages, from 14<sup>th</sup> February to 28<sup>th</sup> April;
- On rotating boards along Wood Green High Rd (see Appendix X(e));
- Copies of the draft AAP was made available for people to read from 14<sup>th</sup> February to 28<sup>th</sup> April at:
  - [www.haringey.gov.uk/localplan](http://www.haringey.gov.uk/localplan)
  - Council's Planning Office: River Park House, 6th Floor, Wood Green, N22 8HQ
  - Haringey Civic Centre, Wood Green
  - All Haringey libraries

In addition, letters were sent to specific groups of residents whose homes may be affected:

- A letter was sent to 72 addresses on Caxton, Coburg and Mayes Roads on 9<sup>th</sup> January 2017 to let residents know their home may be affected as part of the Wood Green regeneration and inform them of the upcoming AAP consultation (See appendix X(f)). A separate letter was sent to 72 addresses on Caxton, Coburg and Mayes Roads on 16<sup>th</sup> March to invite residents to a meeting with Council officers on 29<sup>th</sup> March (an additional copy of this letter was hand delivered to all addresses) (see Appendix X(g));

- A letter was sent to all addresses in Page High and Sky City on 9<sup>th</sup> January 2017 to let residents know their home may be affected as part of the Wood Green regeneration and inform them of the upcoming AAP consultation (see Appendix X(h));
- Tbc - A letter was sent to 90 addresses in Page High to invite residents to a March meeting (See Appendix X(i));
- An e-mail was sent to 200 local Wood Green businesses on 17<sup>th</sup> March inviting them to a meeting with Council officers that was held on 27<sup>th</sup> March (see Appendix X(j))

**Door-to-door engagement**

The draft AAP in its current form includes plans to potentially redevelop 358 homes in Wood Green - specifically the Page High housing estate on top of the Bury Road car park, the Sky City housing estate on top of the Mall, and 65 homes on Coburg, Caxton and Mayes Roads to the west of the town centre.

Public Voice knocked on the door of each of these homes at least twice in February and March 2017, to make sure that residents were aware of the AAP, its implications for their homes, and ways that they could respond to the consultation. Calling cards were left for all residents, including those who did not answer, inviting them to a workshop or - in the case of Coburg, Caxton and Mayes Road homeowners - to contact Haringey Council to arrange a face-to-face meeting.

Location of door knocking	Dates and times of visits
Page High	Thursday 2 <sup>nd</sup> March, 11am-3pm Friday 3 <sup>rd</sup> March, 1-6pm Friday 10 <sup>th</sup> March, 4-6pm
Sky City	Monday 20 <sup>th</sup> Feb, 11am-3pm Tuesday 21 <sup>st</sup> Feb, 11am-6pm Friday 24 <sup>th</sup> Feb, 1pm-3pm Friday 3 <sup>rd</sup> March, 1-6pm
Coburg, Caxton and Mayes Roads	Thursday 23 <sup>rd</sup> Feb, 11am-3pm Wednesday 1 <sup>st</sup> March, 1-4pm

A total of 180 households were spoken to face-to-face:

- Sky City - 105 households spoken to out of 201 (52%)
- Page High - 46 households spoken to out of 92 (50%)
- Coburg/Caxton/Mayes Rd - 29 households spoken to out of 65 (45%)

Two workshops were also held for Sky City and Page High residents - see below.

**Exhibitions**

A series of ‘exhibitions’ in public places across Wood Green were our main opportunity to explain the proposals face-to-face to local residents and shoppers and encourage them to feedback. At exhibitions, Haringey Council officers and Public Voice consultation staff were on hand to answer questions and talk about the information on display boards.

Approximately 840 people attended exhibitions over a six-week period; 120 people filled out a comment card there and then, while others took a comment card to return via freepost, or details about how to view the plans and comment online.

Date	Time	Location
Thursday 23 <sup>rd</sup> February	4pm to 7pm	The Mall
Saturday 25 <sup>th</sup> February	11am to 4pm	The Mall
Tuesday 28 <sup>th</sup> February	10am to 2pm	Community Hub
Thursday 2 <sup>nd</sup> March	5pm to 9pm	Community Hub
Tuesday 7 <sup>th</sup> March	10am to 2pm	Morrisons
Wednesday 8 <sup>th</sup> March	1.30-3.30pm	Noel Park Primary School
Thursday 9 <sup>th</sup> March	5pm to 9pm	Morrisons
Saturday 11 <sup>th</sup> March	11am to 4pm	Morrisons
Tuesday 14 <sup>th</sup> March	10am to 2 pm	Wood Green Library
Thursday 16 <sup>th</sup> March	4pm to 7pm	Wood Green Library
Saturday 18 <sup>th</sup> March	11am to 4pm	Wood Green Library

## Workshops

Workshops were targeted at groups of local residents who may be less likely to engage with the consultation process or who would be specifically affected if their homes were to be redeveloped. Two workshops that were open to any member of the community were also held.

At workshops, Haringey Council officers gave an overview of the AAP plans, before Public Voice led people through a more in-depth discussion of the specific policies and sites that form the AAP. Notes were taken at workshops, and key areas of feedback have been incorporated into this report. At the end of workshops, people were invited to write further comments on a comment card, or by visiting the consultation website.

In total 140 people attended workshops, the schedule for these is set out below:

Date	Time	Venue	Target group
Monday 6 <sup>th</sup> March	10.30-12pm	Community Hub	Over 65s
Monday 6 <sup>th</sup> March	7-8.30pm	Turkish Cypriot Community Association (TCCA)	Turkish community
Monday 13 <sup>th</sup> March	7-8.30pm	Heartlands School	Parents
Tuesday 14 <sup>th</sup> March	10.30-12pm	West Indian Cultural Centre	African and Caribbean community
Tuesday 14 <sup>th</sup>	7-8.30pm	Shine Centre	Open workshop



March			
Tuesday 21 <sup>st</sup> March	2-3.30pm	Winkfield Resource Centre	People with physical disabilities
Wednesday 29 <sup>th</sup> March	10.30- 12pm	Wood Green Library	Open workshop

### Public meetings with Haringey Council officers

Haringey Council officers were also actively meeting with and speaking to local residents, businesses and other groups and organisations. The following meetings took place during the first 6 weeks of the consultation:

Date	Time	Location	Stakeholder
Tuesday 21st Feb	5.30pm- 6.30pm	Metro bank	WG Business Forum
Thursday 23rd Feb	1.30pm- 2.30pm	1 Mallard Place	Area 51
Monday 27th Feb	1pm-2pm	Clarendon Recovery College	Clarendon Recovery College
Tuesday 7th March	8pm-9pm	Eldon Road Baptist Church, Eldon Road N22.	Woodside Neighbourhood Watch group
Wednesday 8th March	1pm-2pm	River Park House	Met Police
Thursday 9th March	6pm-7pm	Morrisons	Haringey Cycle Campaign group
Saturday 11th March	2pm-3pm	Salvation Army	Team Noel Park
Monday 20th March	5pm-6pm	10 Caxton Road	Turkish Islamic Centre
Monday 20 <sup>th</sup> March	7-8.30pm	Sky City Community Centre	Sky City residents
Tuesday 21st March	7pm-8.30pm	Alexandra Palace	Alexandra Palace Trust
Wednesday 22nd March	6pm-7.30pm	Green Rooms	Social Enterprise Forum
Thursday 23rd March	5.30pm- 6.30pm	Studio 28 Chocolate Factory 1	Collage arts
Monday 27th March	5pm-6.30pm	Wood Green	Businesses

		Library	
Monday 27 <sup>th</sup> March	7-8.30pm	Salvation Army	Page High residents
Tuesday 28th March	7pm to 8.30pm	Grace Baptist Church Hall	PMRA
Wednesday 29th March	8pm to 9pm	Community Hub (Upstairs Hall)	Coburg/Caxton/Mayes residents

### What we did to gather feedback

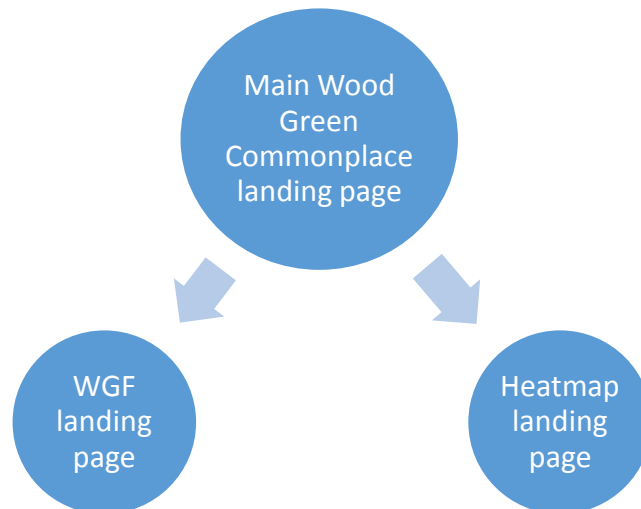
#### Commonplace consultation website

We worked with Commonplace - a company that builds online consultation tools - to design a website that allowed people to read more about the AAP and leave comments. Website visitors were also able to read comments that other people had written and 'agree' with these if they shared someone else's view.

There were two sections to the website:

- Wood Green's Future - an overview of all of the policies and sites that make up the AAP, with links to the relevant sections of the full AAP document, and the ability to comment on specific topics or areas; comment forms filled in at exhibitions, workshops or returned to us by post were also added to the Wood Green's Future consultation website, so that all responses could be viewed in one place
- The Wood Green Map - an interactive map that allowed people to click and comment on specific places in and around Wood Green to say what they liked and disliked about the area currently, and how they would improve it

There were 2,730 unique visitors to the Wood Green's Future section, with 390 people leaving comments. There were 2,611 unique visitors to the map, with 334 people leaving comments.



### **Process for making representation to Haringey Council**

In addition to the consultation website, local people, businesses, landowners, public bodies were also able to submit comments in writing directly to Haringey Council, via post or e-mail. The process for doing so was explained on the consultation page of the Haringey Council website. Representations could be made to the Planning team via post or e-mail.

Altogether, 177 local residents and 45 landowners, statutory bodies and local groups and organisations submitted comments on the AAP in this way.

#### **Who was engaged with during the consultation?**

Over the course of the 10 weeks, 6,501 people viewed or commented on the AAP, either by attending an exhibition or workshop, receiving a door-to-door visit, or visiting the consultation website. Many more people will have seen posters, newsletters, social media posts and articles online.

In total, 1,056 people made comments, and 1,456 people signed a petition, and many more made comments on local blogs and forums, or on social media.

Many people took the time to write detailed and lengthy responses, which commented on more than one aspect of the AAP. To fully do these responses justice, we divided them up into multiple ‘comments’ - this is why number of comments is higher than number of people, and reflects

Consultation	Number of people engaged	Number of people who contributed in this way	Number of comments made <sup>[1]</sup>
Exhibitions	approx. 840	120	209
Workshops	140	19	50
Door knocking	180	-	-
Consultation website (Commonplace)- map section	2,611 <sup>[2]</sup>	334 <sup>[3]</sup>	483
Consultation website (Commonplace) - Wood Green's Future section	2,730 <sup>[4]</sup>	390 <sup>[5]</sup>	537
Representations made by email/ letter directly to Haringey Council	-	222	493
Additional response forms received by post to Public Voice	-	29	67
<b>Total</b>	<b>6,501</b>	<b>1,115</b>	<b>1,780</b>

In addition, four separate petitions were submitted:

- Two petitions calling for a new swimming pool in Wood Green, one from Haringey Aquatics and one from Haringey Liberal Democrats - with a combined total of 1,402 signatures
- One petition against increasing traffic on Wightman Road, organised by Living Wightman and signed by 54 people
- One petition opposing the demolition of homes on Caxton, Coburg and Mayes Roads, organised by residents in the affected homes and signed by 1,581 people

<sup>[1]</sup> Number of comments is higher due to people making multiple comments on different policy areas of the AAP

<sup>[2]</sup> Number of unique visitors to site during consultation period

<sup>[3]</sup> Number of people who wrote a comment or agreed with another person's comment

<sup>[4]</sup> Number of unique visitors to site

<sup>[5]</sup> Number of people who wrote a comment or agreed with another person's comment

## Who we heard from

During the consultation, 1,115 people shared their views on the draft AAP for Wood Green, or on the area overall, through a variety of different channels - online, via post and e-mail and face-to-face.

Public Voice collected information about age, sex and ethnicity as well as other details from 936 of these people. Of the people we heard from:

- Almost half (47%) were aged 44 or under and a fifth (19%) were aged 34 or under; 15% were over 65
- 61% were women
- 45% were from an ethnic group other than White British, including 11% who were black and 4% who were Turkish, Kurdish or Turkish/Cypriot
- 12% had a disability
- 51% lived within the N22 postcode area (the main postcode for the Wood Green AAP area), 81% lived within N22 or one of the neighbouring postcode areas and 96% lived in London
- 67% described themselves as living in Wood Green, 28% said they did their shopping there, and 18% either worked or owned a business there

In comparison to the profile of the Wood Green area:

- We spoke to more older people than would be expected for the area - only 9% of people in the Wood Green area are over 65<sup>1</sup>
- We spoke to more non-White British people than would be expected for the area - 57% of people in Wood Green are White British, compared to 55% of the people we heard from during the consultation

Across Haringey as a whole:

- 50% of people are women - we heard from more women than would be expected
- 14% of people have a disability<sup>2</sup> - we spoke to slightly fewer than would be expected

Full demographic information is included in appendix 2 of this report.

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<sup>1</sup> Based on data from the five Lower Layer Super Output Areas that correspond most closely with the AAP area boundary – Haringey 007A, 016A, 016B, 016C and 016D

<sup>2</sup> Source: Census 2011

## Section 3: What we heard and how Haringey Council have responded

### What we heard about the delivery of the AAP as a whole

The draft AAP presented a set of 12 planning policies for guiding planning decisions, as well as 25 'site allocations' that had been identified as potential locations for new buildings, in some cases replacing the existing buildings. Pages xxxx of this report look at comments received on the 12 area-wide (thematic) policies, and Haringey Council's response to these, while pages xxxx look at comments received on the different site allocations, alongside Haringey Council's response.

In all of the tables that follow, the first column presents a concise summary of what Public Voice heard during the consultation. The second and third columns set out Haringey Council's response to the issues raised by members of the public, statutory agencies, landowners and local businesses, and how the next draft of the AAP will be changed as a result.

Although the majority of comments made during the consultation were to do with a particular aspect of the draft AAP (e.g. the housing policy, or redevelopment of the Mall), we also picked up on some more general messages, recurring across the written comments posted on the consultation website and the people we spoke to at exhibitions and events. These messages were to do with the AAP overall, and exactly how the regeneration would be delivered, while others showed an appetite for change in Wood Green. They are in addition to, rather than a summary of, the comments presented in the remainder of this report.

Where the number of comments are noted, these are taken from the 156 representations made in writing or via the consultation website, which commented on overall issues to do with the AAP rather than a specific policy area or site.

- **The scale of the plans:** people expressed concerns that the current AAP is very ambitious, and involves substantial redevelopment (including demolition) of existing buildings, which would radically alter the character of the area, and cause disruption to residents, shoppers, commuters and businesses. There was concern that the demolish-and-rebuild approach also creates a risk of projects being delayed or failing, with the result that Wood Green could be left half-demolished. These risks would be avoided if the strategy was to refurbish existing buildings with less demolition, and for more small-scale projects and gradual improvements to the area (31 comments).
- **Support for regeneration in Wood Green:** Many people whose responses were captured were pleased that Wood Green would be regenerated, even where concerns or ideas were expressed for how this regeneration could happen (19 comments).
- **The role of the Haringey Development Vehicle (HDV):** Some objections were raised to the involvement of the Haringey Development Vehicle (HDV)

in the regeneration of Wood Green. On the other hand, the Greater London Authority (GLA) strongly supported this approach as it will make the overall plans easier to deliver (14 comments).

- **The extent to which the plans are reliant on Crossrail 2:** The scale of the AAP at present is largely justified by the anticipation of a new Crossrail 2 station in Wood Green acting as a magnet for shoppers and businesses. If this station is built elsewhere (for example, at Turnpike Lane and/or Alexandra Palace), not built at all or delayed for many years, then the AAP needs to make clear which projects would still go ahead (12 comments).
- **Existing communities ‘losing out’ in the regeneration:** The regeneration of Wood Green stands to benefit current and long-standing residents the least - as they will be the ones to suffer the disruption of demolition and building work in and around the town centre, temporary loss of facilities, demolition of homes, additional traffic, and extra demands on services. There were also fears that some current residents - who tend to be people on lower incomes - would be priced out of the area as it improves, and replaced with wealthy newcomers. In return, local residents felt that they were being offered very little to compensate them for this disruption of the additional pressure of a large influx of new residents (11 comments)
- **Lack of reference to disability in the AAP:** There is currently no reference made anywhere in the AAP to people with disabilities. The area demographics on pages 24-25 of the draft AAP document do not include numbers of people with disabilities living within the AAP area, and there is no consideration of accessibility and social inclusion for people with disabilities or older people (6 comments)

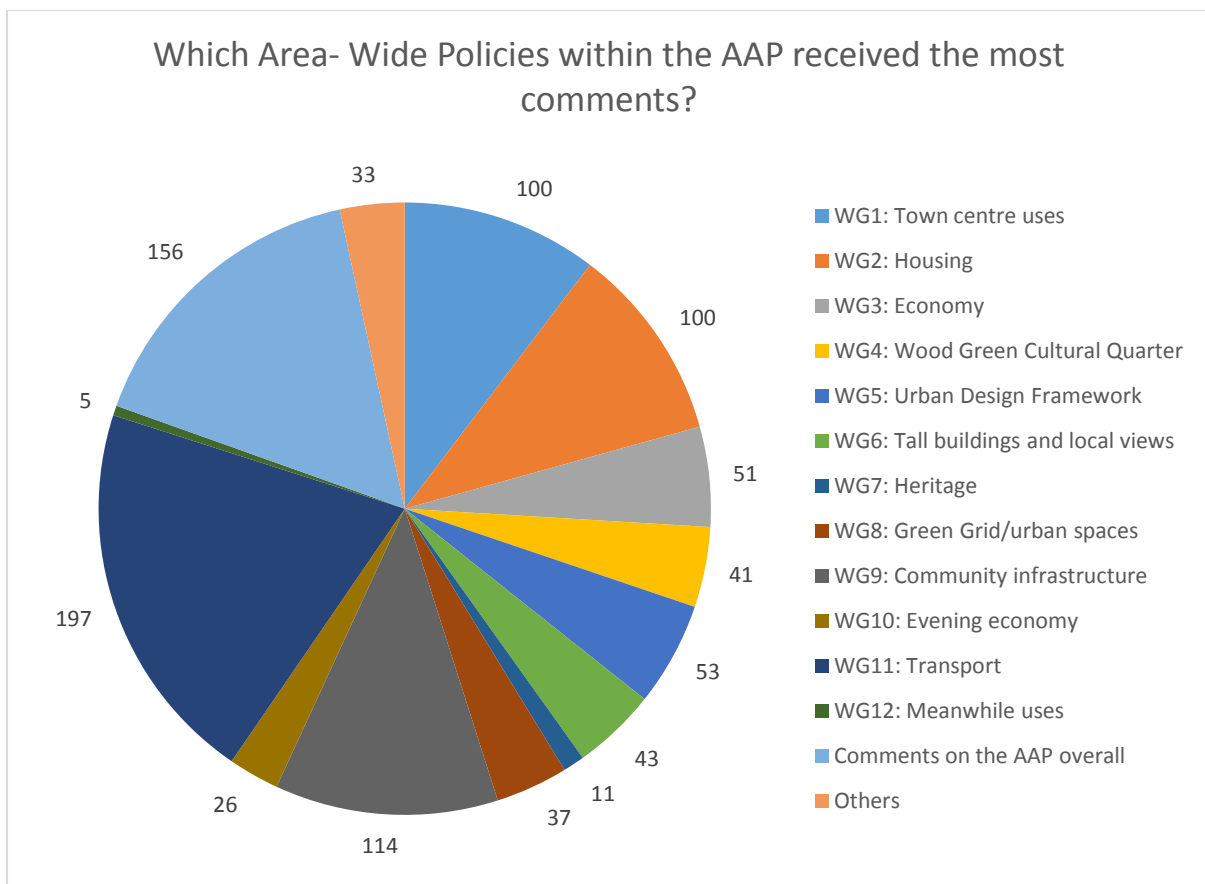
These overall messages provide some background to the comments that were made on specific points and policies - some of which also explicitly expressed these views (e.g. people commenting on the evening economy were concerned that local residents would suffer the negative effects of more pubs and bars opening in the evening in Wood Green). As we stated in section 1, we did not capture the views of every person who stopped to speak to us at an exhibition. Many people who read the exhibition boards or spoke to exhibition staff agreed that regeneration was needed in Wood Green, particularly to improve the quality of the town centre, and the overall safety and appearance of the area, but simply expressed this view and left no further written comments.

#### [What we heard about the area-wide policies](#)

The AAP contains 12 ‘area-wide policies’ - together, these control the types of buildings and projects to which Haringey Council will grant planning permission when planning applications are made to the Council to build in Wood Green in future. The 12 area-wide policies combine to form a vision for how Wood Green

will change over the next 30 years - they cover topics such as housing, town centre uses, walking and cycling links, and the Wood Green Cultural Quarter. These policies are described in chapter 7 (pages 67-101) of the draft AAP document.

All comments made during the consultation that relate to the aims of particular policies are summarised below. Where people made their comments through the ‘Wood Green’s Future’ consultation website, the policy commented on was selected by the person commenting. Where comments were made directly to either Haringey Council or to Public Voice in writing, or in consultation workshops, these have been counted under the most appropriate policy heading (see appendix 5 for full details of how Public Voice used consultation responses to produce this report).



In the following sections listing the feedback on each policy, we have described something as a ‘main issue’ if it received more than 5 comments, and have included the number of comments made on the topic. Where fewer than 5 comments were made on an issue, or where only 1 or 2 comments were made, this is noted in the text.

For some policies (e.g. WG12: Meanwhile uses), no single issue was raised by more than 5 people. Where this is the case, all issues have been listed, with no attempt to distinguish the main ones.



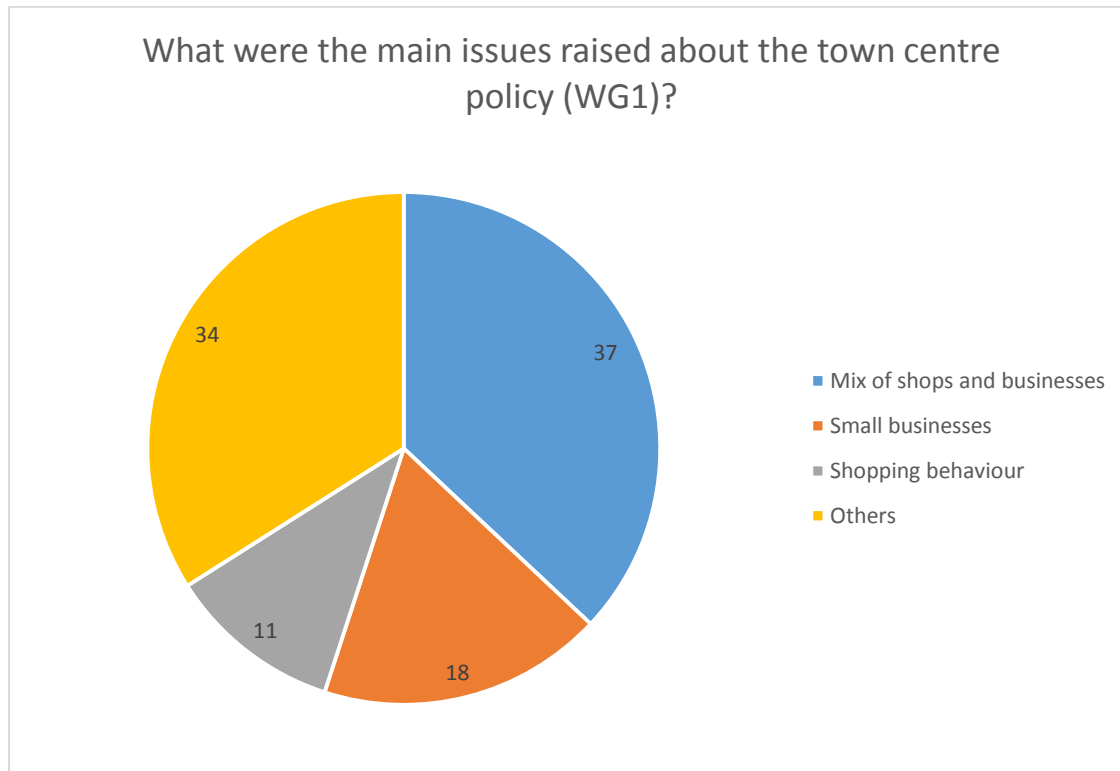
WG1: Town centre uses, boundary and frontages

**100 comments** were made on different aspects of this policy and how it could be improved

**92 comments** came from individuals

**2** from landowners

**6** from other groups and organisations



Issue	Council Response	Change Required
<b>Main Issue 1.1: Improving the mix of shops and businesses in the town centre</b>		
Wood Green is not currently seen as an attractive shopping destination, even for people who live in neighbouring areas, due to the lack of large high street retailers.	The AAP currently seeks to increase the total quantum of town centre floorspace, as well as seeking optimal floorplate sizes for high street retailers, noting that at present there is a deficiency of larger premises.	No change necessary.
Attracting large national high street chains back to Wood Green was also a key priority.		
There was concern about the proliferation of 'cheap' shops, betting shops and fast food restaurants	<p>The Council has a policy in the DMDPD which restricts the proliferation of betting shops and fast food outlets.</p> <p>The control of things being "cheap" or premium is not within the gift of the planning system.</p>	No change necessary.
People who were positive about this policy expressed support for doing more to revitalise the town centre, to attract shoppers, stimulate the local economy and create jobs. Specifically, there was support for different types of cafes and restaurants in Wood Green.	Noted, this is in line with the Council's aspirations for the area.	No change necessary.
There was an appetite for street food, farmers' markets and other seasonal markets.	Noted, this is an aspiration of the AAP, with spaces identified as suitable for street traders.	Finesse the policy to make it clear the types of spaces in which temporary markets will be supported.
<b>Main Issue 1.2: Supporting small businesses</b>		

Issue	Council Response	Change Required
<p>People argued that the mix of shops in Wood Green at the moment is one of its strengths, as it offers ‘something for everyone’, including those on more modest incomes and long-term residents.</p>	<p>The Council agrees that as a Metropolitan Town Centre, there should be a range of shops which meet a wide range of shopping needs. The Council cannot control who occupies a shop through planning policy, but there are interventions in the policy in the form of keeping shop fronts smaller in certain parts of the centre, including on the Terraces of Wood Green which attempt to restrict the size of retail units, thereby providing a reservoir of opportunities for smaller retail businesses.</p>	<p>No change necessary.</p>
<p>People were concerned that without support, smaller and independent local businesses might struggle to afford to rent space in Wood Green town centre in future. Without them, the town centre would lose much of its ethnic variety as well as a range of shops and market stalls that cater to those on more modest incomes and long-term residents.</p>	<p>The Council agrees that one of Wood Green’s strengths is its diverse range of smaller and affordable retail offerings. While there is a need to expand the town centre’s offer with regard larger retailers, space is also identified for smaller traders within market locations in the town centre.</p>	<p>No change necessary.</p>
<p>This was a particular concern for members of the Turkish-Kurdish community who attended a consultation workshop. They pointed out that large numbers of independent businesses in Wood Green are Turkish or Kurdish owned, particularly the Turkish restaurants that contribute to the food culture of Wood Green and Green Lanes, and the</p>	<p>It is agreed that there is a significant multicultural mix of businesses in Wood Green, and that the Kurdish and Turkish business community are prominent within this mix. It is considered that there are positive efforts made to meet the needs of smaller businesses</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
<p>area’s distinct offer to the Turkish and Kurdish communities of North London. People did not want to see this diluted, and felt that measures to support small businesses would be of benefit to the Turkish and Kurdish community in particular.</p>	<p>(including the Turkish restaurant industry) by relaxing the restrictions on A1 premises in the south of the AAP area, and also by seeking to encourage additional evening economy locations. As addressed earlier, the Council is seeking to establish a range of types of retail and business spaces so that a range of different types of enterprises can operate within the centre.</p>	
<p>The plans should include specific support to help small local businesses remain part of the Wood Green economy. Suggestions for support that could be offered to small independent businesses within the planning framework for the area included offering them ‘meanwhile space’, or reduced rent or long leaseholds within new developments</p>	<p>It is acknowledged that regeneration can cause uncertainty for existing businesses. It is not the Council’s preferred approach however, to simply replace existing businesses with new, higher value ones. Instead it is considered that the AAP creates opportunities for new, larger retail occupiers to enter the marketplace, while ensuring that there are long-term opportunities for smaller, and existing retail businesses, notably in the new market, in potential smaller market locations, and on the retail terraces of Wood Green High Rd.</p>	<p>The Council will consider how smaller, affordable retail premises are secured when these are lost through redevelopments.</p>
	<p>The provision of meanwhile spaces to local businesses is outside of the scope of the AAP but can be picked up in the Strategic Regeneration Framework.</p>	<p>No change necessary.</p>
	<p>There is limited scope for the planning</p>	

Issue	Council Response	Change Required
	system to intervene in the length or price of retail premises in general. On new developments, it may be possible to secure an element of affordable retail floorspace, for example, when a redevelopment threatens displacement of an existing retail unit which can be considered to be “affordable” in terms of size or rental level.	
The Market Hall traders at the back of the Mall and other market traders and stallholders who operate in and around the town centre were singled out as a particular category of small businesses who should be protected. Although market spaces are supported within the policy as it stands, people wanted to see more assurance that these traders would continue to have a dedicated, high-footfall space in the regenerated town centre. There should be recognition that the Mall Market Hall traders will require replacement covered space, not street stalls.	At present there is a new market included in the centre of Wood Green, which will be the highest footfall area of the town centre.	No change necessary.
The process for allocating market stall spaces should be transparent, fair and competitive for existing stallholders, and applications should demonstrate not just that they contribute to the vibrancy of the area, but also that they meet the needs of local Wood Green shoppers (e.g. for affordable fresh fruit, vegetables and fish).	The AAP is not going to set a criteria for the allocation of market stalls. It will identify areas into which market stalls will be suitable, and seek to ensure that there is a sustainable supply of stall locations.	Identify what quantum of market stalls are provided for in the AAP and set out in the document.
<b>Main Issue 1.3: Changes in shopping behaviour and preferences</b>		

Issue	Council Response	Change Required
<p>People highlighted the impact that the internet has had on shopping behaviours, with more people choosing to shop online rather than travel to shop on the high street.</p>	<p>It is noted that there is a move towards online shopping, and that other centres around London are growing. The Council believes that Wood Green should retain its role as a Metropolitan centre, and be enabled to provide the best possible level of service to local residents.</p>	<p>No change necessary.</p>
<p>There was also concern that an expanded Wood Green town centre would struggle to compete with nearby established shopping centres, such as Brent Cross and Westfield Stratford City, which have the advantage of large amounts of car parking space (4,500 spaces at Westfield, 8,000 at Brent Cross)</p> <p>In light of these changes to how and where people shop, attempting to create a new town centre in Wood Green was seen as backwards and likely to be unsuccessful.</p>	<p>The Council recognises that there are other growing centres around London, and that Wood Green is currently struggling to attract/retain larger high street stores. The Council do not believe that there isn't potential to change this however, which is at the heart of the AAP.</p> <p>It is noted that parking is important for a town centre. As Wood Green has good accessibility by public transport the Council wants to encourage this mode, however, the transport study will identify the optimal level of car parking for the expanded retail use.</p>	<p>No change necessary.</p> <p>Apply the finding of the transport study to the AAP in relation to car parking space.</p>
<p>Some people questioned the ambition for Wood Green to become a Metropolitan Town Centre at all, when it serves - and should continue to serve - a better purpose as a local town centre, catering to a mainly local population.</p>	<p>Wood Green is identified in the London Plan as a Metropolitan Centre, and the Council wishes to see investment within it to ensure it functions as well as possible to the benefit of local and sub-regional visitors.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
<p>People who expressed this view wanted to see more emphasis on small businesses, specialist shopping and leisure and entertainment within the town centre, rather than trying to make Wood Green ‘just another Brent Cross’.</p>	<p>It is acknowledged that Wood Green has the potential to be a more varied centre, including having less car dependence, and wider range of smaller shop types than Brent Cross or Stratford. It is considered that the AAP already seeks to protect smaller shop types.</p>	<p>Ensure that policies protect, and create new, smaller shop types within the AAP.</p>
<b>2.1 Accessibility</b>		
<p>Fewer than five people commented on how unfriendly and difficult to move around Wood Green town centre currently is to people with young children and pushchairs, elderly people, and people using mobility scooters or wheelchairs.</p>	<p>The Council will continue to work to make Wood Green a more accessible location. The AAP will support improvements to this end, but further work is required to secure investment and to optimise these.</p>	<p>Include reference to the transport policy explicitly requiring new developments to improve the overall connectivity of the area, for all visitors to the centre, as well as supporting stand-alone accessibility improvements.</p>
<p>Area 51, a local charity working with young people with learning disabilities, also said that many of the young people with autism they work with find the town centre very difficult to be in due to noise and claustrophobia from looming buildings like the Mall.</p>	<p>Wood Green, as a growth area, is likely to become denser, and therefore have higher buildings in the future, than it has at present. This should be taken into consideration alongside the site-specific needs of the provider in the identification of the most suitable location for Area 51. An appropriate mitigation will be to identify opportunities for quiet spaces within the centre, to create opportunities to dwell away from the hustle and bustle of the town centre, and ensure that, at street-level, the development is of a</p>	<p>Add support for the creation of quiet spaces providing a juxtaposition to the generally high-activity Town Centre and a design requirement for a ‘human scale’ feeling at street-level, ensuring buildings do not create a feeling of enclosure and overbearing.</p>

Issue	Council Response	Change Required
	human scale.	
At a consultation workshop for people with physical and sensory disabilities, the absence of fully accessible public toilets for people with complex physical disabilities was noted. The AAP will need to address how a future town centre will cater to people of all ages, and people with different disabilities, including a requirement for new shops to be fully accessible to disabled people.	It is agreed that as a Metropolitan Centre, there should be facilities that meet the widest range of accessibility needs.	Require the provision of a “Changing Places” standard toilet in the redevelopment of the Mall.
	The Council will continue to work to make Wood Green a more accessible location. The AAP will support improvements to this end, but further work is required to secure investment and to optimise these.	Include reference to the transport policy explicitly requiring new developments to improve the overall connectivity of the area, for all visitors to the centre, as well as supporting stand-alone accessibility improvements.
<b>2.2: Saving modern buildings</b>		
Fewer than five people suggested that demolishing relatively modern buildings in the town centre like the Mall, the Library and the Vue Cinema would have a negative impact, as they would lead to the loss of Wood Green’s distinctive character, as well as negative environmental effects, such as air pollution, high carbon emissions and waste of raw materials.	It is noted that redevelopment includes a cost in terms of embodied energy, but at the strategic level this is offset by the safeguarding of open spaces including the green belt.	No change necessary.
	While it is noted that a number of these buildings are prominent in Wood Green, they are of very mixed quality, and none are considered to be heritage assets which need protecting.	
<b>2.3: Saving Victorian homes</b>		



Issue	Council Response	Change Required
Fewer than five people commented that the Victorian homes on Caxton, Coburg and Mayes Roads, to the west of the High Road, should not be demolished to accommodate an expanded town centre. The demolition of these homes was an extremely controversial issue within the AAP, and feedback on this aspect of the plans is covered in more detail under site allocation WG SA9: Wood Green Town Centre West within the section in this report on the Wood Green Central area.	The evidence is clear that if Wood Green is to thrive as a Metropolitan Town Centre, the range and overall quantum of town centre/ retail floorspace needs to increase. The correspondence and response to the AAP proposal to use the Caxton/Mayes/Coburg Rd residential area for part of this purpose is addressed under the relevant Site Allocation (WGSA 9).	See WGSA 9.
<b>2.4: Crime</b>		
Fewer than five people felt that high levels of crime and anti-social behaviour in the town centre at the moment deterred people from shopping and spending time there. There would need to be a stronger emphasis on improving public safety for the town centre to be more attractive	All development will be required to undertake “secured by design” assessments in order to ensure that they positively contribute to the creation of an ever safer environment within the centre.	No change necessary.
<b>2.5: Deliveries</b>		
One person wanted to see clearer plans for managing the impact of lorries and other delivery vehicles serving the town centre on surrounding residential areas.	This is an issue that will need to be addressed on a site-by-site basis having regard to the site specifics. The AAP can emphasise that access for deliveries should be minimised, and where possible achieved beneath sites rather than on-street, with yards fronting onto public routes also limited.	Make requirements for design of sites to minimise delivery space on the highway, including minimising yard spaces adjacent to public realm, and other sensitive neighbouring uses.
<b>2.6: Pedestrianise the High Rd</b>		

Issue	Council Response	Change Required
One person mentioned the possibility of pedestrianizing the High Road, to make it a pleasanter space for outdoor seating in front of cafes, and reducing air pollution in the town centre.	While the Council recognises the benefits of closing the High Rd to traffic, there would be significant adverse traffic impacts.	No change necessary.
<b>2.7: Maintenance of new public realm</b>		
One person questioned how new public spaces in the town centre, including the new Town Square, will be maintained, to ensure that their appearance does not deteriorate over time, and where the budget will come from for this.	It is agreed that a funding strategy for the maintenance of public space in Wood Green is required. This should be provided to accompany a planning application.	No change necessary.
<b>2.8: Homes above shops</b>		
One person felt that flats should be encouraged above shops, rather than discouraged above the terraced shops, as is currently proposed in point 4 (vi) of the policy.	It is considered that there is ample space for new homes in this Plan. The rationale for restricting uses above shops to commercial uses is to help facilitate expansion of town centre uses upwards, and also to reduce incidences of complaints over noise if the areas are to improve their offer in terms of the evening economy.	No change necessary.

WG2: Housing

**100 comments** were made on different aspects of this policy and how it could be improved

**88 comments** came from individuals

**2** from a statutory consultation body (the Greater London Authority, Transport for London)

**3** from landowners and

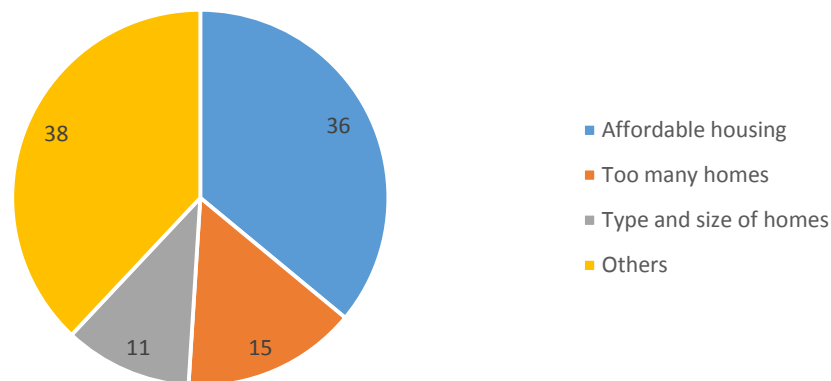
**7** from other groups and organisations

A large number of comments were made against this policy on the consultation website regarding two housing-related issues - proposals to demolish homes on Caxton, Coburg and Mayes Roads, and proposals to demolish two social housing estates (Page High above the Bury Road car park and Sky City above the Mall) and relocate existing tenants and residents.

As the housing policy deals only with the type and amount of new housing that will be built in Wood Green, the concerns about potential demolitions are presented under the relevant site allocations later on in this report.

**For objections to demolishing Victorian homes on Caxton, Coburg and Mayes Roads and concerns about guarantees for residents in the social housing above the Mall and Bury Road car park, please see WG SA9 on page xxxx.**

What were the main issues raised about the housing policy (WG2)?



Issue	Council Response	Change Required
<b>1: Concerns about the level of affordable housing that will be built</b>		
There was widespread concern about the amount of affordable housing that would be built in Wood Green. People expressed scepticism about whether the 40% target for new affordable housing would be achieved, as private developers (including the development partner in the Haringey Development Vehicle) would exert their influence to force this down.	The Policy is clear that there is a 40% target for affordable housing in Wood Green. This applies to all applicants, including the HDV.	No change necessary.
Some people felt that a requirement for 50% or even 60% or 70% affordable housing was more appropriate, and that affordable rented housing should be let at 'genuinely affordable' target or social rents, rather than the government definition	There is evidence to show that 40% affordable housing is the limit of what is viable on development sites in Haringey. Setting a target beyond 40% would be unsound.	No change necessary.

Issue	Council Response	Change Required
of 'affordable', which many felt would be unaffordable to the majority of local people, or to key workers in many public sector roles.		
There was concern that demolishing the flats above the Mall and Bury Road car park would lead to a net loss of social housing in the area, as replacement homes would be offered at affordable rather than social rents. This, combined with a general increase in property prices across the area, would lead to 'social cleansing' as existing residents would be unable to afford to continue living there. People wanted to see more guarantees that at least some of the homes being built would cater to the housing needs of existing and longstanding residents of Wood Green (e.g. giving priority to first-time buyers who already live in the area, and not marketing new homes outside of London)	<p>If demolition goes ahead, policy SP2 of the Local Plan requires that the same quantity of social housing floorspace will be replaced on the redeveloped site.</p> <p>The Council is clear that the purpose of regenerating existing housing sites in the borough is to increase the overall stock of affordable, and social housing in Haringey, not decrease it.</p>	No change necessary.
<b>2: Concerns that too many new homes are being planned for the area</b>		
People questioned why the level of new housing being planned for the area was so high, and expressed fears that this would lead to pressure on existing services and infrastructure, such as schools, GPs, hospitals and roads, loss of a sense of community in the area, and increase overcrowding.	<p>The indicative capacities have been set according to the density guidelines set out in the London Plan.</p> <p>It is part of the role of the Plan to identify land for key strategic infrastructure, including health and education, which are identified in Site Allocations within the AAP.</p>	The densities of sites included in the AAP will be determined having regard to the currently committed infrastructure in the area. With regards transport infrastructure, this does not at the time of writing include Crossrail 2, and as

Issue	Council Response	Change Required
<p>Some people also questioned why the housing densities in the AAP are so much higher than the minimum new homes required for Haringey Heartlands/Wood Green in the most recent London Plan (1,000 homes) and Haringey Council's own Local Plan Strategic Policies, which identifies Haringey Heartlands as a Growth Area, expected to provide 5,000 new homes by 2026. Another person noted that the Indicative Development Capacities for sites in the AAP area appear to be at the upper limits of the London Plan guidance, and ignore local constraints, such as existing streets of Victorian homes.</p>	<p>The London Plan is referencing a historic figure which has been superseded by the Site Allocations DPD which was adopted in July 2017.</p> <p>There is a difference in the indicative capacities identified in the document, and this difference is due to the introduction of Crossrail into Wood Green creating additional investment certainty to justify higher employment and residential densities.</p> <p>The correspondent is correct in noting that these are at the maximum of the London Plan's range, but this is considered appropriate if Crossrail 2 is introduced to Wood Green.</p>	<p>such the densities will be reduced from the 2017 document to reflect this.</p>
<p>In contrast, one representation received from H Planning acting on behalf of three clients looking to develop the West Indian Cultural Centre at the bottom of Clarendon Road suggested that the wording of point 2 of the policy could be changed to state that higher densities than those indicated for particular sites will be actively encouraged, rather than 'may be acceptable in appropriate locations'.</p>	<p>The capacities are predicated at the maximum considered appropriate under the London Plan's density matrix. The actual density of sites will be determined having regard to the detailed designs received on each site.</p>	<p>No change necessary.</p>
<p><b>3: Concerns about the type and size of new homes</b></p>		
<p>People were concerned that the high number of new homes would impact on the type and size of housing being delivered, with several commenting that the target to build 7,700 new homes would only</p>	<p>The Council has a need to build 1,502 new houses every year, and the spatial strategy directs them to be predominantly be delivered in the borough's Growth Areas,</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
<p>be achievable by building high rise tower blocks, something that many people were strongly opposed to, viewing them as inappropriate for the area, and cautioning against the social problems of crime, isolation and poor mental health that can arise from living in high rise flats.</p>	<p>one of which is Wood Green. This is inevitably going to lead to increasing densities in Wood Green.</p> <p>In relation to tower blocks (the Council uses the term “tall buildings” to define buildings of 10 storeys+) the Council has a tall buildings policy to ensure that any new tall buildings are appropriately designed, including having regard to their surrounds.</p> <p>The Council does not agree that there is sufficient evidence that tall buildings create the specific effects cited. The design of buildings have the potential to create a range of impacts, including behavioural change, but it is not clear that the specific negatives are the effect of tall buildings, when other technological and lifestyle changes will also have an impact.</p>	
<p>People also did not want to see so-called ‘rabbit hutch’ developments with very small floor areas, which will also lead to stress for the people living in them. Several people noted that the majority of new homes in the town centre will be 1 or 2-bedroom flats, which will mainly be attractive to single people or couples, rather than families.</p>	<p>There are minimum space standards in the London Plan’s design guidance which ensure all new residences are of a minimum space standard.</p> <p>The plan contains policy to identify areas more suitable for family housing.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
<p>Two representations received from developers questioned how the ‘area more suitable for family housing’ had been arrived at. Quod acting on behalf of St William - the developer for the old Clarendon Gas Works site - objected to figure 7.7 on page 76 of the draft AAP, which identifies their site as ‘more suitable for family housing’, despite the policy also stating that family housing should be located ‘away from mixed use developments’, which the Gas Works site will become. St William also suggested it may be difficult to achieve the 1,1610 homes that are proposed, if the majority are 3 bedrooms or bigger. Similarly, H Planning on behalf of 3 clients looking to develop the West Indian Cultural Centre, suggested that all sites should be able to provide a mix of different housing types, including family housing, not just those in the designated area.</p>	<p>This element of the policy seeks to ensure that balanced communities are created having regard to the relatively more and less suitable locations for family housing. It is considered that generally directing family units to the quieter parts of the AAP area is a sound principle.</p> <p>The St. William site straddles the more and less suitable for family housing boundary, so this site should certainly provide a mix of larger and smaller residential units.</p>	<p>No change necessary.</p>
<b>4. Amenity</b>		
<p>Fewer than five people living next to development sites wanted to see clear policies to protect their amenity (space, light, views and privacy) from new buildings.</p>	<p>This is already managed through policy DM1 of the Local Plan.</p>	<p>No change necessary.</p>
<b>5. Fear of demolition</b>		
<p>Fewer than five people living in homes not currently included in a site allocation (or even within the AAP area) that their homes would be demolished in future (e.g. Moore House and Harvey House in Hornsey, one resident on Parkland Road, the Scotch Estate, one house at N22 7TL, and another one behind Argos), and a small number of people who felt it was not clear in the AAP which streets and</p>	<p>The Allocations in this plan set a clear expectation of areas that the Council would support applications for redevelopment within. There may be applications that come forward outside this area, but it is considered that by focusing redevelopment into a relatively tight Growth Area, this allows greater</p>	<p>No change necessary.</p>



Issue	Council Response	Change Required
homes are in danger of demolition.	<p>scope for limiting development elsewhere.</p> <p>There can never be a guarantee that any site won't be proposed for development by a landowner, but there are no proposals for development outside of the Site Allocations in the document at the present time.</p>	
The Greater London Authority (GLA) strongly supported the level of new housing being proposed in the Wood Green AAP, but also wanted to explore the development capacity study that led to these housing numbers in more detail with Haringey Council.	We will continue to engage with the GLA.	No change necessary.
The GLA also noted that the policy should reference the requirement to provide at least the equivalent amount of affordable housing floorspace where existing housing estates are being demolished, and should also refer to the Mayor's draft Good Practice Guide to Estate Regeneration.	This is noted, a cross-reference to SP2 of the adopted Local Plan will be added.	Add cross-reference.
<b>6. Specialist Housing</b>		
One person noted that there is no mention of specialist housing for elderly people, or those with disabilities. Another suggested that more homes and communities should be built to Lifetime Neighbourhoods standards. A discussion on the topic of accessible housing at the consultation workshop for people with physical and sensory disabilities on 23 <sup>rd</sup> March 2017 raised the question of whether the 10% target for accessible new homes would be enough to rehouse every person with a disability	It is not considered that the 10% wheelchair accessible target needs to be reviewed	

Issue	Council Response	Change Required
who is currently on the housing waiting list, or whether this target should be raised.		
One person suggested that the AAP should consider locating housing for older people within or close to the town centre, as this will provide easy access to shops and amenities, help reduce isolation, and require less space than family sized housing.	The Council will expect the housing strategy to be the principle lever in ensuring sufficient and sustainable elderly accommodation is delivered in the borough.	Cross-reference the housing strategy.
<b>7. Equalities</b>		
One person commented that the equalities implications of the housing proposals were not clear, and that Haringey Council should complete an Equality Impact Assessment for this aspect of the AAP.	An EQIA will be completed as part of the SEA for the next version of the Document	No change necessary.
<b>8. Price pressure on privately rented accommodation</b>		
One person felt that more attention should be paid within the AAP to people living in private rented homes in the area, who will see their rents go up as Wood Green becomes more attractive, and are most likely to 'lose out' from the regeneration.	One purpose of building the housing allocated is to create additional supply which will reduce price increases in the London property market overall.	No change necessary.
<b>9. Noel Park Conservation Area</b>		
One person suggested that planning rules in the Noel Park Conservation Area could be relaxed to allow residents to extend and adapt their homes (e.g. to allow loft conversions) to accommodate growing families.	This is an issue for the Conservation Area management plan. It is noted that there are improvements that can be made to these properties, and that the Council is working to help these proceed.	No change necessary.
<b>10: New forms of housing</b>		

Issue	Council Response	Change Required
A few people suggested that the possibility of using low-cost container housing should be explored.	The Council is open to ideas about how to produce greater numbers of affordable housing. This proposal is a little too detailed to be included in the AAP however.	No change necessary.
<b>11: Solar Panels</b>		
One person suggested that solar panels should be built on new housing developments.	There are requirements for energy efficiency and renewable energy infrastructure and requirements in the London Plan, DMDPD. There is no need to repeat this in the WGAAP.	No change necessary.

WG3: Economy

**51 comments** were made on different aspects of this policy and how it could be improved

**44 comments** came from individuals

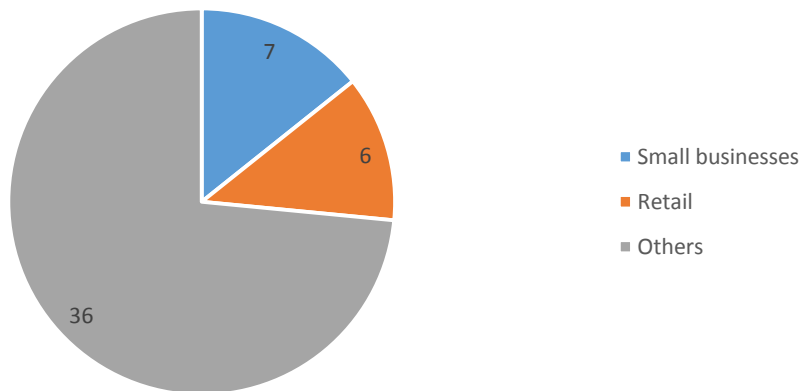
1 from a statutory consultation body (Transport for London)

**4** from landowners

**2** from other groups and organisations

Responses to this policy were scattered, with no single issue or issues dominating. On the whole, people were positive about creating jobs and boosting the local economy in Wood Green to help the area become more prosperous, but had questions about how exactly this was to be achieved, and safeguards that they would like to see in place to protect existing businesses and give local residents a stake in Wood Green's future economy.

What were the main issues raised about the economy policy (WG3)?



Issue	Council Response	Change Required
<b>1. Transitional arrangements and support for existing small businesses</b>		
<p>Several people noted that existing small businesses and organisations would be affected the most by the regeneration activities in the town centre, as they will be least able to afford the costs of relocation and potential loss of income. One person wanted to see more detail about the transitional arrangements that would be in place, and several others wanted to see more measures for supporting the growth of current small businesses, rather than focusing exclusively on attracting new (larger) businesses to the area. The Market Hall traders currently operating in the back of the Mall were singled out as</p>	<p>The Council is carrying out an audit of existing businesses in the AAP area, including what locational needs they have, and how this might interface with the redevelopment of the area.</p>	<p>Potential influences on the design of new developments to accommodate the long-term needs of local businesses will be included as development guidelines in Site Allocations.</p>
	<p>The Council considers that there is a significant emphasis on creating development which allows for a wide</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
a valuable local asset, who should be offered specific protections.	range of businesses in Wood Green in the document.	
	A new market location, plus new opportunities for market spaces on laneways and the Civic Boulevard are already proposed in the document.	No change necessary.
<b>2. Concerns about the wisdom of a retail-led approach to economic growth</b>		
Several people questioned the perceived reliance on retail employment to boost the economy of Wood Green. This was linked to comments made under the town centre policy (WG1: Town centre uses, boundary and frontages) about the shift away from high street shopping to online shopping, which makes expanding town centres a dangerous strategy.	<p>This is not correct. The capacity identified for new commercial space has a 101:72 split compared to gross new town centre uses, only some of which will be retail.</p> <p>It is recognised that online shopping is changing shopping trends, and that is why the town centre uses are identified as “town centre uses” not simply retail. People will increasingly visit centres for their range of food and drink and leisure opportunities, as well as retail.</p>	No change necessary.
Other commenters suggested that gearing the Wood Green economy around low-cost start-up and co-working space for creative and technology companies, or self-employed people, would be a better approach, and make the local offer more distinctive.	The Council agrees that there is significant opportunity for growth in sectors linked to these uses, and consider the Plan seeks to exploit this opportunity.	Be more specific about the types of employment space that will be acceptable on development sites in Wood Green.
<b>3. How was the 4,000 new jobs figure arrived at?</b>		
Fewer than five people questioned how the 4,000 new jobs figure had been arrived at, and others commented on the nature of the jobs to be created.	The Council expects that the 101,000m <sup>2</sup> of new commercial floorspace will create at least 4,000 new jobs within the centre.	No change necessary.

Issue	Council Response	Change Required
People wanted to see jobs that were paid a fair wage (London Living Wage or above), and at least some of which were targeted at the skills mix within the local population. One person also wanted to see apprenticeships and work experience opportunities offered to local young people.	The retail jobs will be in addition to these jobs.	
Transport for London (TfL) suggested that Haringey Council include some of the assumptions TfL have made about the economic benefits that Crossrail 2 will bring to Wood Green (e.g. shorter journey times, more travel options, a wider catchment area for potential employees) in the reasoned justification for this policy.	This is agreed.	Proliferate the reasoned justification to include the benefits identified by Transport for London.
<b>4. distribution of different types of employment space across the AAP area</b>		
Workspace (the owners of the Chocolate Factory and surrounding buildings) objected to sites that provide an ‘incubatory function’ (for start-up businesses) being required to offer affordable rents, arguing that it is unclear what exactly an ‘incubatory function’ is or what the evidence is that affordable business space would be needed. Similarly, LaSalle Investment Management (acting on behalf of the long leaseholders of 1-3 Guillemot Place and 1-4 Bittern Place) suggested that the wording of the policy should be amended to say that new affordable and creative workspace will be created ‘where feasible and viable’.	It is accepted that affordable rents will only be achievable in certain instances, and will be subject to viability.	Clarify that affordable rents will be sought only where viable on sites, in accordance with the DMDPD.
	The Council sees Wood Green as a location in which premises should be able to provide spaces in which businesses will form, and grow. This is an incubatory function.	Offer greater clarity about the reasons for “incubatory” employment floorspace.

Issue	Council Response	Change Required
<p>LaSalle, and also St William (developers of the Clarendon Gas Works site) and U + I Plc (owners of the Mecca Bingo site) commented on figure 7.8 on page 78 of the draft AAP, which suggests a blanket approach to where office/retail space and workspace will be provided across the area. St William requested clarity on what exactly 'workspace' means, and all three asked for the AAP to make it clearer that a mix of different types of business and employment space will be encouraged across all areas. St William suggested this figure be deleted.</p>	<p>It is agreed that greater clarity can be provided on this topic. New evidence is being sought that will help to set out the design implications of commercial development within the AAP area.</p>	<p>Offer greater clarity on the definitions of "office" and "workspace" including the types of each that will be expected in the Heartlands and High Rd sub-areas.</p>
<p><b>5. Locally-owned businesses should be given preference for space in the new town centre.</b></p>		
<p>One person suggested that locally-owned businesses should be given preference for space in the new town centre.</p>	<p>The needs of existing businesses will be looked into, to ensure that where appropriate new development is designed to accommodate their needs. It is not possible within the planning system to guarantee specific businesses space within new developments, however the Council may be able to play a coordinating role in this matter.</p>	<p>Be clearer on the design requirements of site allocations to support economic growth, including amongst existing businesses.</p>
<p><b>6. Commercial price rises</b></p>		
<p>One person wanted to see projections for how rents, business rates and affordability generally were likely to increase in Wood Green in future (for both businesses and residents).</p>	<p>It is not possible to forecast with certainty how prices will change. The affordability of prices is a step more difficult as what may be affordable for some will not be affordable for all.</p>	<p>No change necessary.</p>
<p><b>7. New housing spurring the economy</b></p>		



Issue	Council Response	Change Required
One person felt that the new housing being built in the Heartlands area, on the site of the old Clarendon Gas Works, and the influx of new residents to these homes, would be enough to boost the economy of Wood Green and attract new retailers into the town centre, without any other measures being necessary.	Undoubtedly it will have an effect, but unless spaces are built into the new development to capture that income, growth is unlikely to happen.	No change necessary.
One person questioned what would happen to the light industrial businesses currently located in the Heartlands area, and the jobs that these provide. This person argued that the AAP should seek to provide a mix of jobs of different skill levels, appropriate to the skills mix within the local population.	The Council is commissioning work to better understand the types of businesses in the Wood Green area, and how they contribute to the local economy. The Council will seek to retain as many uses locally as is feasible within the regeneration, and if relocation is necessary, try where possible to keep them within the borough.	Include reference to the findings of the local employment study.
<b>8. Better Mix of businesses</b>		
Several other comments were made that reflected the desire to see a better mix of shops and businesses - especially cafes and restaurants - in Wood Green, already discussed under policy WG1 earlier in the report.	It is noted that a wide range of town centre uses will be planned for in Wood Green.	No change necessary.

WG4: Wood Green Cultural Quarter

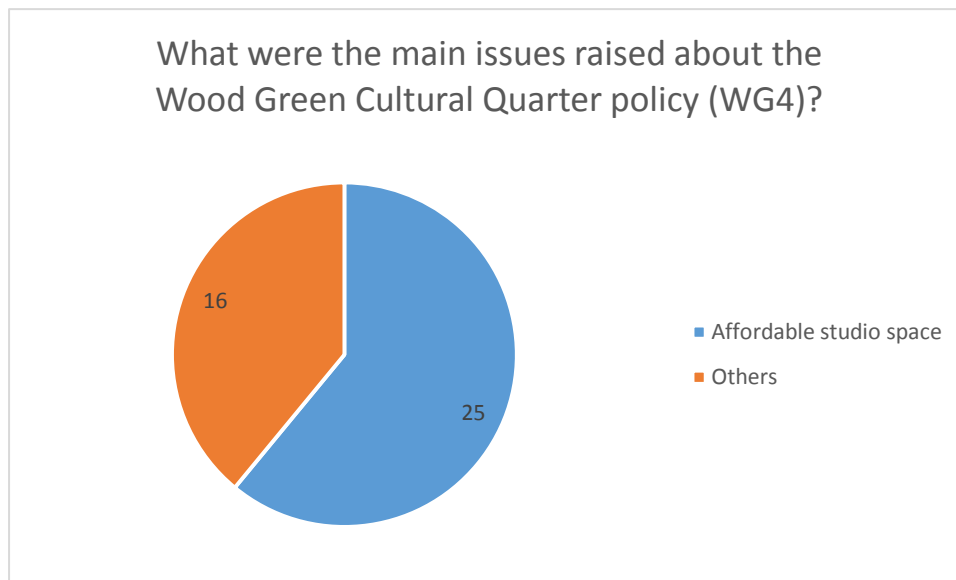
**41 comments** were made on different aspects of this policy and how it could be improved

**38 comments** came from individuals

**2** from landowners

**1** from other groups and organisations

Although there were a range of positive comments about the focus on developing the Cultural Quarter, increasing the number of people who work in the area, and opportunities for small businesses, these were mostly mixed in with concerns about what would happen to the existing artistic community occupying the Chocolate Factory buildings under the Collage Arts umbrella. The overwhelming concern was about whether this space would continue to be affordable to artists and other creative people currently renting studio space in the building.



Issue	Council Response	Change Required
<b>1. Maintaining affordable studio space for artists</b>		
The biggest area of concern regarding this policy was that the cost of renting studio space in the Cultural Quarter would go up, and this would have the effect of forcing out the community of artists already established there, and preventing new artists and companies from setting up in Wood Green.	The Council notes that rental price is an issue for the creative community. The Council will be undertaking an assessment of the existing businesses in the Cultural Quarter, to understand the potential options with regards the designing of new employment spaces.	Refer to the emerging employment study.
Many of the artists who responded were keen to emphasise that they had started out in Wood Green, and had chosen to remain in the area where they provided employment and education opportunities to local people, paid taxes and attracted visitors to the area, including some high-profile clients.	The Council agrees that the artistic community have a value to the local area, and will be commissioning evidence to understand how this can be optimised through new developments.	Refer to the emerging employment study.
Some people asked that when Workspace take over responsibility for renting out space in the Chocolate Factory, Collage Arts (the current landlord) should be provided with its own purpose-built building.	It is not within the scope of planning to ensure that one landowner is prioritised for new space. The AAP can seek particular sizes of units however, and the need for these will be evidenced through the emerging employment study.	Refer to the emerging employment study.
One person stated that when starting out only very basic space is required, and there should not be a temptation on the part of developers to offer more upmarket spaces in order to charge higher rents. Another person said that rents for artists space should be capped.	Noted. The Employment study will evidence the types of space that are appropriate for new commercial developments.	Refer to the emerging employment study.
<b>2. Improve the Cultural Quarter's appearance</b>		

Issue	Council Response	Change Required
Fewer than five people were supportive of making the Cultural Quarter a more welcoming, safe and family-friendly place to visit, with better lighting, more greenery and public spaces, and better signposting from the town centre.	The Council will work with landowners and partners in this area to create a high quality urban realm in this area.	No change necessary.
<b>3. Definition of “culturally-oriented commercial floorspace”</b>		
Workspace (owners of the Chocolate Factory buildings), in their response, questioned what is meant by ‘culturally-oriented commercial floorspace’ and how the planning system can control this.	It is considered appropriate that the “cultural” element of the requirement is included as part of the policy for the Cultural Quarter. The maximum amount of employment floorspace is clearly definable.	No change necessary.
<b>4. Access to Guillemot Place</b>		
LaSalle Investment Management (representing the long leaseholders of two sites in the Cultural Quarter, at Guillemot Place and Bittern Place) asked that it be made clear in the AAP that other commercial uses (such as cafes, restaurants, leisure facilities and different types of shops) will also be allowed. LaSalle also objected to the planned location for the new town square in the Cultural Quarter, as this would be at the only vehicle access to Guillemot Place. As the town square spans multiple site allocations and landowners, a Masterplan is needed to make sure that the landowners and developers co-ordinate their efforts, and do not do anything on their own sites that makes this new public space more difficult to build elsewhere.	Agree that a masterplanned approach will be necessary to ensure the area is optimized. This should have regard to ensuring that existing uses remain viable in the near term.	Ensure masterplan requirement references need to ensure existing businesses remain viable.
<b>5. Consultation with Artists</b>		

Issue	Council Response	Change Required
Several people commented that the existing artists working in the Cultural Quarter should be consulted on any plans for the Cultural Quarter. One person suggested that the policy for the Cultural Quarter should be to allow Collage Arts to apply for grants to develop the area on its own, rather than have regeneration 'engineered' from outside.	The AAP will not set a restriction on who can bring forward designs for sites, it will only seek to ensure that an appropriate mix of uses is identified.	No change necessary.
<b>6. Preferential rates for local people</b>		
One person suggested that local people should be given preferential rates when renting studio space.	This is not an issue, the AAP.	No change necessary.
<b>7. Public Art</b>		
One person suggested that space could be created for local artists to create and display public art, similar to the Fourth Plinth in Trafalgar Square.	This is a sensible suggestion.	Make reference to policy supporting public art projects in this area.
<b>8. New Theatre</b>		
One person requested that a theatre be built as part of the regeneration of the Cultural Quarter - something that is already mentioned in the draft AAP.	The Policy supports this use.	No change necessary.
<b>9. Objection to tall buildings</b>		
One person objected to tall buildings (10 stories or more) being built in the Cultural Quarter, as this would block the view between Alexandra Palace and the High Road.	This will be managed through the Local Views Policy, and the Tall Buildings policy.	No change necessary.

WG5: Wood Green's Urban Design Framework

**54 comments** were made on different aspects of this policy and how it could be improved

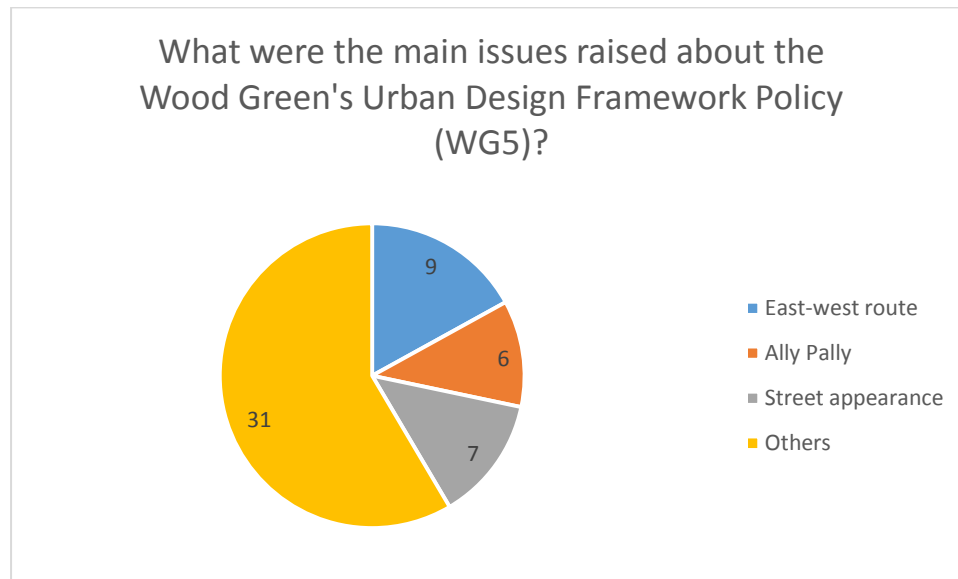
**44 comments** came from individuals

**1** from a statutory consultation body (Historic England)

**3** from landowners

**6** from other groups and organisations

The majority of comments on this policy focused on plans to create new principle East-West and North-South routes through the area, around which there was some confusion, particularly the exact location of the East-West route and the implications for Noel Park, and what is meant by a new 'link' to Alexandra Park and Palace.



Issue	Council Response	Change Required
<b>1. Concerns about the location of the new East-West route</b>		
<p>A number of objections were made to Moselle Avenue in Noel Park becoming part of a new East-West route for traffic. These objections seemed to stem from figure 7.10 on page 84 of the draft AAP, which shows a green arrow running along Moselle Avenue. People objected to this on the basis that Moselle Avenue is a narrow, residential road in a conservation area, and is not suitable as a 'through route' for traffic. Lordship Lane was suggested as a much more suitable main route for traffic coming into Wood Green from the east.</p>	<p>It is acknowledged that the map on p84 creates a misleading indication of the Council's ambitions for the Noel Park Conservation Area. What it is supposed to convey is that the area has an important role to play in connecting the east of the borough to Wood Green town centre via its quiet, pedestrian and cycle-friendly streets.</p>	<p>Modify the map to show the area as being generally suitable for pedestrian and cycling connections, clarifying that it is suitable for his use, not increased car movements.</p>
<p>One person was keen for easy pedestrian access from the High Road to Noel Park to continue, and for Noel Park to not be 'shut off' from improvements in the town centre.</p>	<p>This is agreed.</p>	
<p>Capital and Regional (the owners of the Mall) expressed support for a new east-west route, but were keen that there should be a flexible approach to the exact route and design of this.</p>	<p>It is important that policy provides a clear steer for future development of the town centre. There are relatively few routes where the east-west connections can go, and these will be identified in the AAP.</p>	<p>Identify the potential, and preferred location for an east-west connection.</p>
<b>2. Support for better access to Alexandra Park and Palace, but confusion around what exactly is intended</b>		
<p>People expressed support for creating better access to the green spaces of Alexandra Park across the railway line to the west of Wood Green. However, there seemed to be some confusion over the way in which this would be achieved.</p>	<p>Support for better access is noted.</p> <p>Alexandra Palace is a key open space asset for residents of Wood Green, and the values from the growth in Wood Green should in part be spent on improving this asset to make it more robust and better able to serve Wood Green's growing population.</p>	<p>The Wood Green Development Infrastructure Investment Strategy will identify what funding could be sought for improvements to the Park.</p>

Issue	Council Response	Change Required
<p>Two people objected to creating a ‘link’ to Alexandra Palace, arguing that this is an expensive, unfunded project, which would be harmful to the nature reserve and is being used to justify the expansion of the town centre. These commenters may be confusing the improved east-west walking route to Alexandra Park with plans mentioned elsewhere in the draft AAP to explore ‘alternative methods to transport visitors up the hill from Alexandra Palace station to Alexandra Palace’ (p64), and imagining a tram or cable car. One person said that the plans appeared to suggest the Penstock foot tunnel under the railway line would be part of a ‘new primary route’ for traffic, when this will only serve cyclists and pedestrians.</p>	<p>To clarify, there isn’t a proposal to open the Penstock foot tunnel up to vehicular traffic. Nor is there any indication that a tram or cable car is planned.</p> <p>It is considered that the Penstock tunnel could act as a better connection into the Park from Wood Green if it was straightened through the Hornsey Filter Beds site. This would potentially form part of a network of cycle and pedestrian routes connecting Wood Green with places in the west of the borough.</p>	<p>Identify the agreed routes to and through the Park as part of an improved set of network maps in the next version of the Plan.</p>
<p>The Alexandra Park and Palace Charitable Trust welcomed the plans, but stated that the layout of paths in the Park do not encourage people to travel further west on to Muswell Hill, and they currently have plans to change the layout of these paths.</p>	<p>The Council will engage with the Trust concerning the optimal routes to, and through the Park.</p>	<p>Identify the agreed routes to and through the Park as part of an improved set of network maps in the next version of the Plan.</p>
<p>Several people suggested making more of existing routes that connect Wood Green to the west, including Station Road, the footbridge at Alexandra Palace station and the Hornsey Railway Bridge, as well as the Penstock foot tunnel.</p>	<p>It is agreed that there are a number of potential connections to the west of the borough to/from Wood Green. These will be identified in more detail in the next version of the AAP.</p>	<p>Identify the agreed routes to the west of the borough as part of an improved set of network maps in the next version of the Plan.</p>
<p><b>3. Support for improving the overall appearance of streets</b></p>		
<p>Many people wanted to see greener, pleasanter streets in Wood Green, with more benches, greenery, hanging baskets and trees. Fountains, roof gardens, space for street performances and games like giant chess and table tennis were all also</p>	<p>Improved space for visitors to the centre to dwell, and an improved public realm overall is a key aim of the Local Plan.</p> <p>The Council is in the process of developing</p>	<p>Identify outcomes from the Design Code to be put into the AAP.</p>



Issue	Council Response	Change Required
<p>mentioned as ideas that should be considered by the planners. The idea of having places to sit and rest, eat lunch, or for children to run around and play in were all seen as positive features of the Urban Design Framework, which would encourage more community interaction and create a healthier, more relaxing environment. People also wanted to see better street cleaning, and better overall quality of design.</p>	<p>a design code for Wood Green which will set out principles for the inclusion of street furniture into the centre.</p> <p>The maintenance of the public realm is beyond the scope of the AAP, but the town centre BID may be a vehicle to address this point.</p>	
<p>The online consultation ‘map’ asked people what would help improve the area currently. The one thing that people most wanted to see change was the general appearance of streets, to make Wood Green a more attractive place to spend time. The top three reasons that people gave for feeling negative about the area currently were that it was unattractive (88 comments), badly designed (75 comments) and unwelcoming (72 comments). On the other hand, the top things people felt would improve the area were cleaner, pleasanter streets (122 comments), street planting (79 comments), making it easier to walk and cycle (75 comments), better pedestrian links (72 comments) and better designed buildings (69 comments).</p>		
<p><b>4. Historic England on Landmark Buildings</b></p>		
<p>Historic England welcomed the Urban Design Framework policy, but felt that the definition of a ‘landmark building’ should be expanded to make it</p>	<p>The Council is in the process of producing a design code for Wood Green.</p>	<p>Incorporate a design code into the next version of the AAP.</p>

Issue	Council Response	Change Required
clear that any new 'landmarks' must fit into the local and historical context. They also suggested that the Council consider drafting design codes for each of the four subareas within Wood Green to promote high quality design, and maintain a distinct identity for each area, where old and new buildings possess shared characteristics.	Further detail could be added to the landmark locations to cement their role in making a place.	Consider adding more detail into the landmark buildings policy, particularly having regard to their function, and local character implications.
<b>5. Landmark buildings</b>		
Two landowners/developers - Workspace and three clients bringing forward development of the West Indian Cultural Centre site - also commented on the plans to create new landmark buildings in the Wood Green area. Workspace felt that figure 7.12 on p87 should distinguish between existing landmark buildings (like the Chocolate Factory) and locations for potential new ones - they identified the Parma House site as one possible location.	This is agreed, existing heritage buildings are important landmarks in their own right and will be added to this map.	Add heritage buildings to the landmark buildings map.
<b>6. Landmark Building (Clarendon Rd South)</b>		
The West Indian Cultural Centre consortium suggested that the wording of point 2 of the policy be changed to say that landmark buildings should emphasise the major points of arrival <i>into the AAP area</i> , rather than into the town centre. The West Indian Cultural Centre site would be a potential gateway site into the AAP area that could accommodate a tall/landmark building.	The AAP area and the Town Centre are different things. Whereas the Council does feel there is value in helping to mark the entrance to the town centre, it is not clear why the entrance to the AAP area would be of significance.	No change necessary.
<b>7. Accessibility</b>		

Issue	Council Response	Change Required
Fewer than five people wanted the Urban Design Framework to include accessibility requirements for the town centre, such as wheelchair-accessible shops and toilets, flashing fire alarms for deaf people, mobility scooter and wheelchair lanes, mobility scooter hire points, etc. Toilets should be designed to the Changing Places standards.	It is considered appropriate that all new development should be wheelchair accessible. It may be possible for additional guidance that helps disabled visitors navigate around the centre could be produced.	Potentially create a disabled access map.
<b>8. North-South Route</b>		
Fewer than five people were concerned that the proposed North-South route would channel more traffic along Wightman Road, which appeared to be a 'new primary route' in some of the maps (e.g. figure 7.10). This was a major objection to policy WG11: Transport, and is covered in more detail within that section later in the report.	It is noted that the map is misleading, the "primary route" is supposed to indicate pedestrian and cycling load around the town centre, not vehicle traffic.	Make clearer modal maps for the next version of the document.
<b>9. Preserve Historic Buildings</b>		
Fewer than five people expressed support for preserving as many historical buildings and features as possible - including the Victorian terraced housing around Caxton Road. Several other comments suggested reframing the Urban Design Framework policy to make it more about building on the existing character of Wood Green, rather than all about new buildings.	Heritage assets are identified in the AAP, and the urban design framework references the character areas into which site allocations fall into, so that they pay reference to their surroundings. It is considered that the detail on the character areas could be greater in the policy.	Expand on the detail included as detail of each character area in the policy.
	The properties on Mayes and Caxton Rd are not considered to be of significant heritage value. They are part of the existing character of the area, and as such any development on or adjacent to these streets should reflect the character of the	No change necessary.

Issue	Council Response	Change Required
	area.	
<b>10. Respect the existing and historic layout of paths and the character of open spaces</b>		
Two people asked for cycle and other planned transport routes to respect the existing and historic layout of paths and the character of open spaces, such as Wood Green Common and Avenue Gardens.	The Council's policy is that cycle and pedestrian routes should connect local open spaces. Baring this in mind it is logical that non-motorised transport routes should traverse through open spaces. This should always be respectful of the character of the existing park, and should be seen as improving the quality of the park, not being of detriment to it.	Create modal maps of transport flows in Haringey, and identify where and how impacts on parks need to be managed.
<b>11. Cycling connections</b>		
The Haringey Cycle Campaign noted that the upgraded LCN 54 east-west cycle route will need to have dedicated cycle lanes to keep pedestrians and cyclists separate. Not all cycle routes in the area will need to be 'bike-only', but planners will need to think about how cycle routes intersect with other routes (pavements and main roads) so that cyclists can move freely around the area. They were also supportive of the aim to open up new connections across the area.	It is agreed that an audit of the cycle, vehicle, and pedestrian routes within the area should be mapped so that the opportunities for dedicated, or non-dedicated cycle routes can be identified.	Create modal maps for the Wood Green AAP.
<b>12. Pedestrianise the High Road</b>		
Two comments recommended pedestrianising the High Road.	The stopping up of the High Rd to traffic is not considered to be a realistic intervention due to the significant transport impact this would have on the north London road network.	No change necessary.
<b>13. Widen Pavements</b>		

Issue	Council Response	Change Required
Two comments expressed support for widening pavements throughout the area	The width of pavements will be identified through the provision of a design code within the next version of the document.	Incorporate a design code into the next version of the AAP.
<b>14. Improve lighting &amp; security</b>		
One person suggested improvements to lighting and security within the design of the town centre.	This is agreed.	Make mention that proposals which support improved lighting and security/ safety will be supported.

WG6: Tall buildings and local views

**43 comments** were made on different aspects of this policy and how it could be improved

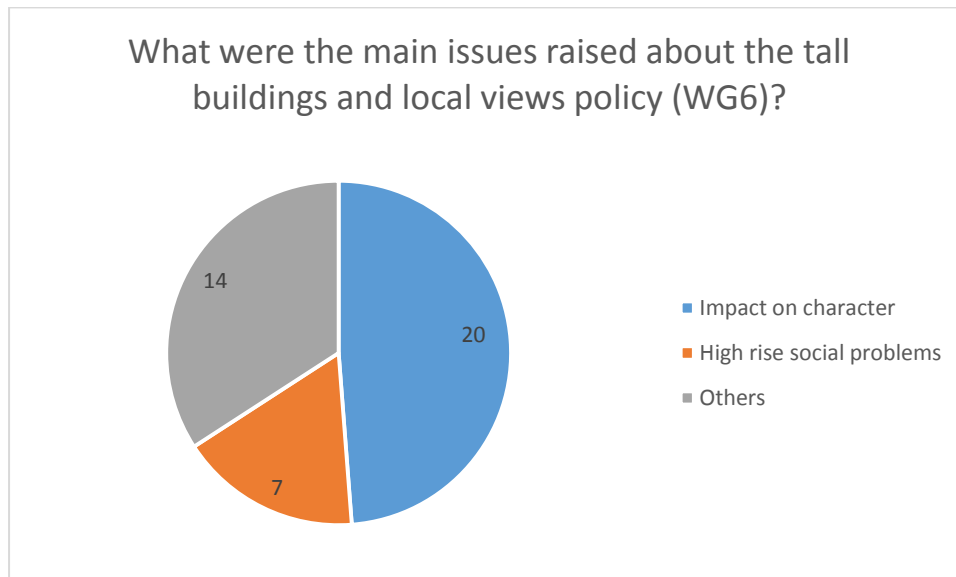
**35 comments** came from individuals

**2** from statutory consultation bodies (Historic England, Greater London Authority)

**3** from landowners

**3** from other groups and organisations

This policy attracted a large number of objections, as many people were strongly opposed to the idea of ‘tall buildings’ (seen as any building above 10 stories) in Wood Green. Concerns were also raised about the intention of having public viewing platforms at the top of some of these buildings.



Issue	Council Response	Change Required
<b>1. Objections to tall buildings due to negative impact on the character of the local area</b>		
The majority of people commenting on this policy strongly disagreed that Wood Green is a suitable location for tall buildings. These were seen as out of proportion with existing buildings in the area, none of which are taller than 10 stories, and as harmful to the character and appearance of the area.	The DMDPD establishes Wood Green as an area potentially suitable for tall buildings. The WGAAP is required to be in conformity with other Local Plan documents.	No change necessary.
Other commenters felt that tall buildings would have a direct negative impact on the surrounding physical environment, including loss of privacy and light for surrounding buildings including existing homes, the creation of wind tunnels, and overshadowing of the new public spaces and café culture that the AAP aims to create in the town centre.	The potential negative impacts of tall buildings are identified, and a policy basis for examining and mitigating the impacts is established in Policy DM7. These will be managed on a case-by-case basis.	No change necessary.
LaSalle Investment Management, which represents the leaseholders of two sites in the Heartlands area, requested that a clause be added to this policy to ensure that any tall/landmark buildings do not make neighbouring site allocations less attractive to developers.	The potential negative impacts of tall buildings are identified, and a policy basis for examining and mitigating the impacts is established in Policy DM7. These will be managed on a case-by-case basis.	No change necessary.
Historic England, in their response, claimed that the current AAP in its draft form does not contain measures to counteract the negative impact of tall buildings, including the cumulative effect of many tall buildings on the area and on its historic buildings. No maximum heights or parameters are set for the new tall buildings; this will need to be addressed in the Tall Buildings Supplementary Planning Document (SPD). The Strategic Environmental Assessment (SEA) of the	The potential negative impacts of tall buildings are identified, and a policy basis for examining and mitigating the impacts is established in Policy DM7. These will be managed on a case-by-case basis.	No change necessary.

Issue	Council Response	Change Required
Sustainability Appraisal will also need to consider the significance of heritage assets and settings.		
<b>2. Objections to high rise residential buildings for social reasons</b>		
Another set of objections focused on the social problems caused by living in high rise tower blocks, including depression and anxiety, alienation and crime. People felt that tower blocks did not foster a sense of community or good mental health, and should be avoided.	It is not considered that there is a clear consensus that living in a tall building creates the effects identified. These potential effects have many causes, and while the architecture of new buildings can have some effect, it is not simply that buildings are tall which create the effects stated.	No change necessary.
<b>3. Views of Alexandra Palace</b>		
Fewer than five responses welcomed the emphasis on protecting views of Alexandra Palace, and creating new ones. However, the Alexandra Park and Palace Conservation Area Advisory Committee expressed concern that existing viewing corridors to the Palace had not always been observed in recent developments.	Support is noted, and the AAP cannot be implemented retroactively.	No change necessary.
The Friends of Alexandra Park requested that the open outlook from the lower part of the Park should also be taken into account when buildings are being planned in the Heartlands area.	As the Park is part of the Alexandra Palace Conservation Area, the outlook from within it will be considered when considering planning applications on nearby sites.	No change necessary.
<b>4. Viewing Platforms</b>		
Fewer than five people questioned whether it was either realistic or desirable to have public viewing platforms at the top of tall buildings. St William (the developers for the Clarendon Gas Works site) strongly objected to including viewing platforms	The provision of top-floor uses for public value is considered to be a sound aspiration, and in line with London Plan policy. The location of Wood Green to the north of the City, and close to Alexandra	Clarify that viewing platforms will be supported, as an aspiration, and subject to viability and feasibility.



Issue	Council Response	Change Required
with public access in residential buildings, due to privacy and security concerns. Another commenter also felt that residents in ‘luxury flats’ would not want people travelling up and down in the lifts to and from the top floor.	Palace offers a unique opportunity to have a top-floor use celebrating this situation. It is however recognised that it may not be appropriate in every single tall building.	
One person suggested that a viewing platform could be built on top of the Mall (instead of demolishing it), to create the desired rooftop views, and another suggested that the policy could pay more attention to creative use of low rise buildings and rooftop spaces.	The owner of the Mall has indicated that the site is available for redevelopment, and the Council agrees that it would be in the best interests of the town centre to redevelop it.	
The Greater London Authority (GLA) was supportive of a design-led approach to new tall buildings that considers each one on a case-by-case basis. However, they recommended that the next draft of the AAP should include a ‘massing model’ to show how tall buildings might be distributed across the area, for the benefit of the local community.	There is already a visual massing model in the document.	Update the Visual Image of potential development.
<b>5. Objection/clarification of the new view to Alexandra Palace</b>		
The response submitted by Workspace (owners of the Chocolate Factory) questioned how the view corridors in figure 7.13 on p89 of the draft AAP had been arrived at, and what criteria planning applications for new buildings will be assessed against - particularly for the new local view that is being created from Wood Green High Road/the town square to Alexandra Palace, as this does not exist yet.	<p>The existing viewing corridors are identified in Policy DM5.</p> <p>The new view is a Policy aspiration to establish a visual connection between the High Rd and Alexandra Palace in the heart of the town centre.</p>	No change necessary.
<b>6. Justification for landmark buildings</b>		

Issue	Council Response	Change Required
One person asked for justification of why certain locations had been chosen for landmark buildings, as the current explanation that they ‘mark something’ is too vague.	The current set of landmark buildings was established to mark key thresholds of new pieces of public realm within the AAP area. These are supposed to help draw visitors through the area.	Further clarity to be provided as to the definition or applicability of a ‘landmark building’
One person said that any new tower blocks in the area should be high quality, secure for residents, and sit well within the surrounding area and community, enhancing it rather than separate from it.	This is in conformity with the existing Policy on tall buildings in the DMDPD.	No change necessary.
<b>7. Support for statement buildings</b>		
One person was positive about statement buildings and interesting architecture in the area.	Noted.	No change necessary.

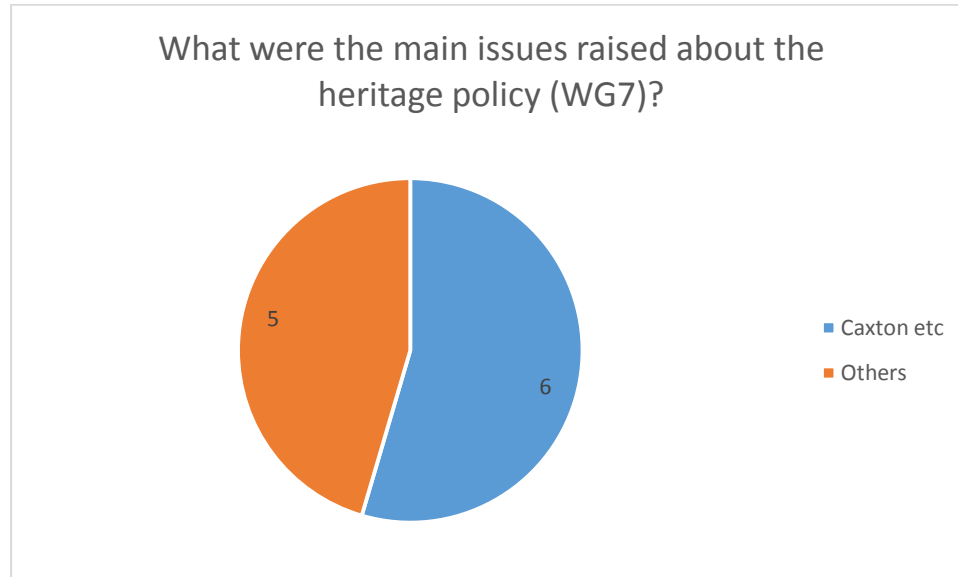
WG7: Heritage

**11 comments** were made on different aspects of this policy and how it could be improved

**10 comments** came from individuals

**1** from a statutory consultation body (Historic England)

Only a handful of comments were made that referred specifically to the heritage policy. However, protecting the heritage and culture of Wood Green was a cross-cutting theme that featured strongly in comments made across many other policies and topics, such as maintaining the diversity and sense of place in the town centre, not demolishing streets of historic housing and not allowing new tall buildings to dominate neighbouring heritage areas. Whilst there was general support for the heritage policy the comments are generally negative, neutral or mixed on the basis that in many places the AAP as a whole did not appear to reflect this policy.



Issue	Council Response	Change Required
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Issue	Council Response	Change Required
<b>1. Maintaining a sense of history and place</b>		
<p>There was strong support for maintaining a sense of history and place at street level, including preserving historic buildings and mixing them in with newer ones. Of the eleven comments received on this policy, six mentioned the homes around Caxton Road and opposed their demolition. One person commented that allowing buildings like these, as well as the Civic Centre and Wood Green Library, to be demolished appeared to completely contradict the aims of this policy.</p>	<p>The Council agrees, and where existing buildings make a particularly positive contribution to the town centre, both in terms of design and use, they are proposed to be retained, notably the terraces of Wood Green along the high Rd. The Heartlands area is proposed for more comprehensive redevelopment, but particularly good examples of industrial architecture are proposed to be retained, including the Chocolate Factory Buildings 1 &amp; 2.</p> <p>There is not considered to be a significant heritage value to the properties on Mayes and Caxton Rd, or in the case of the Wood Green Library building. The Civic Centre building is a locally listed asset, and as such there needs to be a clear justification that the benefits of any redevelopment would be higher than the cost accorded to the loss of the asset.</p>	<p>No change necessary.</p>
<b>2. Conservation-led regeneration</b>		
<p>One person argued that heritage and conservation should be the focus of regeneration, rather than an afterthought.</p>	<p>Heritage and conservation is an intrinsic part of planning, and as such will be included as a consideration as part of the creation of any planning document.</p>	<p>No change necessary.</p>
<b>3. Green Rooms a positive example</b>		
<p>One person highlighted the Green Rooms Hotel on Station Road as a good example of bringing a historic building back into use, at a very low cost.</p>	<p>Noted. The AAP references the refurbishment of existing heritage assets in Part 2 (C) of the policy. These will be</p>	<p>List heritage assets and include a map.</p>

Issue	Council Response	Change Required
This should be encouraged for other buildings on the High Road.	mapped and listed in the Reasoned Justification in the next version of the document.	
<b>4. Alexandra Palace is an asset</b>		
One person suggested that Alexandra Palace should be seen as a heritage asset belonging to the area, and the policy should look at how to encourage better use of the land and buildings.	The Palace has its own masterplan to ensure the best use is made of the buildings and parkland within its grounds. The AAP supports this by controlling viewing corridors and improving access between the Park/Palace and Wood Green.	No change necessary.
<b>5. Archaeological remains</b>		
Historic England requested that a sentence be added to point 1 of the policy to state that ‘the preservation and improved public understanding of significant archaeological remains affected by development will be required’. All undesignated heritage assets, including known sites of archaeological significance, within the area should be listed in the ‘Portrait of the area’ section of the AAP.	Agreed.	Amend portrait of the area, and part 1 of the policy as suggested.

WG8: Green Grid/New Urban Spaces

**37 comments** were made on different aspects of this policy and how it could be improved

**31 comments** came from individuals

**1** from a statutory consultation body (Environment Agency)

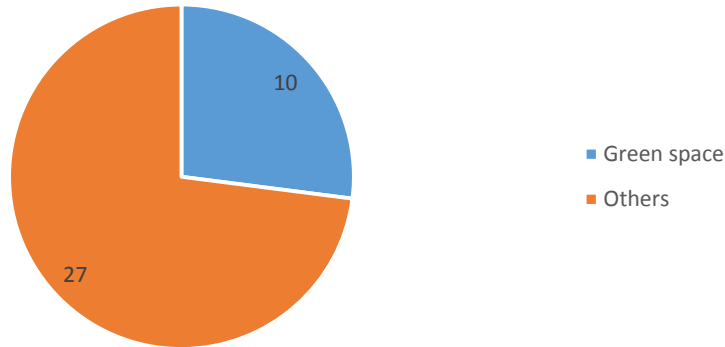
**1** from landowners

**4** from other groups and organisations

This policy was generally welcomed - people liked the idea of more open spaces, particularly green spaces and greenery generally, and better access to the open space of Alexandra Park, which it was acknowledged is currently underused by people living in and around Wood Green. There was also support for improving cycling and walking links across the area. However, there was a sense that this policy could be more ambitious, and long-term investment would be needed to prove that the new spaces would not be created and then left to decline.

Some comments made here crossed over with policy WG5: Wood Green's Urban Design Framework and echoed concerns about the extent to which 'new urban spaces' were being created at the expense of existing local character and historic architecture. These have already been covered within the Urban Design Framework section.

What were the main issues raised about the Green Grid/New Urban Spaces policy (WG8)?



Issue	Council Response	Change Required
<b>1. Increasing the amount of green space overall</b>		
The creation of new open spaces was welcomed, but people particularly wanted to see new green space ('pocket parks' and allotments), rather than simply town squares and other urban spaces. The Parkside Malvern Residents Association requested that the map for this policy (figure 7.17 on p94) distinguish between 'new open space' and green space, to make this difference clearer.	There are limited opportunities to create new additional open space, due to Wood Green's location as a built up town centre, and its designation as a growth area. The only significant piece of new open space is likely to be the Moselle River park in the Clarendon Rd site.	The map will be updated to identify the new open space.
Several people raised concerns about the current deficiency of open space in the AAP area, particularly in the west, which is noted within the draft AAP. As the large influx of new residents will place even more demand on available open space, this policy will need to demonstrate that the	There is some deficiency of open space in the AAP area, and the new open space in the Clarendon Rd site will help to address this. Due to Wood Green's designation as a growth area, and it being predominantly previously developed, opportunities for	No change necessary.

Issue	Council Response	Change Required
increase in open space will match the increase in demand, and not make this deficiency worse.	new significant open spaces are limited. The alternative is to make better use of existing open spaces, and improve access to them.	
At a minimum, several people wanted to see an addition to this policy committing to preserve all existing green spaces.	This is provided in policy DM20.	No change necessary.
<b>2. Deculverting</b>		
Both the Environment Agency and the charity Thames21, as well as local residents, argued strongly in favour of deculverting, or ‘daylighting’ the River Moselle, which currently runs underground through Wood Green. The Environment Agency were disappointed that their comprehensive response, submitted during the previous round of consultation, had not been picked up in the draft AAP. Although they welcomed references made in the draft to ‘opportunities to celebrate the Moselle Brook’, they asked that this be made more prominent, for example with the Brook marked on maps such as figures 5.1 and 5.5, with the New River more clearly labelled on figure 5.1 as well.	Deculverting is supported by Local Plan Policy SP5, and will be referenced appropriately in the Policy. This has to be considered in light of the feasibility and viability of delivering this on a development site.	Ensure SP5 is appropriately referenced in all Site Allocations.
One person highlighted the Woodberry Down estate regeneration at Manor House as a good example of where developers have worked with environmental charities to create open spaces that benefit both people and wildlife. This person felt that a similar approach could be adopted to the New River, to create a ‘green link’ to Alexandra Park. Thames21 argued that any new spaces created along rivers could be used to host markets and events, as well as	Noted, this is one of the aims of the Hornsey Filter Beds site.	Ensure the approach advocated is integrated into the relevant policy and site allocations.



Issue	Council Response	Change Required
provide a new space for people to spend time and relax.		
One person commented that the rivers in Wood Green needed to be cleaned up, and the Environment Agency with their response included the two Water Framework Directives that are currently in place for the AAP area - one for the New River and one for the Moselle Brook. These set out actions to improve the quality of both waterways, which should be incorporated into the AAP.	These documents will be investigated for opportunities to improve watercourses in the borough. The Local Plan already has a Strategic Policy identifying that opportunities to improve water quality will be supported.	Check to see what schemes could be incorporated into the AAP.
<b>3. Improving existing open spaces</b>		
Fewer than five people questioned what money would be available to upgrade, improve and maintain existing and new green and open spaces. There were concerns that without careful management, some spaces would become hotspots for crime and drunken antisocial behaviour, particularly where these back on to residential streets and gardens (e.g. behind Bradley Road). People suggested that set opening and closing times, and a nature hut like the one in Railways Fields further down Green Lanes with volunteers to manage it, could be appropriate ways of looking after the space.	There may be £CIL revenues that can be spent on improving, and improving access to open spaces in Wood Green. Decisions regarding this will be explored through the Wood Green Development Infrastructure Investment Strategy.	Identify opportunities in the AAP, with costings identified in more detail in the Development Infrastructure Investment Strategy.
<b>4. Tackle traffic to improve open spaces</b>		
Fewer than five people felt that additional steps would need to be taken to tackle traffic and air pollution for people to be able to truly enjoy open spaces in the centre of Wood Green. These issues	Noted, they are addressed in response to WG11.	No change necessary.

Issue	Council Response	Change Required
are covered in more detail within the comments on policy WG11: Transport.		
<b>5. Objection to “Town square”</b>		
One person felt that the proposed new ‘town square’ would turn out to be a generic pedestrianised shopping street, and suggested scrapping this idea and instead pedestrianizing Station Road to support the café culture in that area.	Station Rd is an important transport route linking the Underground Station with Alexandra Palace rail station. Removing it from having a traffic-carrying function would have significant implications for the surrounding road network (and bus network)	No change necessary.
	The purpose of allocating a town square is to create a new piece of urban realm which will stand apart from the High Rd, which will continue to be a shopping street. The new square will add places to stop and dwell, as well as a range of town centre uses surrounding it.	No change necessary.
<b>6. Indigenous plants</b>		
One person wanted to see a replanting programme for indigenous trees and wildflower species across Wood Green.	It is considered that instead of prescribing particular types of plants, the AAP should identify the opportunities for improvements to open spaces, and the types of plants should be identified at the detailed design stage.	No change necessary.
<b>7. Higher priority for environmental considerations</b>		
One person wanted to see environmental considerations given higher priority throughout the AAP.	There are existing environmental policies in the Local Plan: Strategic Policies, and Development Management DPD.	No change necessary.

WG9: Community Infrastructure

**114 comments** were made on different aspects of this policy and how it could be improved

**100 comments** came from individuals

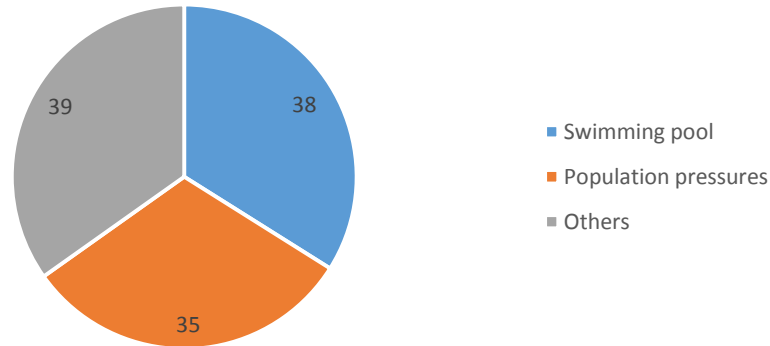
**1** from a statutory consultation body (Environment Agency)

**1** from landowners

**12** from other groups and organisations

Responses to this policy were dominated by calls for a new swimming pool and leisure centre in Wood Green - of the 113 comments made about this policy, 38 (roughly a third) directly mentioned a swimming pool, while a further 5 requested a 'leisure centre' without specifically mentioning a pool. In addition, over a thousand people signed petitions asking Haringey Council to build a new swimming pool in Wood Green.

What were the main issues raised about the community infrastructure policy (WG9)?



Issue	Council Response	Change Required
<b>1. Support for a new swimming pool in Wood Green</b>		
<p>A campaign, led by Haringey Aquatics, attracted huge support for a new swimming pool to be provided as part of the overall regeneration of Wood Green. In addition to the 38 comments made via Commonplace or in writing to Haringey Council, 1,402 people signed one of two separate petitions calling for a new swimming pool in Wood Green. The desire for a new swimming pool was also mentioned - unprompted - in four of our nine consultation workshops. Support for a new swimming pool in Wood Green was also strong on the online consultation 'map'. Ten comments expressing support for a new swimming pool attracted 63 agreements. The Morrison's site was</p>	<p>The Council notes that there is a currently unmet need for additional swimming lanes in the centre of the borough. This will be referenced in the AAP. It is considered that there is a sufficient quantum of town centre space to accommodate a new swimming facility within the AAP at present.</p>	<p>The need for additional swimming capacity will be identified in the AAP, and proposals supported. Funding for a new swimming facility will be considered having regard to the other types of infrastructure required in Wood Green.</p>

Issue	Council Response	Change Required
suggested as a good location for this. One other comment (with 9 agreements) suggested that the new pool could be at the Civic Centre.		
Supporters of a new swimming pool drew attention to the fact that Haringey currently only has two swimming pools, both of which are overcrowded, and this prevents more people from adopting an active, healthy lifestyle. The pool could also contribute to the target for 4,000 new jobs in the local area, and fits with Haringey Council's health and wellbeing agenda to tackle obesity.		
The new pool should be able to support competitive swimming and water sports, but also provide an affordable leisure space for the whole community. The Morrison's site was identified by some people on the Commonplace map as a potential location for the new pool. Others suggested that a lido pool for outdoor swimming could be created on the Hornsey Filter Beds or in Lordship Recreation Ground. One person suggested bringing the Decorium back into use as a swimming pool.		
Several people noted that a swimming pool had been requested by local residents during the 2016 consultation, and was also identified as a need in Haringey Council's own infrastructure assessment in 2013.		
<b>2. General concerns about pressure from a growing population</b>		
People raised a wide range of concerns about how the influx of new residents to Wood Green would impact on local services and facilities, including health services (GPs, hospitals and mental health	Concern on this issue is noted. The Local Plan is supported by an Development Infrastructure Investment Strategy which identifies all of the planned infrastructure	Land will be identified where necessary in the AAP. Infrastructure arrangements requiring

Issue	Council Response	Change Required
<p>services), schools, children’s centres, nurseries, the emergency services, outdoor space, parking spaces, public transport and bin collection. People were concerned that the full impact had not been fully quantified or outlined in the AAP, and as a consequence felt that the single two-form entry primary school and new GP surgery specified in the policy would be insufficient.</p>	<p>improvements across Haringey, particularly the education and health needs arising from new development.</p> <p>Other infrastructures such as the police and emergency services have a requirement to provide adequate services to growing populations and do not fall under the Council’s control. In these sectors we will work with partners to ensure that land is identified as necessary to accommodate future need.</p>	<p>funding will be co-ordinated through the Development Infrastructure Investment Strategy.</p>
<p>North Middlesex University Hospital NHS Trust felt that further detailed scoping work was needed to understand what impact the increase in population would have on local hospitals and mental health services, as well as GPs. Others echoed this, asking for more specific details about the numbers of new facilities that would be provided, and proof that this would be enough to cope with demand.</p>	<p>The Council has been working with the NHS CCG to ensure that adequate local premises are provided to meet health needs. The Council urges the North Middlesex Trust to ensure that it’s concerns are included in the NHS’s local planning inputs into the plan.</p>	<p>No change necessary.</p>
<p><b>3. Secondary School Provision</b></p>		
<p>Fewer than five people questioned why Haringey Council did not expect there to be any need for a new secondary school. Heartlands School is already oversubscribed, and the Council should not be planning for secondary school age pupils to be travelling longer distances across the borough to go to school, putting more pressure on already overcrowded buses and stopping children and young people from feeling a sense of connection to their local community.</p>	<p>The Local School Place Planning Report has not identified any unmet need for secondary school provision in the borough over the Plan period.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
Parents who attended a consultation workshop on 13 <sup>th</sup> March 2017 highlighted this as a particular area of concern, and a way in which the AAP plans could potentially negatively impact on children and families.	An Equalities Impact Assessment will be carried out as part of the Sustainability Appraisal into the Plan.	No change necessary.
<b>4. New Facilities</b>		
A range of other suggestions were made for facilities that could be provided to the local community under this policy. These included an ESOL English language college, a soft play area, outdoor play areas and an outdoor gym, sports facilities, youth clubs, a day care centre, bike parking, a community garden and allotments. One person suggested that free public wifi should be offered, like in Islington.	There are a number of small language schools in Wood Green, and the plan allocates significant, flexible office space that these centres can operate from.	The plan should reference the need to appropriately design office space so that it can cater for (predominantly privately operated) educational uses.
	Bike Parking standards are set in the DMDPD.	No change necessary.
	<p>Opportunities to improve existing open spaces will be developed in the Local Plan.</p> <p>There is limited scope for creating new open spaces such as sports pitches and allotments in the AAP area, due to the already built-up nature of the area. It is possible for the Plan to support investigating opportunities for new sports provision on the roofs of new developments however.</p>	<p>Ensure that more detail is added to show the types of improvements that will be actioned in the borough's local open spaces.</p> <p>Add reference to supporting the investigation of opportunities to provide leisure/ sports uses on top of new developments.</p>
	Free WiFi will be considered through the Development Infrastructure Investment Strategy, as it is not directly a planning	Investigate the benefits of free town centre wifi in the Development

Issue	Council Response	Change Required
	matter. Policies already support providing infrastructure for improved telecommunications infrastructure.	Infrastructure Investment Strategy.
<b>5. Something for people of all ages</b>		
There should be something offered to all age groups - from families with young children, teenagers and younger people to the older generation. People who attended our 'over 60s' consultation workshop on 6 <sup>th</sup> March 2017 asked for more attention to be paid to the needs of older people within the community infrastructure policy.	The Council will engage to understand what the specific needs of older people are that could be transposed and delivered through the AAP.	Consider whether policies or site allocations require further requirements to meet older persons needs.
<b>6. Disabled toilets</b>		
People with physical and sensory disabilities who attended a consultation workshop called for more disabled facilities to be provided within the town centre - particularly public disabled toilets, as there is currently only one, in Wood Green Library. At least one toilet should be provided that meets the Changing Places standards for people with more complex disabilities, for a whom a standard disabled toilet would not be suitable.	It is agreed that as a Metropolitan Town Centre, that the widest range of disabled facilities should be provided.	Include reference to the need for a Changing Places facility in the community infrastructure policy, as well as WG SA9.
<b>7. Wheelchair accessibility</b>		
At this workshop, it was also noted that the current council offices are not easily accessible to wheelchair users, and this should be addressed in the design of the new council offices.	All new civic buildings are required to be wheelchair accessible by building regulations.	No change necessary.
<b>8. Community Centres</b>		
Catherine West, MP for Hornsey and Wood Green, wanted to see a firmer commitment made within the AAP to keeping good quality and good sized	The Council is undertaking a community buildings review to ensure that critical facilities are not lost.	Include the results from the community building review.



Issue	Council Response	Change Required
community centres within Wood Green.		
<b>9. Civic Offices</b>		
Fewer than five people objected to plans to build new council offices in the new Civic Square. Although one person acknowledged that the current offices could be better located, they also questioned whether money should be spent on this in the context of wider cuts to spending on services. Defend Council Housing also agreed that this money should be spent on services.	The purpose of redeveloping the Council's offices is to make the most efficient use of the Council's land, thereby freeing up money to be spent on other services, in the context of reduced grant from central Government.	No change necessary.
<b>10. Timing of infrastructure</b>		
Parkside Malvern Residents Association requested that infrastructure be put in place before people begin moving into new houses, rather than afterwards.	There is always an aim for infrastructure to be delivered at the point of occupation of new developments, to seek to ensure that it is provided in the most cost-effective manner. Delivering too early would be inefficient.	No change necessary.
<b>11. Environmental Infrastructure</b>		
The Environment Agency suggested that the policy should include an aim to improve environmental infrastructure, such as local waterways and flood defences.	This is in line with Policy SP5 of the Local Plan: Strategic Policies.	Add aspiration to improve waterways (New River & Moselle)
<b>12. Area 51</b>		
Area 51, a local education charity working with young people with learning disabilities, requested that it be named an education provider or provider of community facilities in the AAP, as other organisations currently are, and asked to form part of a new multi-purpose community facility like the	It is recognised that Area 51 provide an important service meeting needs across London. The Council does not what to see developments reduce capacity of existing infrastructure, but additionally it cannot protect a specific business, as it only	Include requirement to ensure reprovision of community uses prior to redevelopment.

Issue	Council Response	Change Required
one being planned at the West Indian Cultural Centre site.	controls the use of buildings, not the users. The relevant Site Allocations will include reference to requiring the reprovision of community infrastructure uses prior to redevelopment of relevant premises, in line with SP16.	

**26 comments** were made on different aspects of this policy and how it could be improved

**23 comments** came from individuals

**1** from a statutory consultation body (Metropolitan Police) **2** from other groups and organisations

People were on the whole in favour of attempts to make Wood Green into a better place to socialise in the evenings, and references were made to its legacy as an entertainment and live music destination for people of all ages. However, concerns were expressed about safety at night, and managing the impact of growing numbers of pubs, bars and clubs on neighbouring homes and residents.

Issue	Council Response	Change Required
<b>1. Support for the aim of the policy</b>		
<p>There was a fair amount of enthusiasm for more efforts to bring evening entertainment to Wood Green. Live music, in particular, would be welcomed. One person suggested that this should reflect the area’s cultural diversity, with a focus on world music. This could help differentiate the entertainment offer in Wood Green from other areas. There were also calls for more ‘trendy’ modern, better quality pubs and bars that support local breweries - the newly reopened Prince pub on Finsbury Road was seen by one person as a good example of the kind of place that there should be more of. Other attractions people mentioned that should be retained or encouraged within Wood Green included at least one cinema, a community theatre and comedy venue, art galleries, a bowling alley, themed bars (e.g. crazy golf and table tennis)</p>	<p>It is agreed that Wood Green’s leisure offer needs to be larger, and more diverse. The examples offered here are all suitable potential uses within Wood Green, and a policy which permits them will be created.</p>	<p>Add a target amount of leisure floorspace into the Plan.</p>

Issue	Council Response	Change Required
and pop-up restaurants. All of these things would stop people from travelling out of Wood Green for a night out, and instead encourage them to spend their money in the local area.		
<b>2. Entertainment aimed at older people</b>		
People who attended an ‘over 60s’ consultation workshop on 6 <sup>th</sup> March 2017 asked for some evening entertainment to be provided that is targeted at an older age group, such as a jazz club.	It is possible for the policy to give support for leisure uses which cater for a wide demographic range.	Add a supporting statement that leisure use should be designed to be available for a wide range of users, throughout the day.
<b>3. Potential negative impacts</b>		
Despite the requirement for planning applications to include a management strategy showing how they will keep disruption to a minimum, concerns were expressed about how more businesses with late-night opening hours, such as pubs, bars and clubs, would impact on surrounding residential areas (e.g. noise, vermin, litter, drunken and anti-social behaviour, public urination). One person requested that no bar licenses be granted next to residential streets. Another person requested that the night time economy be properly regulated so that noise ended early enough for residents to be able to sleep. One person asked for public toilets to be provided in the town centre that are open at night. One other person suggested that the Mall, instead of being demolished, could be used as a venue for live music and evening entertainment, as it is enclosed, and has specific entry and exit points, which would keep disturbance to a minimum.	The evidence is very clear that Wood Green suffers from a poor night time economy, and that steps need to be taken to encourage a wider range of uses. It is considered appropriate that management plans which seek to reduce negative externalities linked with these uses are required.	No change necessary.

Issue	Council Response	Change Required
<b>4. Safety &amp; Security</b>		
<p>Night time safety in Wood Green was highlighted as a significant concern, with several people saying that they would need to feel safe getting home from Wood Green after a night out. One person suggested grouping bars, restaurants and pubs that open in the evening all together in one location, which will be busy with people at night and will have transport access right outside - this would prevent the need to walk along the High Road past rows of closed shops after dark.</p>	<p>This makes sense, but also, if there is a wider mix of uses across Wood Green, the effect of walking past closed shops could be reduced.</p> <p>It is certainly hoped that Station Rd and the Wood Green Underground area will become a significant evening cluster.</p>	<p>Reinforce that Station Rd/ Wood Green Underground should be a significant evening location within the town centre.</p>
<p>A few people expressed the view that boosting the evening economy (particularly opening more pubs, bars and clubs as opposed to restaurants) in Wood Green would make existing problems of crime and anti-social behaviour in the town centre worse, and were opposed to it on this basis.</p>	<p>The evidence is very clear that Wood Green suffers from a poor night time economy, and that steps need to be taken to encourage a wider range of uses. It is considered appropriate that management plans which seek to reduce negative externalities linked with these uses are required.</p>	
<b>5. Secured by Design</b>		
<p>The Metropolitan Police (Met), in their response, echoed some of these concerns, and suggested that proper planning and design of any new licensed premises would be needed to avoid creating an additional burden on the police. A requirement for early consultation, with local residents and with the Metropolitan Police, should be written into the AAP, and all new licensed premises should comply with the Secured by Design Licensed Premises guide currently being drafted by the Met, to be published in autumn 2017.</p>	<p>This is already required in SP2.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
<b>6. Greater pub/bar variety</b>		
Fewer than five people said that the current pubs and bars felt very male-dominated, and that there was a need to attract more places that are female-friendly. An LGBT bar was also suggested, but again, one that is welcoming to both men and women.	This is agreed. One measure of the AAP as drafted is to relax restrictions on changing A1 retail to A3/A5 café/drinking establishments.	No change necessary.
One person did not want to see both cinemas in the town centre demolished.	It is agreed that as a Metropolitan Centre, Wood Green should continue to have a cinema within its leisure offer. Indeed, this could increase instead of decrease as a result of new development.	Add a target amount of leisure floorspace into the Plan.
<b>7. Pedestrianizing Station Rd</b>		
One person recommended pedestrianizing Station Road to support more of an outdoor café culture in this area.	While it is accepted that Station Rd can be improved, Pedestrianisation would have significant adverse impacts.	No change necessary.
<b>8. Green Lanes</b>		
One person pointed out that the impact of improving the evening economy in Wood Green on surrounding areas that already have a thriving evening economy (such as Green Lanes) should be taken into account.	The Council welcomes the spread of Green Lanes' evening economy into the southern Wood Green area. We consider that the decision to protect retail terraces in the southern end of the High Rd will create conditions in which these types of businesses can form and thrive.	No change necessary.

WG11: Transport

**197 comments** were made on different aspects of this policy and how it could be improved

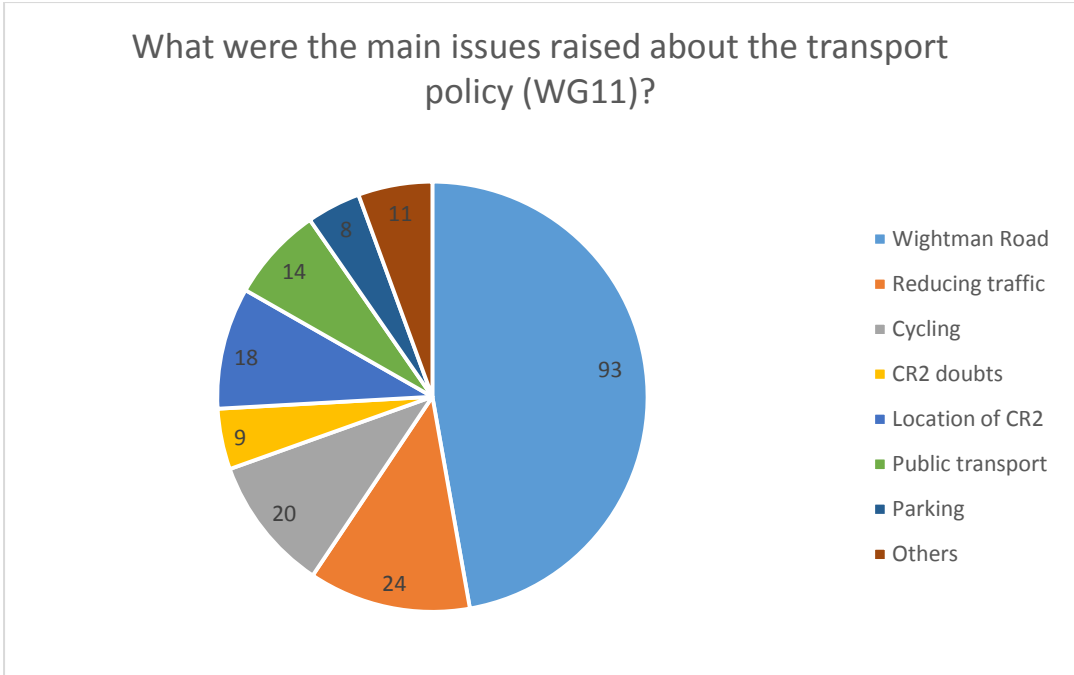
**182 comments** came from individuals

**10** from statutory consultation bodies (Greater London Authority, Transport for London, Enfield Council, Highways England)

**1** from landowner/developers

**5** from other groups and organisations

The transport policy attracted the second highest number of comments (after housing) of any policy area in the AAP, and a significant proportion of these were critical. A campaign led by the Living Wightman group led to a large number of concerns being raised about how the growth of Wood Green would impact on traffic along Wightman Road and the rest of the Harringay Ladder.



Issue	Council Response	Change Required
<b>1. Traffic on Wightman Road and the Harringay Ladder</b>		
93 comments (half of all comments made about the transport policy) directly mentioned either Wightman Road and/or the Harringay Ladder roads. This set of comments objected to what appears to be the intention to make Wightman Road into a New Primary Route into the AAP area - for example in figure 7.6 on page 74 of the current AAP. A joint response from the three Harringay ward councillors asked for the next draft of the AAP to make clearer whether or not this is the case (including in maps).	It is noted that many comments were received regarding the perceived substantial increase in vehicular traffic planned for Wightman Rd as it is identified as a “primary route” In this case a “primary route” related to the use of these streets within the centre as principle pedestrian and cycling routes. This will be made more clear in the imagery and text of the next version of the document.	Revise mapping, and re-cast the hierarchy of streets to show which transport modes will be prioritised.



Issue	Council Response	Change Required
If the plan is to channel more traffic onto Wightman Road, this was strongly opposed, as air pollution and traffic are already very high on this road, while parked cars along both sides make it narrow and dangerous for all road users.	This is not the plan. Generally the aim is to minimise any increases in vehicular traffic through the area, although it is noted that there are already significant flows which neither originate nor terminate in the AAP area.	No change necessary.
Instead, people suggested that Wightman Road should be closed to cars, or have traffic restricted, and become primarily a route for walking and cycling. One person suggested that the Harringay Ladder roads too should become paved shared spaces, with street planting used to encourage drivers to slow down. Any changes to traffic that are proposed in the Wood Green AAP should complement the recommendations of the Green Lanes Area Traffic Study, which aims to reduce pressure on Wightman Road rather than increase through-traffic. People wanted to see evidence of a more joined-up approach to thinking about traffic management in and around Wood Green.	This concept has been explored through the Green Lanes Area Transport Study, which has recommended that any closure of Wightman Rd would have significant adverse transport impacts on the surrounding area.	No change necessary.
Some comments argued that the overall aims of the AAP are flawed, and that Haringey Council should not be trying to make Wood Green into a Metropolitan Town Centre, as this will negatively impact on residents in surrounding areas by attracting more traffic to residential roads that are already busy, congested and polluted.	Wood Green is already a Metropolitan Town Centre, and the strategic decision to retain and grow the centre is consistent in the Local Plan: Strategic Policies and the London Plan.	No change necessary.
<b>2. Strategic planning to reduce road traffic</b>		

Issue	Council Response	Change Required
<p>A large number of comments expressed concern that the current transport policy is not robust enough to tackle the scale of existing traffic problems in the area, including congestion, air pollution, traffic noise, rat running and overcrowded public transport - and will in fact make these problems worse by building more homes and bringing more people to live, work and shop in Wood Green.</p>	<p>The limiting of parking spaces in new development will minimise any increase in vehicular transportation arising from the Plan. It is noted that traffic is currently an issue in the area, but that much of this neither originates nor terminates in Wood Green, meaning there is limited scope for changing it through the AAP.</p>	<p>The Plan will identify mitigation actions to reduce the number of trips starting or ending in the town centre by virtue of achieving mode split to more sustainable modes of transport, as identified in the Transport Study.</p>
<p>The majority of these comments felt that the correct approach for the area should be to reduce road traffic overall, and plan for a significant shift to more sustainable modes of transport, such as walking and cycling. There were concerns that the assumption behind the policy still appears to be that cars and motor traffic will remain dominant, with policies elsewhere in the AAP (WG5: Wood Green's Urban Design Framework) appearing to plan for an increase in road capacity to accommodate this.</p>	<p>The Plan supports the use of more sustainable forms of transport, and identifies opportunities for improving cycling and pedestrian connections, while limiting parking in new developments (through the DMDPD).</p>	<p>Actions identified through the Transport Study will be incorporated into the next version of the Plan.</p>
<p>Some specific suggestions for how reducing traffic could be achieved included: more use of traffic filtering, not allowing parking and loading on Turnpike Lane during busy hours to improve bus services, reducing the amount of parking in the town centre (perhaps making this disabled only) and regularly closing the High Road to all traffic except cyclists and pedestrians. A few people also pointed to evidence that shows that strategically closing off roads leads to 'traffic evaporation' (i.e. people changing their behaviour so that they make fewer journeys by car).</p>	<p>A suite of potential transport improvements will be looked at in the Transport Study which will accompany the next version of the Plan.</p>	<p>Examine what mitigations are possible having regard to the transport study.</p>

Issue	Council Response	Change Required
Overall, people wanted to see a comprehensive traffic study looking at the likely impact on the area and a plan for traffic management with the primary aim of reducing traffic. Haringey Cycling Campaign suggested implementing the Healthy Streets for London approach <sup>3</sup> , which would have the added benefits of stimulating footfall and economic activity. It would also create more pleasant environments for people to sit outside.	A transport study is being completed with these aims.	Examine what mitigations are possible having regard to the transport study.
<b>3. Cycling</b>		
People were positive about initiatives to encourage cycling, but felt that for these to be truly successful, there would need to be more specific proposals within the AAP for improving the capacity and safety of the cycle network.	Noted.	We will seek to identify a more comprehensive map of existing and enhanced routes by mode in the next version of the document.
Haringey Cycling Campaign also noted that no new cycle routes are being created, and the cycle routes shown in figure 7.19 on page 99 of the AAP only mark out existing, poor quality routes.	The existing routes, noting that they may be in poor condition have an important role to play in the provision of a cycle network in Wood Green.	
There were a number of demands for high quality, protected cycle lanes, to join up with cycle networks that are being created in Hackney and Enfield; the mini-Holland scheme in Waltham Forest was mentioned by a few people as a good example for Wood Green to imitate.	Noted, the routes in Wood Green will not link up directly as the areas are not contiguous, but will plumb into the same overall network.	Identify opportunities for the Wood Green cycle network to align with surrounding strategies.
These cycle lanes should follow direct routes between homes, shops, schools, workplaces and leisure spaces so that people use them as part of		

<sup>3</sup> Healthy Streets for London: Prioritising walking, cycling and public transport to create a healthy city, Mayor of London and Transport for London, February 2017, <http://content.tfl.gov.uk/healthy-streets-for-london.pdf> [accessed 5th July 2017]

Issue	Council Response	Change Required
<p>their day-to-day travel (one person commented that the ‘quietways’ shown in figure 7.19 are non-direct routes that would not be used by commuters). Cycle lanes should be allocated from roads and not from pavement space. There would also need to be protected crossings on main roads like Bounds Green Road and the High Road, and cyclists should have right of way at junctions (the junction of Turnpike Lane and Wightman Road was mentioned as particularly dangerous for cyclists).</p>		
<p><b>4. Extent to which the AAP is dependent on Crossrail 2</b></p>		
<p>Several people picked up on the reference to a new Crossrail 2 station within this policy. Various comments pointed out that it is currently uncertain whether the Crossrail 2 project will go ahead at all, as it was not included in the Government’s 2017 Spring Budget statement, and even if it does, there is no guarantee that the chosen route will come anywhere near Wood Green.</p>	<p>The Council’s preferred position is that there is a Crossrail station at Wood Green, however, we note that this is not confirmed or funded at this point. As such densities will be adjusted to reflect this position. In order to present a flexible plan, increased densities will be encouraged as and when Crossrail is confirmed.</p>	<p>Amend densities and make existing densities “aspirational linked to Crossrail 2”.</p>
<p>As already discussed in the ‘what we heard overall’ section of this report, the reliance of the AAP in its current form on Crossrail 2 was a critical issue in the consultation, and there was very strong demand for some form of ‘plan B’ that sets out what will happen in Wood Green without Crossrail.</p>		
<p>The Greater London Authority (GLA) requested that the AAP clearly acknowledge that Crossrail 2 is not yet a confirmed project. It should also be referred to throughout the AAP as ‘Crossrail 2’ rather than ‘Crossrail’ to distinguish it from the Elizabeth Line.</p>	<p>The latest position on Crossrail 2 will be reflected in the AAP.</p>	<p>Adjust the AAP as necessary to reflect the latest position on the development of Crossrail 2.</p>

Issue	Council Response	Change Required
People wanted to know what would happen if there was no new Crossrail station, for example what contingency plans there were for improving local transport links to accommodate the extra residents and workers.	The Council will negotiate with TfL to establish what contingency plans are in place if Crossrail is not confirmed.	Dependent upon discussions with TfL.
Transport for London (TfL) were particularly keen for the AAP to identify which schemes will not go ahead without confirmation on Crossrail 2, in order to help them quantify the benefits that Crossrail 2 would bring to Wood Green. TfL want to align their business case for Crossrail 2 with the Wood Green AAP, so would like the AAP to make clear how Crossrail 2 has influenced housing targets, employment targets and development capacities of different site allocations (i.e. set out a 'with' and 'without' Crossrail 2 scenario for each site allocation and policy). TfL would welcome the opportunity to work closely with Haringey Council on this, and particularly to explore their aspirations for a second station entrance at the Wood Green Library site, and how this would affect regeneration in the area.	The Council will seek to understand what developers will bring forward their development schemes without the benefit of a new Crossrail Station. In addition to re-establishing the certainty around individual sites, densities will be altered as a result of there not being a Crossrail intervention.	Amend site allocations and densities dependent upon Crossrail 2 decision.
<b>5. Alternative preferences for the location of Crossrail 2</b>		
There was support for the original Crossrail 2 route with two stations - one at Alexandra Palace and one at Turnpike Lane (as well as a few people who felt it should just be at one or the other of these), rather than Haringey Council's preferred location in the centre of Wood Green.	It is noted that there is a section of the community which prefer Turnpike Lane/ Alexandra Palace as the preferred Crossrail 2 stations for Wood Green. The Council's position is that there is only a limited justification for this in transport terms (only the Bowes Park line would be connected to a Crossrail station additionally, compared to mainline, and	No change necessary.
Those who argued that Crossrail 2 should have stations at both Alexandra Palace and Turnpike Lane pointed out that this route was favoured by the		No change necessary.

Issue	Council Response	Change Required
<p>majority of people in the 2015 Crossrail 2 consultation. One person felt that this was more likely to be the favoured route anyway, as it was better for commuters from Hertfordshire. Another person said that this route would help develop Alexandra Palace Station as a rail interchange. Several people felt that as there was already a tube station at Wood Green, building a Crossrail station there too would have minimal benefit to the town centre, and as both Alexandra Palace and Turnpike Lane are within walking distance of the town centre, these would still be close enough to support the high street.</p>	<p>Piccadilly connections in either scenario), and that the opportunity to create regeneration from a Turnpike Lane/ Alexandra Park layout are significantly less than in a central Wood Green (and importantly New Southgate) layout. The business case for Crossrail depends partially on securing land-use benefits tied to regeneration, and as such the Council's preferred option of having a central Wood Green Crossrail Station maximises the chances of Crossrail being delivered by maximising the land use benefits identifiable. This is due to the land parcels in close proximity to Wood Green and New Southgate stations being generally larger, and more developable than those in close proximity to Turnpike lane and Alexandra Palace stations.</p>	
<p>Several people who argued in favour of a station at Turnpike Lane pointed out that there is more space here, and that having a station at the weaker end of the High Road would rejuvenate the whole high street, rather than allowing Turnpike Lane to be neglected.</p>	<p>There is relatively limited space for redevelopment at this end of the High Road, however it is recognised that there are opportunities for investment in this area.</p>	<p>The Council will investigate opportunities for investments at the Turnpike Lane end of the High Rd.</p>
<p>One person who argued in favour of a station at Alexandra Palace felt that this would help attract visitors to the Wood Green Cultural Quarter and to Alexandra Palace itself, which could make a similar contribution to the local economy as the O2 Arena does in Greenwich, but is held back by poor</p>	<p>The Council agrees that it is important to help support visitation to the Palace, and there are many interventions in the AAP which help to facilitate this including improving Station Rd, and creating a new East-West route to the foot of Alexandra</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
transport links.	Palace Park.	
Others objected to the town centre location for Crossrail 2 due to lack of space, and the need to demolish existing buildings like the Library. One person suggested Crossrail 2 should be built on the brownfield site at the former Clarendon Gas Works.	The Council has identified Wood Green as a growth area, and as such the demolition of some buildings is required to create new uses.	No change necessary.
	There is a need to establish a connection with the Piccadilly line, and mainline services, so the Clarendon Gas Works site is not feasible.	
The GLA, Enfield Council and the Mall owners, Capital and Regional, were all strongly in favour of a central Wood Green location for Crossrail, as this would allow the biggest potential for growth and regeneration. Enfield Council wanted to see more evidence about the anticipated growth in town centre and employment floorspace that is expected off the back of this. Fewer than five commenters on Commonplace also expressed support for the central location.	Support is noted.	No change necessary.
	The Council has published retail evidence as part of its evidence base, and Capital & Regional have also published their evidence to support a significant growth in town centre floorspace. As a Metropolitan Centre, the London Plan supports growth in town centre uses here.	
A few people were opposed to a Crossrail ventilation shaft in Downhills Park (it is unclear exactly where the idea of a ventilation shaft has come from as it is not mentioned in the current draft of the AAP). One person objected to the disruption that would be caused by building Crossrail 2 in the centre of Wood Green.	This is outside the scope of the AAP, and representations on this topic have been received and have been responded to as part of the Crossrail 2 route consultation.	No change necessary.
<b>6. Improvements to public transport network</b>		

Issue	Council Response	Change Required
<p>Several people felt that the two existing tube stations should be expanded and improved with additional entrances built to cope with the volume of passengers. Another person wanted to see the station buildings renovated and restored to their former glory. And yet another person felt that lifts or escalators from street level needed to be provided at Turnpike Lane station, to make it easier for people with disabilities, or anyone travelling with heavy baggage, to use the station. People with physical and sensory disabilities who attended a disability consultation workshop on 23<sup>rd</sup> March 2017 noted that travelling to and from Wood Green with a disability is currently very difficult, as neither of the two tube stations are wheelchair accessible.</p>	<p>The Council would support opportunities to increase capacity of existing stations. These would likely be delivered through TfL improvement schemes.</p>	<p>Include reference to these improvements in the AAP and Development Infrastructure Investment Strategy.</p>
	<p>The Council would support heritage-led improvements to safeguard and enhance the significance of these heritage assets.</p>	
	<p>It will be expected that the new Crossrail station will be step-free.</p>	
<p>A few people wanted to see bus routes better managed, and traffic flow improved to help buses reach stops more easily. Specifically, one person asked that the bus stop on Lordship Lane next to Mecca Bingo should be removed, as it is too close to the next bus stop, which causes confusion, bottlenecks and accidents. One other person commented on bus stops currently being located too close to major junctions.</p>	<p>There may be opportunities to optimise the bus network through the development of sites on the bus network. These include those on the High Rd/ Green Lanes, Station Rd, Lordship Lane, and Turnpike Lane.</p>	<p>Include opportunities for bus stop optimisation in relevant Site Allocations. Note that this will need to be in consultation with TfL Buses and bus operators.</p>
<p>Arriva would like to be involved in discussions about any changes to bus standing facilities, and how traffic flow will be managed during the construction period.</p>	<p>Noted.</p>	<p>No change necessary.</p>
<p><b>7. Town centre parking</b></p>		



Issue	Council Response	Change Required
Several solutions were put forward that would help reduce the demand for town centre car parking spaces. These included a Park and Ride/shopping shuttle bus - which another person felt could be extended to carry visitors between Turnpike Lane, Wood Green tube, Alexandra Palace Station, and up the hill to the Palace itself.	It is considered that public transport access to Wood Green is already excellent without the need for these additional modes.	No change necessary.
One exception to the overall reduction in town centre parking was the need for more disabled parking spaces. This should be genuinely accessible for both disabled passengers and drivers, allowing extra space for a ramp or tailgate at the back of the car, easy to reach by wheelchair (i.e. no steep inclines or uneven pavements) and available for longer than regular parking spaces to allow for the extra time it takes somebody with a disability to move around while doing shopping. There should also be a designated town centre bus stop for Dial-a-Ride. These suggestions were all put forward by people who attended a dedicated consultation workshop for people with physical and sensory disabilities on 23 <sup>rd</sup> March 2017.	The need for disabled parking spaces as part of the town centre parking provision will be identified in the transport study.	Identify the quantum and preferred locations for disabled and non-disabled parking in Wood Green.
One person wanted to demolish the car parks around the Mall to make this area feel less deserted and threatening at night. Another person suggested moving car parking underground.	These methods are supported by the Council.	Identify suitable locations for new parking.
In contrast to the majority view, that parking should be reduced to encourage people to use their cars less, some people were concerned that reducing the amount of parking in the town centre would lead to more cars being parked on residential side streets.	There is a need for some town centre parking, in order to encourage people to visit the centre. This should be restricted to encourage mode share to other uses, but enough to support the needs of town	The Transport Study will identify the appropriate amount of town centre parking.

Issue	Council Response	Change Required
One person felt that private car owners were going to be penalised under the draft AAP proposals.	centre operators.	
<b>8. Rat running</b>		
The acknowledgement in paragraph 7.80 on page 100 of the AAP that rat running is an issue that needs to be addressed was supported by comments made during the consultation. People wanted to see current rat runs eliminated and new ones prevented in future road layouts.	The Transport Study will investigate the potential impacts of reducing rat runs, having regard to the local benefits and wider road transport impacts.	Update from the Transport Study.
<p>Specific ‘rat runs’ that were mentioned as problematic included:</p> <ul style="list-style-type: none"> <li>• Watsons Road, Ringslade Road and Cumberland Road between the High Road and Station Road</li> <li>• Selbourne Road and Wolseley Road between Bounds Green Road and Park Avenue</li> <li>• Alexandra Road between the High Road and Turnpike Lane (one person suggested that a roundabout at Turnpike Lane tube would help improve this by making it easier for people to turn right from the High Road onto Turnpike Lane)</li> <li>• Palace Gates Road between Bedford Road and Alexandra Park Road</li> </ul>		
Transport for London (TfL) welcomed the transport study that will support the next version of the AAP, and encouraged Haringey Council to use TfL’s suite of strategic models to support this. They would also welcome discussion with the Council around the	Noted and agreed	No change required

Issue	Council Response	Change Required
scope of the study.		
<b>9. Improve High Rd crossings</b>		
Some of the people who attended our ‘over 60s’ workshop on 6 <sup>th</sup> March 2017 pointed out that the junction and crossings outside Wood Green tube station are currently very confusing and unsafe for elderly and disabled people to cross, and the layout should be improved.	Noted. This junction will be designed to be accessible to all sections of the community.	No change necessary.
<b>10. Comments from the GLA</b>		
The Greater London Authority (GLA) recommended that the draft AAP make it clear that only one Crossrail 2 station entrance is currently planned if the central Wood Green location is confirmed - on the Vue site. Maps and text should make it clear that the second entrance on the site of the library is aspirational. The vision for the Wood Green North and Wood Green Central areas should be changed accordingly.	The Council will continue to negotiate with TfL/ DoT to ensure that the maximum amount of public benefit is created from the Crossrail intervention. It is hoped that this includes ensuring that access to the centre of the High Road is delivered.	State that the second Crossrail entrance is an aspiration rather than a confirmed project at the current time.
The GLA also recommended including a map in the AAP that shows all of the sites that have been safeguarded for Crossrail 2 construction, as this will help inform the timing and delivery of some sites, which will not be able to be built on until after Crossrail 2 is finished (after 2030).	This will be added based on the latest safeguarding.	Add a map of the Crossrail 2 safeguarding areas.
The AAP should look at how the bus network and pedestrian movement will be affected if Crossrail 2 is built, to ensure that appropriate services are provided, and changing between different transport modes (e.g. Crossrail 2 and bus) is as easy as	The AAP will incorporate measures from the Transport Study. There is an aspiration to create a new bus route along Mary Neuner Way/ Western Rd, and the Council will seek to discuss whether this is an	Add measures from the Transport Study.

Issue	Council Response	Change Required
possible. Paragraph 4.35 should say that bus journeys will be 'extended' not 'spread' as this gives the misleading impression that buses will be diverted away from the High Road.	extension or a spread with TfL.	
The GLA asked that planning policy documents follow the Mayor's Healthy Streets for London approach to encourage walking and cycling.	Measures suggested in this strategy that are appropriate for Wood Green will be included in the long list of potential interventions in the Transport Study.	Add measures from the Transport Study.
The GLA suggested that the AAP should include a strategy for taxis and other private hire vehicles, as the night tube is likely to increase demand for late night taxi travel in the area. The next draft should acknowledge the four existing 24-hour taxi ranks in Wood Green and consider how these and other taxi ranks can be accommodated in future.	The next draft will acknowledge the existing and potential future opportunities for taxi ranks in Wood Green.	The next draft will acknowledge the existing and potential future opportunities for taxi ranks in Wood Green.
The GLA noted that crowded pavements at the Turnpike Lane end of the High Road are noted as an issue in paragraph 4.46 of the draft AAP. This issue should be specifically addressed in the transport policy.	This is agreed.	Note that actions to better manage the crowded pavements at the Turnpike Lane end of the High Rd should be included in the Transport policy.
<b>11. Highways England</b>		
Highways England responded to the consultation to say that they had no comments to make on the AAP overall - no traffic issues were raised by them.	Noted.	No change necessary.
<b>12. Deliveries</b>		
One person asked that the policy be amended to include managing the impact of delivery lorries to the town centre. The GLA also noted that services and deliveries to new shops will increase traffic in the town centre, and recommended that the AAP	Development guidelines will be tailored to suggest that the deliveries are to discreet, non-pedestrianised sections of the centre, while also reducing yard spaces, which create blank frontages within the centre.	Tailor development guidelines.

Issue	Council Response	Change Required
look at how to manage this, including identifying potential places for dedicated delivery areas.		
<b>13. Change the High Rd back</b>		
One person wanted the High Road to be reconfigured to how it was.	It is considered that the plan can only seek to make conditions better based on the current uses as a starting point.	No change necessary.
<b>14. Pedestrianise the High Rd</b>		
Another person suggested pedestrianizing High Road, making it open to cyclists and emergency vehicles only, and with a tram or shuttle bus running between Wood Green and Turnpike Lane tubes; another suggested creating an underpass for vehicles.	This is not considered a feasible option, as evidenced by the Green Lanes Area Transport Study.	No change necessary.
<b>15. Bike/ Scooter rental facility</b>		
One person suggested having a bike, trike and scooter rental facility in the town centre.	The Council's Transport Strategy will look into this.	No change necessary.
<b>16. Scooter/ motorbike facilities</b>		
One person requested more facilities for motorbikes and scooters (e.g. parking space and at least 400 ground anchors), pointing out that this is a form of transport that should also be encouraged, as a 10% switch of road users from car to motorbike or scooter has been shown to reduce road congestion by 40%. Motorbikes and scooters should be able to share cycle lanes, as is the case in cities like Melbourne and the Hague, and the Urban Motorcycle Design Handbook from Transport for London (TfL) should be referred to when designing junctions.	Parking Standards as per the London Plan will be used.	No change necessary.
One person wanted to know how the impact of construction traffic and road closures - including the impact on air quality - would be managed during	As the details of each development are not known at this stage, these will be managed on a site-by-site basis, and controlled by	No change necessary.

Issue	Council Response	Change Required
demolition and building work in and around the town centre.	conditions on planning applications.	
One person wanted to see the awkward road layout of Clarendon Road, Western Road and Mary Neuner Way sorted out.	The Council will investigate whether this is a significant issue in the Transport Study.	Add measures from the Transport Study.
<b>17. Primary route along Lymington Avenue</b>		
One person objected to the new primary route, which is shown on figure 5.1 on p55 of the AAP as running along Lymington Avenue, on the grounds that there should not be a major road running through a Conservation Area.	This is not planned as a major new car route, but as a cycle/ pedestrian link between the Town centre and the east of the borough. The mapping will be updated to make this more clear in the next version of the document.	Update mapping to make more clear the preferred routes through the centre.

WG12: Meanwhile uses

**5 comments** were made on different aspects of this policy and how it could be improved

**5 comments** came from individuals

Only a handful of comments were made specifically about the ‘meanwhile uses’ aspect of the AAP, but these comments were by and large positive, with two suggestions that these temporary spaces and uses should benefit existing local businesses first and foremost.

Issue	Council Response	Change Required
<b>1. Support for Blue House Yard</b>		
Two people welcomed the timber work sheds, offices and studios at the Blue House Yard. One person felt it was important to encourage these sorts of ‘meanwhile projects’ in order to build up momentum.	No change necessary.	No change necessary.
<b>2. Local business matchmaking service</b>		
One person suggested a ‘matchmaking’ service, where small, local businesses can request the kind of space they are looking for and Haringey Council can ensure that temporary workspaces are tailored to their unique requirements.	This is a fine suggestion. The creation of a matchmaking service will be considered by the Council, although attempts at retaining businesses and re-providing locations within the borough are already underway.	AAP: No change necessary.  Council more widely: Consider the creation of an online tool for advertising meanwhile opportunities.
One person felt that meanwhile spaces could be allocated to established local businesses who would be displaced by the demolition of their current buildings in and around the town centre. These would be rented to them at the same price as the space they previously occupied, and would allow them to continue to operate while new permanent spaces are being built. Another person, similarly, felt that preference should be given to local		

Issue	Council Response	Change Required
residents and businesses when allocating 'meanwhile' spaces - possibly as commercial space to the craftspeople and artists in the Chocolate Factory.		
<b>3. Pop up restaurants</b>		
One person suggested that a space for pop up restaurants would be a good meanwhile use.	The Council notes this suggestion. The choice of uses will be determined on a site-by-site basis.	No change necessary.

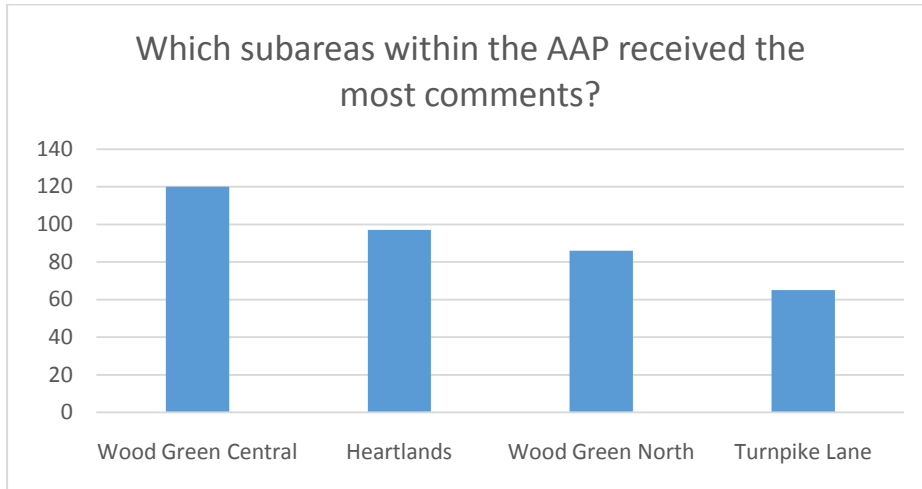


### What we heard about the site allocations

The AAP currently contains 25 ‘site allocations’ - buildings or areas that have been earmarked for possible demolition or repurposing. These are spread across 4 distinct subareas within the area covered by the AAP - Wood Green North, Wood Green Central, Turnpike Lane and Heartlands.

What is expected on each of the site allocations is described in Chapter 8 (pages 102-161) of the draft AAP report.

Any comments made during the consultation that relate to a particular area or site allocation are presented in the following sections. The Wood Green Central subarea received the highest number of comments, while Turnpike Lane received the fewest.



Statutory and other comments relevant to all site allocations

Several statutory consultation bodies - the Greater London Authority (GLA), the Environment Agency, the Metropolitan Police and Thames Water - made suggestions for additional points that should be considered for all site allocations.

Issue	Council Response	Change Required
<b>Environment Agency</b>		
<p>The Environment Agency - in addition to comments on specific site allocations - noted that opportunities were being missed within the AAP as a whole to tackle poor water quality and improve sustainable drainage measures within Wood Green, to enhance the Moselle Brook and to promote green infrastructure. They asked for the infrastructure improvements listed on page 63 of the AAP to include those relating to flood risk and Water Framework Directive action measures, and for all site allocations to show an awareness of groundwater Source Protection Zones and Flood Zones. Lastly, they asked for an 8 metre buffer zone to be established around the underground Moselle Brook - whether this remains covered over or is uncovered - to create new green space and to provide access for any future work to uncover the river.</p>	<p>Regarding development above or adjacent to a watercourse is already managed through Policy DM28.</p>	<p>Cross reference relevant sites to DM28.</p>
	<p>The Council will consider the appropriateness of including flood risk and WFD action measures within the list of infrastructure improvements, having consideration to site allocations as well as other improvement considerations</p>	<p>Add relevant infrastructure improvements as identified by the EA</p>
<b>Greater London Authority</b>		
<p>The Greater London Authority (GLA) recommended that - similar to key diagram figure 5.1 - the AAP should also include diagrams illustrating what all the major site allocations may look like in future, taking into account any existing planning permissions. This will help the public to visualise how Wood Green may look in future.</p>	<p>It is considered that this could in effect pre-determine the decision on future planning applications. The Council is keen that the Policy establishes the principles of development, but not the detailed design.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
<b>Metropolitan Police</b>		
The Metropolitan Police (the Met) requested that when applying for planning permission all developers must consult with the Met's Designing Out Crime officers, and comply with the Secured by Design scheme that helps new buildings achieve high standards of security and crime prevention.	The requirement to engage with the Designing Out Crime principles is already included in Policy DM2 of the Local Plan.	No change necessary.
<b>Thames Water</b>		
Thames Water welcomed the standard development guideline included in all site allocations that requires developers to consult with Thames Water when preparing a planning application. However, they suggested that this should go further and text should be added to say that developers will need to demonstrate that there is adequate water supply, wastewater capacity and drainage to cope with the extra demand from anything they wish to build without causing problems for other users. This may involve commissioning studies from Thames Water, which can take up to 3 months to complete, so time should be allowed for this. If water services cannot cope with the predicted demand, developers will need to set out what upgrades are needed and how these will be provided (Thames Water provided suggested text for this development guideline in their response).	The time implications of this are noted. While it is practicable to put an overarching comment in the infrastructure Policy, adding this additional text to each Site Allocation would be quite repetitive.	Add additional guidance into the infrastructure policy regarding the need to consult with Thames Water, and the timeframes for this.
<b>St. William</b>		
St William (who have planning permission to build on the former Clarendon Gas Works site) asked whether the meaning of certain terms used in the	Definitions will be added to the glossary. For clarity here, commercial generally refers to job-generating B-class uses, while	Add definitions to the Glossary.

Issue	Council Response	Change Required
AAP ('commercial floorspace' and 'town centre uses') could be made clearer to avoid any ambiguity.	town centre uses generally cover retail (A class) and leisure/ community (D class uses).	
<b>LaSalle Investment Management</b>		
LaSalle Investment Management - which acts on behalf of the long leaseholders of two addresses in the Heartlands area <sup>4</sup> - suggested that site allocations should only state the overall amount of new floorspace that should be created on the site, not what type of floorspace this should be.	The aim of the AAP is to ensure that a sustainable mix of floorspace types is created in new developments. Not stating what the mix would be would be counter to this outcome.	No change necessary.

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<sup>4</sup> 1-3 Guillemot Place and 1-4 Bittern Place

Wood Green North

[Eamonn - include figure 8.2 from the AAP here showing site allocations in Wood Green North]

**91 comments** were made on different aspects of this area and its site allocations and how these could be improved

**81 comments** came from individuals

**5** from statutory consultation bodies (Environment Agency, Historic England, Transport for London, Greater London Authority)

**2** from landowner/developers

**3** from other groups and organisations

Comments on the Wood Green North area overall

Issue	Council Response	Change Required
1. Extension of the AAP Area		

Issue	Council Response	Change Required
<p>Two people noted that since the 2016 consultation phase a new area of residential streets and green spaces<sup>5</sup> in Wood Green North has been added to the AAP area (the Alexandra Palace Station character area), with no explanation or justification. There are no site allocations within the newly included area, and many of the streets are within conservation areas. The people who raised this issue asked for this area to either be excluded from the AAP area or offered specific protections as the Mayes Road and Hornsey Park Road areas currently are in paragraph 3.53 of the draft AAP. They also asked that it be made clearer that only the section of Station Road that falls within the town centre boundary should be developed, as the rest of it is residential and not suitable for other purposes.</p>	<p>The purpose of the inclusion of the additional area in the north Wood Green is to include the open spaces of Nightingale and Trinity Gardens within the AAP area. This was done in order to establish the link between growth in the AAP area, and the opportunities to improve open spaces so that they are better able to support the growing population.</p> <p>It is noted that this area is in part a Conservation Area, and that there are no identified development opportunities within it. It is agreed that further detail can be added to the “Boundary of the area” section, including wording that supports the continuation of this use as a predominately residential area.</p>	<p>Add additional text to the Boundaries of the area section setting out that the Alexandra Palace Station area, while remaining as a residential area, is included to ensure parks can be planned in a co-ordinated manner.</p>
<b>2. Wood Green Common</b>		
<p>Two people asked that the AAP should emphasise the positive features of Wood Green Common, and offer protection to the space that supports its status as a conservation area.</p>	<p>It is agreed that Wood Green Common has an important role to play as the centre of a Conservation Area, and an open space. The Spatial Development Strategy for Wood Green Common is to improve its quality to better serve the area, although this will need to be within the context of it being the centre of the Conservation Area.</p>	<p>No change necessary.</p>

<sup>5</sup> Station Road north of junction with Mayes Road, Barratt Avenue, Bradley Road, Park Avenue, Cumberland Road, Wolseley Road, Ranelagh Road, Selborne Road, Warberry Road, Ringslade Road, Avenue Gardens, Nightingale Gardens, Trinity Gardens, Wood Green Common

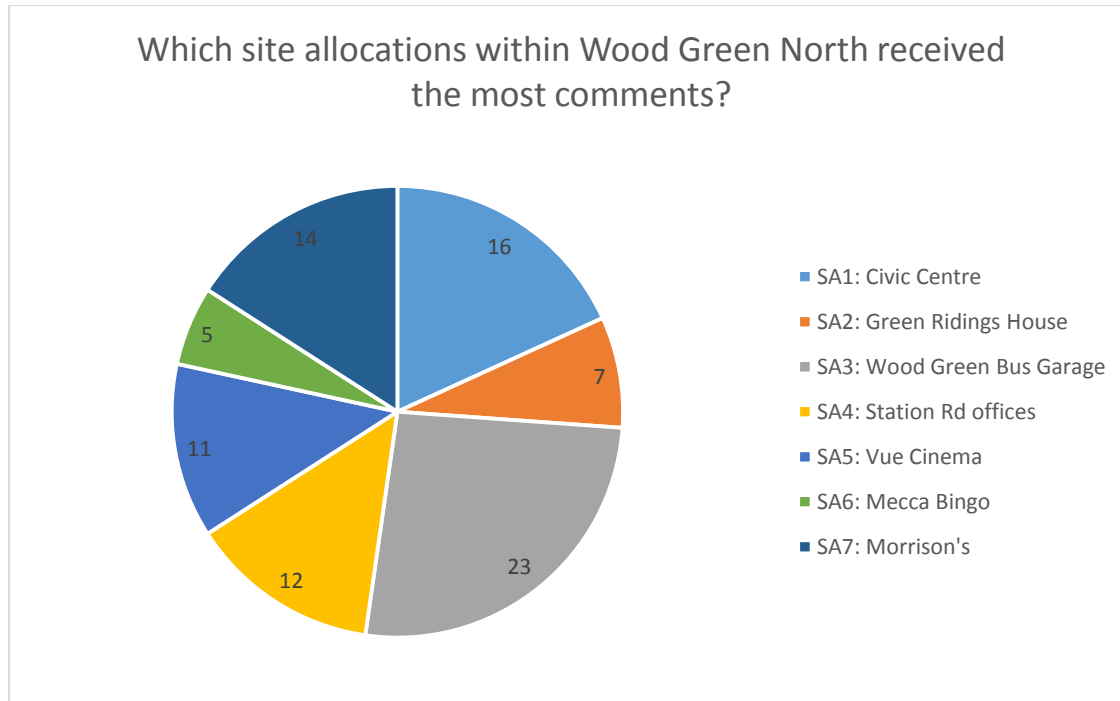
Issue	Council Response	Change Required
<b>3. Drainage</b>		
<p>The Environment Agency asked that a sentence be added to the vision for Wood Green North on page 56 of the AAP saying ‘New development champions a sustainable approach to the risks of surface water flooding by using sustainable drainage measures and green infrastructure’. Wood Green North falls within a Critical Drainage Area, and the risks of surface water flooding should be factored into the SWOT analysis for the sub-area on page 33 of the AAP, as both a weakness and as an opportunity (for new sustainable drainage approaches).</p>	<p>Wording to reflect the aspiration to improve drainage in the area will be added.</p>	<p>Wording to reflect the aspiration to improve drainage in the area will be added.</p>
<p>Transport for London (TfL) noted that Green Ridings House, part of the bus garage and the Vue cinema site are all potential Crossrail 2 worksites, and suggested that the AAP specifically mention that Crossrail 2 could act as a barrier to any building work on these sites until after the construction of Crossrail 2 (post-2030). Following construction, TfL/Crossrail 2 will own these sites, and TfL would welcome discussions with Haringey Council in due course about how to develop them.</p>	<p>The AAP will reflect the latest safeguarding position for Crossrail 2.</p>	<p>Update the document to reflect the latest safeguarding position for Crossrail 2.</p>
<b>4. Support for food and drink area</b>		
<p>One person was broadly in agreement with the ambition for Wood Green North to become a ‘food and drink’ area.</p>	<p>Noted.</p>	<p>No change necessary.</p>
<b>8. Vision for Station Rd</b>		

Issue	Council Response	Change Required
Fewer than five comments were made on the Station Road area more generally, rather than specifically on any site allocation. These included concerns that boosting the night time economy on Station Road would lead to more crime and disturbance for residents. Another person was opposed to increasing traffic on Station Road and Alexandra Park Road. Two people expressed support for improving Station Road, saying that this was necessary and long overdue.	There is no plan to increase traffic along Station Rd.	No change necessary.
	Wood Green town centre currently has a relatively low quantum of leisure and food and drinks uses, and Station Rd presents a particularly choice location suited to it providing a key pedestrian route between Wood Green Station and Alexander Palace.	No change necessary.

Wood Green North contains 7 site allocations:

- SA1: Civic Centre
- SA2: Green Ridings House
- SA3: Wood Green Bus Garage
- SA4: Station Road offices
- SA5: Vue Cinema
- SA6: Mecca Bingo
- SA7: Morrisons





Comments that were made about each of these individual sites are listed below.

**SA1: Civic Centre**

Issue	Council Response	Change Required
<b>1. Objection to demolition</b>		
Many people were opposed to the potential demolition of this building, as it is a listed building and part of the heritage of Wood	It is acknowledged in the Policy that this building is a locally listed heritage asset.	No change necessary.

Issue	Council Response	Change Required
Green. One person noted that this appeared to contradict the aims of the WG7: Heritage policy. Others objected to the Civic Centre being transferred from public ownership into the Haringey Development Vehicle.	The transfer of land into the Haringey Development Vehicle is not a planning issue.	No change necessary.
One person was happy for the Civic Centre to be converted into luxury apartments, as long as it was not demolished	There is no policy aimed at creating “luxury” housing. All new housing will be expected to address housing need, including affordable housing need.	No change necessary.
<b>2. Retain as Council offices</b>		
A few people wanted the Civic Centre to become the main council offices (instead of building a new office in the Heartlands), while River Park House could be sold off and the land ring-fenced for building affordable housing.	The existing Civic Centre building is not suitable for use as the Council’s main offices, as in its current configuration it is too small, and not appropriately designed. While it may be feasible to expand the site to include more Council offices, the Council feels that locating the offices in the centre of Wood Green would improve its accessibility to the public more widely, as well as facilitate development to the west of Wood Green High Rd.	No change necessary.
<b>3. Use as public building</b>		
Others wanted the Civic Centre to be used for other community purposes, such as an art centre and theatre, or leisure centre.	If the Civic Chamber building is preserved, it is accepted that uses such as a theatre would be suitable.	Include text for the optimal use of the Civic Centre if the chamber is preserved.
	The travellers site (a residential use) is considered to be an appropriate neighbouring use for new residential and commercial development.	No change necessary.
<b>4. Partial demolition only</b>		

Issue	Council Response	Change Required
<p>One person felt that some parts of the building could be demolished (the north wing and committee rooms), while other parts were upgraded (the Council Chamber and registry office area). The remaining building could become an art centre and meeting space, while a new extension could form the new council offices. Housing, a hotel and private offices could also be included to help fund the council and community spaces.</p>	<p>This view is noted, and it is agreed that the chamber is the most significant part of this site.</p> <p>The proposed uses are too detailed for a Site Allocation. There is scope for a hotel and commercial space within the site, and the allocation would permit this.</p>	<p>No change necessary.</p>
<p>Another person was keen for as much of the Civic Centre to be preserved as possible, but recognised that the current building needs improvement. This person suggested that the front part of the building could be preserved for community use, while new housing could be built at the back.</p>	<p>It is agreed that the car park area of the site is suitable for development with or without demolition of the existing Civic Centre.</p>	<p>No change necessary.</p>
<p><b>5. Local Democracy</b></p>		
<p>One person felt that the Council Chamber plays a vital role in local democracy by allowing the public to attend Council meetings, and so should be retained.</p>	<p>There are requirements that the public are able to view and attend public meetings in future, and this will be designed into any future democratic space. This could include the use of technology where appropriate to enable a wide population to view public meetings.</p>	<p>Ensure that reference to local democracy and availability for all to view public meetings is included in the narrative for the new Council building.</p>
<p><b>6. Change of wording</b></p>		
<p>Heritage England expressed concern that the statement ‘any comprehensive redevelopment requiring demolition would need to justify that the replacement building would make a significant contribution to the Trinity Gardens</p>	<p>This change is agreed.</p>	<p>Change wording to reflect Historic England’s advice.</p>

Issue	Council Response	Change Required
<p>Conservation Area' may not comply with National Planning Policy Framework (NPPF)<sup>6</sup> guidance on 'Conserving and enhancing the historic environment'. They recommended rewording this section (and the site requirements) to say 'demolition can only be considered if the wider public benefits demonstrably outweigh the significance of the heritage asset' in a way that meets the tests for doing so set out in the NPPF.</p>		
<b>7. Trinity Primary Academy</b>		
<p>Trinity Primary Academy objected to the redevelopment of the Civic Centre car park, as this shares a wall with the school's infants playground. Demolition and building work would pose a danger to children using the playground entrance, health risks from dust and noise, and any new buildings would potentially overlook the playground, which creates a safeguarding risk.</p>	<p>The construction statement for any future development will ensure that risk is appropriately managed.</p>	<p>No change necessary.</p>
	<p>Building residential adjacent to educational uses is now quite common in London, and will be a factor in how the site is designed. This will be managed using Policies DM1 &amp; DM2.</p>	<p>Include a development Guideline regarding respecting the safeguarding of children in the adjoining school site.</p>
<b>8. Objection to tower blocks</b>		
<p>One person objected to tower blocks on this site, saying that it created the wrong 'feel' for the area.</p>	<p>Policy DM6 manages proposals for tall buildings. It is noted that this site is in a Conservation Area, and as such any proposals will need to be designed having regard to this.</p>	<p>No change necessary.</p>

## SA2: Green Ridings House

<sup>6</sup> Department for Communities and Local Government, *National Planning Policy Framework*, March 2012, [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf) [accessed 6th July 2017]

Issue	Council Response	Change Required
<b>1. Objection to tall building on this site</b>		
Two people objected to a tall building on this site, which would overshadow neighbouring Victorian homes. One person said the new building should be no taller than the current one.	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.
<b>2. New Council Offices</b>		
One person wanted to see this building used as the new council offices, rather than building new offices in Heartlands.	The Council does not own this land, therefore there is limited opportunity to propose new Council office on this site.	No change necessary.
<b>3. Concern from nearby houses</b>		
One person was concerned that adequate stress testing be carried out on local homes before any demolition or building work, pointing out that when the Leverton Close flats were being built, some houses in the surrounding area suffered cracks in walls and ceilings, with one ceiling collapsing.	This is a detailed matter that will be managed through any future planning application.	No change necessary.
<b>4. Need for new homes</b>		
One person said that they did not object to this building being demolished, as long as it was replaced with homes.	The Council's view is that a mix of new homes and jobs would be optimal on this site.	No change necessary.
Another person said that this site would be a good location for new housing, but is not suitable for high rise, due the surrounding buildings (church, existing houses).	The Site Allocation acknowledges the adjacent Trinity Gardens Conservation Area.	No change necessary.
This person also commented that no more shops were needed on this site, but a café and offices would be good.	The evidence is clear that the overall town centre floorspace needs to increase if Wood Green is going to remain a viable Metropolitan Centre. In this area, the offer will be more leisure and food and drink orientated	No change necessary.
<b>5. Crossrail Works Site</b>		

Issue	Council Response	Change Required
Transport for London (TfL) noted that if this site (along with the Bus Garage and Vue Cinema site) become Crossrail worksites, then Crossrail 2 and TfL will jointly own them after work is complete, and will look to develop them. TfL's Commercial Development Planning team have already carried out feasibility work, and this should be referenced in the AAP. The AAP should also be corrected to say that this would not happen until after 2030, rather than 2027.	Noted, however the timing bar stating "after 2027" includes development after 2013.	No change necessary.

### SA3: Wood Green Bus Garage

Issue	Council Response	Change Required
<b>1. Objection to tall buildings</b>		
Most comments on this site were objections, largely on the grounds that tall buildings are planned, which would overshadow neighbouring homes leading to loss of light and privacy. New buildings would also impact on surrounding homes through noise pollution and loss of character. One person was also concerned about vibrations from the buses using the underground garage.	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.
	Impact on adjacent properties of any future development will be managed using Policy DM1.	No change necessary.
	Potential underground vibrations will be an issue for consideration at the planning application stage.	No change necessary.
<b>2. Increased bus provision</b>		
One person questioned whether this was an appropriate location for a public square, or for homes, as presumably the rebuilt bus garage would need to be expanded with more frequent buses, due to the increase in demand.	The proposed development is for a new urban square above the bus garage, which would in effect be underground. There is potential, when including the Station Rd site, for the site to be expanded to accommodate greater bus stabling.	No change necessary.

Issue	Council Response	Change Required
<b>3. Relocate the bus garage</b>		
A few people felt that the bus garage should be moved away from this site, to reduce the number of buses using the High Road, the associated air pollution, to avoid clashes between buses pulling out of the bus garage and people walking up the High Road, and to create a better environment for restaurants with outdoor seating.	There is no scope for the bus garage facility to be moved. The crossroads of two routes and next to a tube station are ideal from a network and staff commuting perspective.	No change necessary.
<b>4. What is a “podium”</b>		
One person wanted more explanation of what is meant by a ‘podium level’ (on top of the new bus garage).	Podium Level in this instance relates to the creation of a new “ground” floor above an underground bus garage.	No change necessary.
<b>5. Leneves</b>		
Fennels Bays Services Ltd pointed out that this site is not actually under single private freehold, as stated in the AAP, as they own Ashley House separately from the bus garage. This creates an opportunity to develop the site in phases, and this should be allowed for in the site allocation. Fennels Bay support a mix of land uses on the site allocation, but suggested that offices should be built in the central and western parts of the site, while housing should be built on the eastern side of the site to avoid the impact of high rise flats on neighbouring homes. Fennels Bay Services felt that their part of the site (Ashley House) could accommodate a tall building of up to 20 stories, and suggested this be made more explicit in the wording of the site allocation.	It is noted that there is more than one ownership on this site.	Change description of the site to “mix of private freeholds”
	There is no justification for moving all of the offices to the office uses to other parts of the site on adjacency grounds. The two uses are fine neighbours.	No change necessary.
	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.
<b>6. Arriva</b>		

Issue	Council Response	Change Required
Arriva London welcomed recognition in the AAP of the need to keep the bus garage operational, and would welcome discussion with Haringey Council about optimal entry and exit routes.	Noted.	No change necessary.
Transport for London (TfL) asked that the AAP clarify whether the assumption is that the bus garage will remain on the same site, as elsewhere it talks about considering redeveloping the site.	The AAP is clear that the site can be redeveloped, but that the bus garage needs to be accommodated on the site.	No change necessary.
<b>7. Wider pavements</b>		
One person felt that pavements in this area would need to be widened.	The ideal width of all pavements will be identified through the Wood Green Design Guide.	Amend based on the findings of the Wood Green Design Guide.
<b>8. Currently an eyesore</b>		
One person was supportive of the plans, as the current bus station is an 'eyesore'.	Noted.	No change necessary.

#### SA4: Station Road offices

Issue	Council Response	Change Required
<b>1. Objection to tall buildings</b>		
Echoing concerns expressed about the bus garage site, people objected to having a tall building on this site, which would overlook nearby homes and make parking issues worse.	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.
<b>2. Support for conversion</b>		



Issue	Council Response	Change Required
One person objected to demolishing the council offices at River Park House, suggesting instead that if there is excess space due to smaller numbers of council staff, then the upper floors could be converted into flats, while the ground floor is converted into shops.	The Council believes that the conversion of the existing offices into flats would not be compatible with the aim of creating exemplar design for new homes in the borough.	No change necessary.
<b>3. HDV</b>		
One person objected to these offices being transferred from public ownership into the Haringey Development Vehicle.	The transfer of land into the Haringey Development Vehicle is not a planning issue.	No change necessary.

### SA5: Vue Cinema

Issue	Council Response	Change Required
<b>1. Objection to demolition of the cinema</b>		
There were several objections to the demolition of the Vue Cinema building - one person felt that it was a waste of money to demolish a building that has only built relatively recently, another noted that this would undermine the evening economy policy, and one other person noted that this is currently well-used.	The current site includes a significant amount of “dead” space within it, and a redevelopment creates an opportunity to increase, rather than decrease the overall town centre offer on this site, including the contribution it makes to the evening economy.	No change necessary.
	With regards timeframes, this site is likely to come forward alongside Crossrail 2, as a works site to create an interchange station at Wood Green.	No change necessary.
<b>2. Provision for a replacement cinema</b>		

Issue	Council Response	Change Required
One person did not mind the Vue cinema being knocked down, but asked that there was provision elsewhere in the plans for a good quality replacement cinema to be built.	It is agreed that there needs to be an appropriate balance of leisure uses in Wood Green.	Include reference to ensuring there will remain a suitable quantum and mix of leisure uses in Wood Green when proposals that include the potential loss of an existing asset come forward.
<b>3. Objection to tall building</b>		
One person objected to a tall building on this site	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.
<b>4. Upgrade the Vue</b>		
One person wanted to see the 'ugly' metal front of the Vue removed and replaced with brickwork, and a bowling alley, bar and eating area added.	These uses are supported by the planning framework.	No change necessary.
Another person commented that the whole Vue complex is 'awful' and needs replacing with something impressive, which could include housing.	This is noted.	No change necessary.
<b>5. Support for new plaza</b>		
Another person wanted to see more open spaces and meeting places like the new spaces around King's Cross Station.	Support for the principle of a plaza/ urban realm space is noted.	No change necessary.

**SA6: Mecca Bingo**

Issue	Council Response	Change Required
<b>1. Litter</b>		
One person was concerned that replacing Mecca Bingo with businesses with late opening hours, such as bars and restaurants, would increase litter in the town centre.	This is potentially an issue with all development sites, and ultimately an issue for licensing.	No change necessary.
<b>2. Objection to redevelopment</b>		
One person objected to the Mecca Bingo building being demolished.	The reason for the redevelopment of this site is that it is making a poor use of the site, being a single storey building with little or no architectural merit, and a large surface car park.	No change necessary.
<b>3. Urban realm improvements</b>		
One person wanted to see this area become more family-orientated with playgrounds, nicer shops and cafes, and trees planted along Lordship Lane and outside Wood Green tube station.	There may be opportunities for the development to facilitate an improvement to the piece of Lordship Lane outside it. This is the same as for any redevelopment site, and will be picked up in the Urban Design Framework Policy.	Add detail about how sites can contribute to their surrounding road layout in the Urban Design Framework Policy.
<b>4. Owner's Issues</b>		
The owners of the Mecca Bingo site - U + I Plc - supported developing this site as part of the town centre along Lordship Lane, but wanted to see more flexibility in the type of buildings that would be permitted - not just shops. The type and amount of office floorspace required on different sites should also remain flexible. They agreed that this area was less appropriate for family housing, but felt that it could accommodate a tall building as a key arrival point into the town centre. U + I also felt that the requirement for the heights of new buildings to rise	Noted.	No change necessary.

Issue	Council Response	Change Required
from east to west to match the heights of buildings on either side was too restrictive, and should be removed.		

**SA7: Morrison's**

Issue	Council Response	Change Required
<b>1. Loss of existing facility</b>		
Several people objected to Morrison's being demolished, as it is currently the only large supermarket in Wood Green. People were concerned about where local residents would shop during and after the regeneration of this site, and that a replacement supermarket would be more expensive to shop at, and further away, forcing people to travel by car and increasing road traffic. One person commented that based on the plans to increase the population of Wood Green, Morrison's should either be expanded or new large supermarkets built - rather than knocking down an existing one. Another person noted that Morrison's currently contains a pharmacy that is open till 9pm, and this would be missed if Morrison's closed. One person noted that a decent-sized affordable replacement supermarket with enough parking should be built, as the other supermarkets in Wood Green are not big enough for a weekly shop.	It is important that there is a sufficiency of convenience retail provision in the town centre, including whilst regeneration is ongoing. Policy WG1 will make reference to this.	Include reference in WG1 to ensuring there is a sufficiency of convenience retail prior to the loss of an existing convenience retail asset.
<b>2. High Rd alignment</b>		

Issue	Council Response	Change Required
One person questioned whether it would be physically possible for a new supermarket to be built on this site to line up better with the High Road as suggested in the policy, given that only a small amount of the site borders the High Road at present.	There is certainly an opportunity for the new development to better address the High Rd than the current entrance does. This is currently referenced in the Policy.	No change necessary.
<b>3. Access to the supermarket</b>		
Two people noted that the site allocation does not mention transport or access to the new supermarket, including car parking and where the car park entrance will be, and whether or not a hopper bus will be provided for.	The Transport Study will determine the most appropriate quantum of town centre car parking for the centre as a whole.	Include reference to the Transport Study's findings.
<b>4. Potential for new open space</b>		
Two people asked that instead of - or in addition to - housing, this site looks to provide green spaces, and a square with shops or cafes.	It is agreed that due to the size of the site, that an element of public realm could be provided on this site.	Add reference to the potential to create a new element of public urban realm on this site.

Wood Green Central

**121 comments** were made on different aspects of this policy and how it could be improved

**110 comments** came from individuals

1 from a statutory consultation body (the Greater London Authority)

**3** from landowner/developers

**7** from other groups and organisations

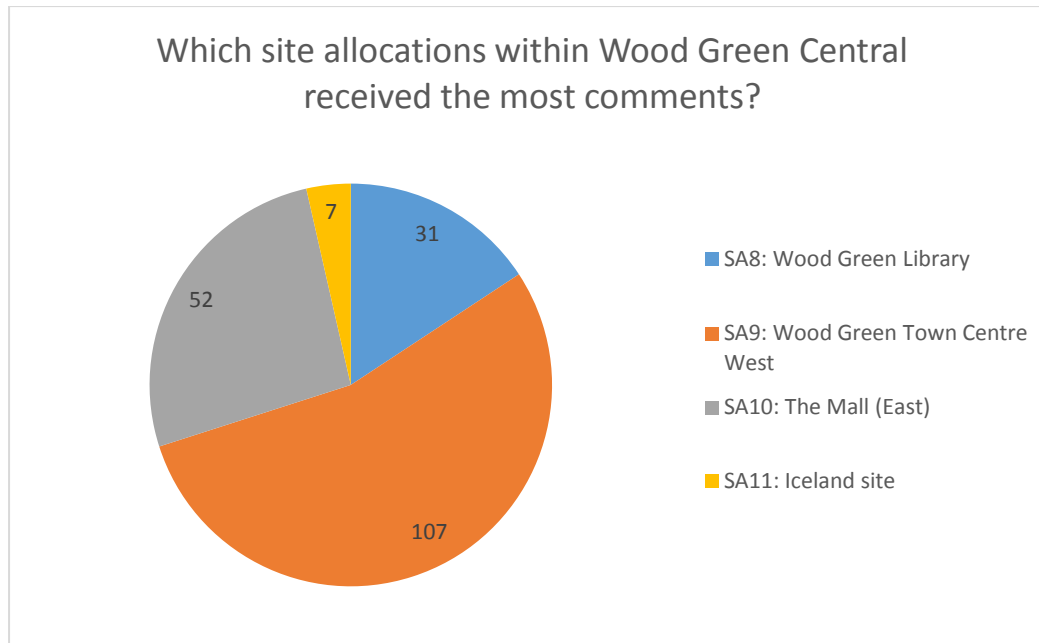
**Comments on the Wood Green Central area overall**

Issue	Council Response	Change Required
<b>1. General Comments</b>		
All except one of the comments made about this area were about one of the four site allocations. One person commented more generally that the town centre needed to become more ‘modern and sophisticated’ with lots of plants and greenery, art and a water feature, to draw people back to the high street and improve mental health. This person also wanted to see many more different leisure and entertainment options within the town centre, including workshops, a fitness studio, spa, swimming pool, games arcade and ice cream parlour, to create a sense of fun and excitement.	There are undoubtedly opportunities to make Wood Green more green, and a more pleasant destination.	Explore opportunities for supporting “green” interventions in the Wood Green Urban Design Framework policy.
	It is recognised that a significant improvement in the quantum and range of leisure uses is required in Wood Green. The Policy WG1 will be modified to support a greater range of leisure uses, while also allowing retail uses to be supported in the centre.	Modify WG1 to provide greater support for leisure uses.

Wood Green Central contains 4 site allocations:

- SA8: Wood Green Library

- SA9: Wood Green Town Centre West
- SA10: The Mall (East)
- SA11: Iceland site



Comments that were made about each of these individual sites are listed below.

**WG SA8: Wood Green Library**

Issue	Council Response	Change Required
<b>1. Objection to demolition of the existing Library building</b>		
A large number of people objected to the current library building being demolished. Different arguments were made to support this view,	This building falls some way short of being a building with the significant design interest of heritage significance for	No change necessary.

Issue	Council Response	Change Required
<p>including: Wood Green Library is already a distinctive, landmark building and should become a feature of the newly created town square, it was not built that long ago and demolishing it would be a waste of money, it is currently well-used and in a convenient central location, and a different less well-used building further back from the High Road could be demolished to create a new town square.</p>	<p>preservation.</p>	
	<p>The redevelopment of this building, in the context of creating developable land for new uses, including affordable housing, is not considered to be a waste of money.</p>	<p>No change necessary.</p>
	<p>The Library is in a convenient location, and it is agreed that its replacement should be accessible also. The proposal to move it into the Heartlands sub-area is not considered to be a conflict in this regard, when associated with improved pedestrian routes.</p>	<p>No change necessary.</p>
<p><b>2. Retain the library on this site</b></p>		
<p>A smaller number of people did not object to the current building being demolished, but wanted to see it replaced on its current site rather than moved away from the High Road, where it is easy for older people and people with physical disabilities to walk to from bus and tube stops. Another person said that bus routes would need to be carefully planned so that the new library and other civic buildings were easy to reach by bus.</p>	<p>The Library is in a convenient location, and it is agreed that its replacement should be accessible also. The proposal to move it into the Heartlands sub-area is not considered to be a conflict in this regard, when associated with improved pedestrian routes, and proposed modification to bus routes.</p>	<p>No change necessary.</p>
<p><b>3. Make new building accessible</b></p>		
<p>Another person simply commented that the replacement library would need to be accessible.</p>	<p>It is a requirement of new development that it is accessible. This is controlled by nationwide building standards.</p>	<p>No change necessary.</p>
<p><b>4. Potential for partial demolition</b></p>		



Issue	Council Response	Change Required
Some people felt that parts of the library complex could be demolished - such as the shopping arcade - while the main library is refurbished with more greenery on the front, the Customer Service Centre located elsewhere and additional floors built on top of the current building to create more space.	This building falls some way short of being a building with the significant design interest of heritage significance for preservation.	No change necessary.
<b>5. Wider range of uses</b>		
A few people wanted to see the library building fulfil a wider range of functions. One person suggested turning it into a leisure centre, combining a library with a café, gym and swimming pool, or alternatively a community arts centre, with an art-house cinema, theatre, gig venue and performing arts classes. One person wanted to see it better used as an education centre, where people can access different training courses and classes.	All of these uses are suitable for a town centre, but the AAP has no requirement to identify that specific buildings have these specific uses. Instead a flexible stock of town centre floorspace will be allocated which enables a sufficiency of overall town centre uses to be delivered.	No change necessary.
<b>6. Objection to tall building</b>		
One person did not want to see high rise buildings on this site.	The height of any future development will be determined at the point of a planning permission, and determined using Local Plan Policy DM6.	No change necessary.
<b>7. HDV</b>		
Two people objected to the Library being transferred from public ownership into the Haringey Development Vehicle.	The HDV is not the subject of this consultation.	No change necessary.
<b>8. Town Square</b>		
The Mall owners, Capital and Regional, did not support the plan to create a single, large town square, and would prefer to see a series of smaller public spaces connected by streets.	This is noted. The Council's view is that there is a need for a focal point for the town centre, and that the proposal would dilute this.	No change necessary.

**WG SA9: Wood Green Town Centre West**

**Number of comments: 107**

Issue	Council Response	Change Required
<b>1. Objections to demolishing Victorian homes on Caxton, Coburg and Mayes Roads</b>		
<b>Number of comments: 55</b>		
<p>A very large number of objections were made to the proposals to demolish Victorian terraced homes as part of site allocation WG SA9: Wood Green Town Centre West. A co-ordinated campaign, led by affected residents, attracted wider support from local people and both Haringey MPs. This issue dominated the Commonplace heat-map, where 8 of the 10 ‘most agreed with’ comments all concerned these homes, attracting 138 agreements in total.</p>	<p>It is acknowledged that there is significant objection.</p>	<p>The Council has commissioned additional evidence into the costs and benefits of redeveloping the housing on Caxton, Mayes, and Coburg Rds. After reviewing this information, the Council does not believe that there is sufficient justification to allocate these buildings that would robustly meet the requirements of a compulsory purchase argument, and as such, they will be removed from the next version of the AAP.</p>

Issue	Council Response	Change Required
<p>Objections were raised on the grounds that these are attractive buildings, part of the historic character of the area, meet a need identified elsewhere in the AAP for family-sized housing and support a thriving mixed community.</p>	<p>It is noted that the houses in question are of fine quality, being of a typical type and quality for Wood Green/ Haringey more widely. They are not special however, and while they do form part of the historical urban grain of Wood Green from the past 100 years, they are not of such a high quality that they need to be preserved as heritage assets. Nor do they have the consistency or quality required for this area to be granted a Conservation Area status.</p>	<p>No change necessary.</p>
<p>Some people argued that these homes should be offered Conservation Area status to protect them from future demolition.</p>		
<p>Several people suggested that the east-west route and the new town square proposed in this area could be repositioned. Representation made on behalf of affected residents living in the homes that would be demolished argued that the new east-west shopping street could be located further south, to avoid the need to demolish these homes.</p> <p>Others felt that the town square was not needed at all, particularly if a new Crossrail 2 station was not opened in Wood Green. One person suggested that Mayes Road could be improved as an east-west link instead.</p>	<p>The alternative route options provided by the community in their representation has been analysed by independent consultants, creating a comparison of what the developmental benefit would be for the loss of each residential parcel.</p>	<p>After the removal of the residential properties from the document, additional pedestrian pressure will fall on Brook and Coburg Rds. The northern route to/from Wood Green Underground station from the Cultural Quarter will also rise in importance.</p>
<p>The Greater London Authority (GLA), in their response, did not object, but questioned the proposal to demolish these homes, as they add value to the urban landscape and show the history of the area. The GLA would like to explore with Haringey Council options for keeping these buildings, while also achieving the overall aims of</p>	<p>The Council will continue to discuss this with the GLA.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
the site allocation.		
<b>2. Guarantees for residents in social housing above the Mall and Bury Road car park</b>		
<b>Number of comments: 33</b>		
<p>Although fewer objections were made to the demolition of the two social housing estates in the town centre - Sky City above the Mall, and Page High above the Bury Road car park - there were a large number of concerns expressed, including from tenants themselves, about what would happen to current residents, and what guarantees would be offered to them.</p> <p>Local residents, and groups such as Defend Council Housing, requested that a public policy should be adopted alongside the AAP, guaranteeing that all affected tenants and leaseholders would be rehoused in suitable replacement homes within the AAP area, with the same tenancy rights, at equivalent rent levels, and that displaced residents would have first choice of new homes.</p>	<p>The Council is consulting on its guarantee for residents who are affected by estate regenerations, including those whose estates are managed by Housing Associations. This includes a guarantee that they will be found a new home which meets their needs, at a price no higher than they already pay.</p> <p>Haringey Local Plan Policy SP2 requires any housing estate renewal to replace the existing amount of social housing floorspace as part of any development.</p>	<p>Continue to progress the Council’s commitment on council led estate renewal schemes to Housing Association tenants, and appropriately reference in the AAP.</p>
<p>The consultation received 5 written responses from residents of Page High (4 of which directly related to the issue of demolishing Page High), and 13 from residents of Sky City, including a formal response from the Sky City Tenants Association.</p> <p>All 4 residents from Page High objected to their</p>	<p>These objections are noted, and the Council acknowledges that there are a range of views on each estate about how to take forward redevelopment in the centre.</p> <p>While there is widespread concern about</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
flats being demolished. Among Sky City residents, only 2 responses outright objected to the flats being demolished, with one of these going on to ask for a legally binding transfer guarantee for residents if the demolition did go ahead.	tenancy guarantees, there is seen to be a mixed view about whether a redevelopment is desirable from a resident's perspective, ranging from those who understandably do not want the redevelopment to go ahead, to those who may wish to have a new home on this or another local site.	
Some people felt that there had been a lack of information and consultation with residents in these flats about plans to demolish their homes, and that strong engagement with residents would be necessary as the plans continue to take shape.	The Council has gone to significant lengths to consult affected residents through this process, going beyond what is required statutorily, and in the Council's SCI. We will continue to engage with affected residents, and have organised regular meetings to this end.	No change necessary.
<b>3. Alternative uses for the Mall</b>		
Several people objected to the demolition of the Mall for reasons other than the impact on Sky City residents. These people argued that knocking down the Mall was a waste of money when it was still a useful building that could be updated and made into a trendy urban space. People were also concerned that demolishing the Mall would be disruptive to local businesses - with the Market Hall stallholders being mentioned particularly - and the local economy, as it could lead to the loss of some of the	The Mall's owners are of the view that the redevelopment of this site makes sound financial sense from an investment point of view.	No change necessary.

Issue	Council Response	Change Required
current national retailers who occupy this space. Ideas for the Mall included: a slope or escalator to an upper floor entrance, adding more windows, creating a new public space on the west side of the top floor of the Mall with a picture window and views to Alexandra Palace, halving the width of the bridge and making it into a glazed walkway, covering some of the walls with plants, and using the Mall for evening events.	Clearly, the redevelopment of the Mall will affect existing businesses. The AAP sets out a plan which will increase opportunities within the Town Centre overall, however, including for existing stallholders, through the provision of a new market square.	No change necessary.
<b>4. Mosque</b>		
A few people asked for more information on how the Fatih Mosque and Efdal Community Centre would be affected by the plans.	There is a need to replace community assets through redevelopment.	Add a site requirement to this Site Allocations stating that the community uses need to be adequately reprovided prior to demolition.
<b>5. Retention of the bridge</b>		
A few people suggested that the bridge over the High Road should be kept as it provides a safe pedestrian crossing over the busy High Road, encourages people to visit shops on both sides of the road, and is a good location for a café with a view over the road.	It is not considered that the bridge makes a significantly positive impact on the central stretch of the High Road, and on balance its removal would be appropriate. On the issue of crossing the High Rd, it is noted that crossings should be improved through new development, rather than worsened, and this should be a requirement of the policy.	Add reference to the redevelopment of the site ultimately improving pedestrian crossing of the High Rd rather than worsening it.
<b>6. Need to improve maps</b>		
One person commented about the lack of detail in the maps in the draft AAP. This currently makes it difficult to understand where exactly new routes will go, and to judge the implications of this.	The AAP will not set out detailed proposals for where each route will go, instead it will establish the principles under which planning consents will be granted. It is	Review maps for clarity.

Issue	Council Response	Change Required
	good practice to ensure maps are as clear as possible however, and they will be reviewed with this in mind.	
<b>7. More outdoor seating</b>		
One person was keen to see more outdoor seating and rest spaces encouraged within this site allocation.	It is agreed that this is something that needs improving in Wood Green.	Include reference to increasing outdoor dwell space in the urban design framework policy.
<b>8. Privacy for surrounding residential properties</b>		
One person suggested a change or addition to bullet point 5 of the Development Guidelines for this site allocation to say that privacy of residential buildings on Parklands and Mayes Road should be respected, as well as amenity, when considering the heights of new buildings.	The development guideline is consistent with those included on other Ste Allocation in the Local Plan.	No change necessary.
<b>9. Noise</b>		
One person was concerned about noise and disruption caused by deliveries to shops and markets in the town centre.	It is likely that more of the deliveries to the redeveloped shops will be underground. This matter will be considered at the planning application stage.	No change necessary.

### WG SA10: The Mall (East)

Number of comments: 52

Issue	Council Response	Change Required
<b>1. Refurbishing the Mall</b>		

Issue	Council Response	Change Required
<p>Many of the comments made on this site allocation echoed those made about the west side of the Mall covered in the previous site allocation: a preference for refurbishing and repurposing the Mall, and attracting better quality shops (though some people disagreed and were happy to see it demolished), the need for the Market Hall traders to be offered new space, concerns about what protections would be offered to Sky City tenants who would need to move, and concerns about how the demolition would impact on local businesses and the local economy.</p>	<p>It is noted that there are a range of views over the suitability of the Mall for its current use in future. It is the Council's view that it's redevelopment offers the best opportunity to reinvigorate the Town Centre.</p>	<p>No change necessary.</p>
	<p>It is considered that the amount of space for market traders will be increased through the redevelopment.</p>	<p>No change necessary.</p>
<p><b>2. Preference for covered Mall</b></p>		
<p>In addition, two people expressed a preference for covered shopping in Malls, as it is better for pedestrians and keeps the weather out.</p>	<p>It is considered that the benefits of opening up the area with a collection of permeable shopping streets will exceed those of keeping the weather out. New sites will be designed with opportunities to shelter.</p>	<p>No change necessary.</p>
<p><b>3. Cinema provision</b></p>		
<p>One person wanted to see at least one new cinema opened in Wood Green if both the Cineworld in the Mall and the Vue are potentially going to be demolished. The cinemas are one of the few things that currently attract people to Wood Green in the evenings.</p>	<p>Finding the appropriate balance of leisure uses is important in a Town Centre. At present Wood Green's leisure offer is relatively poor compared to other equivalent town centres, and new proposals should seek to improve this, not reduce it, including cinema provision.</p>	<p>Include reference to requiring an overall increase in the leisure offer of the centre.</p>



**WG SA11: Iceland site**

**Number of comments: 7**

Issue	Council Response	Change Required
<b>1. Landowner Response</b>		
<p>Austringer Capital Ltd - who have planning permission to build on this site - welcomed it being designated as less suitable for family housing and building heights not being capped, and supported a mix of uses on the site. However, they believed that the indicative capacity for number of new homes on the site could be increased to 160-70, while conversations with the NHS suggested that the floorspace for the new health centre could be reduced.</p>	<p>The indicative capacities identified are not prescriptive, but are designed to explain the overall growth and infrastructure provision over the whole plan.</p>	<p>No change necessary.</p>
<b>2. Support for retaining Iceland</b>		
<p>Meanwhile, two people did not want to lose the Iceland shop, as it is useful for residents' shopping.</p>	<p>The Council is seeking to increase retail provision in Wood Green, including the provision of convenience retail. It is recognised that there is a need to ensure sufficiency of convenience retail provision.</p>	<p>Include a section in Policy WG1 that ensures that there is adequate convenience retail provision in the centre when an existing asset is lost.</p>
<b>3. Objection to height proposed</b>		
<p>One of these people also objected to the height of the new buildings being proposed.</p>	<p>The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.</p>	<p>No change necessary.</p>
<b>4. Not suitable for health centre</b>		
<p>One person felt that this site was unsuitable for a health centre as it is not currently well-connected</p>	<p>The Iceland site is a suitable town-centre location for a health facility. Pedestrian</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
to local bus routes. This would cause more people to drive to the health centre, and create traffic and parking issues. They suggested that a better place for this would be in the Heartlands area, with a temporary health facility provided as a short-term measure.	connections to the High Street (where the buses are) will be improved as part of the development of surrounding sites.	
<b>5. Affordable Housing</b>		
One person wanted to see 50% of new homes on this site offered at social/target rents.	The Council's target is for 40% affordable housing on all sites of 10 units or more.	No change necessary.

Turnpike Lane

**65 comments** were made on different aspects of this policy and how it could be improved

**58 comments** came from individuals

**2** from statutory consultation bodies (Historic England, Transport for London)

**4** from landowner/developers

**1** from other groups and organisations

### Comments on the Turnpike Lane area overall

Around a third of all the comments made on the Turnpike Lane area (18 out of 65 comments) were to do with the area overall rather than any one specific site allocation, and mainly reflected issues around transport and the general neglect of the area (at present and in the AAP) compared to other parts of Wood Green.

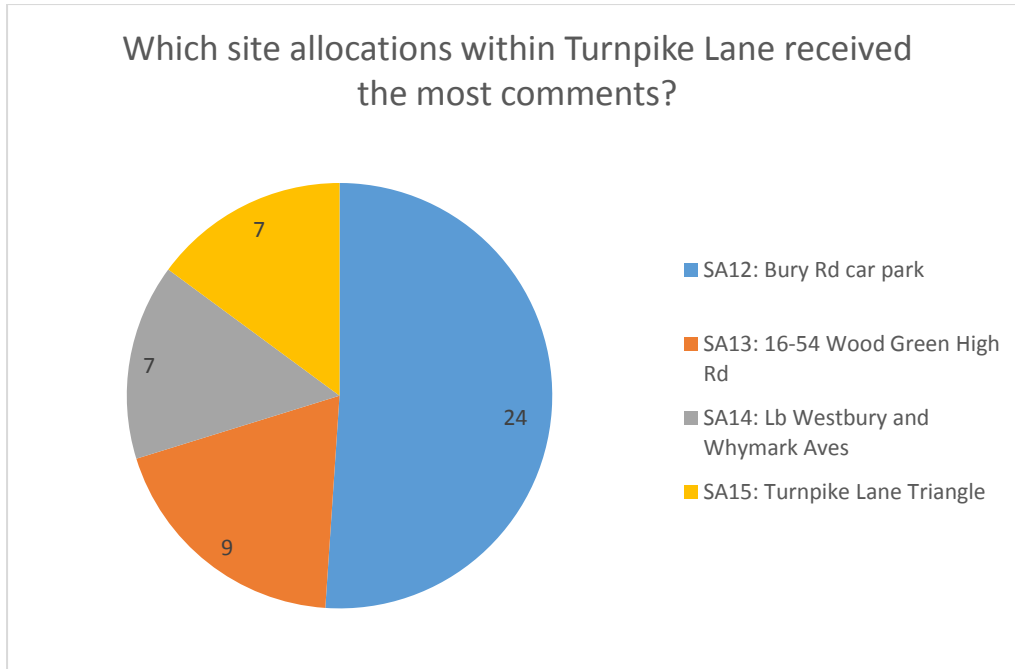
Issue	Council Response	Change Required
<b>1. Turnpike Lane being neglected in the document</b>		
The general theme of comments about Turnpike Lane overall was that this area is currently being neglected, and more attention should be paid in the AAP to improving the physical environment. On the consultation map website, a comment about the poor mix of shops and general appearance of the Turnpike Lane end of the High Road was the second most agreed with comment, attracting 35 agreements.	Turnpike Lane itself doesn't have any significant redevelopment parcels, and as such there are no site allocations in this area. The Council support investment in the street as a whole, but this is not a land use issue that requires an intervention in the AAP.	No change necessary.
<b>2. Transport</b>		

Issue	Council Response	Change Required
<p>Most comments about the Turnpike Lane area centred on transport, and echoed feedback on the WG11: Transport policy. Two people expressed the view that there should be a Crossrail 2 station at Turnpike Lane to 'lift' this end of the High Road as well as the town centre. Two people wanted to see improvements to the station building itself, including cleaning it and making it more accessible for people with disabilities, pushchairs or heavy cases. Two people highlighted the poor junction design at Turnpike Lane, which was described as 'complicated and dangerous' especially for pedestrians trying to cross; the junction should favour pedestrians, cyclists and buses. Another person was concerned about the way Turnpike Lane narrows as it approaches the traffic lights, which is dangerous for cyclists. Two people wanted to see a cycle lane along Turnpike Lane. When addressing the issues raised under the WG11: Transport policy, Haringey Council should ensure that equal attention is paid to all four subareas within the AAP, including Turnpike Lane.</p>	<p>The Council does not believe that there is any significant development opportunity at this end of the High Street which is comparable to the development likely at the northern end, and for this reason will continue to support a single central Wood Green CR2 station option.</p>	<p>No change necessary.</p>
	<p>The AAP will support improvements to the junction of Turnpike Lane/ Westbury Ave and Wood Green High Rd.</p>	<p>Ensure that opportunities to improve major junctions, and transport interchanges within the AAP area are supported.</p>
<p><b>3. Crime &amp; Security</b></p>		
<p>Several people raised the issue of crime and security in this area, with drug dealing, violence and homelessness all mentioned as issues that can make the area feel intimidating for residents and visitors. One person blamed this on the casino and betting shops at this end of the High Road, which should be closed as they attract 'shady characters'. Another person highlighted Frome Road as a</p>	<p>Many of these issues are beyond the remit of the planning system. There is already a policy governing the control of betting shops in the borough.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
particular trouble spot for crime and anti-social behaviour.		
<b>4. Improving general appearance</b>		
<p>Finally, there were a set of comments that focused on improving the general appearance of the area, particularly along Turnpike Lane, which is currently a 'mess'. Buildings need to be improved, better quality shops and restaurants encouraged, and rubbish tidied up. One person also wanted to see the area immediately outside of the tube station improved, with better shops, trees and benches. One person requested more improvements to open spaces, such as Ducketts Common.</p>	<p>It is noted that Turnpike Lane can be improved, including the area around Wood Green Station.</p>	<p>Include a policy aimed at supporting investments around Turnpike Lane.</p>

Turnpike Lane has 4 site allocations:

- SA12: Bury Road car park
- SA13: 16-54 Wood Green High Road
- SA14: Land between Westbury and Whymark Avenues
- SA15: Turnpike Lane Triangle



Comments that were made about each of these individual sites are listed below.

**WG SA12: Bury Road car park**

**Number of comments: 24**

Issue	Council Response	Change Required
<b>1. Objection to demolition</b>		
One current Page High resident objected outright to the demolition of the car park with the Page High estate on top.	This objection is noted. The Council will continue to engage with residents of Page High.	No change necessary.

Issue	Council Response	Change Required
Comments and concerns about the rights of social housing tenants currently living in the Page High flats above Bury Road car park noted under site allocation WG SA9 will also need to be considered under this site allocation.	This is addressed in relation to Policy WG SA9.	
<b>2. Support for demolition</b>		
However, two other people agreed that the car park should be demolished, as the space could be much better used for shops, offices and homes with more public space. Getting rid of the car park would also make the area look nicer and make it easier to get to the High Road from Wood Green.	Noted.	No change necessary.
<b>3. Family homes on the High Rd</b>		
One person objected to family homes not being built on town centre sites like this one, as this may mean that families who move out of the Page High flats above the car park will not be able to return to such a central location. Families should be free to choose whether they are happy to live above shops in the town centre.	The Council is in the process of guaranteeing the right of return to all residents affected by regeneration projects. AS such the design of the flats, including bedroom numbers of the new stock, will be in consultation with existing residents. The Council does not feel that the current place principle that the most suitable locations for family housing are away from the High Street is incorrect.	Amend the policy to reflect the design of this and the Mall West as being redesigned such that it has the potential to accommodate all existing residents who wish to return to the site.
<b>4. Snooker Club</b>		
Longmead Capital, who own the old snooker club within the car park building, felt that they would need to better understand Haringey Council's plans for the car park before they could decide on the potential for the snooker club space.	Noted, the Council will continue to engage with local landowners.	No change necessary.
<b>5. Document is unclear</b>		

Issue	Council Response	Change Required
One person commented that the language used to describe the changes to this site seemed to be deliberately unclear.	The document has been written in as plainer English as possible, and the Council will continue to try and improve upon this.	Ensure plain English is used wherever possible.

### WG SA13: 16-54 Wood Green High Road

Number of comments: 9

Issue	Council Response	Change Required
<b>1. What does the Site refer to?</b>		
Many people responding to the consultation seemed confused about exactly which stretch of shops this site allocation refers to, with one person asking whether the photo shown on page 134 of the draft AAP was of the shops in the site allocation or ones further up the High Road. As a result, several comments are not connected to this site allocation - one person wanted the Big Green Book Shop to be preserved, and another said that the parade of shops with the old Gaumont cinema building in between them should be listed and not demolished.	The picture is of WG SA 12, not WG SA 13	Change the picture.
	This allocation has nothing to do with the Big Green book shop, which does not have a site allocation.	No change necessary.
	The Gaumont Cinema is a listed building, and the terraces of Wood Green are preserved in as separate policy.	No change necessary.
<b>2. High Rd Layout</b>		
Two people commented on the High Road layout more broadly, with one person requesting more pedestrian crossings, and another asking for the High Road to be closed to all traffic except buses and bikes.	It is not possible to close the High Road due to the significant adverse impacts it would have on the surrounding road network. Improved pedestrian and cycling connectivity will be supported however.	Include mitigations from the Transport Study into Policy WG11.
<b>3. Lazari (BHS landowner) response</b>		



Issue	Council Response	Change Required
<p>Lazari, the freehold owners of 26-42 High Road, welcomed the allocation of this site for comprehensive rebuilding with more and taller buildings, and agreed that this should be for a mix of uses. However, they felt the focus should be on both retail and other town centre uses at ground floor level, and residential and town centre uses on the upper floors. In particular, they felt their site was appropriate for a new hotel, which would help create new jobs in the area. Lazari agreed that there was potential for new shopfronts along Whymark Avenue, but not along the new laneways, which would have lower footfall and would not be seen as an attractive location to prospective retailers. They suggested residential mews housing could be built along laneways instead.</p>	<p>The Council will support proposals for hotels where they demonstrate that they will benefit the town centre to a greater extent than the residential and/or commercial use that it is displacing.</p>	
	<p>The Council is aware of the need to increase, not decrease the number and range of town centre uses within the centre. The promotion of laneways will help to achieve this, as well as providing a breaking up of the currently overly long and monotonous retail frontages on the eastern side of the High Rd in this area.</p>	<p>No change necessary.</p>
<b>4. Longmead (snooker club leaseholder) Response</b>		
<p>Longmead Capital, the leaseholder for 16-54 High Road, questioned the need to rebuild these shops, as the ones that are there are already suitable for national retailers - and indeed are already occupied by two of these, Sainsbury's and Peacocks.</p>	<p>It will be important that through future redevelopments, the functioning of existing and/or retained premises is considered. This will be achieved through detailed design proposals.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
<p>Demolishing the building would mean that these shops may move out. In Longmead's view, there is limited potential for alternative town centre uses or office space on the first floor of new or existing buildings on this site, and low demand for office space in Wood Green generally. They were concerned that access to the back of Sainsbury's should be maintained during work in the town centre, and that flats or offices above the existing shops would occupy space currently used as the Sainsbury's stock room, and would also eat into the area of the supermarket, as an entrance and stairs would need to be added.</p>	<p>The Council will work with commercial investors to promote Wood Green as a commercial investment destination.</p>	<p>No change necessary.</p>
<b>5. Sainsbury's response</b>		
<p>Sainsbury's themselves also pointed out that their shop at 54-58 Wood Green High Road attracts shoppers to this part of the town centre, and stated that they would like to continue to operate a supermarket at this location in future. They asked that the site requirements should include a replacement space for a supermarket in the same location.</p>	<p>The site requirement will not be so specific as to require replacement "supermarket" provision, but there will be an addition to Policy WG1 to identify the need to replace any convenience retail lost as part of redevelopments.</p>	<p>Ensure retention of convenience retail floorspace is included in Policy WG1.</p>

#### WG SA14: Land between Westbury and Whymark Avenues

Number of comments: 7

Issue	Council Response	Change Required
<b>1. Support for retaining these buildings</b>		

Issue	Council Response	Change Required
Two people felt there was no need to do anything with these buildings, as there is nothing wrong with them, they fit well with the buildings around them and are well-used. On person noted that Turnpike Lane station is already a listed landmark building, so another one is not needed on this site, especially not a tall one, which would be out of keeping with the area and would dominate the station building.	There is an opportunity to improve the outlook of Wood Green to visitors arriving from Turnpike Lane Station.	No change necessary.
	It is noted that Turnpike Lane is a listed building, which acts as a landmark in its own right.	Remove reference to a landmark building on this site.
<b>2. Height parameters</b>		
Heritage England also commented that allowing landmark buildings with no height parameters to be built next to a heritage asset (Turnpike Lane station) will create 'a challenging design environment' on this site allocation and the next one, WG SA15: Turnpike Lane Triangle. They suggested that the site allocations should more clearly define an appropriate scale for new buildings next to the station.	It is noted that Turnpike Lane is a listed building, which acts as a landmark in its own right.	Remove reference to a landmark building on this site.
<b>3. Support for Crossrail 2 station</b>		
Two people thought there would be a stronger argument for demolishing these buildings and improving this end of the High Road, if Crossrail 2 were to come to Turnpike Lane.	The council does not support the Turnpike Lane option for a Crossrail 2 station as the land use benefits are too small compared to the Wood Green Central option.	No change necessary.
<b>4. Significance of Westbury Avenue?</b>		
One person questioned why the Westbury Avenue approach to the town centre was being given more attention than Turnpike Lane itself, which is currently very run down and gives a poor first impression of Wood Green when travelling from Hornsey and the west. This person thought that focusing on Turnpike Lane instead of Westbury	This is noted, a new Policy for the shopping promenade on Turnpike Lane itself will be drafted in the next version of the document.	Add new policy enabling investment on Turnpike Lane.

Issue	Council Response	Change Required
Avenue would make more sense for improving the town centre.		
<b>5. Whymark House (Poundland) Landowner Rep</b>		
The owners of Whymark House, at 12-14 Wood Green High Road (currently occupied by Poundland) support replacing the existing buildings on this site, but suggest the wording - particularly of paragraph 8.27 - is changed to make it clear that other town centre uses will be considered on upper floors, not just flats. The owners of this building feel it would be a good location for a hotel, and note that currently none of the proposed site allocations specifically indicate where hotels would be suitable. The owners also strongly support a phased approach to replacing buildings on this site, as different buildings are owned by different people.	The Policies support other town centre uses such as offices and retail uses above ground floor level. Determination on the suitability for hotel use will be based on the impact on delivering other uses such as housing and office, and the need for hotels in the town centre.	Quantify the need for hotels in the town centre.

### WG SA15: Turnpike Lane Triangle

Number of comments: 7

Issue	Council Response	Change Required
<b>1. Objection to tall buildings</b>		
Of these 7 comments, two objected to tall buildings being built on this site. New buildings should respect the current low-rise human scale of this area.	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.
<b>2. Support for improvement</b>		

Issue	Council Response	Change Required
Others expressed more general support for improving this triangle of shops, with one person asking for the Tennessee Chicken building to be demolished. Another person felt these shops currently give a poor first impression of the area when walking out of Turnpike Lane tube.	The standard of food at Tennessee Chicken is not a planning matter, but the Council's view is that the site could make a better first impression for entrants to the Town Centre from the north.	No change necessary.
<b>3. Bring forward sooner</b>		
One person noted that this site is relatively out-of-the-way and suggested that work here could be brought forward from the third phase of works to the first or second.	Noted, the Council is open to this, but the timing of development is in part down to the owner of the site, and at present we do not have an indication that the site will come forward in the first five years.	No change necessary.
<b>4. High Quality Design needed</b>		
This person said that they did not object to a new landmark building, but asked that the council spend time and money on a building that is well-designed and well-built, and will not age badly as other landmark buildings in London have.	All buildings will be built to a high quality, as required by Policy DM1.	No change necessary.

Heartlands

**99 comments** were made on different aspects of this subarea and how it could be improved

**72 comments** came from individuals

**4** from statutory consultation bodies (Environment Agency, Historic England, Metropolitan Police, Greater London Authority)

**13** from landowner/developers

**10** from other groups and organisations

**Comments on the Heartlands area overall**

There were a handful of comments that related to multiple site allocations, or to the vision for the subarea overall. As in the Turnpike Lane subarea, some people made comments about specific site allocations that were actually intended as more general comments about the Heartlands area, or the regeneration of Wood Green as a whole. Issues that have not already been covered elsewhere in the report and relate to the Heartlands area are described here.

Issue	Council Response	Change Required
<b>1. Celebrating Rivers</b>		
The Environment Agency wanted to see a more explicit focus on not just celebrating but deculverting the Moselle River within the Heartlands area, and asked that a sentence be added to the final bullet point under Haringey Heartlands on page 66 within the Spatial Development Strategy chapter of the AAP to read ‘The deculverting of the Moselle Brook to make this a feature of the open space with improved habitat enhancement will be a key aim’.	The Council’s existing Policies support deculverting rivers wherever possible. This will be supported, subject to viability and feasibility on all relevant sites.	Ensure comment is added seeking deculverting where possible and feasible.
<b>2. Local spending of CIL</b>		

Issue	Council Response	Change Required
Parkside Malvern Residents Association felt that specific measures were needed in the AAP to allow Community Infrastructure Levy (CIL) money to be spent on maintaining residential streets in the west of the AAP area as distinct from the town centre - for example creating barrier spaces such as a 'pocket park' on Alexandra Road, and restricting traffic on residential roads.	CIL revenue is to be spent on infrastructure that supports growth. The creation of a new element of parkland as part of the Clarendon Rd development is supported. CIL could be spent on transport improvements, but these are realistically most likely to be ones which support mode shift to pedestrian, cycling, and public transport.	Include where feasible transport improvements from the Transport Study's recommendations.
<b>3. CIL for Alexandra Palace Park?</b>		
Alexandra Park and Palace Charitable Trust also asked to be involved in planning discussions around how CIL money from new developments in the Heartlands area could be spent on improving Alexandra Park.	Alexandra Palace Park represents a key piece of open space infrastructure for Wood Green residents, and as such it is logical that CIL revenues arising from growth in Wood Green should be directed in part to improving Alexandra Palace Park.	This relationship will principally be established through the Development Infrastructure Investment Strategy.
<b>4. Finsbury Park as an example</b>		
One person drew attention to the small-scale regeneration of the area behind Finsbury Park station, based on the Park Theatre and other local arts buildings. They felt that this successful strategy could be replicated in the area around the Chocolate Factory.	The Council welcomes this as an example, and will seek to introduce other community regeneration projects through the Strategic Regeneration Framework and AAP.	Add reference to supporting community infrastructure projects in Policies WG9 and WG12.
<b>5. Support for cultural activities</b>		
One person was pleased that the aim of the AAP appeared to be to foster a more cultural and alternative vibe in the Heartlands area, as the town centre appeared to be destined to become more mainstream. This person also wanted to see better	Noted.	No change necessary.

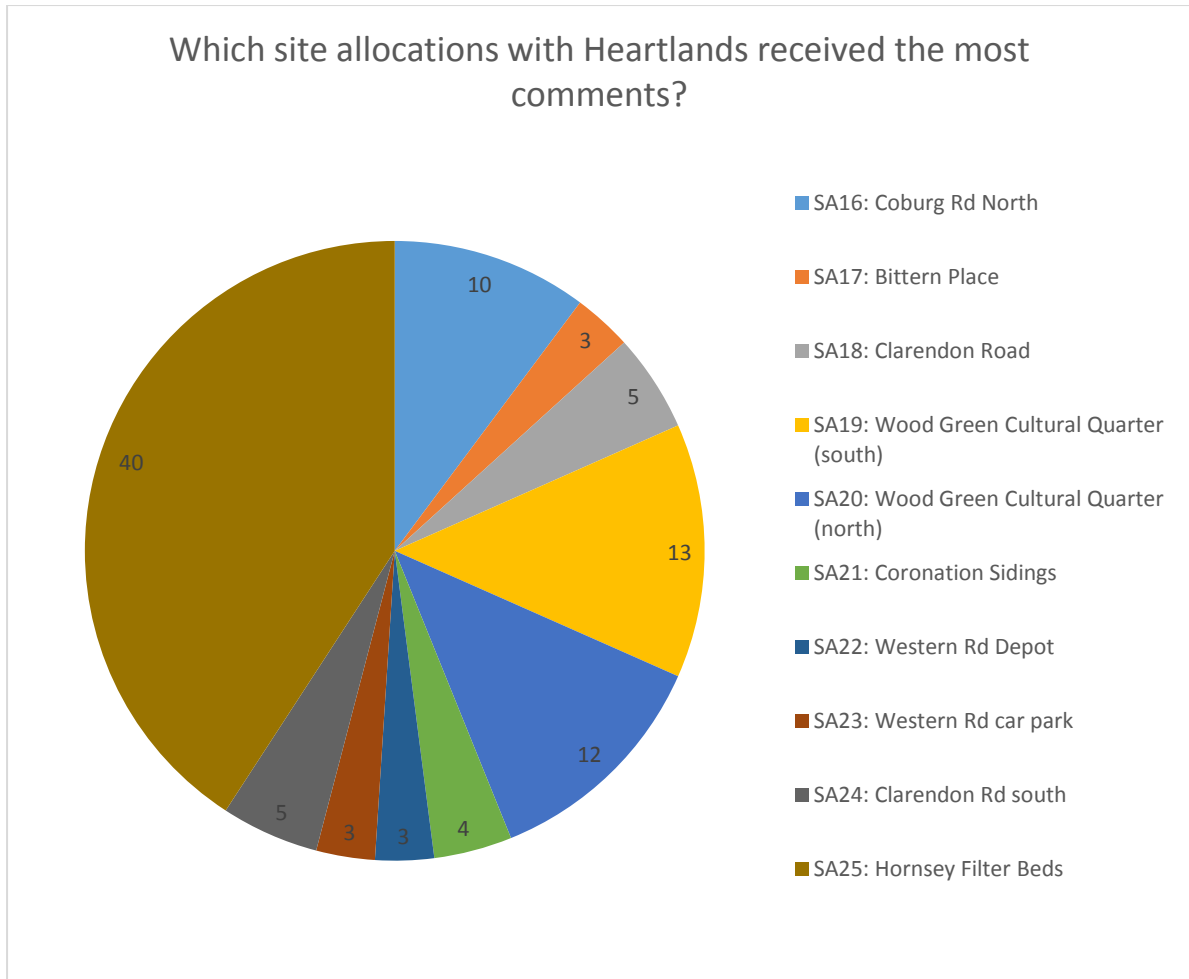
Issue	Council Response	Change Required
links between the town centre and the Cultural Quarter, as very few people visit it at present.		
<b>6. Confusion</b>		
One person was unclear whether the plans for this area included demolishing the main Chocolate Factory building or the homes on Caxton Road (which they objected to), and was frustrated with the confusing language and lack of plain English in the consultation draft of the AAP.	The Chocolate Factory is not envisioned to be demolished as it is a locally listed building.	
	Every effort has been taken to write the document in an accessible way, and we will continue to do so. There is a need in part to use technical language, so as to ensure appropriate planning decisions are made.	Continue to make policy documents as accessible as possible.

The Hornsey Filter Beds site received three times the number of comments of any other site allocation within this area - almost all of these were objections.

Heartlands contains 10 site allocations:

- SA16: Coburg Road North
- SA17: Bittern Place
- SA18: Clarendon Road
- SA19: Wood Green Cultural Quarter (south)
- SA20: Wood Green Cultural Quarter (north)
- SA21: Land adjoining Coronation Sidings
- SA22: Western Road Depot
- SA23: Western Road car park
- SA24: Clarendon Road South
- SA25: Hornsey Filter Beds





Comments that were made about each of the individual site allocations are listed below.

**WG SA16: Coburg Road North**

**Number of comments: 10**

Issue	Council Response	Change Required
<b>1. Objection to tall buildings</b>		
Two people objected to new tall blocks of flats on this site, on the grounds that these would overlook neighbouring homes on Mayes Road, lead to overcrowding in the area, putting pressure on services and facilities and would spoil the view from Alexandra Palace.	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.
<b>2. Replacement community facilities</b>		
Both the Board of Governors of Area 51 Education, and a separate person who commented on the consultation website, requested that a suitable building be provided for Area 51 (which currently leases a building in Mallard Place, off Coburg Road) to continue - ideally, this would be a new purpose-built building.	The use here is noted, including its social value as an education provider across north London. The Council will seek to ensure that this use is appropriately reprovided prior to redevelopment of the current premises.	Add development guideline stating that the existing education use will need to be adequately reprovided prior to redevelopment.

### WG SA17: Bittern Place

Number of comments: 3

Issue	Council Response	Change Required
<b>1. Objection to Council Offices here</b>		
Two people objected to new council offices being built on this site, suggesting that it would be more cost-effective to refurbish the existing offices, with savings spent on more affordable housing. One person felt it was inappropriate for the council to spend money on building itself new offices, when local services are being cut.	The benefit of locating the council's offices on (this)single site, is that it frees up multiple other sites in Wood Green to create new jobs and homes. This is also in the benefit of the public purse by reducing ongoing maintenance costs.	No change necessary.
<b>2. Long Leaseholder Response</b>		

Issue	Council Response	Change Required
<p>LaSalle Investment Management - acting on behalf of the leaseholders of 1-3 Guillemot Place and 1-4 Bittern Place - reiterated their concern that the requirement to provide office space for small businesses and start-ups could be prohibitively expensive, and developers should be freer to offer a mix of appropriate uses, including town centre uses as this site falls within the town centre boundary. LaSalle also asked that the part of point 4 under the development guidelines that says Brook Road would need to be kept open as an access road should be removed, as there is no justification for it and it would again make the site less profitable to developers. They also recommended that a Masterplan should be drawn up for the new 'civic square' in this area, as this covers multiple sites and landowners, and will need to be well co-ordinated.</p>	An element of town centre floorspace is already included in the indicative capacity for this site.	No change necessary.
	The Policy aim is for the site to accommodate a mix of commercial (B-class) uses in addition to the town centre (A class) and residential uses. The site is in a Regeneration Area, and as such this is in conformity with the rest of the Plan.	No change necessary.
	It is considered that Brook Road will need to be open to vehicular traffic to serve this site, the Iceland Site, and Clarendon Road site.	No change necessary.
	The Council support the principal of working with landowners to co-ordinate masterplans.	Work with landowners to establish masterplans where necessary to bring forward allocated development.

### WG SA18: Clarendon Road

Number of comments: 5

Issue	Council Response	Change Required
<b>1. Landowner Response</b>		
<p>St William - the developers for the Clarendon Gas Works site - were concerned that a number of new site requirements have been added to the AAP, which were not in the planning permission they have already been granted. These include the decentralised energy hub, supported housing with a new adult day centre,</p>	<p>The Council's view is that it wants the redeveloped site to offer as much benefit to the local area as possible, and as such will seek to explore all avenues to maximise benefit in the development.</p>	<p>No change necessary., albeit if a new planning application is determined, the allocation will be updated to reflect it.</p>

Issue	Council Response	Change Required
replacement community space for the Asian Centre (now known as the Community Hub) and a huge increase in the amount of commercial and town centre floorspace required on the site. St William are concerned that the new requirements are not realistic and have been added without justification. In addition, they noted that planning permission has also been given for tall buildings on this site, and this should be reflected in the site allocation.		
<b>2. Deculverting the Moselle</b>		
One person expressed support for the idea of uncovering the Moselle Brook where it flows underground through this site, and making this into an attractive feature in the area.	Existing Local Plan policies support deculverting the Moselle, where it is feasible and viable.	No change necessary.
<b>3. Development should be sensitive to the Park</b>		
The Alexandra Park and Palace Charitable Trust noted that any landmark buildings on this site would need to be sensitive to the Palace, its conservation area and local viewing corridors.	There is already reference to the views from within the Park, and of the Palace.	No change necessary.

### WG SA19: Wood Green Cultural Quarter (south)

Number of comments: 13

Issue	Council Response	Change Required
<b>1. Artists being priced out</b>		
Most of the comments on this site allocation echo those already made under the WG4: Wood Green Cultural Quarter policy - fears that the existing creative community managed by Collage Arts in the	The Council are looking into the benefits that come from having a local concentration of artists, and what preconditions may be needed to ensure	Include the findings of the emerging Employment Study in relation to balancing affordable

Issue	Council Response	Change Required
Chocolate Factory will be dispersed, that studio space will no longer be affordable, that artists are not being consulted and that their unique needs are being ignored by planners and developers were all expressed.	they remain in the area. Planning policy will seek to provide a range of types of spaces, for a range of types of users, and part of this could be providing workshops for artists.	workspace for artists, as well as the need for new employment space for small and larger businesses.
<b>2. Landowner Rep</b>		
Workspace - the owners of the Chocolate Factory buildings - questioned why the amount of floorspace required within this site allocation has more than doubled between the January and February versions of the AAP, and why the floorspace figures do not match with pre-application discussions they have already had with Haringey Council. Workspace also asked that point 7 of the site requirements should be removed, as the conditions for demolishing Parma House are too vague and providing new buildings for the existing Parma House tenants is not a planning matter.	The AAP is seeking to create employment-led regeneration in Wood Green. As this site is in a Designated Employment Area, it is logical that it should make a significant contribution to the overall employment offer in the area. Where there is an agreed employment figure between the applicant and the Council, it will be included in the AAP document. At the time of writing there is not.	The quantum's will be balanced across similar sites in the next version of the document.
<b>3. Support for improving urban realm</b>		
One person supported improving the appearance of the area around the Chocolate Factory, making it greener and more pleasant.	The Council would support proposals generally which improve the appearance and sustainability of local areas.	No change necessary.

### WG SA20: Wood Green Cultural Quarter (north)

Number of comments: 12

Issue	Council Response	Change Required
<b>1. Objection to tall building</b>		

Issue	Council Response	Change Required
Alexandra Park and Palace Charitable Trust welcomed the development guideline which states this site is not considered suitable for a tall building, due to the potential impact on views to Alexandra Palace	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.
<b>2. Cambridge House</b>		
Historic England noted that this site allocation includes Cambridge House, which is a locally listed building. The site allocation should clarify that this building is excluded from any works.	The allocation is next door to Cambridge House.	Ensure that the setting of Cambridge House is responded to in the development guidelines.
<b>3. Use on Workspace site</b>		
Workspace (the owners of the Chocolate Factory) noted that the site requirements for this site allocation seemed to suggest a preference for business premises and public space over affordable housing, and stressed that there was a need for all schemes to be mixed and balanced.	Existing policies acknowledge that all sites providing residential accommodation should be seeking to make an affordable housing contribution. As this site is within a designated Regeneration Area, Policy DM38 is clear that it should also be seeking to maximise employment floorspace.	No change necessary.
<b>4. Landowner Rep (Guillemot Place)</b>		
LaSalle Investment Management - whose clients own units within Guillemot Place - asked for paragraph 8.39 of the site allocation to include a reference to 'mixed use development' for this site, and for the site commentary to mention that homes would also be built on this site. LaSalle also had a number of objections to the draft site allocation including: the requirement for a new pedestrian and cycle route through Guillemot Place (the development guideline	This site is a Regeneration Area, and as such mixed use development is acceptable in principle throughout.	No change necessary.
	The requirement for the route to connect the Cultural Quarter with Wood Green Common to the north is considered to be a necessary intervention to enable the precinct to succeed as a mixed-use location.	No change necessary.

Issue	Council Response	Change Required
<p>that specifies this exact route should be removed), vehicle access to the site being from Mayes Road and Western Road (current access from Clarendon Road should be maintained) and the potential for early building work by other landowners within the site allocation to negatively affect the attractiveness of their own property to developers. They also felt that the requirement to find a new building for the Jobcentre should be the responsibility of the owners of the current building, rather than a requirement of any landowner or developer within the site allocation. Finally, LaSalle noted that Heartlands is identified as a Tall Buildings Growth Area, and so the development guidelines for this site should not say that tall buildings are unsuitable, just that buildings would need to be designed so that they did not impact on protected views.</p>	<p>It is agreed that the duty to reprovide the jobcentre use is the responsibility of the owner of that site, and not others within the allocation. It is however, considered to be necessary to have a co-ordinating site allocation.</p>	<p>No change necessary.</p>
	<p>It is agreed that the Development Guideline is overly prescriptive. Development should be guided having regard to the proximity of the site to the Wood Green Common Conservation Area and the viewing corridor to Alexandra Palace.</p>	<p>Amend Development Guideline to reflect the need to respond to Wood Green Conservation Area and views to Alexandra Palace, rather than excluding a tall building.</p>

### WG SA21: Land adjoining Coronation Sidings

Number of comments: 4

Issue	Council Response	Change Required
<b>1. Penstock Foot tunnel</b>		
<p>Two people, as well as the Alexandra Park and Palace Charitable Trust, welcomed aspects of this site allocation, with one person and the Trust welcoming improvements to the Penstock foot tunnel, which is currently scary to walk through, and another</p>	<p>Support is noted.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
<p>describing building on this land as a good use of space to provide much needed affordable housing. Improvement to the Penstock foot tunnel were also welcomed on the online consultation 'map'. Nine comments were made about the tunnel, attracting 37 agreements between them. Everyone who commented wanted the tunnel to be improved to make it feel safer, including better lighting, fewer fences around it so that it feels less enclosed, redesigning the tunnel so that the end can be seen when entering it, and generally keeping it clean and tidy.</p>		
<p><b>2. Sensitivity to the Palace</b></p>		
<p>Alexandra Park and Palace Charitable Trust also noted that a landmark building on this site would need to be sensitive to the Palace, its Conservation Area and local viewing corridors.</p>	<p>While no landmark building was proposed for this site, there is already a site requirement aimed at ensuring any design on this site respects the setting and context of the Alexandra Palace and Park Conservation Area.</p>	<p>No change necessary.</p>
<p><b>3. Potential for a new school</b></p>		
<p>Electoral Reform Services, a company currently based within the WG SA24: Clarendon Road South site allocation, argued that this site would be a better location for a primary school than their own.</p>	<p>It is not clear on what basis this recommendation is made. The Clarendon Rd South site has the benefit of helping to alleviate place planning pressure in the Harringay area as well as catering to the growing needs of Wood Green. The Council will however, continue to explore all options to ensure that the demand for school places is met in full.</p>	<p>No change necessary.</p>

**WG SA22: Western Road Depot**

Number of comments: 3

Issue	Council Response	Change Required
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Issue	Council Response	Change Required
<b>1. Recycling needed</b>		
Two people wanted to see the current Reuse and Recycling Centre on this site reprovided locally. One of these people noted that the Centre will soon be the only one in the borough, and questioned how realistic it was for the Centre to serve the whole of Haringey on a smaller site than it currently has, to allow space for homes and offices. The other commenter was keen to see Haringey Council work with Veolia to come up with innovative solutions that tackle the issues of fly tipping and rubbish collection around the borough.	The aim of this site is not to reduce the recycling capacity, but to enable an additional use above it.	No change necessary.

#### WG SA23: Western Road Car Park

Number of comments: 3

Issue	Council Response	Change Required
<b>1. Patrol Base next door</b>		
The Metropolitan Police (Met) noted that there is a police patrol base immediately next to this site allocation. The Met would need to be made aware at the earliest possible opportunity of any planning applications made within 150m of the base to make sure that security levels can be maintained.	This is noted. We will make a requirement of redevelopment of this site that the infrastructure use has adequately been reprovided prior to any redevelopment being granted planning permission.	Add a condition that the police response use is adequately reprovided.

#### WG SA24: Clarendon Road South

Number of comments: 5

Issue	Council Response	Change Required
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Issue	Council Response	Change Required
<b>1. Secondary Provision?</b>		
One person welcomed the new primary school planned for this site - though questioned why a new secondary school was not also included in the draft AAP, given that there will be an increased demand for school places for older children as well.	There is not an identified need for additional secondary school provision at the area at the current time.	No change necessary.
<b>2. Objection to new primary School provision</b>		
However, three local businesses and landowners objected to the new primary school being located in this area: Cengiz Rifat, the owner of Unit 2, 25-27 Clarendon Road, argued that he would like to be able to put in a planning application on his own site in future and the	The employment function on this site is valued, and it is hoped that any redevelopment will be able to increase, and not decrease the number of jobs in the local area. The policy as written seeks to create additional employment floorspace.	No change necessary.

Issue	Council Response	Change Required
<p>requirement for a school would prevent this. He suggested the school should be located within the new housing being built on the former Clarendon Gas Works site instead. Hertie Ltd, the owner and freeholder of Unit 1, 25-27 Clarendon Road, agreed that this would be a better location for the new primary school. Electoral Reform Services, a company that employs between 200 and 250 local people at any one time and is located at 33 Clarendon Road, objected on the grounds that relocation would be extremely disruptive to their business and cause them to lose work.</p>	<p>The Council will carry out further work to identify whether this site is suitable for provision of a primary school. It is certainly located in an appropriate location to meet need arising in both the AAP area and in Harringay.</p>	<p>After further investigation, the Council is proposing to change the preferred location of new primary school provision to extend Alexandra Primary School.</p>
<b>3. Landowner Rep (WICC)</b>		
<p>Three organisations who are promoting the redevelopment of the West Indian Cultural Centre and surrounding buildings, were supportive of a new primary school in principle, but alongside this wanted to see the number of homes specified for this site allocation increased to a similar density as in the WG SA18: Clarendon Road site allocation. That would mean more than 500 homes instead of 298. They also wanted to see the site allocation designated</p>	<p>The capacities included are indicative, with the actual quantum's determined at the time of granting planning consent, based on detailed designs. It is considered appropriate that densities should decrease with distance from the centre of a regenerated Wood Green.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
as 'central' not 'urban' due to the Heartlands area being given Opportunity Area status within the London Plan. And lastly, they felt that the Tall Buildings SPD (Supplementary Planning Document) should explore potential for buildings on this site that are taller than 14 stories.		

### WG SA25: Hornsey Filter Beds

Number of comments: 40

Issue	Council Response	Change Required
<b>1. Objection to building on the Filter Beds</b>		
Of the 39 comments made on this site allocation, 27 objected outright to any new building on the Hornsey Filter Beds, which are currently designated as Metropolitan Open Land. A number of arguments were made to support this position, including: the London Plan states that Metropolitan Open Land should be given the same level of protection as Green Belt, new buildings would impact negatively on wildlife habitats and natural drainage systems, it would impact negatively on people's enjoyment of walking through this area and into Alexandra Park, and there is already an acknowledged lack of open space in the western part of the Wood Green AAP area - building on the filter beds would make this problem worse. Others pointed out that this site is not part of Wood Green and questioned why it had been included in the Wood Green AAP.	It is acknowledged that the site is on Metropolitan Open Land. The Council will continue to discuss this point with the GLA, who are the responsible authority for allocating MOL.	No change necessary.
	The site is currently concrete and buildings, as such any redevelopment has the potential to improve how the local area operates from a drainage perspective.	No change necessary.
	The site at present does not contribute to useable open space in the borough, indeed the redevelopment proposed increases open space, and access between open spaces.	No change necessary.
	This site has the potential to benefit the current and future residents of Wood Green significantly, by improving their access to open space. This is why it is included in the Wood Green AAP.	No change necessary.

Issue	Council Response	Change Required
The Greater London Authority (GLA), in its response, noted that building housing on this site would be in conflict with London Plan Policy 7.17, which protects the openness of Metropolitan Open Land. The GLA acknowledged that improving access to the open space of Alexandra Park would be a benefit, but would welcome further discussion with Haringey Council on this site allocation.	The Council will continue to discuss this point with the GLA, who are the responsible authority for allocating MOL.	No change necessary.
<b>2. Make into a wetland</b>		
A few people felt that the filter beds should be converted into additional wetland wildlife refuge, and used for wildlife purposes only. Others felt that 50% of the site should be used for habitat creation to compensate for any building or other works.	The Council expects that the northern edge of the site should have a use complementary to the adjacent reservoir. This should have a biodiversity benefit, as well as improving connections to open space, and potentially creating an improved edge to the open space.	No change necessary.
<b>3. Resident Objection (amenity)</b>		
Two current residents of the New River Village objected to any new buildings that would increase noise and traffic congestion, restrict light to current flats, put pressure on local services and damage the peace and quiet of the area with building works.	All development will be met with appropriate infrastructure, and designs will be in accordance with Policy DM1, which ensures that an impact to surrounding properties is adequately managed.	No change necessary.
<b>4. Concern from Alexandra Palace Trust</b>		
Alexandra Park and Palace Charitable Trust had concerns about building new homes on the Filter Beds, as this area currently acts as a buffer to the Park and enhances the nature conservation area, though they did not completely object, as long as the type and scale of new housing could be made to complement the aims of nature conservation and improved public access to the Park through the Penstock foot tunnel.	It is agreed that this site should form an appropriate edge to the Park. The Council consider that works to the site could mean that it makes a better, more useful, more natural edge to the park than what is on the site at present.	No change necessary.
	The Council agrees that there is an interesting challenge regarding the improvement of access and managing of	No change necessary.

Issue	Council Response	Change Required
	biodiversity and openness, as well as how any other development would be designed. The Council is developing a design brief for the western end of the Penstock foot tunnel which will investigate the options in this issue.	
<b>5. Objection from Conservation Area Advisory Committees</b>		
In contrast, both the Alexandra Park and Palace Conservation Area Advisory Committee and the Friends of Alexandra Palace did object - with the Advisory Committee noting that this site was not included in the Site Allocations DPD (Development Plan Documents) and seemed like a “hasty addition” to the AAP which would reduce the amount of open space in the area, something that is already in short supply. The Friends added that 300 new homes are not needed to pay for works to improve the foot tunnel.	The site has been included as it represents a unique opportunity to improve connections between Wood Green and the west of the borough, access to the Park, and amenity of the reservoir.	No change necessary.
	If this site is to go ahead, the number of homes will be determined at the time of planning application, according to how much development is possible, as well as what is needed to create the openness, access, and biodiversity outcomes sought.	No change necessary.
<b>6. Change the Conservation Area boundary</b>		
The Hornsey Conservation Areas Advisory Committee requested that the northern part of the Water Works and Filter Beds Conservation Area should be added to the Alexandra Park and Palace Conservation Area, while the southern part (excluding the New River Village) should be added to the Hornsey High Street Conservation Area. The Committee had no objections to building new housing on this site, as long as views to and from Alexandra Palace and Park are protected, no buildings are taller than 3 stories, and some clarification is provided on road access to the new homes and how traffic will be managed.	The AAP will not be the vehicle for changing Conservation Area boundaries.	No change necessary.
	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.

Issue	Council Response	Change Required
<b>7. Landowner Rep (Support)</b>		
Kennet Properties Ltd - a subsidiary of Thames Water that promotes surplus land to developers - currently owns part of the Hornsey Water Treatment Works. They see this site as having the potential for new building, as it was previously built on and serves no Metropolitan Open Land function. However, they asked that the number of new homes expected be expressed as a range rather than a single number; 250-350 was considered a sensible range.	Noted.	No change necessary.
<b>8. Improve Penstock tunnel</b>		
A few comments expressed support for improving the Penstock foot tunnel, with bins and lighting a particular priority, on the proviso that this is used by pedestrians and cyclists only and does not become a vehicle route.	Noted, there is no scope to turn this into a motorised vehicular route.	No change necessary.
<b>9. Deculvert the Moselle</b>		
Two people also used this as an opportunity to highlight support for deculverting the Moselle Brook.	Existing policies support deculverting the Moselle wherever possible and feasible.	No change necessary.

## Appendices

### Appendix 1 – list of all representations made to Haringey Council planning department

Responses received from the following 9 specific consultation bodies - these are organisations the local planning team are legally obliged to seek representation from, according to the Town and Country Planning (Local Planning) Regulations 2012:

Enfield Council

Environment Agency

Greater London Authority (GLA)

Highways England

Historic England

Metropolitan Police

Natural England

Thames Water

Transport for London (TfL)

In addition, representations were made directly to Haringey Council by the following 176 individuals, groups and organisations:

11 Pemberton Road

90 Mayes Road

A N Xiaxiguris

A S Grieve

Aboli Naleye

Achet Feisal Coowar

Adrian Chapman

Affected residents (Caxton Road, Mayes Road and Coburg Road)

Aggie Mackenzie

Alex Georgion

Alex King



Alexandra Park and Palace Charitable Trust

Alexandra Park and Palace Conservation Area Advisory Committee

Alice DeVille

Alison Johnston

Alison Woodcraft

Allan Davies

Andy and Claire Ayres

Anita Chudasama

Ann Anderson

Annabel Gregory

Anne Green

Annette Johnson

Anon

Anthony Roberts

Area 51

Arriva

Artemis ArtemiouBarton Willmore on behalf of Capital and Regional

Barton Willmore on behalf of Workspace

Bee Peak

Bella Powell

Ben and Steph Williams

Beryl White

Beth Procter

Boady Shouls

Brigid McKeivith

Bsrat Yemane

Caroline Beattie-Merriman

Catherine West MP (2 representations)

Cengiz Rifat

Ceri Williams and Richard Hawkins

Cihan Altan  
Clare Naphine and Graeme Dunn  
Cliff Brown  
Cllr Charles Wright (2 representations)  
Constance Ryland  
Councillor Charles Wright  
Daniel Jaeggi  
Daryl Moody  
Dave Kingett  
David Cassidy  
David Jones  
Debra and Ann Thompson  
Deepa Shah  
Defend Council Housing (Haringey)  
Diana Wolzak  
Dick Harris  
Dominic O'Neill  
DP9 (On behalf of Austringer Capital Ltd)  
Edel and Dominic Brosnan  
Edward Dewhirst  
Elaine Thompson  
Elizabeth and Patrick Adams  
Emma Louise Ryan, Massimo Ferrara, Sarah Mittica  
Emma Saunders  
Eva Hanson  
Fred Asquith  
Frederick Guy  
Frederike Luepke  
Friends of Alexandra Park  
Friends of the Earth (Tottenham & Wood Green)

G P Lorimer

G S Rounce

Gemma Jarman

Gerald Eve (On behalf of Lazari)

Grant Gahagan

H Planning LTD (On behalf of 3 clients)

Haringey Aquatics (including a petition for a new swimming pool signed by 1,198 people at time of writing)

Haringey Cycling Campaign

Haringey Liberal Democrats (including a petition for a new swimming pool signed by 241 people)

Harringay Ward Councillors

Hayri Ucar

Heather Tarrant

Hertie Ltd

Hornsey Conservation Areas Advisory Committee

Hornsey Pensioners Action Group

Iceni (On behalf of Longmead Capital)

Indigo (On behalf of Sainsbury's)

Indra Turner

Jack Lane

James Powell

James Rowe

Jan Bolla

Janet Brewer

Janet Shapiro (2 representations)

Jason Hetherington

Jason Williams

Jean Smith

Jennifer Cooper

Joanna Bornat

John Fazakerley

Joseph Nicholas

Judith Fairlie

Julia Smith

Julie Bartley

Julie Crouch

June Louch

Juoizh Grieve

Karen and Mark Alexander

Karen Smith

Kaye De Moura Castanheira

Keshavlal K Raval

Kubilay Ozpalas

Ladder Community Safety Partnership

Laura Haynes

Leila Sellers

Leo Zancani

Libby Blackett

Linda Samworth

Lisa Stockley

Living Wightman petition to reduce traffic on Wightman Road (signed by 54 people)

Lukas Lehmann

Madeleine Dewhirst

Maggi Machado

Margaret Macrory (2 Representations)

Marie Carr

Mark Trafeli

Mary Cayhill

Mary Fabin

Mehrat Neguse

Mel Dymond

Mel Perkins

Metin Boyraz

Michael Proctor

Middlesex County Amateur Swimming Association

Mikail Serttokat

Montagu Evans (on behalf of Fennels Bay Services Ltd)

Mr and Mrs Lambrou

Mr and Mrs M J Fox

Mr and Mrs Ouilliec

Mr and Mrs P Ortiz

Mr and Mrs Rock

Mr P Rossetti

Mrs J Geoghegan

Mrs M Lane

Ms C S Stanley

Mustafa Korkmaz

Natasha Sivanandan

Neil Harlan

Nicholas Ruddick

Nick Rau

Nick Vallaris

Nigel Errington

Noel Park Primary School

North Middlesex University Hospital

Our Tottenham

Øyvind Aamli

Panayi family

Paul Higgins

Parkside Malvern Residents Association (2 representations)

Penny Andrews

Peter Chalk

Peter Corley

Peter Holtby

Phil Mongredien

Planning Co-operative (On behalf of Electoral Reform Services)

Planning Potential (On behalf of owners of Whymark House)

Polly Betton

Quentin Given

Quod (on behalf of St. William)

Quod (on behalf of U + I Plc)

R Roberts

Rachel Booth-Clibborn

Rapleys (on behalf of LaSalle Investment Management)

Richard Matz

Rod Wells

Rose and Robert Berni

Roslyn Byfield

Ruma Nawaz, Mrs H Nawaz

Russell Thomas

Saba Choudhury

Sabrina Osbourne

Saeed Rahim

Samantha Harvey

Sandra Felix

Sandy Schofield (2 representations)

Sara Verghese (2 representations)

Sarah Stubbs

Savills (On behalf of Kennet Properties Ltd)

Semiha Korkmaz

Sharon Lukom

Sheena Patel

Shomesh Chowdhury

Simon Fedida and Colin Kerr

Simon Garner, Anne Geraghty and Milo Garner

Sky City Tenants Association

Sophia Butler

Stella Embliss

Steven Burrows

Sue Leveson (2 representations)

Susan Backhouse

Susan Rosenberg

Therese Delbarny

Tim Foskett

Tim Ireland

Tony Hopkins

Trinity Primary Academy

Ursula Riniker

Victoria Jolliffe

Yildiz Aslan

Yonas Eshetu Tesfaye

Yvonne Brogan

Zoe Hart

## Appendix 2 – full demographics

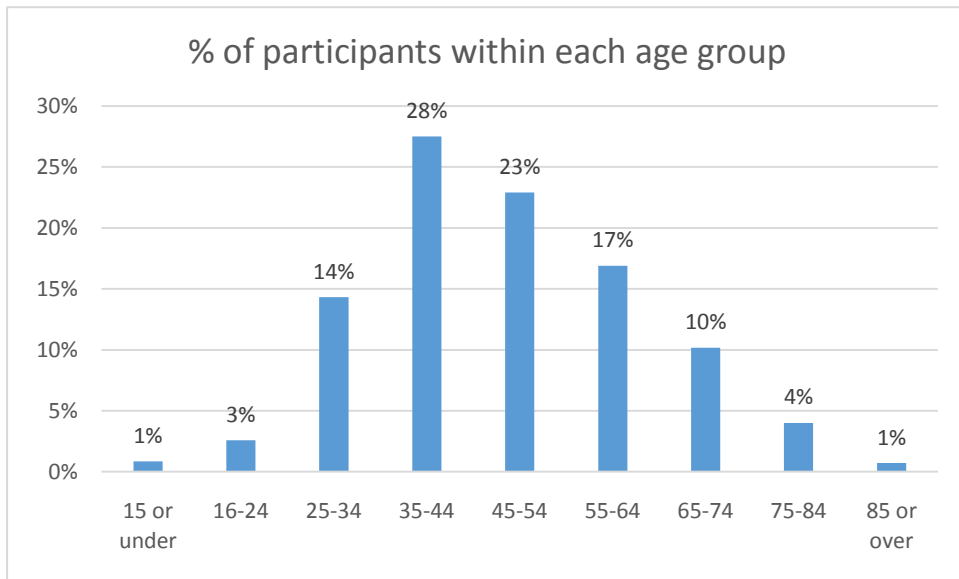
### Note on compiling the demographic information

Public Voice collected demographic information from people who attended consultation workshops. In addition, users who registered on either part of the consultation website (the ‘map’ or the ‘Wood Green’s Future’ platform for feeding back on the AAP policies) were asked to provide some demographic data. Although not complete (as some people opted not to share demographic information with the consultation team, or shared some information but not others), in total we gathered at least some information from 936 individuals.

- Public Voice removed 121 duplicates from the demographic data, where people had either registered on both parts of the consultation website and provided this information twice, attended more than one consultation workshop, or attended a workshop and also contributed online - these duplicates were identified by Commonplace unique ID number, name or e-mail address, where this was possible.
- Where additional demographic information was provided in one of the duplicates, the two sets of information were combined to give the most complete possible data. Where a person had provided different information in one duplicate to the other, the information from the Commonplace consultation website was used.
- However despite these precautions, a small number of duplicates may still remain, as there was not always enough information to identify where two contributors were the same person. This especially applied where registered website users had not provided a name or e-mail address and where there were spelling mistakes in one copy of the name or e-mail address, which could only be spotted by eye.

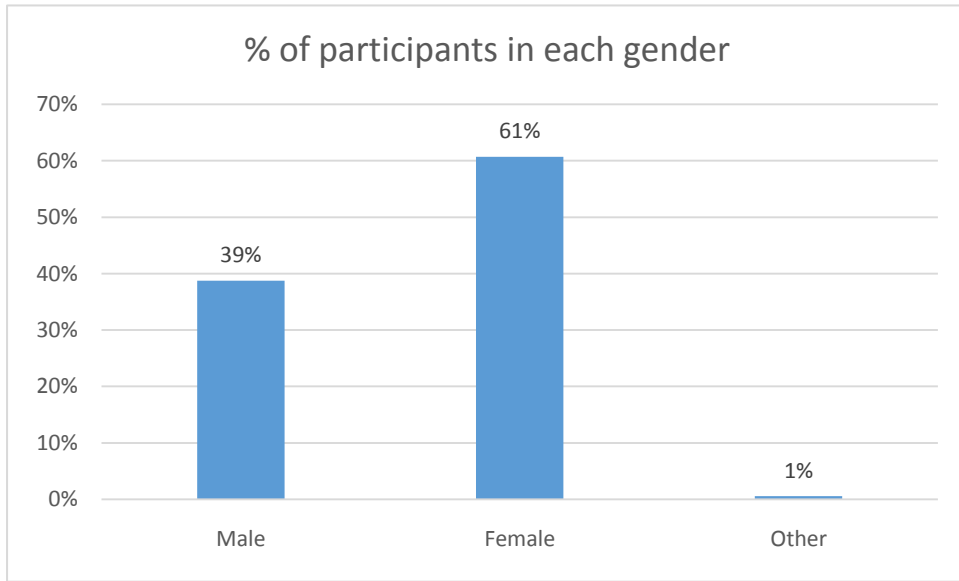
### Age group





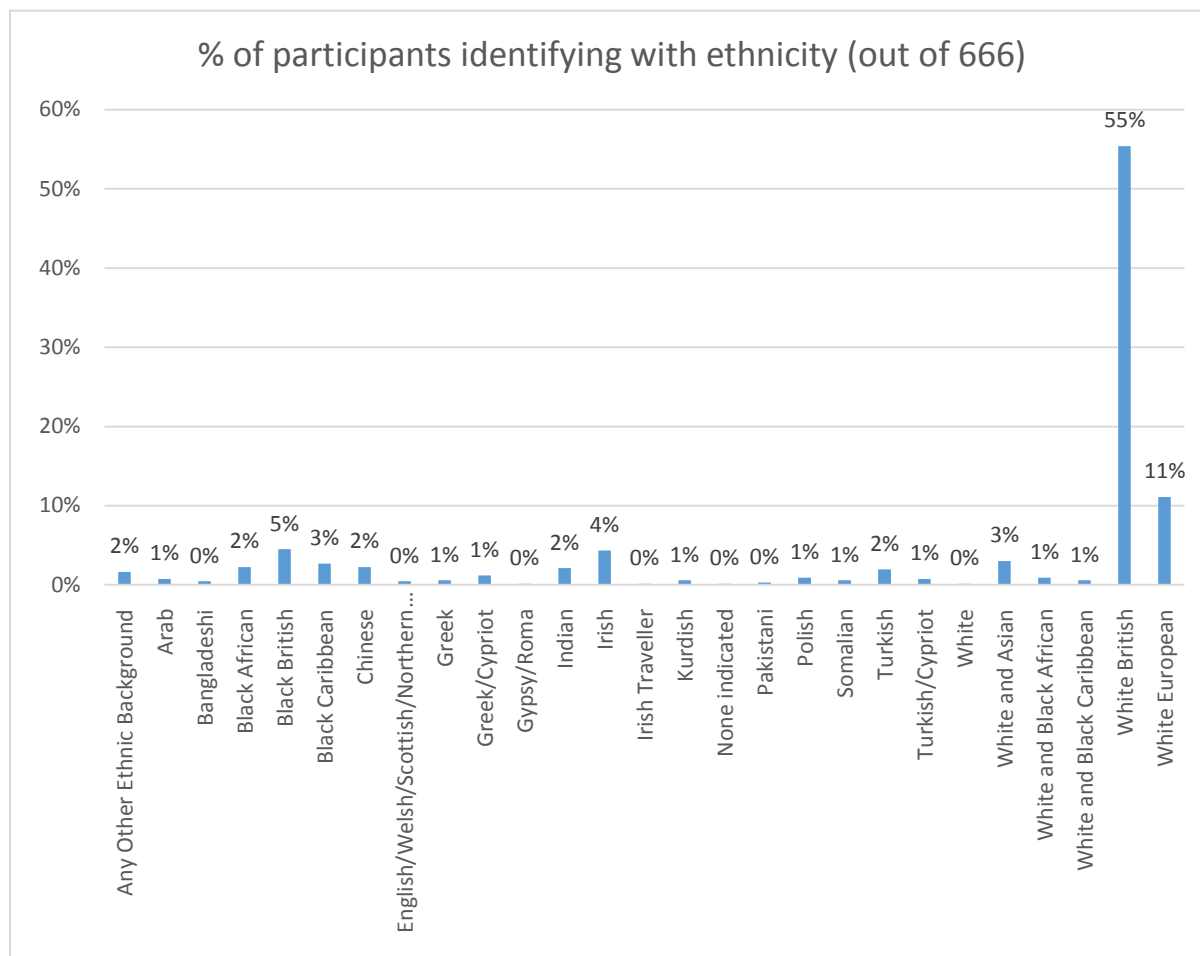
Total participants: 698 [238 missing data]

**Gender**



Total participants: 710 [226 missing data]

## Ethnicity

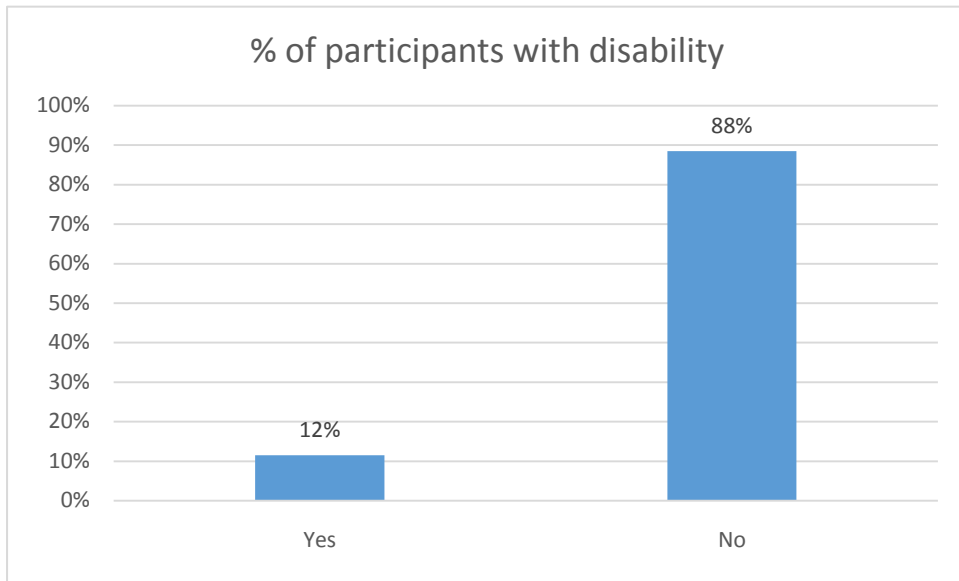


Total participants: 666 [270 missing data]

In total, 45% of respondents came from black and minority ethnic (BME) backgrounds:

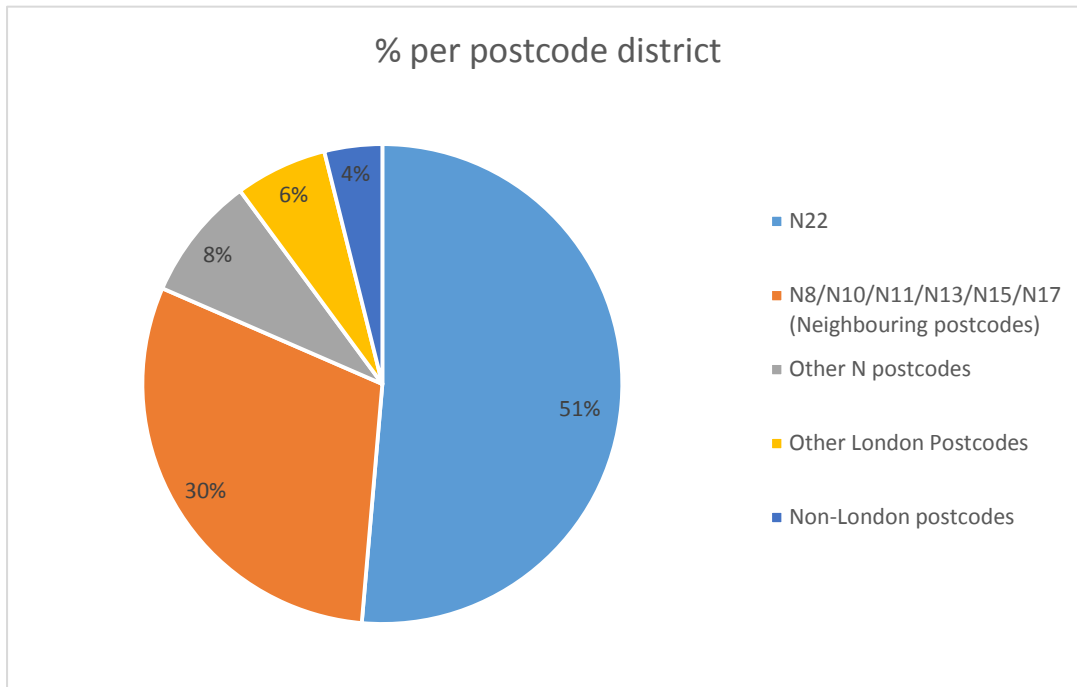
- 12% of respondents were black, or white and black African/Caribbean
- 12% were Polish or White European
- 6% were Turkish, Kurdish, Turkish/Kurdish, Turkish/Cypriot or Greek/Cypriot

### Disability



Total participants: 669 [267 missing data]

Postcode



Total participants: 693 [243 missing data]

**Connection to Wood Green**

Total participants: 722 [214 missing data]

	<b>I live here</b>	<b>I work here</b>	<b>I own a business here</b>	<b>I study here</b>	<b>I'm just visiting</b>	<b>I do my shopping here</b>	<b>Other</b>
<b>%</b>	<b>67</b>	<b>14</b>	<b>4</b>	<b>1</b>	<b>5</b>	<b>28</b>	<b>14</b>

Appendix 3 – Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012

**Preparation of a local plan**

**18.**—(1) A local planning authority must—

(a) notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and

(b) invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.

(2) The bodies or persons referred to in paragraph (1) are—

(a) such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;

(b) such of the general consultation bodies as the local planning authority consider appropriate; and

(c) such residents or other persons carrying on business in the local planning authority's area from which the local planning authority consider it appropriate to invite representations.

(3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1).

The full Regulations can be viewed at

<http://www.legislation.gov.uk/uksi/2012/767/made>.

**Marketing plan and schedule**

### **Week one - 13 to 19 February 2017**

- Soft Launch
- Newsletter in circulation (digital and print).
- General posters promoting the main URL displayed on High Road.
- General posters promoting the main URL displayed in The Mall.
- General posters promoting the main URL displayed in Libraries.
- Exhibition displayed in The Podium at River Park House.
- Tweets to promote Commonplace and Wood Green URLs.

### **Week two - 20 to 26 February 2017**

- Exhibition displayed at The Mall.
- Tweets to promote exhibition at The Mall.
- Tweets to promote Commonplace and Wood Green URLs.
- Door to door engagement with Sky City and Page High residents (Monday to Friday).
- Direct workshop marketing to Sky City and Page High residents.
  
- Exhibition information with dates, venues and feedback options shared digitally (for cascading) with:
  - Parkside Malvern Residents Association
  - Community Impact Bulletin (Bridge Renewal Trust)
  - Noel Park Big Local
  - Team Noel Park
  - Noel Park Net
  - Local Schools
  - Haringey Advice Partnership
  - Haringey Over 50's Forum
  - Public Voice Mailing List (500 local people)
  - Libraries
  - Friends of Alexandra Park
  - Harringay Online
  - Opinion8
  - Alexandra Park Neighbours
  - Bowes & Bounds Connected
  - Healthwatch Haringey
  - Local Ward Councillors



- Workshop posters (printed) and info sheets (digital) distributed to workshop venues:
  - Community Hub, N22 6TB
  - Turkish Cypriot Community Association (TCCA), N8 OSD
  - Heartlands School, N22 7ST
  - West Indian Cultural Centre, N8 ODJ
  - Shine Enterprise Centre, N8 ODY
  - *Sky City Community Centre*, N22 6SR
  - Winkfield Resource Centre, N22 5RP
  - Wood Green Library, N22 6XD
  - Salvation Army, N22 6JA
- Resident workshop publicity posters (printed) displayed in and around Sky City and Page High.
- Targeted workshop marketing to older people via:
  - Community Hub (venue)
  - Local churches
  - Haringey Over 50s Forum (postal mail out to full mailing list)
  - Haringey Advice Partnership Coffee mornings
  - Haringey Advice Partnership Coffee & Computers sessions
  - Friends of Alexandra Park
  - Local Lunch Clubs
- Targeted workshop marketing to the Turkish community via:
  - Turkish Cypriot Community Association (venue)
  - Local mosques
  - Haringay Online
  - Turkish restaurants in Wood Green

### **Week three - 27 February to 5 March 2017**

- Exhibition displayed at the Community Hub.
- Tweets to promote exhibition at the Community Hub.
- Tweets to promote Commonplace and Wood Green URLs.
- Door to door resident engagement (Monday to Friday).
- Direct workshop marketing to Sky City and Page High residents.
- **01/03/17:** Parents coffee morning with exhibition at Noel Park School.
- Targeted workshop marketing to local parents via:
  - Heartlands School (venue)
  - Parents coffee morning at Noel Park School
  - Noel Park School
  - Alexandra School
  - St Paul's Catholic School

- Mailchimp (direct mailing to schools)

### **Week four - 6 March to 12 March 2017**

- Distribution of 15k to 20k leaflets, further promoting ways to feedback and the final exhibitions at Morrisons and Wood Green Library.
- Exhibition displayed at the Morrisons.
- **06/03/17:** Older People's Workshop at the Asian Centre/Community Hub.
- **06/03/17:** Turkish Community Workshop at the TCCA.
- Tweets to promote exhibition at Morrisons.
- Tweets to promote Commonplace and Wood Green URLs.
  
- General marketing to community groups, community networks, and schools promoting 'open door' workshops at the Shine Enterprise Centre and Wood Green Library for those unable to attend the other workshops.
  
- Targeted workshop marketing to the African and Caribbean community via:
  - West Indian Cultural Centre (venue)
  - African and Caribbean Leadership Company
  - Marcus Garvey Library
  - Bernie Grant Arts Centre
  - Local Churches
  - Chestnuts Community Centre
  
- Targeted workshop marketing to physically disabled people via:
  - Winkfield Resource Centre (venue)
  - Physical Disabilities Group
  - Wheelchair Users Forum
  - Personal Budget Holders Forum
  - HAIL
  - Markfield Project

### **Week five - 13 March to 19 March 2017**

- Exhibition displayed at Wood Green Library.
- **13/03/17:** Parents Workshop at the Heartlands School.
- **14/03/17:** African and Caribbean Community Workshop at the West Indian Cultural Centre.
- **14/03/17:** 'Open door' community evening workshop at the Shine Enterprise Centre.
- Tweets to promote exhibition at Wood Green Library.
- Tweets to promote Commonplace and Wood Green URLs.
- Further engagement Sky City residents if upcoming workshop is not fully booked.
  
- Targeted workshop marketing to the Polish community via:
  - Salvation Army (venue)

- Polish and Eastern European Community (PEEC at the Irish Centre)
- Salvation Army - Polish Parent and Toddler Group
- Polish services at local Catholic Churches
- Zloty Deli (146 High Road, Wood Green)

### **Week Six - 20 March to 26 March 2017**

- **20/03/17:** Workshop for Sky City Residents at Sky City Community Centre.
- **21/03/17:** Workshop for people with physical disabilities at the Winkfield Resource Centre.
- Further engagement with Page High residents if upcoming workshop is not fully booked.
- Final call for 'open door' workshop.

### **Final days - 27 March to 31 March 2017**

- **27/03/17:** Workshop for Page High Residents at TBC.
- **29/03/17:** 'Open door' community morning workshop at Wood Green Library.
- **29/03/17:** Workshop for the Polish Community at Salvation Army.
- Final call to action for anyone who may not have provided their comments and feedback.

### **People, responses and comments**

At the beginning of the report, we presented the number of people we heard from during the consultation. This is the number of people who came to workshops and exhibitions, the number of individual people who wrote a letter or e-mail to Haringey Council and the number of individual users who left feedback (a comment or an agreement) on the consultation website.

However, as some people wrote more than one letter, or posted multiple times on the consultation website, we have also counted number of individual responses (i.e. the total number of separate communications we heard from people and organisations). This number was higher than the number of people who responded.

Within responses, many people commented on multiple areas of the plan. We have split these up into comments, so that we could more easily count the number of comments made about different policies or sites within the AAP.

So for example, where one person wrote a letter to Haringey Council to support attracting a better range and quality of shops in the town centre, oppose the demolition of the Library and ask for more green space in Wood Green, this was divided into three comments - on shops, the Library and green space. This example would be counted as one person, one response, three comments.

Throughout the report, we have referred to the number of comments made on different topics rather than the number of people who commented. When counting up comments on a policy, we cannot claim that this is always the same as the number of people who commented, as some people may have made multiple

comments on the same policy area (e.g. commenting on both Crossrail 2 and cycle lanes within the transport policy).

### **Assigning policies, site allocations and topics to comments**

The ‘Wood Green’s Future’ consultation website allowed users to select which policy or site allocation they wanted to comment on. Wherever possible, we tried not to change how people had categorised their own comments when counting up comments on different policies and sites, even when the section under which the comment was made was not quite the best fit for the content or theme of the comment.

The three exceptions to this were:

- When longer responses were divided into multiple comments - these subdivided comments were assigned to the policy, site allocation or sub-area considered most appropriate to the comment
- When comments from comment cards were transferred onto the consultation website, these were also assigned to the policy, site allocation or sub-area considered most appropriate to the comment
- When comments had been posted by website users to a particular policy or site allocation but were actually more general comments about the AAP as a whole

Comments made in writing to Haringey Council were also assigned to the policy or site allocation most appropriate to the comment, including some that were categorised as ‘overall’ comments and are covered at the beginning of Section 3.

The policy or site allocation was chosen on the basis of which bit of the AAP would need to change as a result of the comment.

## Glossary

This list explains the meaning of some of the technical words and expressions used in the AAP and in this consultation report:

**AAP (Area Action Plan)** - the Wood Green Area Action Plan (AAP) is the document that this consultation is about. It sets out the planning rules that will guide what buildings Haringey Council allows developers to build in future. Local councils need to prepare an AAP for any area that is being regenerated. Where we refer to ‘the draft AAP’ in this report, we are talking about the Wood Green AAP, which is being rewritten through consultation with local people, businesses and visitors to the area.

**Amenity, loss of amenity** - amenity is something positive in the physical environment, such as light, space, greenery or the way that different buildings complement each other. Loss of amenity can happen, for example, when new buildings restrict the light or space of nearby buildings and homes.

**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.

**Census:** A ten-yearly comprehensive nation-wide sample survey of population, housing and socio-economic data. The latest one was conducted in 2011.

**Commercial uses** - use by any kind of business that sells goods or services (e.g. shop, restaurant, business offices)

**Community Infrastructure:** Facilities and services including health provision, green infrastructure, early years provision, schools, colleges and universities, transport, community, cultural, recreation and sports facilities, 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. Also referred to as “Social and Physical Infrastructure”.

**Community Infrastructure Levy (CIL)** - a charge that developers must pay for each square metre of new building - the money goes towards paying for new or improved facilities for local people

**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.

**Deculvert, culvert** - deculverting means uncovering a river or stream that currently runs underground. A culvert is the man-made covering that is built over a river or stream to turn it into an underground stream

**Density, housing density** - the amount of new building space that will be created within a specific area. High density building can either mean lots of buildings close to each other, or tall buildings

**Developer** - a company that buys land, builds and sells new buildings

**Development** - new buildings, either on empty land or replacing existing buildings, which may include homes, shops, business space, social and community spaces and open space

**Development Management (formerly Development Control):** These are the policies which are required to ensure that all development in the borough meet the spatial vision and objectives set out in the Local Plan Strategic Policies 2013.

**Development Plan Documents (DPD):** Statutory planning documents that form part of the Local Development Framework including the Local Plan Strategic Policies 2013, Development Management DPD and Sites Allocation DPD.

**Floorspace** - the overall amount of floor area that will be created in new buildings, across all floors (not just the ground floor); this may have a dedicated use such as residential floorspace (homes) or commercial floorspace (shops, offices and other money-making businesses)

**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.

**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

**Infrastructure** - all physical facilities and services that help communities to run smoothly, including public services like GPs, schools and hospitals, community centres and leisure venues, as well as roads, open space, street lighting, plumbing, sewers and phone lines

**Landmark building** - an interesting or attractive building that stands out from those around it

**Leaseholder** - person or organisation who has permission to use a building for a fixed period of time; the leaseholder buys this permission from the freeholder or landlord

**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 Plan Strategic Policies and 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: (formerly Core Strategy):** This is a Development Plan Document setting out the vision and key policies for the future development of the borough up to 2026.

**London Plan (The Spatial Development Strategy):** The London Plan is the name given to the Mayor's spatial development strategy for London.

**Masterplan** - a plan that sets out how a specific site will look in future

**National Planning Policy Framework (NPPF):** Sets out the Government's planning policies for England and how they are expected to be applied. The NPPF replaced 44 planning documents, primarily Planning Policy Statements (PPS) and Planning Policy Guidance (PPGs), which previously formed Government policy towards planning.

**Opportunity Area** - 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.

**Planning** - the planning system is how local councils shape what their areas will look like in future, by following a set of planning rules or policies. These act as guidelines that the council will follow when deciding whether to give 'planning permission' to developers who approach them to ask for permission to build.

**Pocket park** - small area of public space containing plants and trees that people can spend time and relax in

**Podium level** - a level within or around the base of a building that is raised above 'street level'

**Policy** - in the context of the AAP, a policy means a set of rules that describe what kinds of new building or refurbishment the council will support, and what kinds they will not allow. In this way, planning policies 'describe' the kind of area that the council would like to see in future.

**Protected view** - a legal requirement to preserve the view of one specific place of interest (e.g. a historic building) from another specific place

**Redevelopment** - new building on a site where there are already buildings, usually involving demolishing the existing buildings

**Regeneration:** The economic, social and environmental renewal and improvement of an area

**Representation** - written feedback on a planning document that is being consulted on sent directly to the local council; this can be in the form of a letter or e-mail, and is known as 'making a representation'

**Site allocation** - an area within a defined boundary that the council has identified as having potential for new buildings

**Spatial Vision:** A statement of long term shared goals for the spatial structure of an area

**Strategic Environmental Assessment (SEA):** an assessment of the environmental impact of policies, plans and programmes, as required under European Union (EU) law

**Supplementary Planning Document (SPD)** - a planning document in addition to the policies in Development Plan Documents (such as an AAP) that deals in more detail with a specific policy or issue such as tall buildings. They do not form part of the DPDs and are not subject to independent examination

**Sustainability Appraisal (SA)** - an ongoing assessment of all the potential social, environmental and economic effects of strategies and policies contained in the DPDs, which complies with the EU Directive for Strategic Environmental Assessment

**Statutory (or specific) consultation body** - organisations that the local council has to consult with where relevant when preparing a planning document like an AAP (e.g. Historic England, Thames Water, Highways England)

**Town centre uses** - any use of a building that allows shoppers and visitors to go in and buy something (e.g. a shop, restaurant, hotel, cinema), but not offices or other spaces that are closed to the public, or spaces where money is not exchanged (e.g. community centres, churches).

**Urban realm** - the physical environment of streets and public spaces within towns and cities; creating a new 'piece of urban realm' means creating a new public space within a town or city

**Viability** - how profitable a new building project will be (e.g. how much money will be made when new flats are sold off). If a developer feels a project is not viable enough (e.g. because planning policy says it needs to contain too much space that will not make them any money), they may choose not to go ahead with the project



LONDON BOROUGH OF HARINGEY

# Wood Green AAP

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## A Local Plan Document

CONFIDENTIAL WORKING DRAFT

Regulation 18 Preferred Option Consultation Draft 2018 Version

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## Cabinet Member Introduction

The Wood Green Area Action Plan will be a blueprint for the comprehensive and co-ordinated regeneration of Wood Green. It will provide a statutory basis for determining future planning applications which will deliver the change the Wood Green needs to establish itself as the beating economic heart of North London, providing a more liveable place where businesses can innovate and grow, whilst maintaining a character that is unquestionably authentically London. To do this we need to re-imagine what a town centre looks like in the future - and this has to be more than a combined retail, food and beverage offer. In addition this plan secures space for a skilled and productive economy, particularly in eco, digital and fashion industries.

I am encouraged by the positive feedback that has been received from the Issues & Options consultation held in early 2016, and in particular the recognition of the need for bold interventions to create real change in Wood Green, to improve the way Wood Green works for local residents and businesses. To this end the Council is working to deliver an ambitious plan, predicated on maximising the benefits associated with the introduction of a new Crossrail station to the centre of Wood Green.

This plan is employment-led. Wood Green is the largest town centre in the borough, and the policies in this document will enable increased opportunities for existing businesses to grow, and attract new businesses to thrive within a rejuvenated urban environment. Increases in overall densities within the centre will create the residential viability to be spent on improving the public realm, provide a range of new business units, new services, as well as provide much needed affordable housing stock. The Council, as a key service provider and landholder in Wood Green will be working with developers to ensure that the best use is made of both publically and privately held land.

This is a consultation document, and I look forward to meeting with, and hearing local feedback on the Council's preferred option from local residents, businesses and stakeholders. Once we have responded to the feedback, a Publication version of the document will be created which will go before a Government-appointed inspector for public examination. As such it is vitally important that you respond to this document to ensure that we put forward the best possible plan for the future of Wood Green and in doing so secure our potential as London's fastest growing economy.

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## **1. Introduction**

### **Why prepare an AAP**

Wood Green is allocated as a Growth Area in The Local Plan: Strategic Policies (2017), and as a potential Opportunity Area in the London Plan (2015). The submitted Site Allocations DPD (2016) confirms the spatial distribution and quantum of growth anticipated to come forward within the Growth Area, identifying the potential for 4,300 net additional residential units, 47,000m<sup>2</sup> of new employment floorspace, and 17,000m<sup>2</sup> of new town centre floorspace.

Wood Green has tremendous strengths, but also significant opportunities to improve. Public transport access, high levels of footfall on the High Street, and the diverse, multicultural array of shops and businesses are amongst the strengths, while congestion, underused land parcels, and a relatively low amount of spend from local customers are issues that can be improved.

The Council has adopted its Strategic Regeneration Framework for Wood Green which sets out short term goals as well as the long term aspirations for the area. This document will act to spur investment in the area, including co-ordinating and influencing the plans of major landowners, including the Council, and local businesses, as well as serving as a charter of the benefits that the Council expects to benefit local residents and businesses.

The Area Action Plan will provide a statutory land-use basis for determining planning applications, and undertaking land and property interventions to consolidate land parcels together, and as such is critical to the delivery of investment in Wood Green. Following the adoption of the Area Action Plan, the work undertaken as part of the Investment Framework will seek to deliver the development allocated, and objectives identified in the AAP.

Together the AAP and the Strategic Regeneration Framework will provide a comprehensive, and statutory, framework that provides clarity and certainty to landowners, developers, service providers and the community about how places and sites within the Wood Green AAP area will develop, and against which investment decisions can be made and development proposals can be assessed.

### **Aims and objectives of this AAP**

Wood Green is an important centre within a thriving global city, serving a wide catchment of north London. By improving the economy within Wood Green, London's overall productivity will be boosted, and the equity of access to jobs will be improved within the sub-region.

To achieve this, actions within this document will improve opportunities for businesses to form and grow within Wood Green, including those already existing in Wood Green, those yet to be created, and those seeking to relocate to a new area of London. The centre will be a thriving location for people to come and share ideas, enjoying a wide range of facilities and an environment which not only serves as a service centre for local residents, but stimulates creativity and interaction in those who visit. Improved connections will increase the number of people who can access Wood Green, and in turn contribute to, and benefit from this increasingly prosperous environment.

The opportunities for Wood Green as well as the challenges it faces as a town centre, are set out in Sections 3 & 4 of this document. These will help to meet the following set of objectives, as set out in section 5:

1. A bigger Metropolitan Town Centre with more employment space, delivering 4,000 new jobs
2. A well-connected, lively destination which draws people from Haringey and beyond
3. 7,000+ new homes of varying rents and values in high quality, low carbon neighbourhoods
4. Maximise opportunities for local residents through education, training, skills, employment
5. Celebrate and build on Wood Green's heritage so people are proud of their diverse communities
6. Secure investment in social and community infrastructure, including parks and a new library
7. A place where new businesses will set up, existing ones will grow and people will be proud to live
8. Make Wood Green a destination of choice, with a strong cultural offer both day and night
9. An accessible urban environment with welcoming spaces where people will enjoy spending time

### **Purpose and Scope of this document**

This document forms the principal Local Planning document for the Wood Green area. These policies should be read alongside other borough-wide policies included in the Local Plan: Strategic Policies, and Development Management DPD. It covers the Wood Green area as shown below.

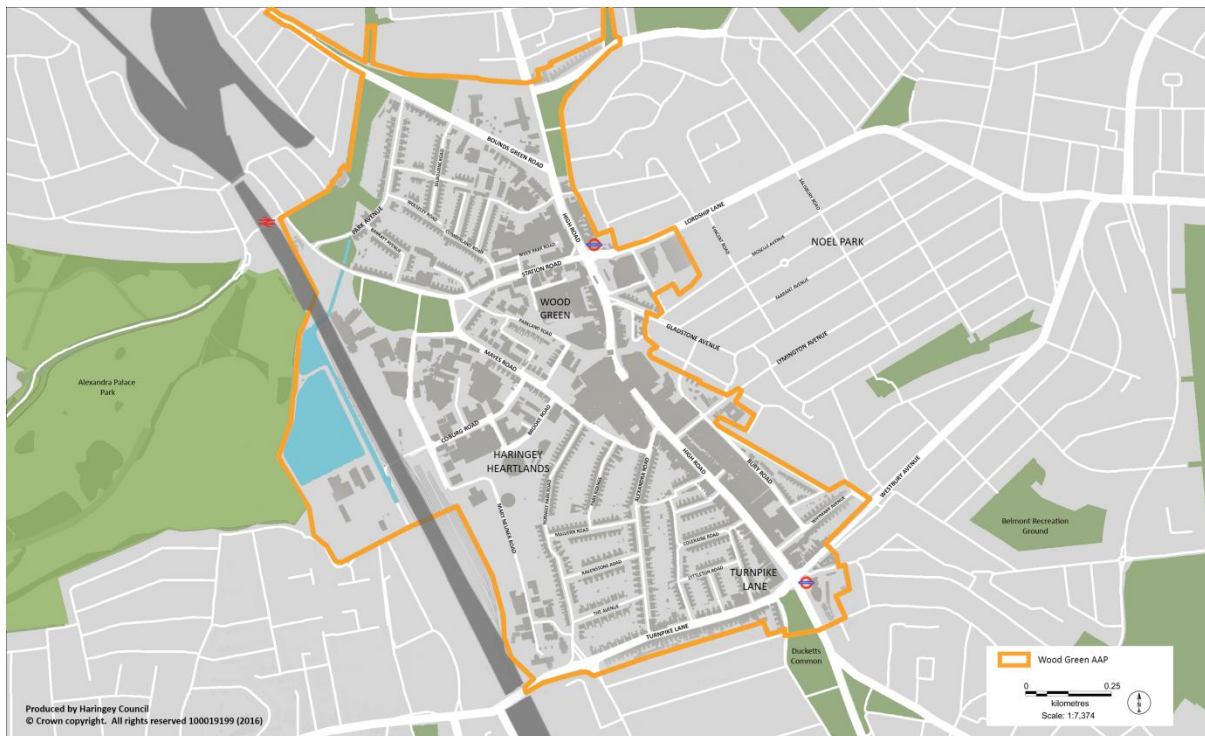


Figure 1.1: Wood Green AAP Area

## Previous Consultation Outcomes – Issues & Options Consultation 2016

Consultation on the Issues & Options for the Wood Green AAP was carried out Between February and April 2016 on four options for the regeneration of Wood Green. Over 30 events and 2 online surveys were used to collect the views of a broad range of local residents, businesses, traders, service providers, community organisations, landowners and public bodies. Over 23,000 flyers and letters, 100 posters, banners and 2,000 digital messages were used to promote the consultation. Over 1,100 people have been engaged with, with over 500 forms of feedback received, including 23 written responses.

### General

The community and major landowners of Wood Green, together with public bodies are mostly supportive of “widespread redevelopment” or “significant transformation” of Wood Green (Options 3 & 4 in the 2016 Issues & Options consultation document). The majority of respondents agree that major change is required to deliver Wood Green’s potential. The Council is therefore progressing a vision which will deliver transformation, focussing on a more productive and innovative town centre economy, increasing the number, type, and quality of jobs, new homes and trading and meeting opportunities.

### Transport and circulation

Respondents were supportive of the potential arrival of Crossrail 2, with many seeing the transformative potential of a central Wood Green Station as being a positive. There was support for the establishment of a strong east-west connection between the High Rd and the cultural quarter/ Heartlands area, and many respondents were

supportive of the removal of the Mall in favour of a more permeable street-based network. Managing traffic in the area is recognised as being a significant issue. The Council has subsequently commissioned pieces of work to understand how a new central area of Wood Green could work, including implementing a new pedestrian network at the Mall site, and a high quality east-west route. A transport study into the preferred option will be carried out to ensure that the most appropriate decisions are being made with regards management of the road network.

### **Housing**

Most respondents appreciate the need for new homes to be created in the area, however there was some concern about the affordability of new homes that will be created. There was qualified support for rehousing existing/affected residents in an improved standard of accommodation, however some residents were concerned that they could become priced out of the area. Existing planning policies will be used to ensure that an appropriate proportion of new homes are affordable, and that affordable stock levels are increased through new development.

### **Social Infrastructure**

Local residents sought assurance that any increase in population in the AAP area would be met with sufficient facilities in terms of health and education. An updated Development Infrastructure Investment Framework will be produced to show what new facilities are required and how they will be funded.

### **Employment**

Many people felt that diversifying the uses within the town centre will significantly improve the local economy and create employment, and that Crossrail 2 would attract more people to spend time and money in the Centre. There was concern about potential loss of workspace within the Cultural Quarter. The Council will seek to increase, not decrease the number of jobs in the centre, and particularly within the Cultural Quarter.

### **Retail/ Town Centre Uses**

Respondents generally supported the idea of the creation of a new multifunctional centre for Wood Green providing a new library, council customer service centre, shops, community events and market linked to a new Crossrail 2 station. People would like to see high quality and independent shops, a department store, cafes and restaurants, and a diverse range of community facilities.

### **Accessibility and Inclusion**

There is agreement that improving public spaces and streets to make them more attractive, accessible, safe, and easy to navigate will improve the feel of the area for many. Human-scale design, pedestrian-friendly streets and new public places for people to meet and relax were supported. People would also like to see a reduction in traffic, cleaner streets and developments designed to encourage an active lifestyle



would improve health. Accessible and inclusive design for the elderly and disabled was considered important.

### **Environment and sustainability**

There was support for planting more trees and greening the area, as well as providing better waste and traffic management systems to improve the local environment. Providing new open spaces and greening streets were seen as a good way to increase biodiversity. There was concern about the impact tall buildings could have on the area. Work will be commissioned to understand the opportunity to create new, and improve access to open space in Wood Green. Additionally a tall buildings study will provide guidance on how new tall buildings should be planned in the borough.

### **Local distinctiveness and culture**

There is support for well designed buildings which create new public spaces, and make Wood Green a more attractive destination. Respondents recommended that the Cultural Quarter could be a greater asset and a key character area, but there is concern that existing artists are being priced out of the area. There was a strong feeling that removing the Mall could create opportunities to create a more harmonious and visually pleasing High Rd. The Council will engage with the owners of the Mall to investigate the full range of possibilities for the future of this site.

### **Short-term projects**

Respondents were presented with the opportunity to suggest short term initiatives, which may be initiated ahead or in some cases during the regeneration of Wood Green, taking advantage of temporarily vacant sites. A meanwhile policy supporting temporary projects will be included in the next version of the Plan.

### **Previous Consultation Outcomes – Preferred Option Consultation 2017**

Between 14<sup>th</sup> February and 28<sup>th</sup> April 2017, Haringey Council ran a public consultation on the draft version of the Wood Green Area Action Plan (AAP).

Over the course of the 10-week consultation period, the Council and the council's independent consultation consultants Public Voice:

- Held 11 exhibitions of the plans in public places around Wood Green;
- Ran 9 workshops to invite different sections of the community to come and discuss the plans in more detail;
- Knocked on the doors of all homes that are included within Site Allocations in the plans, left information with all of these, and spoke directly to 180 residents;
- Set up a consultation website where people could read about the plans and leave comments;
- Advertised the consultation on posters along the High Road, through e-mails to relevant contacts, on social media and in local press;

- Sent newsletters to over 18,000 addresses in Wood Green to notify them about the consultation;
- Sent letters to local residents whose homes are proposed to be included within Site Allocations;
- Sent letters to local businesses;
- Held 14 meetings with local businesses, residents, interest groups and statutory agencies;
- E-mailed/sent letters to all organisations and individuals on the Local Plan consultation database, including over 800 people who took part in the previous round of consultation in 2016;
- Advertised the consultation on the Council's website;
- Made copies of the AAP available to view in all local libraries, at the Civic Centre, the Planning Office, and online;
- Placed an advert in the local newspaper.

We listened to the views of people who live in and around Wood Green, people who go there to do their shopping, people who work or run businesses there, and people who visit for other reasons. We also heard from local landowners, and local and national statutory bodies. Over 1,000 people and organisations provided feedback on the plans for Wood Green, and more than 6,500 people viewed the consultation material either online, or at events, workshops, or drop-ins – just under a third of the total population of Wood Green.

The topics that attracted the highest number of comments during the consultation were:

### **Concern over the impact of traffic on, and improving air quality on Wightman Road and the Harringay Ladder**

93 comments were received concerned that the proposals within the AAP would create additional traffic along Wightman Road, and consequentially within the Harringay Ladder. While it is acknowledged that there will inevitably be some transport impact from new development, the Council has commissioned a Transport Study which identifies that this will not be significant (due principally to the requirement for predominantly car-free new developments), and also identifies mitigation measures to encourage mode split to less congestive uses such as bicycle and walking.

There was particular attention drawn to Figure 7.6: "Map of new routes in the town centre" which identified a new primary route connecting Alexandra Palace Station, Wood Green Common, the Cultural Quarter, the Clarendon gasworks site, and Clarendon Rd into Wightman Rd. To clarify, this route is set out in numerous policies, and is envisioned as one of two new pedestrian and cycle-friendly routes through the revitalised town centre, rather than a new vehicular route, or an attempt to increase traffic in any area. The maps in this version of the document will be improved to clarify the Council's proposals in this regard.

### **Opposition to demolishing the Victorian terraced homes on Caxton, Mayes, and Coburg Roads**

54 comments (plus a petition signed by 1,581 people) were received objecting to the inclusion of residential properties on Caxton, Mayes and Coburg Rds for potential redevelopment as a part of draft Site Allocation WGS9. In response to this, the Council commissioned a study analysing the relative costs and benefits in terms of loss of existing residential properties and the new development that would be created. The conclusion of this is that the Council does not consider the case for redevelopment to be strong enough to confirm this allocation, and as a consequence the draft allocation has been amended in this version of the document to exclude this part of the site.

### **The need for a new swimming pool and leisure centre in Wood Green**

38 comments (plus two separate petitions with a combined 1,402 signatures) were received concerning the lack of intention to provide a new swimming pool/ leisure centre in Wood Green. The Council acknowledges that there is a currently unmet need for swimming space in Wood Green, and this is set out in the District Infrastructure Funding Strategy. There is considerable land allocated for town centre uses within the AAP, which could potentially accommodate a swimming facility. Funding for a new swimming facility will be considered over the plan period within the context of other competing infrastructure demands.

### **The desire to see a better choice of shops, cafes and restaurants in the town centre**

37 comments supported the AAP's intention to increase and proliferate the range of uses within Wood Green, and secure investment for the development of these.

### **Concerns about the level of new affordable housing that would be built as part of the regeneration**

36 comments were received concerned about the affordability of new housing included in the proposals. The Council's policy is established in the Local Plan: Strategic Policies, that 40% of all new housing should be affordable (with 60~% of that being socially rented housing, and 40% intermediate products such as shared ownership). This is the limit of what new development can generally afford to pay for, having regard to the costs of redevelopment, and housing prices.

### **WGS9 - Wood Green Town Centre West**

107 comments were received, mainly objecting to the allocation of Victorian homes on Caxton, Mayes, and Coburg Rds. This is dealt with in Para X.X above.

Additionally, alongside a small number of objections to the redevelopment, there was concern about the rights of residents of Page High and Sky City, which are located above Bury Rd Car Park and the Mall (west side). The Council has strengthened its Housing Estate Renewal, Re-housing, and Payments Policy to include a guarantee of right to return for affected residents, or a comparable rent in a nearby site.

**WGSA10 - The Mall (East)**

52 comments were received in regard to what should happen to the Mall itself. The views were mixed, with some supporting the retention of an indoor shopping offer. The Council's and the landowner's view are that the only way the central section of Wood Green High Rd can proceed and create real change is by the demolition and redevelopment of the Mall.

**WGSA25 - Hornsey Filter Beds**

40 comments concerned the potential impact any redevelopment of this site would have on the openness and aspect from Alexandra Palace Park, as well as the potential impact on biodiversity. The Council notes that the site lies within an area of Metropolitan Open Land, but considers that the potential benefits of undertaking a redevelopment of this piece of previously developed land should be considered due to the potential accessibility, biodiversity, leisure, and housing benefits that the site could achieve.

**WGSA8 - Wood Green Library**

31 comments were received on this allocation, with the main issues being how the current stallholders would be safeguarded through the development, and some support for the retention of the Library building itself. The Council does not believe that there is significant heritage value in this building, and consider that its redevelopment can play an important role in the regeneration of the central part of the High Rd. Regarding market stalls, the number of stalls in the centre will be increased through redevelopments, rather than decreased.

**WGSA12 - Bury Road Car Park**

Similarly to WGSA 9, 24 comments mostly concentrating on the rights of residents affected by the proposal, with limited numbers of objections to the development itself were received.

**Consultation – Views sought and how to respond**

This consultation is on the Council's "preferred option" Wood Green AAP. We are seeking views of all interested parties on how the vision, objectives, and policies that will shape the future of Wood Green in the future. This is an open consultation, and comment is welcomed on any part of the document.

The Council is interested to hear the views of residents, businesses, landowners, and other stakeholders on the proposed Plan. This document, and all supporting information can be found at <http://www.haringey.gov.uk/woodgreen>

Consultation is open between 7<sup>th</sup> February – 24<sup>th</sup> March 2017. Hard copies of this document are available for inspection and short term loan from all local libraries in the borough. Copies are also available at the Council's offices and in the Civic Centre. Addresses for these are:

Level 6, River Park House

Civic Centre

225 High Rd  
Wood Green  
N22 8HQ

Wood Green High Rd  
Wood Green  
N22 8LE

Additionally a number of drop-in sessions will be held in Wood Green during the consultation period. These include: Comments on the document can be made in the following ways:

Email: [localplan@haringey.gov.uk](mailto:localplan@haringey.gov.uk)  
Post: Planning Policy  
Level 6, River Park House  
225 High Rd  
Wood Green  
N22 8HQ

If you require further information on this document please visit [www.haringey.gov.uk/woodgreen](http://www.haringey.gov.uk/woodgreen) or contact the Haringey Planning Policy team on 020 8489 1479 or at [localplan@haringey.gov.uk](mailto:localplan@haringey.gov.uk)

### Next Steps

Following the conclusion of the consultation, all responses will be analysed and responded to. Where appropriate, changes will be made to the document. The revised “proposed submission” version of the document will then be consulted on for a period of 6 weeks (“Publication”) prior to being submitted to the Planning Inspectorate for Examination in Public (“Submission”). The Publication consultation, and subsequent Examination in Public, will deal solely with issues of soundness and legality. Dates for these next steps are:

Stage of Plan preparation	Date
Reg 18 Preferred Options consultation	February-March 2018
Proposed Submission (Reg 19) consultation	June-July 2018
Submission to Planning Inspectorate	August 2018
Examination in Public	October-November 2018
Receipt of Inspector’s Report	December 2018
Adoption by Full Council	January 2019

## **2. Policy Context**

### **National Policy**

The adopted Local Plan: Strategic Policies (2017), and Local Plan: Site Allocations (2017) are both in conformity with the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It reiterates that planning decisions must be made in line with the Development Plan, which this AAP will form a constituent part of. It establishes three mutually dependant roles that policy must fulfil to deliver sustainable development: economic, social, and environmental.

The NPPF contains a number of themes that are relevant to the preparation of an AAP for Wood Green:

- Making it easier for jobs to be created in cities, towns and villages;
- Moving from a net loss of bio-diversity to achieving net gains for nature;
- Replacing poor design with better design;
- Improving the conditions in which people live, work, travel and take leisure; and
- Widening the choice of high quality homes.

### **Regional Policy**

The London Plan (2015) is the spatial development plan for London. It provides the strategic, London-wide context within which all London boroughs must set their detailed local planning policies. Accordingly, the AAP will seek to give effect to, and be in conformity with, the policies of the London Plan.

A key driver in bringing forward the AAP is to give effect to the future designation of the Wood Green area as an Opportunity Area in the next iteration of the London Plan (currently programmed for 2020). Currently the London Plan designates Haringey Heartlands/ Wood Green as an area of Intensification with the potential to deliver up to 2,000 new jobs and 1,000 net additional homes as part of a mixed use redevelopment.

Specifically, in relation to the Haringey Heartlands/ Wood Green Intensification Area, the London Plan (at Appendix 1) states that:

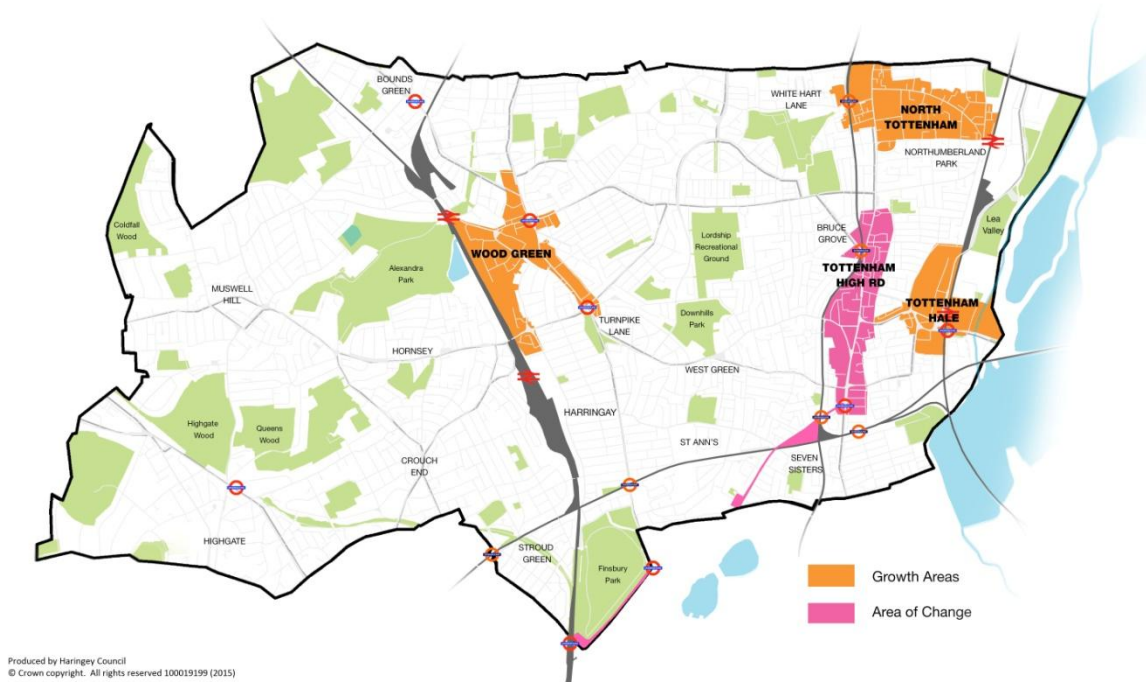
*A range of development opportunities on the railway and former industrial lands to the south-west of Wood Green town centre with significant potential for improvement building on the area's industrial heritage. Phases of residential and mixed-use development at Hornsey waterworks sites have been completed. Other key sites with development potential include the Clendon Road gas works and adjacent Coburg Road industrial area. Mixed-use regeneration of these sites adjacent to Wood Green town centre should support delivery of the full range of uses. Site assembly and provision of better links with the town centre and Alexandra Park are key to*

*comprehensive development. Opportunities should be explored to redevelop parts of Wood Green town centre for high-density, mixed-use schemes and strengthen pedestrian connections to the town centre and library. Any new development and infrastructure brought forward in this area must avoid adverse effects on any European site of nature conservation importance (to include SACs, SPAs, Ramsar, proposed and candidate sites) either alone or in combination with other plans and projects.*

The London Plan provides a spatial framework which underpins a number of the policies in the Adopted, or submitted Local Plan documents.

### Haringey's Local Plan

The Local Plan is the development plan for Haringey, and covers the period 2011-2026, and was adopted in 2017. The Local Plan: Strategic Policies identifies the Haringey Heartlands/Wood Green Metropolitan Town Centre area jointly as a Growth Area capable of accommodating 4,300 new homes. The sites allocated to deliver this quantum of growth are identified in the Site Allocations DPD. Wood Green, along with Tottenham Hale and North Tottenham, are identified as the three growth areas in the borough capable of accommodating the majority of the borough's growth over the plan period.



**Figure 2.1: Local Plan growth distribution (Local Plan: Strategic Policies SP1)**

There are also other policy documents in the Local Plan, including guidance documents in the form of SPDs. All of these should be read alongside this AAP when considering the merits of a development. The full suite of Local Plan Documents is shown below.

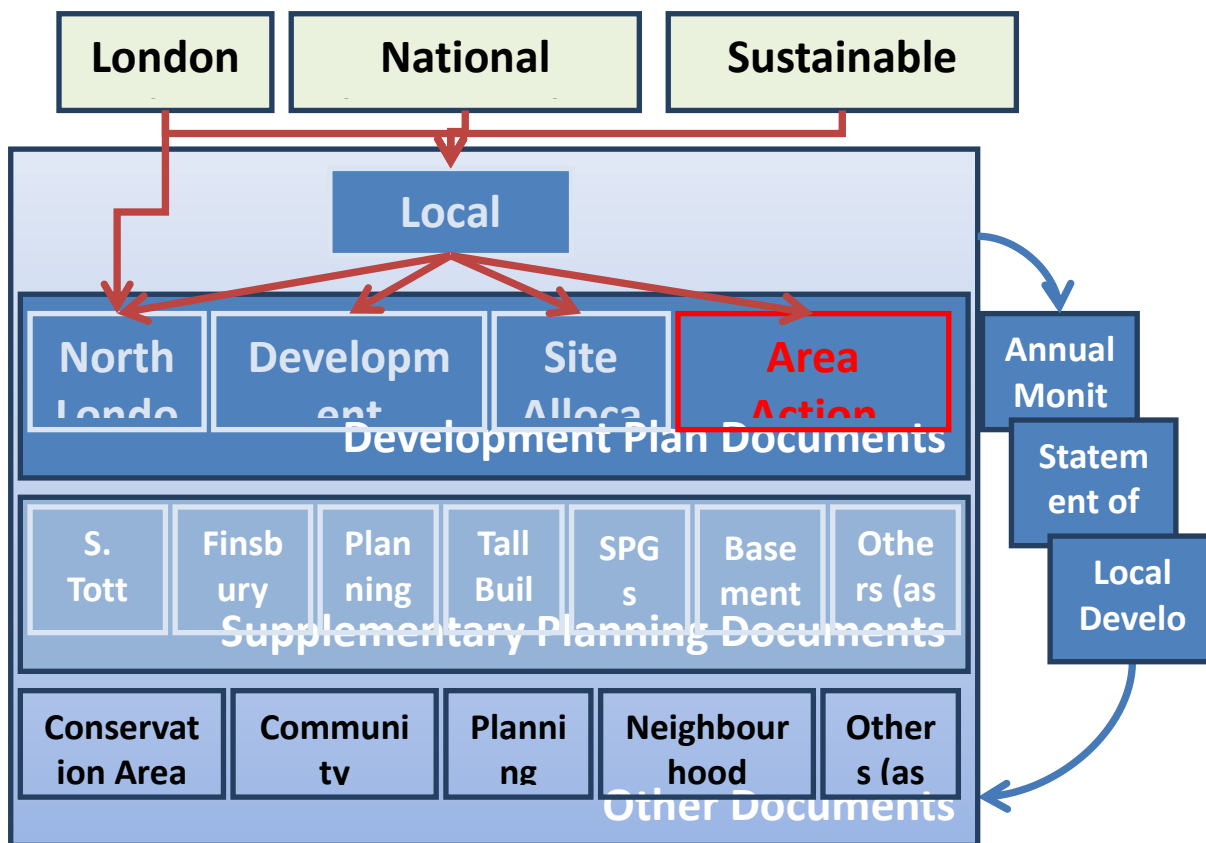


Fig 2.2 Local Development Framework

The Site Allocations DPD includes 20 sites within the AAP area, establishing the baseline quantum of development in the area, and the site requirements and land uses of all the sites coming forward on each. The AAP will build on these assumptions, but replace the Wood Green Site Allocations with those included in this document.





Figure 2.3: Existing designations in the Local Plan

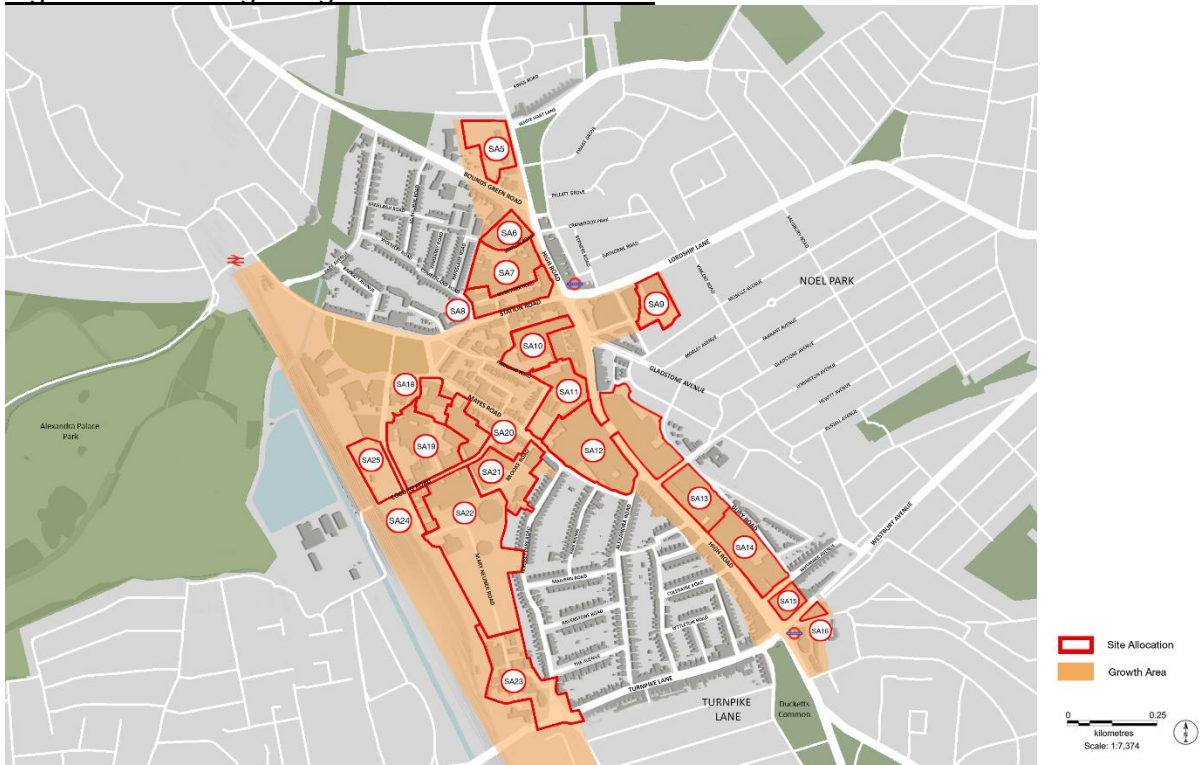


Figure 2.3: Existing designations in the Local Plan

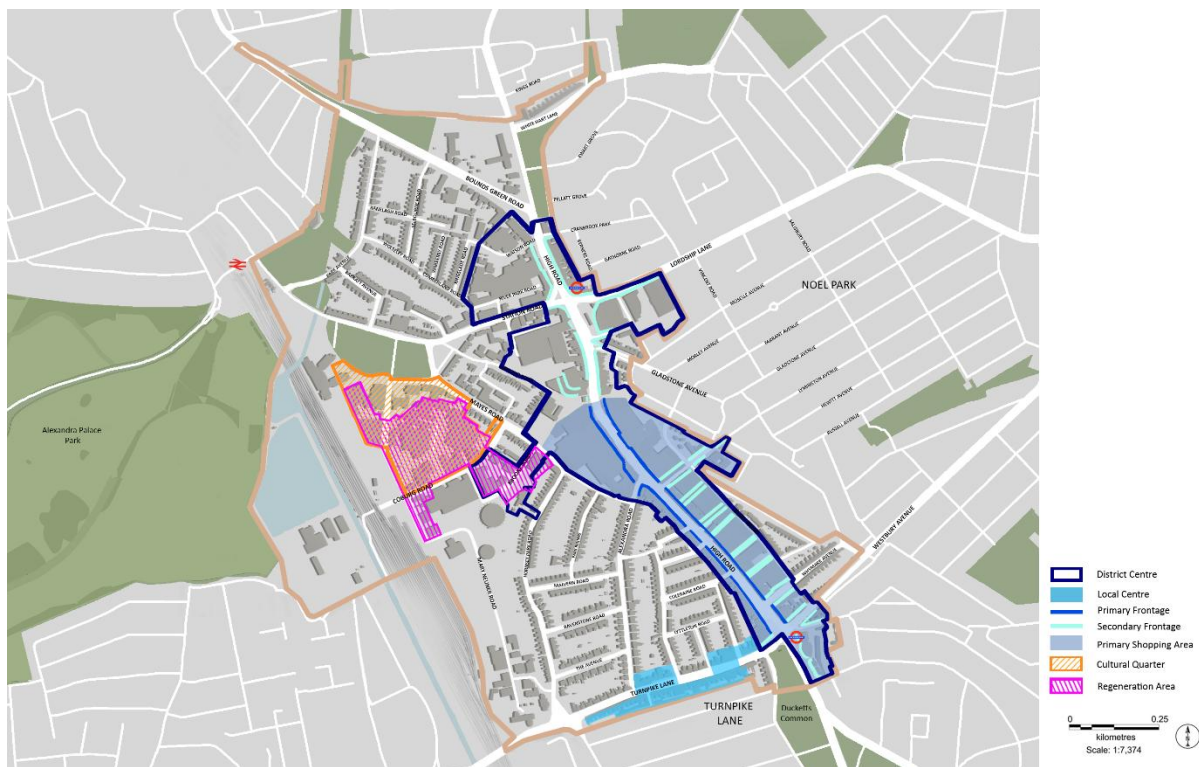


Figure 2.3: Existing designations in the Local Plan

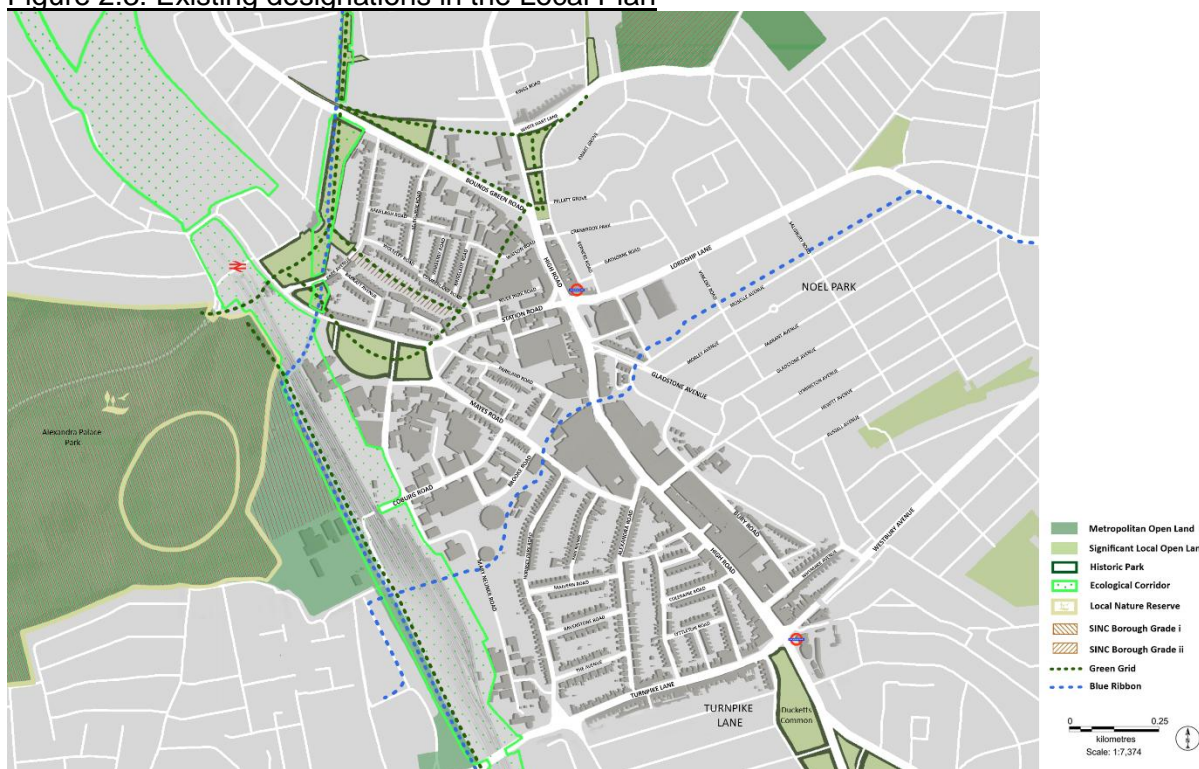


Figure 2.3: Existing designations in the Local Plan

## Other Plans & Policies

### Haringey Corporate Plan

Haringey’s Corporate Plan for the period 2015-2018 sets out the vision for the borough as: *To work with communities to make Haringey an even better place to*

*live*, and the approach: *To encourage investment and create opportunities for all to share in*. It sets out five key targets:

- Every child and young person is able to attend a good or outstanding school or early years setting;
- To deliver £1 billion of inward investment into the borough;
- Increase average household earnings in Haringey to align with the London average by 2030 and to have made clear progress towards that goal by 2018
- Ensure that people are able to have as much social contact as they like, reducing the number of people who feel isolated to less than 12% which is the current national average
- Increase the number of people satisfied with the area as a place to live to more than 80% compared with the current national average of 75%

### **Haringey Economic Development and Growth Strategy**

The Haringey Economic Development and Growth Strategy has twin objectives stating:

Our long-term aim for the borough is to ensure that, by 2030, we are: A Fully Employed Borough, by which we mean:

- 75% of Haringey's working age population is in work;
- Residents' full time earnings are in line with London averages for bottom quartile and median earners;
- The proportion of working age residents qualified to NVQ Levels 3 and 4 is increased from 65% (2013 figures) to 70%.

A More Dynamic Borough, by which we mean:

- The number of jobs in Haringey has increased by 20,000 from the 2011 London Plan baseline position;
- The profile of Haringey-based jobs changes so that retail and public sector employment are less dominant, and there is a better range of jobs, including a greater proportion of jobs in more highly skilled sectors, such as sustainable technology, digital design and skilled/craft manufacturing;
- The number of jobs per square metre of employment land has increased by 20%, reflecting a shift to more intensive and productive employment.

The strategy identifies that Haringey has the size of a small city, but it's location within London means that it is traditionally considered to be a dormitory area, with a mix of lower-value industrial/warehousing uses. It focuses on using the borough's strategic location to secure investment in sectors that will drive up the number of high skilled and well paid jobs, while helping to build local residents' skills to enable them to access both these new jobs, and those available across London.

### 3. Portrait of the area

#### Land uses and urban character

##### History

Wood Green began as a small hamlet at the base of Tottenham Wood in the 13<sup>th</sup> Century. It is centred on a route (originally a drover's road) into Central London, principally the site of what is now Smithfield market. In the 17<sup>th</sup> Century the New River was constructed through the area to bring fresh water to London from the Hertfordshire area.

The road pattern that exists today was laid out at the beginning of the 19<sup>th</sup> and 20<sup>th</sup> centuries, with the establishment of the railway network (Great Northern rail line, Palace Gates line, and later the Piccadilly tube line) bringing factories and homes to the area. These are still visible today in the form of Victorian housing, much of which consists of terraced workers cottages, particularly the Noel Park estate, but also with some grander villas and semi-detached properties.

While the industrial areas in the west of Wood Green continued to renew themselves for principally employment uses, the second wave of development in Wood Green stemmed from the closure of the Palace Gates rail line, local governmental changes, and the advent of the car as a mode of transport. New, ambitious projects were commissioned, with the office buildings along Station Rd, Shopping City (now the Mall), Bury Rd Car Park, and the Sandlings housing estate being examples of large floorplate developments built in the second half of the 20<sup>th</sup> Century.

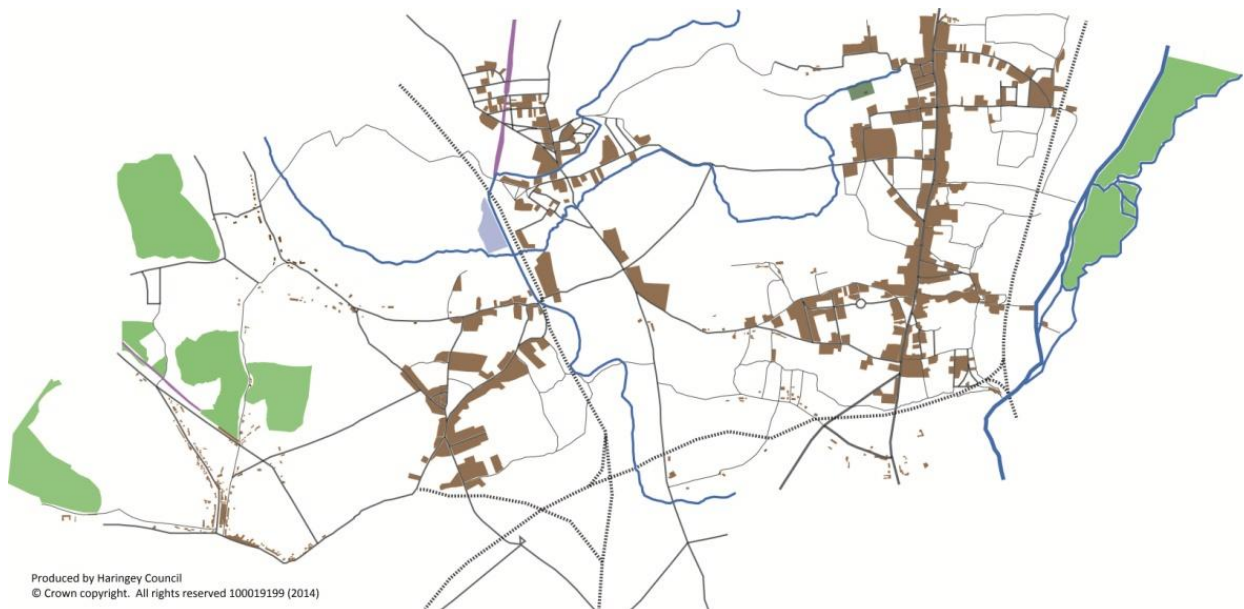
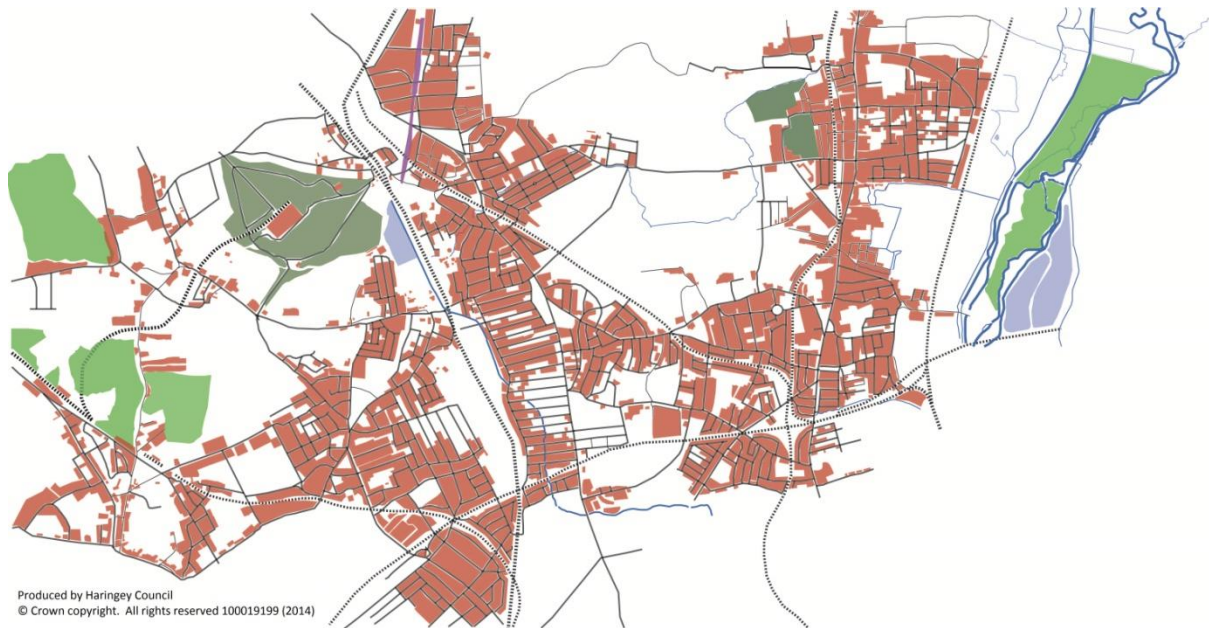
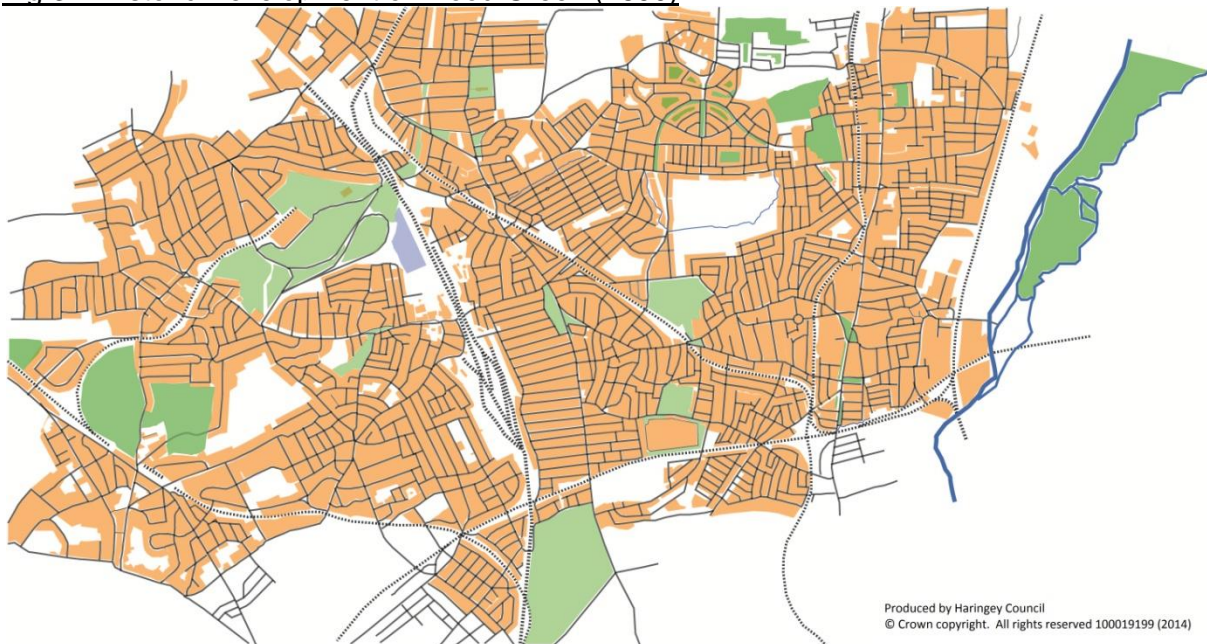


Fig 3.1 Historic Development of Wood Green (1864)



**Fig 3.1 Historic Development of Wood Green (1890)**



**Fig 3.1 Historic Development of Wood Green (1935)**

### **Land Use, Urban Structure and morphology**

The main urban feature in Wood Green is the High Rd, which has a combination of large floorplate buildings and terraces which front the High Rd. These are quite mixed with terraced retail parades and residences sometimes sitting cheek by jowl with large post-war developments. These buildings generally face the High Road, and often “turn their back” to the residential hinterlands behind them on both sides.

The residential hinterland around Wood Green generally consists of Victorian and Edwardian terraced properties, often with an easily navigable street pattern, with the Noel Park estate being a particularly good example of purpose-built workers cottages.



**Figure 3.2 Land Uses in Wood Green**

There is an identifiable industrial area in the west of the area, currently known as “Heartlands”, which contains a disused gas works, and the Wood Green Cultural Quarter. These places have, and continue to offer employment in the area, but tend to obstruct connectivity within the area, and do not present a consistent urban form with either its retail or residential neighbours.

### **Metropolitan Town Centre**

Wood Green is identified as a Metropolitan Town Centre in the London Plan, one of only 13 across London. In keeping with this, it serves a wide catchment for a range of shopping and other retail services. The focus of this is Wood Green High Rd which includes a mix of period terraced retail properties, as well as the more modern Shopping City. Together these provide a range of retail premises providing significant opportunities for a mix of retail businesses including national comparison

retailers, smaller local chains, independent traders, and market stallholders.

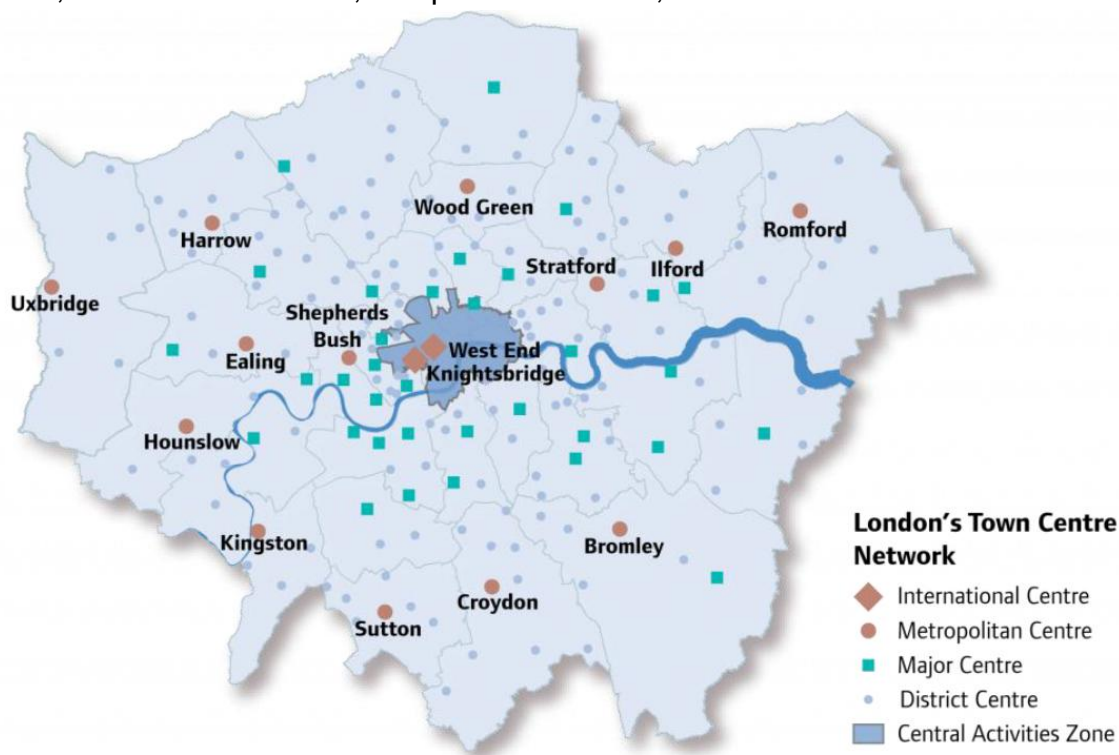
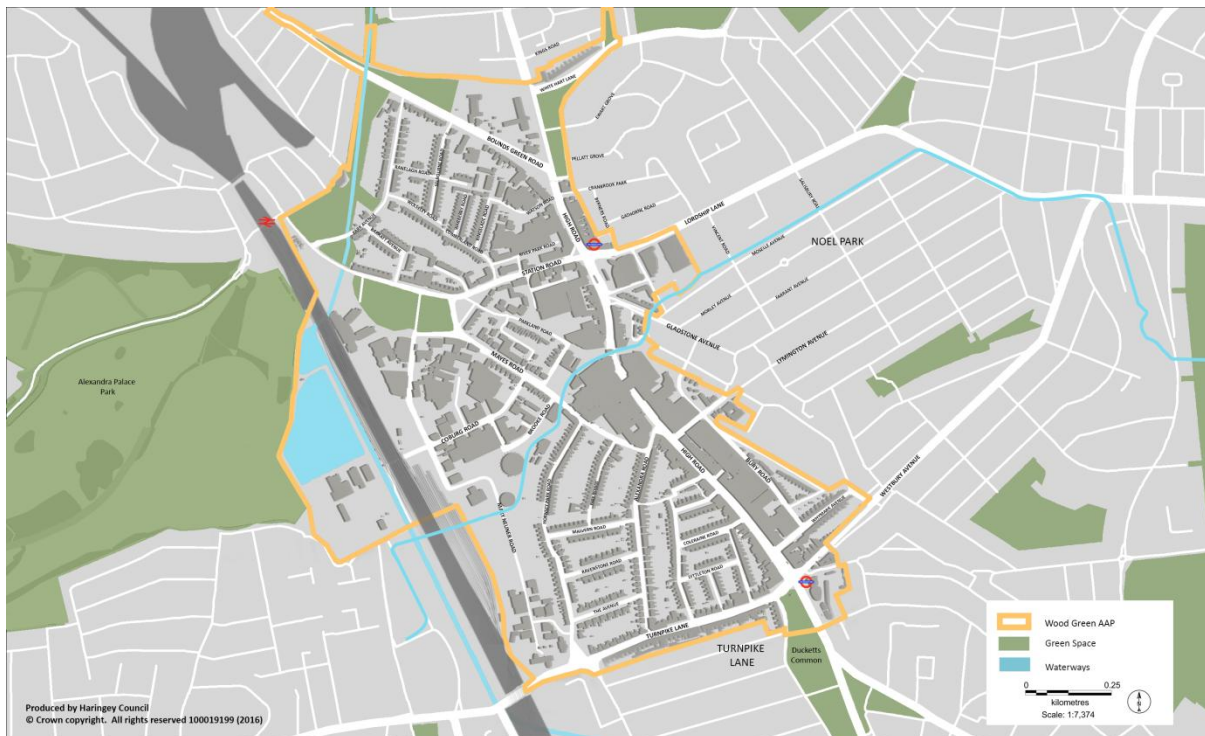


Fig 3.3 London's town centre network

### Green Spaces and Waterways

Wood Green has a number of open spaces, most of which are located around the edge of the AAP area. The most prominent are Wood Green Common and Ducketts Common, which both close to the Town Centre, and are open spaces of a significant scale. Nightingale, Avenue, King George VI Memorial, Crescent and Trinity Gardens, along with the New River reserve and former rail line stretching between Station Rd and Park Avenue create a contiguous network of green spaces in the north of the area. There are large, high quality open spaces further distant, but still close to the AAP area in the form of Alexandra Palace, White Hart Lane Recreation Ground, Lordship Rec, and Downhills Park. Other smaller, but locally significant open spaces in the wider Wood Green area include Russell Park and Belmont Recreation Ground.

The New River and (culverted) Moselle River both run through the area. While the New River is visible in part, and has sections which are parkland above its alignment, the Moselle is not visible, and its alignment, while influencing land use patterns above ground, is not easily identifiable by visitors to the area.



**Figure 3.4: Wood Green's green spaces & waterways**

### Public Spaces

This diagram illustrates all public space, including green space, in Wood Green. The High Road is congested, both in terms of traffic, and pedestrian footfall, creating an environment in which it is not comfortable to dwell for any significant length of time. Where there is greater depth outside Hollywood Green, and the Library, frontages are poor and the opportunities are not optimised.

There is little depth to the High Rd's public realm, and therefore few opportunities to sit away from the busy High Rd exist in the centre. Creating a greater depth and variety of spaces would be appropriate to a Metropolitan town centre.





Figure 3.5: Public Space in Wood Green

**Active Frontages**

The active, and importantly, blank/inactive frontages in Wood Green are shown in this diagram.



Figure 3.6: Frontages in Wood Green

The vibrant High Rd and more locally oriented Turnpike Lane represent the only consistently active frontages in the area. There are some small active uses away from these frontages, notably Karamel Restaurant and the Duke of Edinburgh Pub, but these assets are hidden from the visitor to the High Street. There are many examples of sites having a significant commercial frontage, notably along Station Rd and in Heartlands, but the relationship between the building and the street is often poor.

### Views and Vistas

A number of buildings offer visual reference points in the area. Buildings which make a particularly positive impression include St. Michael's Church, which is prominent on the approach up Wood Green High Rd from the south. The Chocolate Factory building is prominent, particularly from Western Rd.

There are numerous views of Alexandra Palace through the AAP area, however views towards Alexandra Palace are restricted locally, particularly from the High Rd. The railway embankment and railway development also block views from some western parts of the area. The Mall presently marks the centre of the shopping area, while River Park House, at 11 storeys sits opposite Wood Green Underground station. Both buildings are visible from around the AAP area.



Fig 3.7: Map of designated views in Haringey

### Heritage Assets

The AAP area is home to 10 listed buildings, and includes or is adjacent to four Conservation Areas.

The Gaumont Cinema is Grade II\* listed, and fronts the High Rd with a traditional stone and brick frontage, but has a particularly significant interior. Its rear and side elevations, which were typical of this period of theatre design, now offer large, and largely blank facades. St. Michael's Church, the Obelisk within Trinity Gardens, the War Memorial in King George V1 Memorial Garden, and 7&9 Bounds Green Rd

have significance when considering development opportunities in the north of the AAP area. The two Charles Holden-designed tube stations at Wood Green and Turnpike Lane stations are part of a series of stations designed by Charles Holden for the Piccadilly Line, and are proximate to development sites.

Conservation Areas influencing the AAP are Wood Green Common, Trinity Gardens, Noel Park, and across the railway line Hornsey Filter Beds & Alexandra Palace. Wood Green Common includes the Common itself, and a number of characterful buildings surrounding it, dating to the Victorian period. Trinity Gardens covers much of the northern part of the AAP area, and forms a number of interlinked open spaces, with a mix of buildings including the Civic Centre, the Trinity Primary Academy, and residential properties on the north side of Trinity Rd. The Noel Park estate lies to the immediate east of the AAP area, and some buildings within the AAP area were constructed as part of the estate, including some High Rd frontages. The Alexandra Palace and Hornsey Water Works and Filter Beds Conservation Areas lies across the railway line to the west, but will be important factors in determining how the AAP developments forge a relationship with areas to the west.



**Figure 3.8: Heritage assets in Wood Green**

### **Buildings of value and local assets**

There are many notable, but not statutorily listed buildings within the AAP area. A number of these are along the High Road, including the Civic Centre and sections of terraced shop frontages, including the former Empire theatre frontage. There are three particularly characterful pubs within the town centre in the form of Goose, the Jolly Angler, and the Duke of Edinburgh.

## Land ownership

The Council has significant landholdings within Wood Green. These include parts of the Station Rd offices site, Wood Green Library, and the Civic Centre. Additionally there are a number of sites which the Council has either freehold or leasehold interests on. The Council intends to leverage the value of these land parcels to catalyse regeneration within the centre. Existing civic functions will need to be replaced, including Council services, both front office such as customer services, back office functions, Council meeting spaces, and Wood Green Library.

Wood Green, as would be expected as a metropolitan centre, has a number of institutional investors with interests in larger land parcels. The Council is seeking to engage with all landowners within the centre, to agree the objectives of the AAP and Investment Framework.

Heartlands, as an industrial area has coarser grain of land ownership, with larger parcels held by private investors. The former Clarendon gas holders site is by far the largest single parcel in this area.

Outside of the Metropolitan Centre, Wood Green's residential hinterland is a mix of private freehold properties, principally terraced houses, sometimes split into flats, and Council-owned residential stock (such as the Noel Park estate).

## Transport and movement

### Public Transport

Wood Green is well served by public transport. In addition to the two tube stations at Wood Green and Turnpike Lane, which provide a high frequency service to the West End in 20 minutes. Alexandra Palace and Hornsey stations provide regular services to Moorgate via Finsbury Park, Highbury & Islington and Old St. There are 12 bus routes operating on Wood Green High Rd. Services west and east go along Lordship Lane, Turnpike Lane, Station Rd, and Westbury Avenue, intersecting the High Rd at the two tube stations.

Piccadilly line services into central London are congested in peak periods with passengers standing south of Turnpike Lane station but with trains increasingly overcrowded into central London.

A similar pattern exists for rail services from Alexandra Palace station with high levels of overcrowding from Finsbury Park into central London. This station is on the mainline into Kings Cross from Edinburgh, and the frequent express services pass through at high speed, causing noise impacts for areas close to the rail line, but also offering glimpses of the borough to a large numbers of train passengers.

Bus speeds are typically around 8mph in the peak periods in the Wood Green area.

There is potential for Crossrail 2 to be introduced in to the area in the future. At the current time, a route is proposed, but not committed or funded. AS such the

requirements to safeguard land will have a material planning impact, but the density increases expected to be justified by the improvement in transport connections are not included in the is document.

### **Traffic Movements**

Vehicular traffic is heavy along Wood Green High Rd, typically 30,000 vehicles a day. Lordship Lane, Turnpike Lane and Station Rd also carry high flows. This creates significant transport pressure at the junctions at either end of the Wood Green High Road. There is an identified issue of rat running along Watsons Road/Ringslade Road/ Cumberland Road as drivers seek to avoid the Wood Green station junction. Conversely, Clarendon Rd/Mary Neuner Way currently has spare capacity.

As might be expected with high volumes of traffic, journey times are unreliable particularly on Wood Green High Road.

### **Pedestrian and cycle movement**

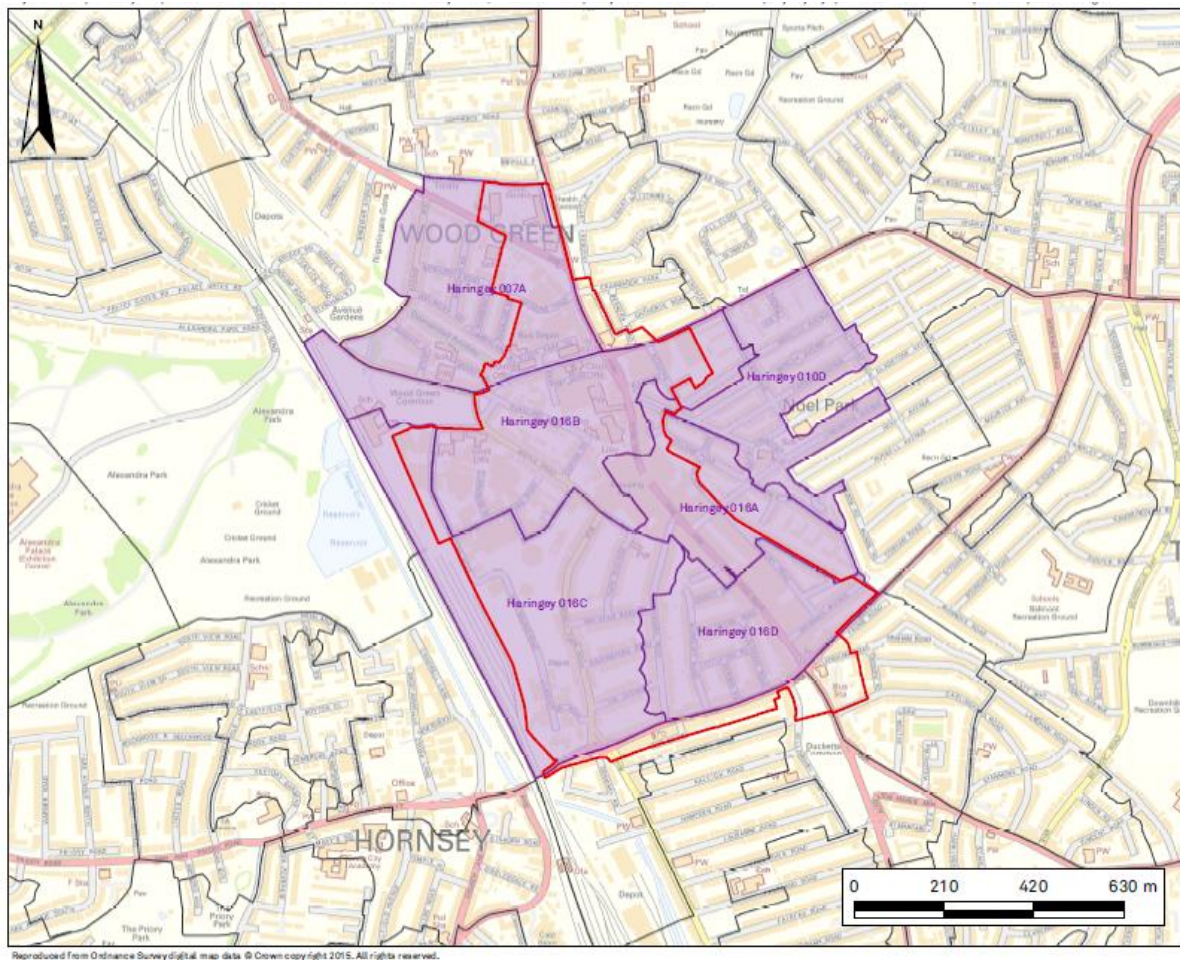
There is very high pedestrian footfall within the town centre. On an annual basis there are more than 2.5 million pedestrians using the High Road. Annually there are more than 100,000 cyclists using the High Road in the morning peak period. There is an east west cycle route across the High Road but overall there are few cycle facilities within the AAP area.

### **Air Quality**

Air quality is poor on Wood Green High Road. TfL has identified this as an air quality hotspot. Buses and HGVs cause almost three quarters of emissions of nitrogen oxides.

### **Demographics**

The Demographic information below is based on the collective data for 5 Lower Layer Super Output Areas (Haringey 007A, 016A, 016B, 016C, and 016D), which together closely align to the AAP boundary. For the purpose of this section these will be termed *the study area*.



**Figure 3.9 Output Areas forming the Wood Green Study Area**

### Population

The study area has a population of approximately 14,500 (GLA Mid-year projections 2014).

### Age Structure

The study area has an above average proportion of working age population (74%) when compared with the London (69% and England (65%) averages.

Conversely the study area also contains a below average proportion of children (17%) as well as people aged 65 and over (9%) when compared to London and England 's averages.

### Marital Status

At 55% the majority of the study area's residents are classified as single, which is significantly higher than the London (44%) and higher than England (47%) averages.

The number of married people (28%) is significantly lower than the London (40%) and England (47%) averages.

### **Ethnicity**

Wood Green's population is very diverse. The 2011 census showed that the largest ethnic group of Noel Park ward was Other White, 27%, followed by 25% White British, demonstrating the significant Turkish and other European and Middle Eastern communities in the area. The study area contains a broadly similar proportion of people of a white ethnic background (57%) when compared to London (60%), significantly below that of England overall (85%).

### **Religion**

The religious identity of Wood Green is relatively diverse. The proportion of Christians residing within the study area (46%) is below that of London (48%) and England (59%). The Muslims population of Wood Green (18%) is generally higher than in London (12%) and England (5%).

### **Household Composition**

Aligning with the marital demography above, the study area contains a relatively high proportion of one person households (36.4%), the majority of which are under 65. This accounts for the area's below average proportion of family households (45%), compared with London's 53.2%.

### **Housing Tenure**

Of the 3,477 households in the study area, a significantly lower proportion are owner-occupied households (27.8%) compared to London (48.3%) or England (63.3%). There is a higher than average proportion of shared ownership households however (4%).

### **Qualifications**

At 37.4% the study area contains a relatively strong proportion of highly qualified people (having a qualification equal to NVQ4 or above), in line with London (37.7%), and higher than England (27.4%). At 19%, the proportion of people with no qualifications is slightly higher than the London rate (17.6%), but lower than for England (22.5%).

### **Industrial Structure**

Forming the largest employment sector, 13.2% of the Study Area population work in the wholesale and retail trade, broadly in line with London's average.

A significant proportion of people are also employed in accommodation and food service activities (11.7%), significantly higher than that in London (6.3%) and England (5.6%). Education (11%) and human health/ social work (10.1%) also have a significant presence in Wood Green.

### **Occupations**

37% the Study Area contains a relatively high proportion of people in highly-skilled managerial and professional occupations (NVQ4+), which is broadly comparable with the rest of London (34%).



It also has a higher than average proportion of people in low skilled “elementary occupations (13.6%) compared to London (9.6%).

### **Relationship with surrounding areas**

Wood Green is located in North London at the heart of the borough of Haringey. With central London a 15 minute journey away via Kings Cross on the Piccadilly Line, and Moorgate 21 minutes away from Alexandra Palace station by rail, it is a well connected part of the city.

An established high street (Wood Green High Rd), boasting a large retail footprint servicing shoppers from the neighbouring areas, has led to the designation of Wood Green as a Metropolitan Centre in the London Plan. Wood Green is also the civic hub of the area, housing public services and the Council’s offices. As such it has a regional draw from surrounding suburbs.

To the east of Wood Green is Tottenham, connected by Lordship Lane, Westbury Avenue, and West Green Road. Due to the two settlements being on separate radial train routes, the centres share a large hinterland, with Wood Green being the higher order retail centre, thus enjoying a net inflow from Tottenham in terms of jobs and retail spend.

To the north lie the increasingly suburban areas of Bounds Green, Palmers Green, Winchmore Hill, and Southgate, in the boroughs of Barnet and Enfield. Wood Green acts as an important day-to-day shopping location for these areas.

The urban centres of Muswell Hill, Crouch End, and Hornsey lie across the Great Northern rail line to the west. Each of these provide a local retail and leisure offer in their own right, and Wood Green has an opportunity to increase its attractiveness to the residents of these areas.

Harringay lies a short distance to the south focusing on Green Lanes, and is a thriving district centre which shares many similarities to Wood Green as a multicultural High Street based centre, but is smaller in size, so does not compete for retail sub-regionally. This area has undergone a successful trader-led regeneration recently, and offers a positive example for how some of Wood Green’s terraced retail properties can benefit from regeneration.

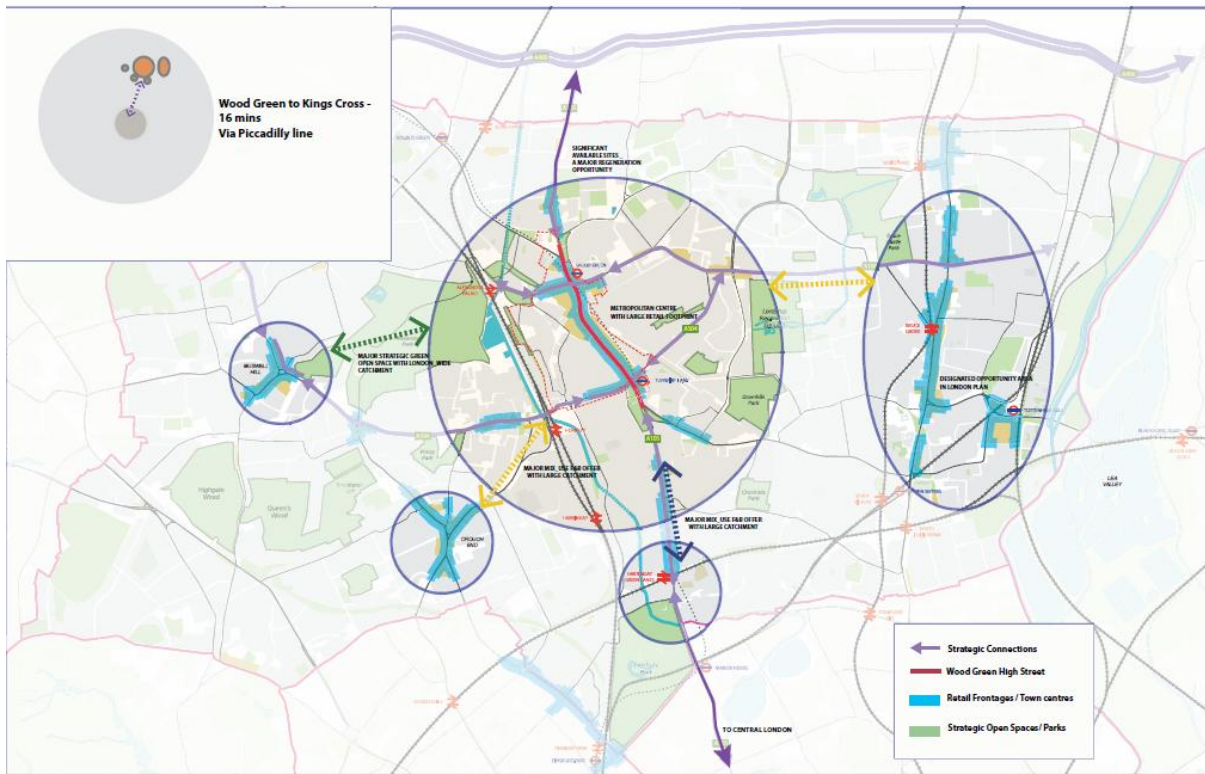


Fig 3.10 Wood Green's Surrounding areas

### Boundaries of the area

The most obvious boundary in Wood Green is the Great Northern rail line which separates Noel Park and Woodside Wards from Alexandra and Hornsey wards. While Alexandra Palace is outside of the AAP area, it is important to note that the regeneration occurring in Wood Green will benefit, and complement, the enhancement of uses, and use of the Palace and Park grounds. Similarly, other green spaces surrounding the study area will be able to positively contribute, and benefit from the regeneration of Wood Green, principally through improvements to their interconnectivity, and quality of open space they offer.

Turnpike Lane and Westbury Avenue form a distinct boundary at the southern end of the area. The Noel Park estate and other residences interface with the AAP area to the east and north. It is noted that while the Mayes Rd and Hornsey Park Rd areas are within the AAP area, these will, with the potential exception of the area around Caxton Rd, remain as they currently are, and the amenity of existing residents in the area will be protected using existing Local Plan policies.

### Defining the Wood Green AAP area

There are a number of existing designations within the Wood Green area, as shown on the map below. The AAP boundary has been selected to include all the potentially developable land parcels within the area within the boundary.

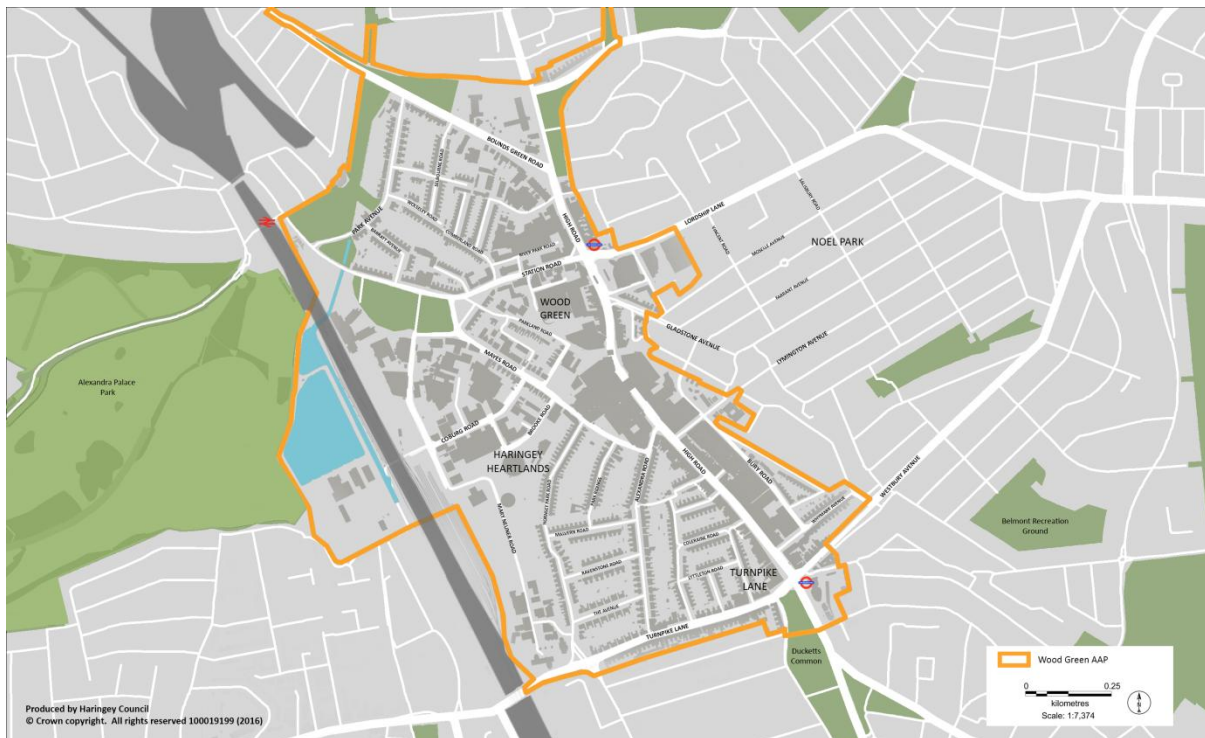


Figure 3.11: Wood Green AAP area

**SWOT for the AAP Area**

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Low vacancy rates</li> <li>• High footfall</li> <li>• Many small retail units</li> <li>• Council services present</li> <li>• Excellent public transport connections</li> <li>• Alexandra Palace</li> <li>• Existence of creative community</li> <li>• Characterful shopping terraces</li> </ul>	<ul style="list-style-type: none"> <li>• High Rd dominated by traffic</li> <li>• Pinch points on footways on the High Road</li> <li>• Limited supply of larger shopping units</li> <li>• Lack of connectivity beyond the High Rd</li> <li>• Fear of crime</li> <li>• Underutilised green spaces</li> <li>• Poor quality “alleyway” routes through the centre</li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>• Establish Wood Green as a centre for innovation and entrepreneurialism</li> <li>• Improved streetscape in the town centre</li> <li>• Increase and improved mix of town centre uses</li> <li>• Relative lack of planning constraints</li> <li>• Celebrating a mix of cultures</li> <li>• Creation of new homes and jobs in and around the Centre</li> <li>• Improve, and improve access to open spaces</li> <li>• Improve link between Heartlands and High Rd, and beyond</li> </ul>	<ul style="list-style-type: none"> <li>• No Crossrail 2</li> <li>• Reputation of Wood Green as a comparison retail investment location worsens</li> <li>• Other centres continue to grow and “out compete” Wood Green</li> <li>• Loss of local employment floorspace damaging local retail economy</li> <li>• Departure of Mountview Theatre School from cultural quarter</li> <li>• Loss of existing character/ impact on heritage assets</li> </ul>

### Character/ Sub-Areas within Wood Green

A number of character areas have been identified within the AAP area that offer different qualities of space, history, urban form and land use patterns. Initial impressions of a retail dominated High Road do not do justice to the range of types of area in Wood Green that can be experienced once departed from the High Road itself.

There are considered to be 13 character areas within (or which overlap) the AAP area, and these can be arranged into four sub-areas, which are the foci of growth in the AAP. The character areas are overviewed here, and the strengths, weaknesses, opportunities and threats of each sub-area are discussed later in the document.

Sub Area	Wood Green Tube Area (Wood Green North)	Wood Green Central
Character Areas	1. Civic Centre & Trinity Green 2. Alexandra Palace Station 3. High Rd North 4. Lordship Lane	5. Parkland & Morrison's 6. The Mall & Wood Green Library 7. Noel Park
Sub Area	Turnpike Lane	Haringey Heartlands
Character Areas	8. High Rd South 9. Turnpike Lane Station, Westbury Rd, and Ducketts Common 10. Turnpike Lane	11. Wood Green Common 12. Wood Green Cultural Quarter 13. Clarendon Rd 14. Parkside Malvern 15. Hornsey Reservoirs & Filter Beds

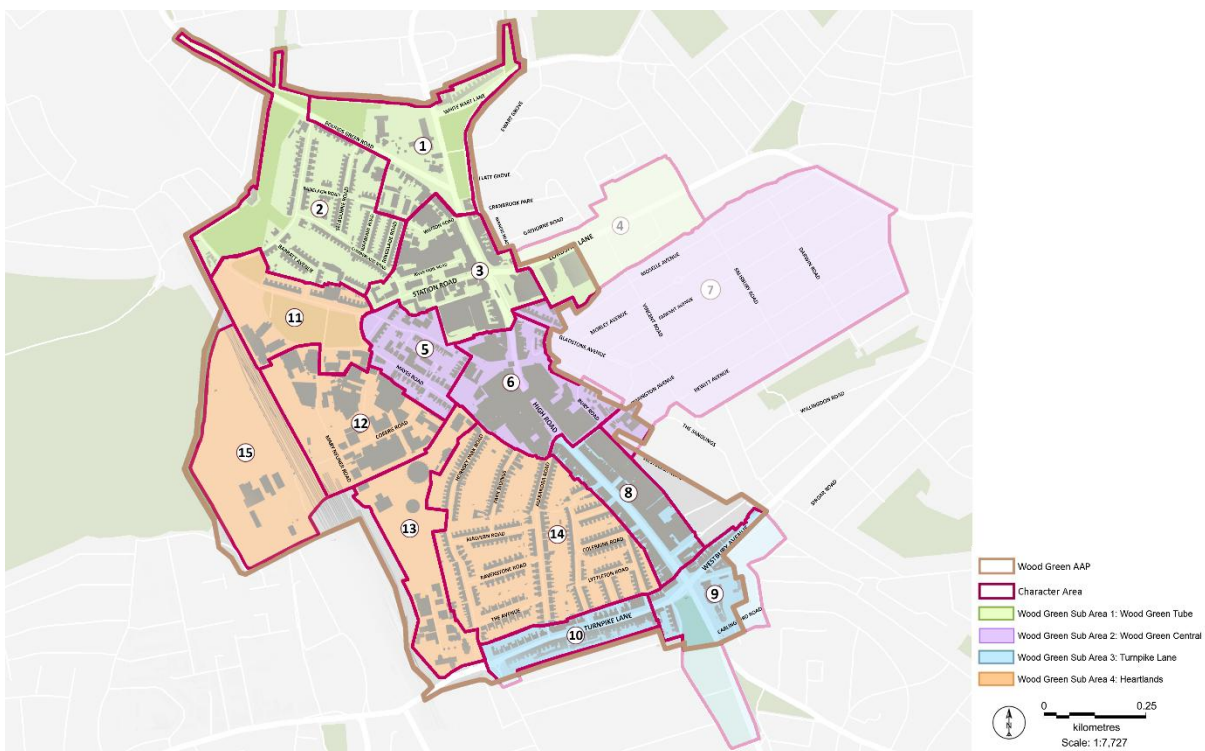


Figure 3.12: Character Areas

## Sub Area 1: Wood Green Tube Area (Wood Green North)

### 1. Civic Centre & Trinity Green

Picture here

The locally listed Civic Centre sits within the Trinity Gardens Conservation Area at the northern most end of the AAP area. This area is generally slower paced and more suburban in setting than the rest of the AAP area, albeit still heavily affected by traffic. It contains two listed buildings and a monument, the War Memorial on the eastern side of the High Rd. There are significant chains of green spaces in the area, but these often do not connect, and are adjacent to busy roads which adversely affect their user's amenity. A key view is afforded towards St. Michael's Church from the south, and is clearly visible as you approach Wood Green tube from the south along the High Rd.

### 2. Alexandra Palace Station

Picture

Alexandra Palace station currently provides a key east-west connection between Wood Green and Alexandra Palace/ Muswell Hill by foot and car. While providing stopping and semi-express services, this is an underused local asset with regards drawing people to Wood Green, particularly from the north. This area is personified by a mix of pleasant open spaces and Victorian terraced streets. Part of the Wood Green Conservation Area, Station Rd is the main route through the area, and contains a small parade of commercial premises next to the rail station.

### 3. High Rd North

Picture

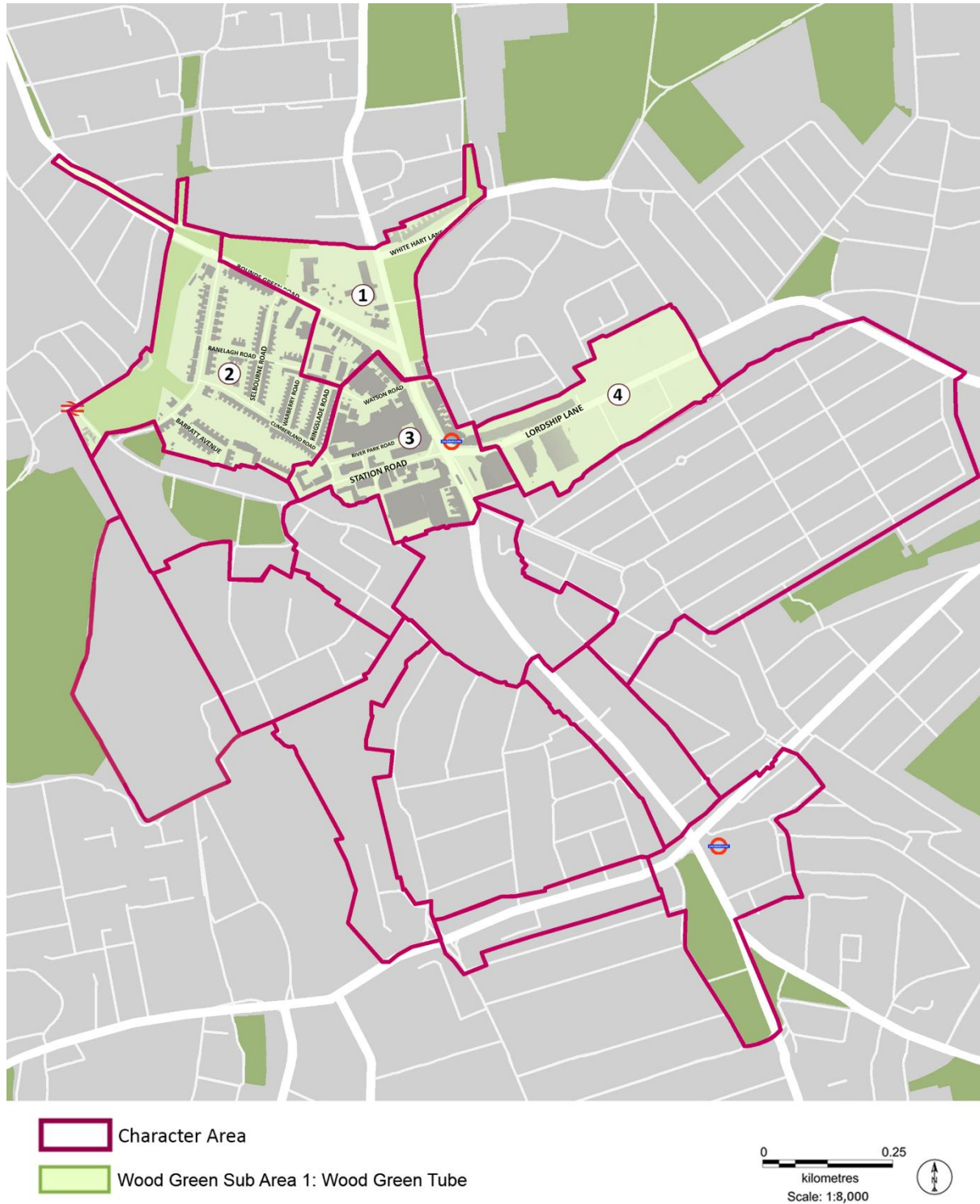
A key arrival point to Wood Green, this area sits around two key arterial routes, the High Rd, and Lordship Lane/Station Rd. Lordship Lane is the key route linking Wood Green and Tottenham, while Station Rd is at present the most direct route from Wood Green underground station to Alexandra Palace. The High Rd frontage in this area is predominantly made up of Victorian terraced shop frontages, although there are some larger floorplate buildings such as the Hollywood Green, and others which although they have High Street entrances, contain larger buildings behind the High Rd (Gaumont Theatre, Morrison's). Hollywood Green and River Park House are striking buildings that are highly visible when emerging from the tube, and neither currently offer a welcoming active frontage, and as such could be improved. Further north on the High Rd, and on Station Rd there are large buildings which provide important functions (offices, bus garage), but do not create welcoming streetscapes within the centre. Station Rd has a mix of buildings, with some good quality local assets, but generally poor frontages.

### 4. Lordship Lane

Picture

Lordship Lane is a key arrival point by car, foot and bus from Tottenham, and the shared residential hinterland between Wood Green and Tottenham. Historically there was a tram connecting the two areas. Residential units form the primary street frontage, while there are newer developments and a short, but lively parade of terraced retail shops closer to Wood Green Underground station. Wood Green Crown Court is also on Lordship Lane, and is one of the most visible buildings in the Wood Green area.

**SWOT for Wood Green Tube area (Wood Green North)**



**Fig 3.13: Wood Green North Sub-Area**

<b>Strengths</b>	<b>Weaknesses</b>
<ul style="list-style-type: none"> <li>• Significant sources of employment in the borough</li> <li>• Wood Green underground station creates a clear focus for the area</li> </ul>	<ul style="list-style-type: none"> <li>• Many office buildings address the street very poorly on Station Rd</li> <li>• Bus garage impact on pedestrian footpath</li> </ul>

<ul style="list-style-type: none"> <li>• St. Michael's Church</li> <li>• Development parcels generally outside of local views corridors to/ from Alexandra Palace</li> <li>• Some characterful local terraces of shops</li> <li>• Civic hub at the Civic Centre and on Station Rd</li> <li>• Connects to a network of open spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Junction of High Rd/ Lordship Lane/ Station Rd congested with road safety issues</li> <li>• Rat running through Ringslade/ Watsons Rds</li> <li>• Significant amount of surface car parking</li> <li>• Open space not always of a high quality</li> <li>• Many rear parts of sites of poor quality</li> </ul>
<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"> <li>• Significant intensification potential on Mecca Bingo, Morrison's, and Bus Garage sites</li> <li>• Review of bus services to best meet local demand</li> <li>• Improve quality, and knowledge of/ access to existing green links</li> <li>• Rationalise town centre car parking</li> <li>• Add depth to the High Rd town centre offer</li> <li>• Large land parcels create opportunities for comprehensive development</li> <li>• Improve how buses integrate with the High Rd in this area</li> <li>• Improve how Station Rd operates as a link between Wood Green and Alexandra Palace stations</li> <li>• Opportunities to add depth to, and behind the High Rd</li> </ul>	<ul style="list-style-type: none"> <li>• Potential loss of employment floorspace in Station Rd offices</li> <li>• Worsening of congestion at the key High Rd/ Lordship Lane/ Station Rd junction.</li> <li>• Area "getting left behind" if Crossrail 2 doesn't come to Wood Green</li> <li>• Impact on sensitive local users (travellers site)</li> <li>• Potential impact on town centre car parking of regenerating Morrison's</li> <li>• Need to decant bus stabling to fulfil Bus Garage redevelopment opportunity</li> </ul>

## Sub Area 2: Wood Green Central

### 5. Parkland Rd

#### Picture

This area lies between Wood Green Underground station, Alexandra Palace station, Wood Green Cultural Quarter. It is however, home to a number of back sides of large floorplate buildings, including delivery yards and surface car parking. The remodelling of these spaces could benefit local residential properties in this area. In particular, the road layout makes the area difficult to navigate, with a range of passageways which do not create a sense of safe space. There are some characterful Victorian residential buildings in the area, as well as the Duke of Edinburgh Pub which has the potential to contribute significantly to the area.



## 6. The Mall & Wood Green Library

### Picture

Built in the late 1970's, the Mall occupies the site of the former Noel Park and Wood Green railway station. It is the most visible focal point within the town centre, and anchors the centre in terms of retail floorspace. According to a GLA healthcheck, the Mall and the High Rd attract 220,000 visitors each week. The Mall is split by the High Rd, and linked by a bridge over it, which in combination create a cavernous and intimidating stretch of the High Rd. The distinctive Southwater brick was selected to blend in with the surrounding streetscape, but the scale of the Mall creates the impression of significant blank facades within the site. The single largest use within the site is multi-storey car parking, with retail uses on the ground floor, and maisonettes on the building's roof. There are some ancillary food and drinks uses, leisure, offices, and a cinema. Importantly, the site also houses a thriving multicultural market hall which at present is hidden away at the back of the Mall.

## 7. Noel Park

### Picture

Noel Park Estate is a unified, largely publicly-owned, conservation area-designated, estate to the east of Wood Green High Rd. It consists of 2,200 dwellings build between 1883-1907 by the Artizans, Labourers, and General Dwellings Company, and is easily identifiable by its red brick, turreted gables, and generous gridded street layout. The residences are not generally very large, and a regeneration programme to bring the buildings up to modern standards is underway. While the buildings are of a good quality, the interface between the Conservation Area and more recent developments such as the Mall is poor in places.

SWOT for Wood Green Central

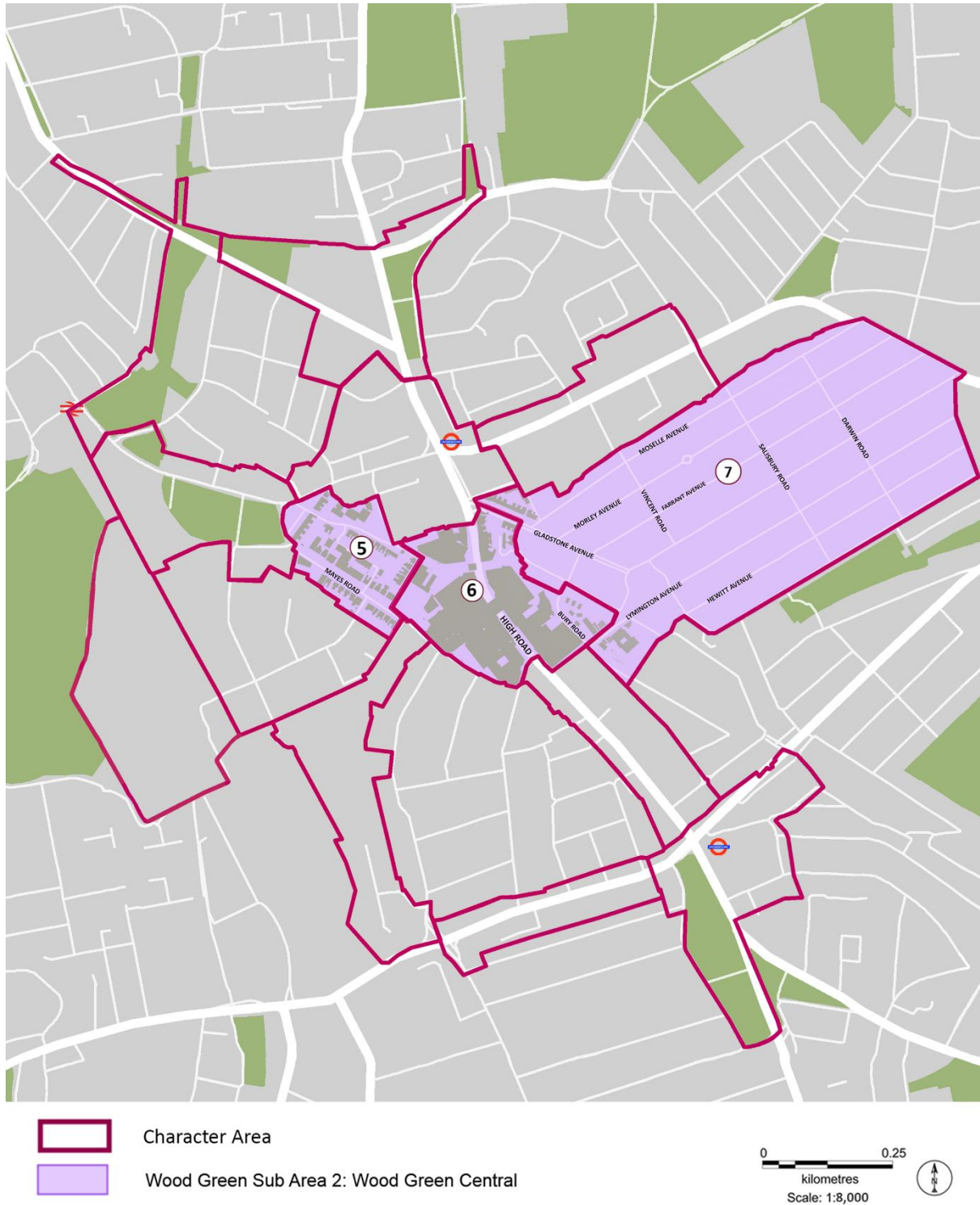


Fig 3.14: Wood Green Central Sub-Area

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Major draw on the High Rd</li> <li>• Hosts a number of community groups</li> <li>• Market traders</li> <li>• Wood Green Library</li> </ul>	<ul style="list-style-type: none"> <li>• Roads behind the High Rd don't have active frontages</li> <li>• High Rd congested with footways narrow and crowded in places</li> </ul>

<ul style="list-style-type: none"> <li>• Vibrant restaurants on High Road</li> <li>• Good quality, historically significant Noel Park estate</li> </ul>	<ul style="list-style-type: none"> <li>• The Mall and its bridge create an oppressive environment on the High Rd</li> <li>• Market stalls &amp; food court hidden away</li> <li>• Lack of diversity in good quality places to eat and socialise</li> </ul>
<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"> <li>• Existing east-west cycling route can be improved</li> <li>• Improve the experience of walking down the High Rd in this area</li> <li>• Some public ownership of sites</li> <li>• Create a state of the art new library as part of a new civic area for Wood Green</li> <li>• Potential to celebrate the Moselle River (culverted at present)</li> </ul>	<ul style="list-style-type: none"> <li>• Redevelopment of the Mall risks affecting a large portion of the High Rd</li> <li>• Potential impact on town centre car parking of regenerating The Mall</li> <li>• Council may need to acquire property</li> <li>• Redevelopment of the Mall may involve disruption to residents on the site.</li> </ul>

### Sub Area 3: Turnpike Lane

#### 8. High Rd South

##### Picture

The majority of this stretch of the High Rd is terraced Victorian High Street typology. Many of these are in good condition, and provide relatively small, but prominent locations for small and independent traders. Some have been merged into larger units, but generally these units lack the depth to accommodate national comparison retailers. This changes on the eastern side towards Turnpike Lane where the typology drastically switches to larger floorplate retail units. Behind the eastern side of the High Rd is Bury Rd Car Park, which is similar in design to the Mall, and exhibits similar urban design issues associated with how it interfaces with its surroundings. The former Empire Theatre frontage is still visible on the High Street frontage, and provides an important link to the areas past.

#### 9. Turnpike Lane Station, Westbury Rd, and Ducketts Common

##### Picture

Tube and bus stations reflect the importance of this location as a local transport hub, and sitting on the confluence of Westbury Rd and Green Lanes/Wood Green High Rd, it is a key node in the north London area, with traffic towards Wood Green, Islington/Hackney, Enfield, Tottenham and Hornsey/Muswell Hill meeting. Interestingly, although the station provides a fine entrance to the area, the surrounding streets do not function particularly well as a destination, with no buildings suitably marking the arrival into Wood Green when looking from the station. Ducketts Common is adjacent to the junction, and represents a significant and

historic open space asset for the AAP area. The park contains a number of well-used sports facilities, grassed open space, and mature trees.

### **10. Turnpike Lane**

#### **Picture**

Identified as a local shopping centre in the Local Plan, Turnpike Lane is a traditional Victorian terraced street layout, serving a range of local retail functions. Commercial units are generally found at ground floor level, with residential above and behind. This is the main road route between Tottenham and Hornsey, and there is significant traffic as a result. Some units are set back from the road, and take advantage of the presence of forecourts, while some are in residential use which breaks up an otherwise continuous retail frontage.

SWOT for Turnpike Lane area

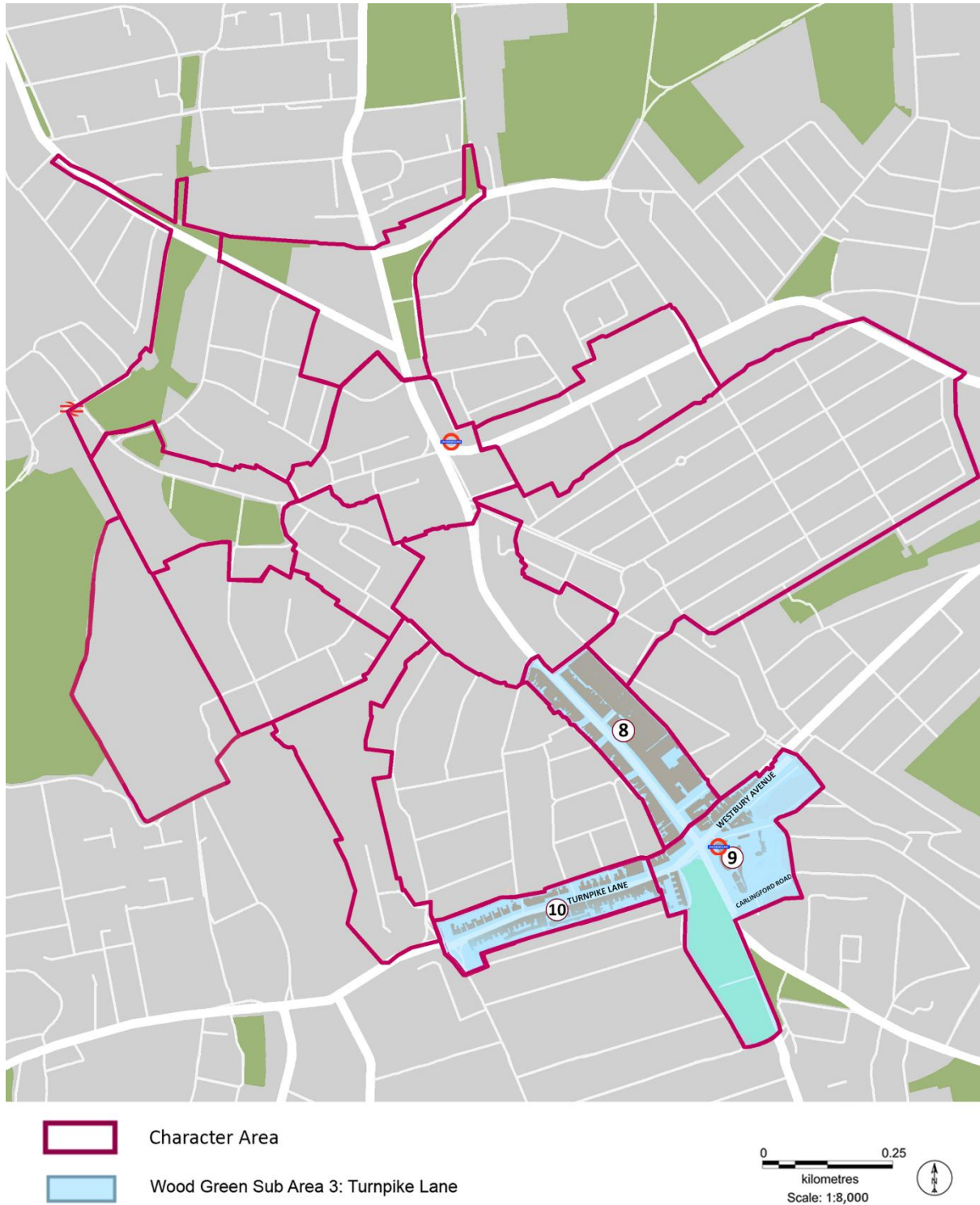


Fig 3.16: Turnpike Lane Sub-Area

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Many characterful shop terraces containing a number of independent traders</li> <li>• Turnpike Lane underground station creates a clear focus for the area</li> </ul>	<ul style="list-style-type: none"> <li>• Areas to the rear of the High Rd do not contribute sufficiently to the Centre</li> <li>• Relatively narrow pavements create congestion</li> </ul>

<ul style="list-style-type: none"> <li>Well used and high quality park at Ducketts Common</li> <li>Low vacancy rates</li> <li>Potentially increasing spending power</li> </ul>	<ul style="list-style-type: none"> <li>Dovecote Avenue is blocked by Bury Rd Car Park</li> <li>Congestion, traffic dominance, and road safety issues at High Rd/ Turnpike Lane junction</li> </ul>
<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"> <li>Creation of new streets perpendicular to the High Rd could add vibrancy and new retail opportunities</li> <li>Improve Duckett's Common as a local open space asset.</li> <li>Establish a set of smaller, more artisan/ independent set of shops.</li> <li>Establish an improved entrance to Wood Green from the south/east/west at Duckett's Common &amp; Turnpike Lane station.</li> <li>Transport interchange creates recognition of the place.</li> </ul>	<ul style="list-style-type: none"> <li>Potential impact on town centre car parking of regenerating Bury Rd Car Park</li> <li>Council may need to acquire property</li> <li>Potential impact of new investment in the area could price out local independent traders</li> <li>Redevelopment of Bury Rd car park may involve disruption to residents on the site.</li> </ul>

## Sub Area 4: Haringey Heartlands

### 11. Wood Green Common

#### Picture

This open space represents the most significant open space asset within the AAP area. It has an associated Conservation Area, and is located broadly between Wood Green underground station, Wood Green Cultural Quarter, and Alexandra Palace station. Despite its good location, it currently provides a relatively local function, and is not as prominently connected to its surroundings as it should be. The Common itself is generally underused as an open space. It is formally treated, but lacks seating and leisure uses within it.

### 12. Wood Green Cultural Quarter

#### Picture

The Wood Green Cultural Quarter was first designated in the 1998 Unitary Development Plan as an area that could support employment space, create jobs, and improve links with the surrounding area. The area was once home to Barratt's sweet factory, which moved out in 1980. The locally listed Chocolate Factory building on Clarendon Rd is one of the area's key buildings. There are a range of small businesses operating within the buildings in the area, but it is recognised that not all of the employment buildings are of the highest quality, and connections through the site could be improved. The Mountview theatre school has recently signalled its intention to move out of the area, which will create a vacant building, and a need to consider the future cultural offer within the area. It is also home to the Western Rd reuse and recycling depot, as well as the Metropolitan Police's borough-wide vehicle park and associated offices to the western side of Western Rd. These uses are hard

against the embankment of the Great Northern railway line, which brings with it significant noise pollution.

### **13. Clarendon Rd**

#### **Picture**

This area is predominantly covered by a disused gas works site, with some surrounding industrial uses. It has been defined as a growth area since before the 2013 Strategic Policies were adopted, and currently holds planning consent for mixed use regeneration to create a new mixed use area surrounding a new local open space. It is anticipated that a new application will come forward to make comprehensive use of the area. Mary Neuner Rd was built in 2008 to connect the southern end of Clarendon Rd with Western Rd, and open up the Heartlands area. This sub-area also includes further active commercial premises on Clarendon Rd, as well as the Westpoint Apartments, a 7 storey residential complex which closes off the end of Clarendon Rd, requiring the existing convoluted junction at Hornsey Park Rd/ Clarendon Rd/ Turnpike Lane. Beside this junction at present is the West Indian Cultural Centre.

### **14. Parkside Malvern**

#### **Picture**

Parkside Malvern sits in the south of the AAP area, and is surrounded by the Mall, High Rd, Clarendon Rd, and Turnpike Lane. This is predominantly a residential area, and residents often associate themselves with Hornsey instead/ in preference to Wood Green. There are not many significant development opportunities within this area, but due to its location, the consideration of other development areas will need to consider their impact on properties in this area. It is characterised by late 19<sup>th</sup> Century 2 storey terraced housing in a coherent inflected grid of mostly quiet residential streets. Hornsey Park Rd itself carries the vast majority of traffic between Wood Green and Wightman Rd. The Mall turns its back on the northern part of this sub-area.

### **15. Hornsey Reservoirs & Filter Beds**

#### **Picture**

Hornsey Filter Beds and Reservoirs lie on the path of the New River, at the foot of Alexandra Palace Park, to the west of the Great Northern railway line. The filter beds and reservoirs are in active use, although it has been identified that several of the filter beds are surplus to requirements for this function. Both the reservoirs/ filter beds, and Alexandra Palace are the focal points of their own Conservation Areas, and any development in this area will need to show how it benefits the setting, or justifies harm. At present the Filter Beds does not facilitate positive routes through the area, including access to Wood Green from the west of the borough via the Penstock foot tunnel.

SWOT for Heartlands area

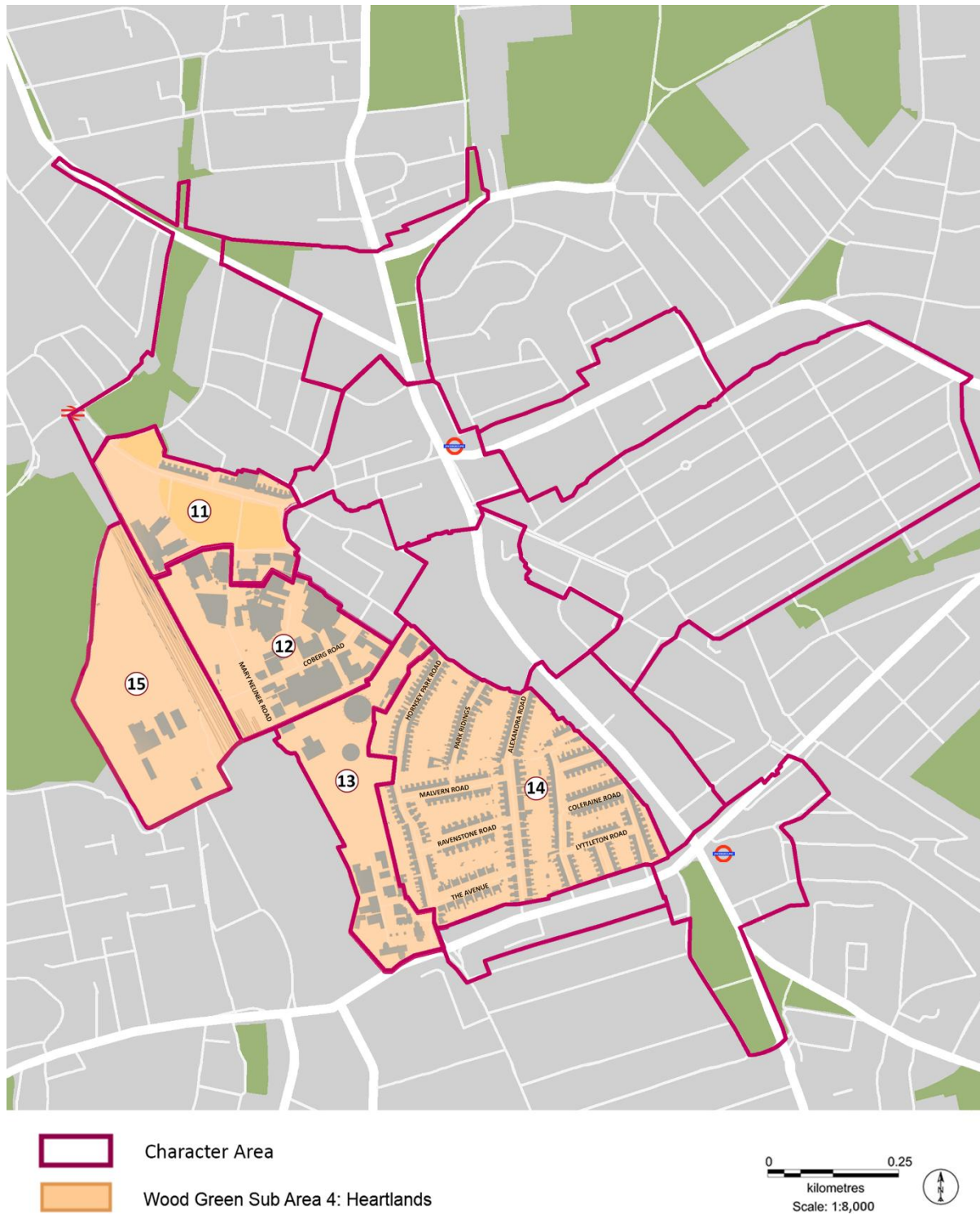


Fig 3.17: Heartlands Sub-Area

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Source of jobs in the local area</li> <li>Creative communities present here</li> <li>Existing permission in place at Clarendon Square</li> </ul>	<ul style="list-style-type: none"> <li>Cultural Quarter not achieving its potential</li> <li>Lack of local green spaces</li> <li>Lack of street activity due to B2/B8</li> </ul>



	<p>uses</p> <ul style="list-style-type: none"> <li>• Vacant sites do not create positive sense of place</li> <li>• Adjoining train line and Coronation Sidings</li> <li>• Penstock foot tunnel can feel unsafe</li> </ul>
<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"> <li>• Improved east-west route can be established linking the High Rd with Alexandra Palace Park through Penstock foot tunnel.</li> <li>• New pieces of urban realm can be created at the Chocolate Factory and Clarendon Square</li> <li>• Creation of new employment space to attract new businesses into the area</li> <li>• Large land parcels create opportunities for comprehensive development</li> <li>• Potential to establish a more equitable share of traffic through the area.</li> <li>• Potential to celebrate the Moselle River</li> </ul>	<ul style="list-style-type: none"> <li>• Potential loss of jobs locally</li> <li>• Loss of Mountview</li> <li>• Impact on views to/from Alexandra Palace from new development</li> <li>• Impact on existing businesses in the area</li> <li>• Impact on Wood green Common Conservation Area of new development</li> </ul>

## **4. Key Issues, Challenges and Drivers**

### **Economic growth**

#### **Potential for growth**

There is significant potential for a growth in local businesses, and an expanded economy in Wood Green. This is based on three main drivers:

- Continued price increases in the Central London commercial property market driving firms outwards in their search for affordable commercial floorspace;
- Expansion of the digital technology sectors driving the market for new start-up and grow on business spaces;
- Growth of maker economy, with a number of small maker firms already based in Wood Green's Cultural Quarter;

The Council has set out its objectives to grow the number and range of businesses in the borough in the Economic Development Strategy, and this plan represents a key opportunity to create improved conditions in which firms will be attracted, and new businesses will set up, and existing businesses will grow.

At present Wood Green's stock of employment floorspace is quite old, and has often been subdivided to accommodate smaller firms seeking relatively low rents. In order for Wood Green's economy to grow, new high-quality floorspace will need to be created capable of drawing new firms into the area, as well as enabling existing small firms to grow. The Council recognises that there is a tension between creating this new floorspace and the potential displacement of businesses that currently occupy the older, more affordable stock. It will be important that a pipeline of supply of affordable, as well as new higher quality employment floorspace is created in and around the centre to satisfy both of these markets.

#### **Cultural quarter**

The development of this area offers potential to improve the overall animation of the area, particularly if some of the 'making' activities currently hidden away can be showcased in new developments.

#### **Council activities**

The overall numbers of council employees are likely to decline, but a large workforce with relatively high spending power for the area can be expected to remain in Wood Green. As council space needs change over time, there is the potential to offer up the space released in Council buildings to support start-up enterprises.

#### **Office market**

Wood Green's office offer is currently poor – with stock having been progressively depleted through change of use and in generally poor condition or outdated in form. An improved office offer would serve to support the general health of the town centre

by increasing weekday spending power and hence the market for both food and drink and for comparison goods.

### Need to improve the daytime economy in Wood Green

It is important to increase the number of people working in Wood Green, as well as the number of people living here. This is both a good in itself, because it will increase the vibrancy of the area, as well as being critical to the future health of Wood Green as a Metropolitan retail centre. The improvement in the retail and leisure offer in Wood Green will also be important to creating the amenity that businesses will be drawn to, to influence them to locate in Wood Green.

### Town centre vitality

Wood Green is the borough's sole Metropolitan Town Centre, and plays a valuable role as a place residents visit to meet their shopping needs. When benchmarked against other Metropolitan Centres in London, and Metropolitan town centre thresholds as set out in the London Plan, it can be shown that Wood Green generally meets the specified criteria, but not in all categories, and is at the bottom end of the range for many indicators. While meeting targets is not the principal aim of this AAP, the interventions planned for will help to push relevant levels up against these indicators.

### Quantity & type of retail floorspace

Wood Green ranks 10<sup>th</sup> out of 13 Metropolitan Town Centres in London for total amount of town centre floorspace. There has been a 3% fall in the total town centre floorspace in Wood Green between 2007-2012, possibly as a result of the economic downturn over that period. Interestingly 8 out of the 13 other Metropolitan Town Centres grew over the same period, showing Wood Green falling relatively behind on this measure. Particularly, Wood Green has a minimal quantum of total and comparison retail for a Metropolitan Centre, as well as for comparison retail as a percentage of overall retail.

Core indicator	Metropolitan Town Centre thresholds	Wood Green
Total Town Centre floorspace (m <sup>2</sup> )	100,000-500,000	120,757
Total Floorspace (m <sup>2</sup> )	85,000-500,000	90,397
Comparison Goods retail floorspace (m <sup>2</sup> )	65,000-500,000	68,702
Convenience Goods retail floorspace (m <sup>2</sup> )	75%-100%	76%
Convenience Goods floorspace as % of total retail floorspace	5%-15%	17%
Leisure Services (m <sup>2</sup> )	20,000+	25,471
Office floorspace (m <sup>2</sup> )	7,000-10,000,000	N/A (does not rate)
Zone A Rents	£3,000-£4,000	c£1,500
Public Transport Accessibility Level (PTAL)	5-6	6
Source: GLA Town Centre Health Check 2014		

Between 2012 and 2015 the number of comparison shop units reduced by 28 outlets, with the number of vacant units increasing by 10 units. The number of units in all other sectors has increased slightly, which suggests Wood Green has diversified slightly away from comparison retailing to other food and service uses. This is not unhelpful, as an increased A3/A4/A5 offer will help to address the issue of retail premises within the centre closing relatively early in the evening.

Type of unit	Units 2012	Units 2015	% of Units 2015	
			Wood Green %	UK Average
A1 Comparison Retail	182	154	44.5	35.8
A1 Convenience Retail	30	36	10.4	8.4
A1 Services	31	35	10.1	12.3
A2 Services	27	37	10.7	12.3
A3 Restaurants/ Cafes	26	29	8.4	9.0
A4 Pubs/ bar	7	8	2.3	4.5
A5 Takeaway	23	26	7.5	5.9
Vacant	11	21	6.1	11.8
Total	337	346	100.0	100.0

Source: Experian GOAD 2012 & 2015

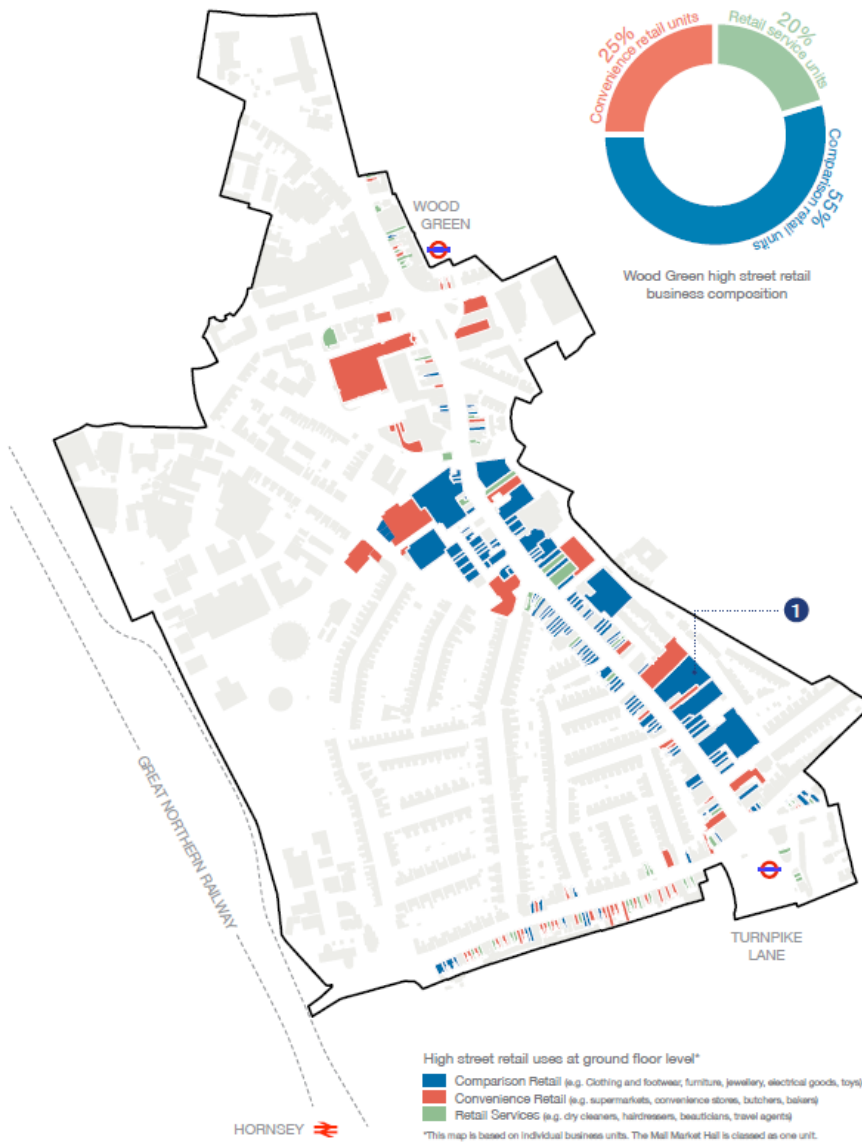


Fig 4.1: Retail uses in Wood Green (2015)

The Wood Green Retail Capacity Study identifies a need for a 20,000m<sup>2</sup> (minimum) increase in comparison retail floorspace in Wood Green, based on increasing local population and spending power. There is a requirement for approximately 5,000m<sup>2</sup> of new convenience retail uses in the town centre. As such there can be seen to be a need to increase the total quantity of retail floorspace within the AAP area, with the majority of this coming forwards as comparison (rather than convenience) retail. It is preferable that the total amount of convenience retail floorspace, which acts as a significant attractor of visitation to the centre, should be retained, with any losses through redevelopments being replaced across the AAP area. The increase in total and comparison retail should be accommodated on allocated developments sites.

Diversification of retail units to uses which will positively benefit the evening economy, such as food and beverage and bars will have beneficial effects on addressing the relatively poor night-time economy in the centre. The loss of comparison retail to create this should be closely monitored however to ensure that the desired overall quantum of comparison retail is being provided across the AAP area.

### **Small Retail Unit Sizes**

Below is a map showing the range of retail unit sizes in Wood Green. It is clear that there is a significant supply of smaller, terraced-style retail units, particularly on Wood Green High Rd. These provide a good supply of units for small firms who need a relatively affordable property in a high footfall location. Conversely, these units are not suitable for multiple comparison retailers who generally need units in excess of 6,000ft<sup>2</sup> (approx. 550m<sup>2</sup>).

As such there is a need to increase the number of larger, high quality, retail units within the area. The Council believe that wherever possible this growth should not come at the expense of terraced properties along Wood Green High Rd, which provide an important function in offering independent retailers the opportunity to offer a diverse range of goods and services within the centre.

### **High Road Dominance**

Currently Wood Green's town centre offer is heavily focused on Wood Green High Rd. While these units are generally occupied, and fulfilling their purpose, if Wood Green is to fulfil its potential as a Metropolitan Town Centre, there needs to be an expanded set of routes and spaces in which town centre uses can be visited.

Opportunities to create additional town centre uses include:

- The creation of new streets to the west of the High Rd, on and behind the site of The Mall;
- Increasing the depth of the High Street itself by creating town centre uses on perpendicular routes;
- Activating Station Rd as part of the town centre offer;
- Providing complementary spaces and uses in the Heartlands sub-area;
- Redesigning currently underused sites such as Morrison's and Mecca Bingo.



Figure 4.2 Retail Unit Sizes in Wood Green (2015)

### Low Rental Values

Rental values for retail units in Wood Green are generally low, when compared with other Metropolitan Town Centres. While this provides opportunity for small firms to enter the marketplace, rental values are in part a product of profitability of the retail unit, and low rental values suggest relatively low levels of spend, and hence retail revenues within the centre. It is anticipated that the introduction of additional residential units into the centre will spur retail revenues, and drive up rents, which will in turn attract larger national comparison retailers to come to Wood Green. The Retail Capacity Study (2016) suggests that an additional 20,000m<sup>2</sup> of net additional retail floorspace should be added to the centre.

The Council sees low rental values in some instances as being helpful in supporting entrepreneurialism in the borough. The provision of a large supply of affordable town centre units will reduce the barriers to entry to independent traders “setting up shop” in the Centre, and providing access to a wide range of goods and services, in keeping with the multicultural, and entrepreneurial nature of the area.

### **Poor Night time economy**

Wood Green has a high proportion of shops that close by 7pm in the evening. While it is normal to expect retail premises to close between 7pm-9pm, Wood Green, particularly away from the Underground stations, has a particularly high prevalence of early closures. Part of this issue can be attributed to a food and drink offer which is generally smaller than other metropolitan centres. An increase in these uses could help to provide greater activity during the evening, although it is important that any loss of retail is carefully monitored against changes on other sites.

### **Built Environment**

Wood Green does not at present make the best use of all of the land within the Town Centre. While there is significant concentration of people on Wood Green High Rd, the areas to the west of the High Rd are generally vacant, and often occupied by delivery yards, and half-empty car parks.

There is a lack of dwelling space in Wood Green. Seating levels are poor, and often privately-controlled. This creates an unwelcoming environment, particularly for those less able to remain standing for long periods or for people with younger children needing a safe place. An improvement in the comfort of the town centre would encourage visitors to stay for longer, and potentially engage with a larger range of shops during their visit.

At present there is a vibrant set of markets which are hidden away in the back of the Mall and Wood Green Library buildings. These traders are an important part of the fabric of Wood Green, but deserve a better location than they currently occupy.

### **Pictures of Negative uses and spaces within Wood Green**

#### **Negative impact streetscape**

While Wood Green is generally a very busy centre, which is in many ways positive, there are a number of buildings, uses, and spaces which create a negative impact on the streetscape within Wood Green. Examples of buildings making a negative impression on the urban realm are the oppressive architecture of The Mall (particularly where the bridge crosses the High Rd), and vacant yards to the rear of shops within the centre. There are examples of buildings failing to create an aspirational impression upon entrance to the area by the tube at Wood Green and Turnpike Lane station entrances. Additionally there are sections of footways within the High Rd that are frequently overcrowded, and ones in Heartlands which are so quiet that they can feel unsafe.

The level of interconnectivity is often poor, with large blocks failing to facilitate safe and direct routes between parts of the AAP area.



## **Housing need**

The AAP area's housing stock is characterised as being a mix of late Victorian and Edwardian terraced housing, with later in-fill development which includes a range of typologies, including high-rise tower blocks. There has been an increase in density of development around Wood Green High Rd, with new flatted developments and conversions of existing terraced stock in the second half of the 20<sup>th</sup> Century.

Haringey's housing target, which will contribute to the completion of housing which meets London-wide housing need, is 1,502 net additional homes per annum, as set out in the London Plan 2015.

The Council's Strategic Housing Market Assessment identifies that 1,345 new homes are required to be built in the borough each year in order to meet local housing need.

The existing spatial pattern for the borough as identified in the Local Plan: Strategic Policies, is for housing growth to be directed to the borough's growth areas (Tottenham Hale, North Tottenham and Wood Green). Through the Site Allocations, sites within Wood Green are allocated to accommodate 4,300 new homes.

Growth Areas have been selected due to their locational strengths, being located close to public transport, having good levels of local services, being in or close to town centres, and having a number of sites capable of accommodating new development. It is therefore appropriate, and in line with adopted Local Plan policy, to accommodate the maximum amount of growth, so far as design considerations can accommodate it.

## **Housing Mix/ Unit sizes**

Due to the town centre, opportunity area, and Growth Area designations for Wood Green, new housing developments are likely to be delivered at relatively high densities, with a high proportion of smaller (1 & 2 bed) units. While it is appropriate to maximise housing delivery in a highly sustainable location, it is important that a mix of family, and particularly affordable family-sized units are produced within the area. There is a need to guide the market regarding the locations more and less suitable locations for family housing within Wood Green.

## **Decanting/Replacement of demolished housing stock**

There are development sites within the AAP area which include existing housing. One aim of this AAP is to increase the number of housing units within the area, and as such while finding suitable local relocation opportunities is not a planning matter, there is an expectation that the increase in local housing stock, including affordable housing stock, will improve the area's ability to meet housing need. The Council has recently adopted a Housing Estate Renewal Repayments Policy, setting out the rights of any tenants, or leaseholders affected by regeneration on housing estates.

## Transport and movement

### Connection with surrounding areas

Wood Green, as a metropolitan town centre, provides an important role as a service centre for its surrounding area. At present there are very strong north-south connections into the centre by tube, rail, and bus. Connections from the east and west are generally limited to bus routes. In order to ensure that areas to the east and west benefit from, and are able to access the improvements within the centre, including improved connections by foot and bike will be established in the plan.

### Public Transport Access

TfL and Network Rail are leading on the development of Crossrail 2 subregional rail line. The route has been safeguarded through the Wood Green AAP area. The previous version of the AAP document was predicated on the introduction of a single Crossrail station at Wood Green underground station, with access into the Central Wood Green Area, which is the Council's preferred solution. At present there is no commitment to funding Crossrail 2, and so this version is predicated without this improvement.

TfL are planning enhancements to the Piccadilly line. These would deliver new signalling and new trains increasing peak period capacity by 60% by 2025, significantly cutting levels of crowding. In the absence of this investment TfL predict there will be more people standing on trains.

Further investment in the Great Northern line through Alexandra Palace is planned. Some Thameslink services will call at Alexandra Palace following completion of this project which will enhance connectivity through central and south London. The GN line is forecast to be very overcrowded by 2031 with more people standing in the absence of investment. Even with investment crowding is expected to worsen by 2031.

Bus access to Wood Green is generally very good, with stations located proximate to Wood Green and Turnpike Lane Underground stations serving a range of destinations across north and central London. The fact that these buses terminate at Wood Green is also helpful in raising the image of the area. The High Road is served by 12 bus routes which offer a very high frequency service in the core shopping area. There may be opportunities to review bus service provision in the town centre and surrounding area, with the aim of spreading the bus service west to serve the growing population in the Heartlands part of the AAP area. With the arrival of Night Tube services on the Piccadilly line this would offer support for the night time economy in Wood Green.

Wood Green is also served by Alexandra Palace station on the Great Northern railway line. This is a 5-10 minute walk from much of the AAP area. In the future Alexandra Palace will be served by Thameslink trains as well as Great Northern services to Moorgate, opening up further journey opportunities.

### Vehicle Access/ Parking

Wood Green is located on an arterial route into/out of central London, and the High Rd has high levels of traffic at most times of the day. This congestion spreads onto other nearby roads, notably Lordship Lane, and rat running routes exist, including around Ringslade Rd. It is unlikely that the number of journeys passing through the area will change in the near future, but methods of making these routes as civilized as possible through the Wood Green area will be considered. Poor air quality is an issue particularly for the High Road. The Council will be seeking to work with TfL on measures to minimise emissions from buses.

There is a significant quantity of off-street car parking in the AAP area, and this will be reviewed in the context of an increasing retail offer within the centre to ensure an appropriate amount is reprovided in any redevelopments. The whole of the AAP area is within a Controlled Parking Zone. Currently the CPZ is split into an Inner area operating Monday to Sunday 8 am to 10 pm and an Outer area operating 8am to 6.30 pm Monday to Saturday. Consultation on possible changes to the CPZ took place in 2016 and amendments to the scheme are likely to come forward in 2017.

### Cycling

Improvements to east west routes are required. A planned Quietway cycle route going east west between Tottenham Hale and Muswell Hill/Finchley is planned. There is an existing route across the High Road close to the Library. Similarly an existing route towards Tottenham uses Lymington Avenue to access the High Road. Improved routes would link to the Heartlands area to the west of the High Road with Alexandra Palace.

North south movement through the area is currently difficult. A north south Quietway is being developed which would support radial journeys towards central London. In addition a Quietway cycle route is also being developed between Hornsey and north Finchley connecting with the north south route in Hornsey. Further opportunities to facilitate safer and easier cycling will be developed.

Improvements to the quality and quantity of cycle parking will be sought. On street bike hangars can support greater cycle ownership and usage for residential areas without safe, undercover parking.

Planned changes to the road network will also provide the opportunity to enhance cycle facilities. Designs should meet TfL's London Cycle Design Standards to ensure the highest quality facilities.

The map below shows the planned cycle route network in the AAP area.

#### Figure 4.3: Current Cycle Routes

### **Pedestrian movement**

East-west pedestrian connections are generally weaker than north south ones through Wood Green. The large footplates of post-war developments and terraces, and mix of industrial, residential and town centre typologies, along with congestion on the High Rd, impede east-west connectivity however. The rail line also restricts connectivity to the west of the borough, as there are currently only three points to cross on foot in Wood Green at Turnpike Lane, Penstock foot tunnel, and Alexandra Palace station.

There is poor pedestrian access to areas away from Wood Green High Rd. This manifests itself as creating the impression of the High Road being the sole focus of the town centre experience. Immediately once departing the High Road, the visitor is presented with unmarked alleyways, blank facades, and half-empty car parks. Opportunities exist to improve the depth of the High Road, by creating pedestrian routes to the substantial brownfield sites in Heartlands to the west of the High Road as well as to Alexandra Palace.

There is significant pedestrian congestion at points along Wood Green High Road particularly from the Mall's bridge towards Turnpike Lane. Opportunities will be taken to enhance the pedestrian experience within the town centre and on the approaches to it.

Enhancements to signage and pedestrian crossing facilities would be supported as part of place making for Wood Green.

### **Infrastructure**

#### **Education**

The 2016 School Place Planning Report identified a projected need by 2025 for 1.5 new forms of primary school entry in the greater Wood green area. Additionally, there is forecast to be an unmet 0.5 new form of primary school entry need in the greater Harringay area. On this basis a new 2 form of entry primary school is proposed in the Heartlands area as an extension to Alexandra Primary School.

#### **Health**

There is projected deficit in the Wood Green area totalling 3,755 people due to the anticipated retirement of current single handed GPs. Additionally, new development is forecast to increase the population of Wood Green by 10,785. This creates a need for an additional 8 new GPs, 8 new C&E rooms, and 3 new treatment rooms. This equates to a floorspace of 1,011m<sup>2</sup>.

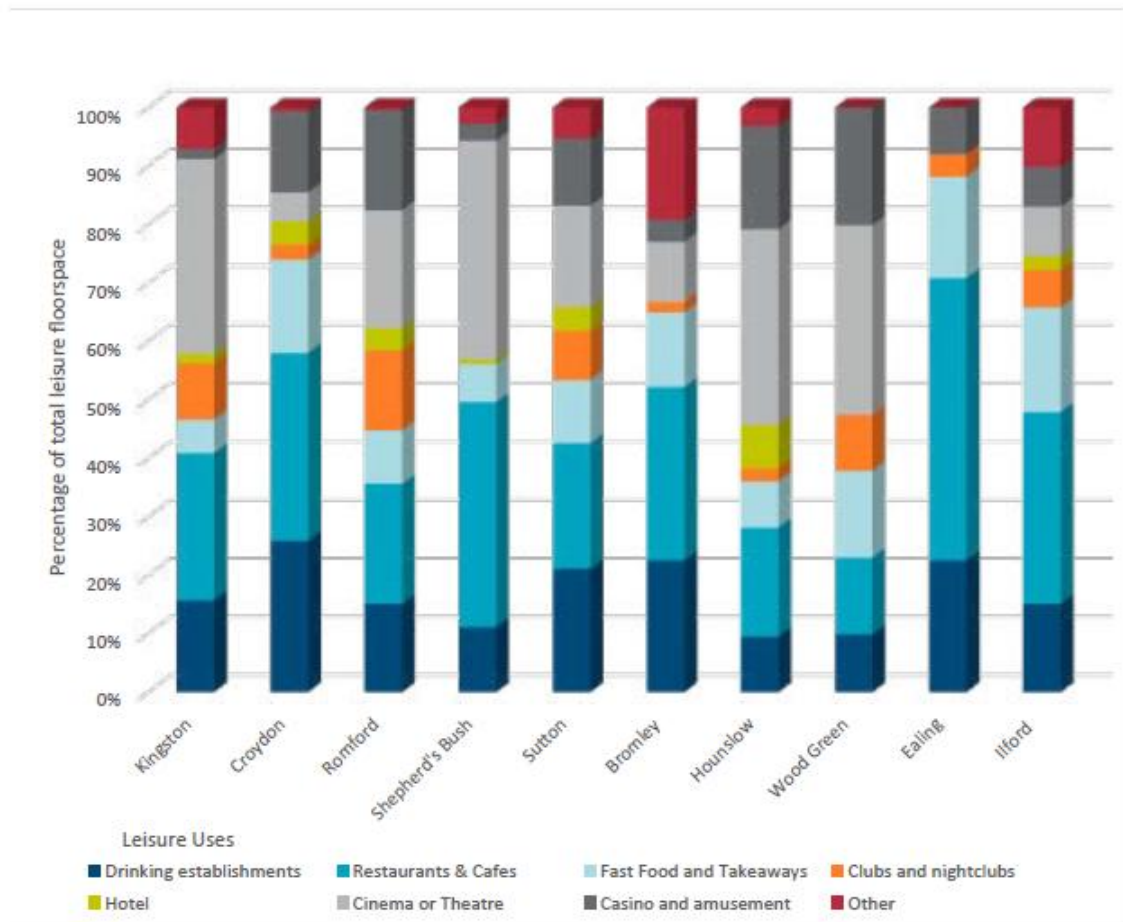
#### **Leisure**

Leisure uses perform an increasingly important role in successful town centres, largely driven by changing perceptions about how retail is provided with the advent of online shopping, with people increasingly seeking an enjoyable "experience" from their trips to town centres.

Leisure floorspace comprise a range of activities including cinemas, theatres, concert halls, restaurants, sports facilities, cafes, takeaways, pubs, bars, and night clubs, alongside other uses.

### Telecommunications

In order to realise Wood Green's potential to establish itself as a key economic investment location in London, superfast internet connectivity will be required to enable firms with digital skills to locate there.



Source: TCHC 2014

Fig 4.4: Comparison of leisure uses in Metropolitan Centers

### Decentralised Energy

New development delivering net growth will increase energy consumption within the local area. As part of the Council's commitment to becoming London's first zero carbon borough, a decentralised energy network will be established linking the new development sites, and ensuring that energy can be created and used locally.

### Open Space

Wood green has a number of local open spaces in close proximity to it, but only Ducketts Common and Wood Green Common in or directly adjacent to the AAP

area. This manifests as an area of open space deficiency, as set out in the Council's Open Space and Biodiversity Study.

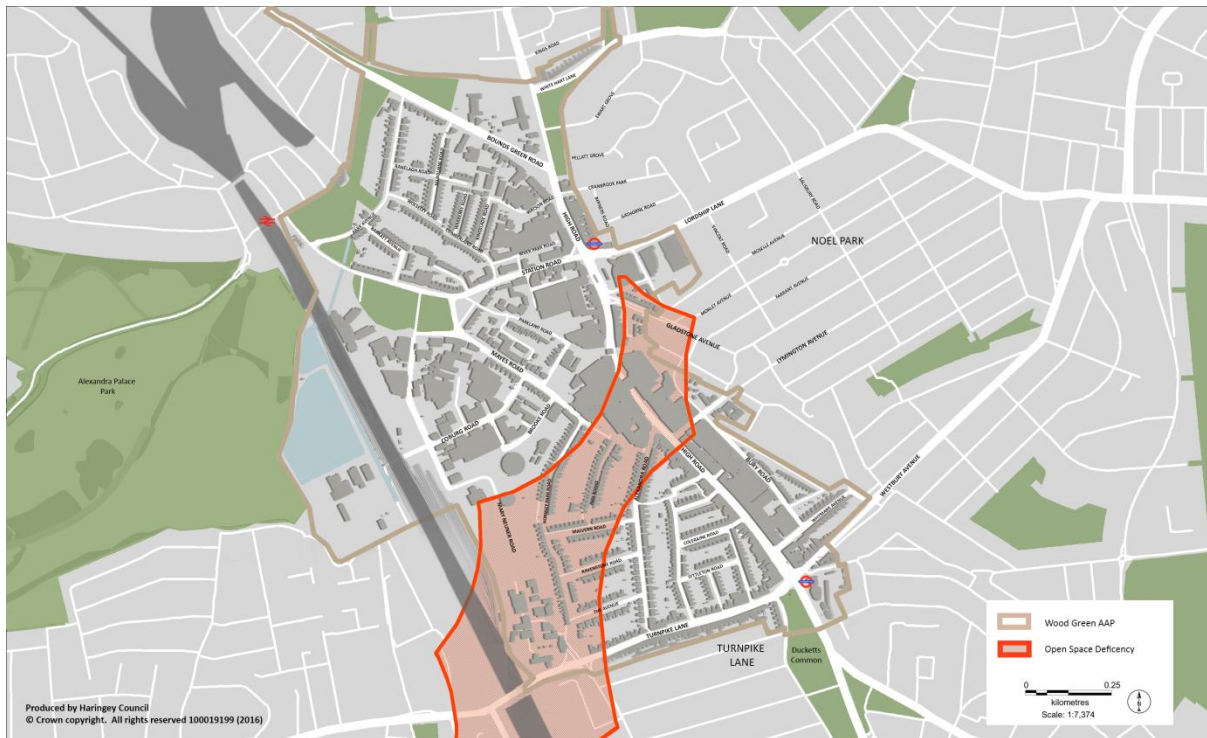


Figure 4.5: Open Space deficiency in Wood Green

## 5. Spatial Vision and Strategic Objectives

### Vision

Our vision is that Wood Green will become North London's most prosperous and green town centre – a place where people can succeed and are proud to live and work. It will combine outstanding and sustainable places for people to shop, socialise and create, with a wide and varied 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 put them into action.

### Spatial Objectives: AAP Area

<u>Opportunities on your Doorstep</u>	<u>Sustainable Urban Living</u>	<u>Revitalise the Town Centre</u>
Build a bigger Metropolitan Town Centre with more employment space, delivering 4,000 new jobs	Deliver 6,400 new homes for existing and new residents to rent and buy in high quality, characterful neighbourhoods	Secure investment in a well-connected destination which draws people from Haringey and beyond
Maximise opportunities for local residents through education, training, skills and employment	Invest in social and community infrastructure, including parks and a new library	Celebrate, protect and build on Wood Green's diversity and heritage
Support a business destination with the infrastructure in place for existing businesses to grow and to attract new businesses	Design a green, healthy and accessible town centre with welcoming spaces where people enjoy spending time	Make Wood Green a destination of choice, with a strong cultural offer both day and night

**Fig 5.1: Key Diagram**

### **Vision for Wood Green North**

Vibrant street cafes and restaurants on Station Road will sit amongst brand new offices, injecting life into the north of the centre. A transport hub, linking Haringey to central London and beyond, it will be the first thing many visitors see as they come into Wood Green, an impressive signal of what the area has to offer. Green links will lead to quieter family areas nearby, connecting residents to a healthier, livelier Wood Green for all to enjoy.



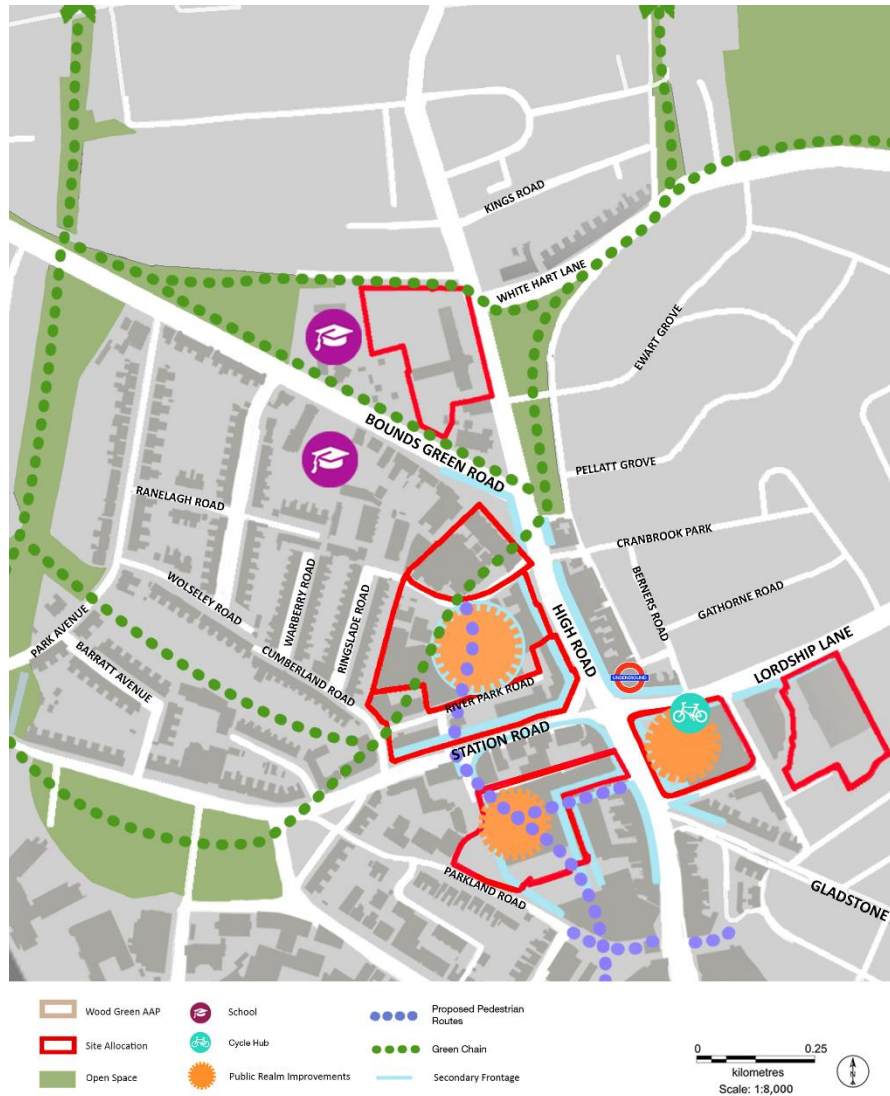
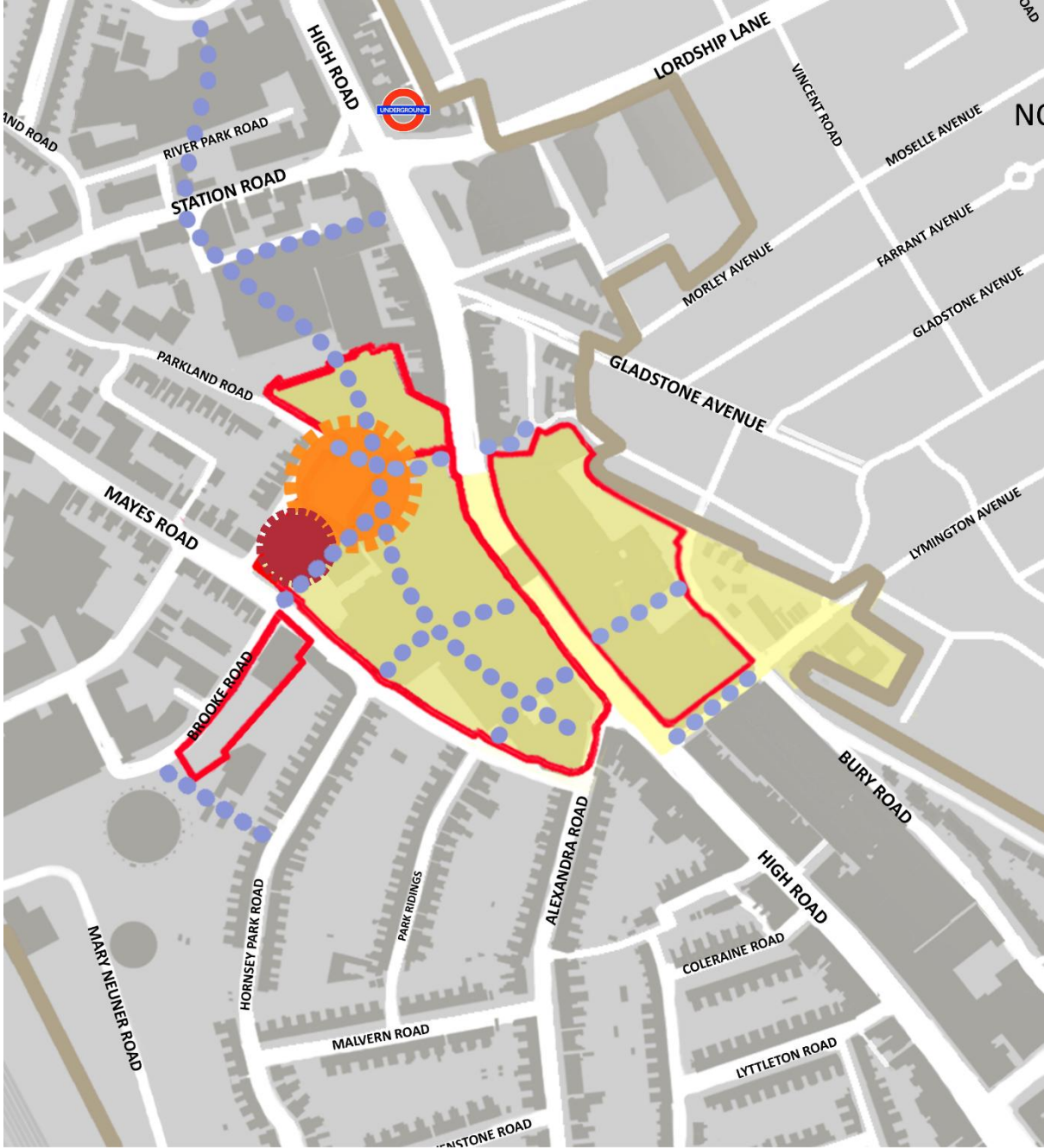


Fig 5.2: Wood Green North Sub-Area Key Diagram

### **Vision for Wood Green Central**

Wood Green Mall will be redeveloped to create a new street based town centre, reconnecting the historical street pattern to ensure a well-connected and lively town centre. A buzzing town square, bustling pedestrianised shopping streets, a market and expansion towards Alexandra Palace will make the centre of Wood Green the go-to destination for north Londoners. Residents will have leisure, employment, shops and entertainment right on their doorsteps, making them part of a lively, flourishing part of the capital.



Wood Green AAP    Primary Frontage    New Market Location

DRAFT

Fig 5.3: Wood Green Central Sub-Area Key Diagram

### **Vision for Turnpike Lane**

As new life is breathed into Wood Green High Road, the benefits will run all the way to Turnpike Lane, with wider pavements, pedestrianised walkways, shops and food and drink spots. The aim is that Turnpike Lane will be an extension of Green Lanes with a well-used, safe and active Ducketts Common at the gateway. All kinds of small businesses – including many of those already there – will contribute to the eclectic and inclusive scene.

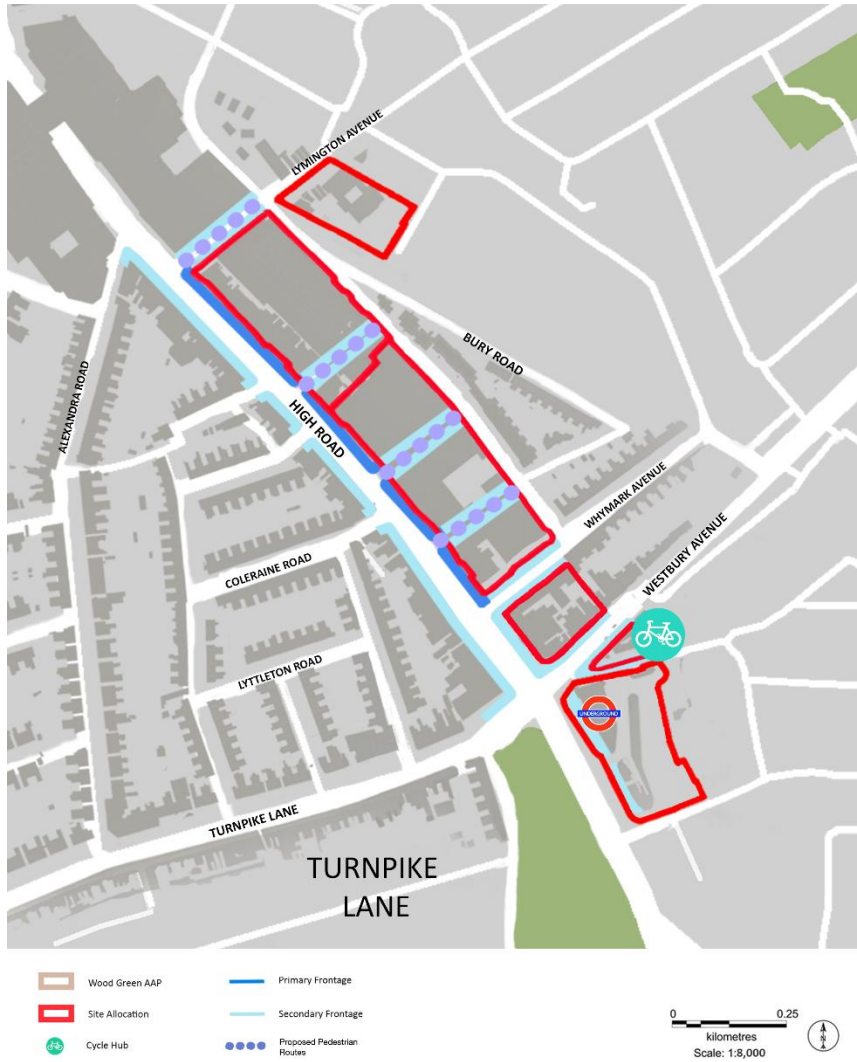


Fig 5.4: Turnpike Lane Sub-Area Key Diagram

### **Vision for Heartlands**

A business destination, booming with ideas, creativity and energy will be home to outstanding London artists and makers – a destination for residents and visitors alike. The new Civic Centre will combine office accommodation for Haringey staff and a cultural focus with a new Library and a council chamber which can be used for events and exhibitions. The area will be easy to get to and well connected to the High Road, Station Road and Alexandra Park and Palace where there will be new leisure attractions including water sports and swimming in Palace Ponds.



Fig 5.5: Heartlands Sub-Area Key Diagram





## **6. Spatial Development Strategy**

### **Generating the Strategy**

Haringey's Local Plan already contains a suite of Site Allocations which will bring forward redevelopments in Wood Green. The site capacities for these demonstrate that 4,320 net additional housing units, 47,300m<sup>2</sup> (gross) new employment floorspace, and 17,200m<sup>2</sup> (gross) new town centre floorspace can be delivered. This document is at an advanced stage and is scheduled to be adopted in February 2017.

A Wood Green AAP Issues & Options document was consulted on between 8<sup>th</sup> February-20<sup>th</sup> March 2016. This set out four growth options for the centre, with capacities ranging from 4,600-6,000 new homes. These 4 options were:

1. High Road Rejuvenation
2. Residential-led town centre
3. Comprehensive redevelopment
4. Complete transformation

Consultation reporting confirmed that the Council's preferred option of complete transformation of the centre linked to a new Crossrail 2 station has support from the public, landowners and stakeholders in the area.

A "Preferred Option" version of the Wood Green AAP was consulted on in early 2017, setting out the potential policies for managing development in the event of the introduction of a new Crossrail 2 station at Wood Green Underground Station. The consultation findings from this consultation are included as an input into this document.

This document has drawn on a number of further studies which test the feasibility, deliverability, and impact of the preferred option. These are available on the Council's website, and include:

- An Economic Viability Study
- Character & Placemaking Study
- Retail Study Update
- District Centre Heat Network modelling

- Parking and Circulation Study
- Social Infrastructure Study
- Employment Land and Workspace Study

All evidence studies which underpin the borough-wide Local Plan also underpin this AAP. These can be found at <http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-plan/local-plan-evidence-base>

## Projected AAP Development Outputs

### Methodology and assumptions

New development in this area is going to be spurred by a combination of public interventions and private investments in the AAP area. As the introduction of Crossrail 2 to the area is currently not confirmed, densities cannot include consideration of the improvement in accessibility and investor confidence that will flow from this piece of infrastructure. Regardless of this issue, the redevelopment of Council and privately owned land within and around the centre is expected to come forward. The most prominent of these sites are The Mall, the former gas works on Clarendon Rd, and the Chocolate factory. Sites have been allocated so as to meet the Spatial Objectives set out in section 5.

In order to recognise the direction of travel from the GLA focusing development on highly accessible town centres, as well as the Council's commitment to growth as a part of the regeneration of Wood Green, density assumptions have been increased from those set out in the current Site Allocations DPD for the sites within Wood Green, but are lower than those set out in the 2017 consultation version which was predicated on the introduction of Crossrail 2. This, alongside the introduction of new sites (development capacity on the Mall, Vue Cinema Site, Salvation Army, Hornsey Filter Beds) raises the capacity of the area from the Site Allocations base.

The total quantum of development anticipated to come forward over the plan period is identified on allocated sites. The site capacities for the suite of allocated sites are based upon the density assumptions in the London Plan's density matrix (Table 3.2). These capacities should be considered as minimums in terms of being added up to an AAP-wide capacity figure. The capacity identified may be above or below the capacity determined when planning consent is sought, which will be determined on the basis of a detailed design.

Overall, there is potential for the Site Allocation in this document to yield approximately 6,400 net additional residential units, and 57,600m<sup>2</sup> gross new town centre floorspace, and 98,300m<sup>2</sup> gross new employment floorspace.

### Outputs

Sub Area	M <sup>2</sup> emp	M <sup>2</sup> Town Centre	net resi units
Wood Green North	27,923	10,607	1,238
Wood Green Central	13,786	27,150	1,099
Turnpike Lane	9,586	9,785	986
Heartlands	46,970	10,028	3,086
<b>Total</b>	<b>98,265</b>	<b>57,570</b>	<b>6,409</b>

### Visual Distribution

#### Fig 6.1: ISOMETRIC IMAGE OF DEVELOPMENT

### Infrastructure Improvements

To complement and sustain the increase in jobs and homes allocated in this document, a number of infrastructure improvements will be delivered. Details of a project's current status can be found in the Council's Infrastructure Delivery Plan, but the infrastructure currently anticipated to be required to meet current and increased demand will be:

- A new 2 forms of entry primary school (with potential for expansion to 3 forms of entry) will be provided as an extension to the existing Alexandra Primary school.
- New health facility (1,000m<sup>2</sup>/ 8 GP min) will be provided at the Iceland site on Brook Rd.
- A replacement public library on the Coburg Rd N site, in conjunction with development of a new Council facility.

- A decentralised energy hub will be created on the Clarendon Rd site, and an underground heating network provided (potentially linked to underground stations) to provide local heat for new developments sites across the area.
- Hyper-fast telecommunications infrastructure will be laid throughout the area.
- Enhanced green links in the north of the AAP area.
- Improved cycle links between Wood Green, Tottenham, and the west of the borough, particularly focussing on improving access to the centre from the rest of the borough, and linkages between local parks.

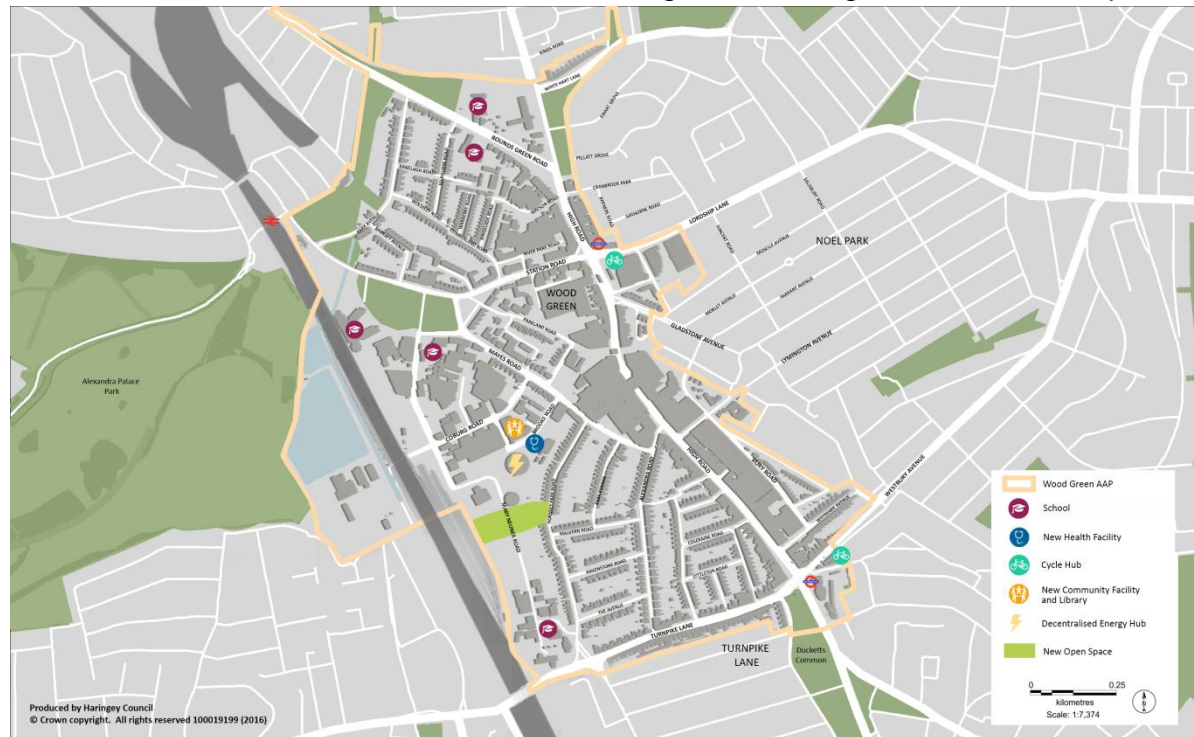


Fig 6.2: Map of Infrastructure Improvements

## Public Realm/ Network Improvements

The following public realm improvements and network improvements are facilitated through the Site Allocations contained in Section 7 of this document.

### AAP Area-wide

- A coherent and legible wayfinding strategy throughout the AAP area comprising of signage and information systems such as area wide maps to aid orientation.
- An overarching approach to lighting throughout the AAP area to improve night time appearance and safety. Including but not limited to the lighting of historic buildings and those aiding orientation and wayfinding.
- A new east-west connection linking the town square more directly with the Cultural Quarter and Alexandra Park to the west and Noel Park to the east. This will become a primary east-west route for both pedestrians and cyclists with planting and opportunities for public seating/activity to lead people through the centre.
- Shop front improvements to the High Road and Turnpike Lane parades.
- Improvements to the appearance and setting of historic buildings.
- Rationalisation of parking to reduce the existing oversupply and promote mode shift towards more sustainable methods.
- Creation of an improved quietway cycling network throughout Wood Green linking nodes within Wood Green, but also enabling routes to be created linking neighbouring areas through Wood Green, alongside provision of new public bike storage.
- Opportunities to create active top-floor uses looking westwards to Alexandra Palace from tall buildings in the area.
- Tree planting throughout the area, to re-establish a feeling of “wooded” and “greenness” in the area.

### Wood Green North

- Improved pedestrian crossing at the High Rd/Green Lanes/Bounds Green Rd junction.
- Enhancements to the green space on Bounds Green Rd/ Wood Green High Rd in front of Green Ridings House to complement the green links network in the area.
- Consideration of the optimal entry/egress route to the Wood Green Bus Garage.
- Creation/enhancement of retail uses and street scene along Station Rd, creating a new “arm” to the town centre providing a range of active uses on the route between Wood Green Underground and Alexandra Palace Station.

- Creation of a pleasant pedestrian route linking Station Rd and the Wood Green Central area to improve circulation within the town centre.
- Seek improvements to the setting of the listed Gaumont cinema, with a focus on how the contribution to the centre of the existing large blank facades can be improved.
- Alongside consideration of redevelopment of Wood Green bus garage, alternative arrangements for bus garage and bus standing facilities will be developed.
- Improving the nature conservation corridor running along the alignment of the disused Palace Gates rail line between station Rd and Wood Green Common at Park Avenue.
- New urban realm created over the newly-decked Wood Green Bus Garage.

### Wood Green Central

- A new Town Square will be established off Wood Green High Rd, creating a new space to dwell, space for events, and a focus for new active uses and pedestrian routes within the town centre.
- A new Civic area will be created providing new employment uses and Council functions at an accessible location which will support the town centres retail uses.
- Creation of a new high quality open-sided, covered market adjacent to the town square.
- Establishing a new high quality pedestrian route linking Wood Green High Rd with the town and civic squares, to create a set of nodes along a new focal route for the town centre.
- Removal of the bridge at the Mall, and improvements to the urban realm around this stretch of Wood Green High Rd to create a more pedestrian-focussed environment.

### Turnpike Lane

- Improved access and frontages to Ducketts Common from Turnpike Lane and Green Lanes, improving enhancement of the pedestrian and cycling route between Turnpike Lane and Hornsey rail station. These frontages should create a high quality environment for both visitors to the park, and passers-by, including users of Turnpike Lane station/ bus stops/station.
- Investigate improvements to the northbound bus stop on Green Lanes adjacent to Ducketts Common to create more waiting space at peak times.

- Potential improved pedestrian common linking the Harringay Ladder to Burghley Rd, to enhance the pedestrian route to Wood Green High Rd.
- Greening of the pedestrian confluence of Arnold Bennett Way, Brampton Park Rd and Burghley Rd, to improve navigability towards Wood Green High Rd, including consideration of the creation of a pocket park.
- Improved cycle access, including provision of a new cycle parking facility to serve the significant catchment east of Turnpike Lane station.
- Enhancement of the existing cycle route linking Noel Park via the Sandlings to the Turnpike Lane cycling hub via Frome Rd.
- Improvements to the small open space at the corner of Whymark Avenue and the Sandlings to optimise the cycle and pedestrian route, open space quality, and address issues of public safety.
- Establishing active frontages on the laneways running off the High Rd in this area. High quality public realm will be created which will help to attract users to spend time in these new “off the High Rd” locations.
- Laneways off the High Rd should continue to make provision for market stalls.
- The urban realm on Wood Green High Rd will be improved through the setting back of retail frontages to create greater circulation space on the High Rd.
- New laneways running perpendicular off Wood Green High Rd will create opportunities to increase the depth of the High Rd, particularly to the east.

### **Haringey Heartlands**

- Creation of a high quality pedestrian and cycling east-west route linking the Heartlands area with Wood Green High Rd, and more widely the West of the borough and Tottenham, through the Penstock foot and cycle tunnel and Noel Park area.
- Make better use of the New River where it runs above ground in the Wood Green Common area, including where feasible, initiating pedestrian routes along the riverside. Consideration should be given to the practicality of connecting Station Rd with Alexandra Palace Park via this route.
- A new piece of urban realm with active uses fulfilling the vision of creating a Cultural Quarter for Wood Green will be created adjacent to the Chocolate Factory.
- Clarendon Rd will be extended as a pedestrian and cycling route through Wood Green Cultural Quarter to Wood Green Common.

- Improvements to the quality of Wood Green Common and Alexandra Palace Park will be sought to meet the leisure needs of Wood Green's growing population.
- The Penstock foot and cycle tunnel will be enhanced to improve perceptions of safety, and optimise the route though to Alexandra Palace Park.
- A new publically accessible open space will be provided at the heart of the redeveloped Clarendon Rd gas works site, along the route of the culverted Moselle.



## 7. AAP Area-wide Policies

The policies in this section cover the whole Wood Green AAP area, and form part of a suite of policies which will be used in the determining of planning applications in Wood Green. The full suite of Policies is:

- London-wide policies in the London Plan;
- Borough-wide policies in the Local Plan: Strategic Policies;
- Borough-wide policies in the Development Management DPD;
- Wood Green AAP: Area wide policies
- Wood Green AAP: Site Allocations



Fig 7.1 Policy framework in Haringey

## Policy WG1: Town Centre Uses, Boundary & Frontages

### WG1: Town Centre Uses, Boundary & Frontages

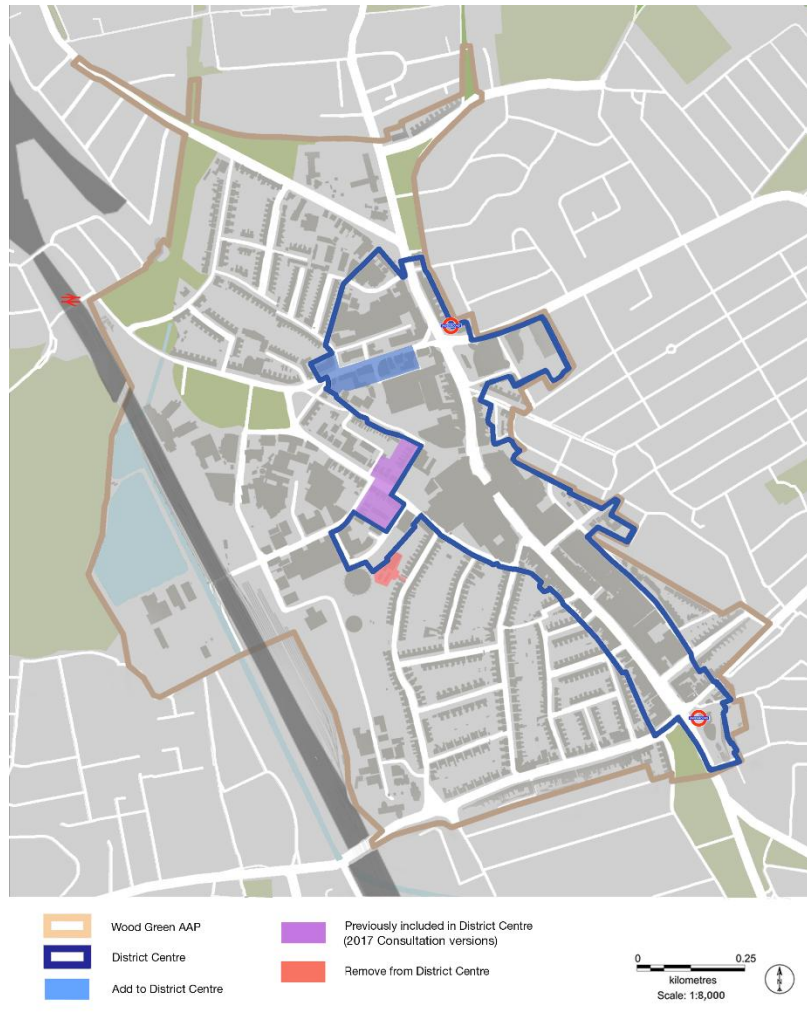
1. The Council will support applications which increase the quantum of town centre floorspace within the Metropolitan Town Centre boundary as indicated on the Policies Map. Proposals should accord with DM Policy 42, and WG 10 where relevant.
2. Within the **Terraces of Wood Green** area, as defined in Figure 7.5, development proposals will be resisted where they involve the amalgamation of individual shop fronts on the historical terraced frontages to Wood Green High Rd, in order to preserve the streetscape rhythm and to preserve opportunities for independent traders. To achieve this:
  - i. Ground floor frontages will be required to be an active town centre use which contributes to a vibrant street environment;
  - ii. Permissions seeking an increase in town centre uses within a retail terrace will be supported where they provide additional town centre use above and behind the existing active frontage;
  - iii. The amalgamation of neighbouring shop fronts will be resisted;
  - iv. Terraced frontages will be designated as secondary frontages to encourage a greater variety of uses other than A1 retail;
  - v. Other town centre uses will be supported on the floors above, and where appropriate behind the use which provides an active frontage to the High Rd.
  - vi. Residential uses will be resisted above shop frontages, to help encourage uses that open later into the evening to locate in this area.
3. Where comprehensive redevelopment of town centre sites is allocated, applicants should demonstrate:
  - i. How retail floorplates will meet the centre's need to provide new comparison retail units for national comparison retailers;
  - ii. Have regard to town centre car parking requirements as set out in Policy WG8;
  - iii. Be designed in such a way that delivery spaces and yards will have a minimal impact on the surrounding public realm and local highway and pedestrian network;
  - iv. Contribute positively to the creation of a highly permeable pedestrian network within the centre.
4. The revitalisation of the town centre will be achieved using a varied approach by AAP

Sub-area:

- A. The **Wood Green Central** sub-area will become the focus for A1 comparison retail uses, and defined as the Primary Shopping Area within the town centre. This will include:
- i. Development to the west of Wood Green High Rd will be focused around the creation of a new Town Square. This will be created on Allocations WGSAs 8 & 9.
  - ii. A new market will be provided in this area to provide a contrasting and varied retail offer in this area, and provide activity to the western edge of the new Town Square.
  - iii. The principle typology of newly developed retail floorspace in this area should be that of larger floorplates (generally 500m<sup>2</sup> and above) to accommodate the introduction of additional national comparison retailers in this area.
  - iv. Ancillary leisure and A3 uses which complement the primary retail function of this sub-area will be supported.
- B. The **Wood Green North** sub-area's retail offer will be food and drink-oriented, building on the public houses and restaurants which already exist in this area, and the demand for this use from visitors to Alexandra Palace who arrive at Wood Green Underground station.
- i. Secondary frontages will be allocated on all frontages along Station Rd to encourage a mix of uses. This includes sites which do not currently have active ground floor uses.
- C. The **Heartlands** sub-area will be transformed principally for a mix of employment and residential uses. Some new local town centre uses will be created in this area, but this will serve a local function, and will be supplemental to the Central Wood Green and High Rd areas:
- i. A new Civic hub will be created in the Heartlands precinct, creating a new location for Haringey residents to fulfil their civic needs.
  - ii. New ancillary retail will be permitted across the area, but only at a level that does not compete with Wood Green's Primary Shopping Area.
  - iii. A new heart for the Cultural Quarter will be created, offering an alternative location to the Wood Green shopping offer, fulfilling an area-wide role, attracting visitation for nearby residents from within

and outside the AAP area seeking unique products, bars, cultural activities and attractions, and cafes.

- D. Wood Green High Rd towards **Turnpike Lane** will continue to be a High Street, but redevelopment which improves the public realm, increase the size and proliferate the range of town centre uses available in the area will be supported. This will be achieved by:
- i. Redeveloped sites on the eastern side of the High Rd will be expected to be designed to improve the outlook of the eastern side of Wood Green High Road, including through the creation of ancillary laneway spaces off of Wood Green High Rd;
  - ii. The terraces on the western side of the High Rd will generally be protected to maintain opportunities for independent traders. Secondary frontages will be allocated here to enable a wide range of goods and service offerings.
  - iii. Active ground floor uses will be supported on existing frontages, and on new laneways running perpendicular off of Wood Green High Rd. These will provide for new uses which support the evening economy in Wood Green.
- E. Protection for, and opportunities to create new and expand existing market spaces within the town centre will be supported, specifically:
- i. Protecting the existing overall level of market spaces in the town centre;
  - ii. Creation of a new market on the central town square;
  - iii. Enabling additional permanent and temporary/ seasonal/ daily market spaces where it can be demonstrated the amenity of the space it sits within will benefit, and an ongoing demand for the proposed use is identified.
  - iv. New temporary markets will be supported on laneways and within new pieces of public urban realm within the town centre.
- F. The total quantum of leisure space within the centre should be increased through new developments. Proposals which create a reduction will not be supported.



**Fig 7.2: Changes to Town Centre Boundary**

### Reasoned Justification

Wood Green is a thriving, busy, Metropolitan Town Centre, at the heart of the borough. Against many indicators, it has a low total quantum of comparison retail floorspace for a Metropolitan Centre within London. There is an identified demand for 20,000m<sup>2</sup> of

additional comparison retail floorspace within the town centre, and indicatively, the owners of the Mall have identified that 116,000m<sup>2</sup> of new town centre floorspace could be created within the current town centre. As Wood Green is sole metropolitan town centre in the borough, the 20,000m<sup>2</sup> target is considered to be a minimum figure, and new development proposals which exceed this, subject to other policy considerations, will be supported.

This policy, in conjunction with relevant Site Allocations, will reassert the primacy of the central area within Wood Green as the Primary Shopping Area within the centre, and the centre itself as a premier shopping centre within the North London sub-region. Key to this will be the introduction of an increased, and more varied retail offer into the town centre, particularly thorough the expansion of national comparison retailers, but while maintaining opportunities for local businesses to co-exist.

To ensure a mix of retail units are available within the centre, three principle types of new town centre floorspaces will be present in Wood Green:

1. Large floorplate retail units aimed at national comparison retailers within the Primary Shopping Area;
2. Terraced High Rd (and High Rd proximate) units for independent traders offering a wider range of goods and services on Secondary Frontages;
3. New market space for stallholders.

All redevelopment within the town centre will be expected to be mixed use, with either new residential or office developed above retail at ground floor, or floors as will be expected within the Primary Shopping Area. The retention of existing offices located above terraced retail properties will be supported.

### **Primary Shopping Area - Wood Green Central**

In order to grow Wood Green's retail floorspace, redevelopment within the primary shopping area for intensified, new comparison retail floorspace is required. The location of this intensification on the west side of the High Rd, will benefit the redevelopment of the Heartlands area, by establishing improved connections to, and pushing the centre of gravity of the centre west towards the area in which significant growth will occur.



Figure 7.3: Changes to the Primary Shopping Area in Wood Green

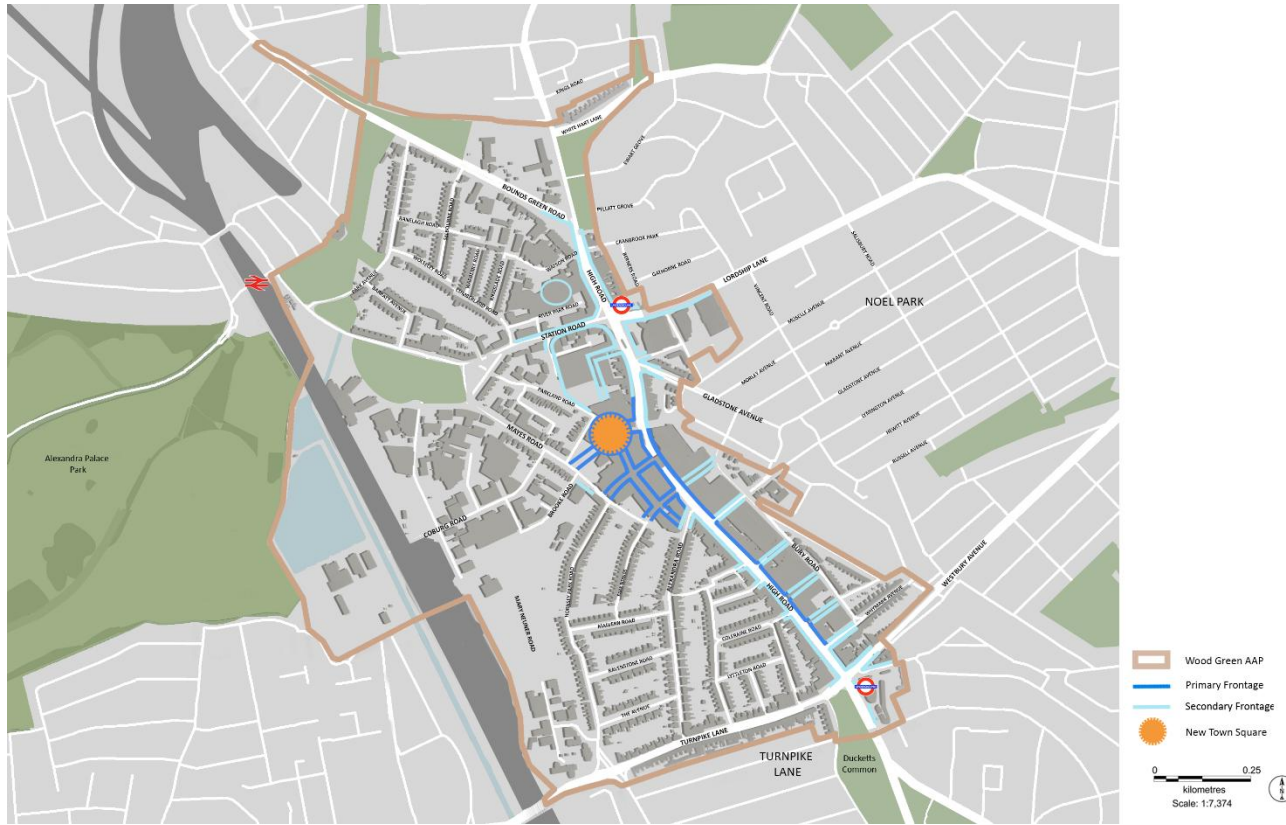


Fig 7.4: Primary & Secondary Frontages in Wood Green

Development within the Primary Shopping Area is generally expected to be comprehensive in nature, with new multi-storey retail as part of mixed use developments including residential and office units above. The maximum quantum of retail floorspace created in this area will be supported in each proposal, and the size of units optimised to the requirements of large, established brands (generally 500m<sup>2</sup>+ units). The focus will be on growing comparison retail use, but any development resulting in the loss of convenience retail should be managed to ensure existing and new residents' local shopping needs are adequately met within the AAP area. Residential development above the retail use will be supported, alongside a complementary mix of leisure, food and beverage uses that work alongside the retail uses.



Developments in this area have the potential to make a significant impact on the town centre as a whole, and sites will be expected to be accompanied by masterplans to show how they benefit the whole of the centre. This will include retail impact assessments to monitor the cumulative impact of extant and proposed planning consents. The increased comparison retail provision in the Primary Shopping Area will not be constrained by policy, but the quantum of convenience retail within the area will be managed.

A new Town Square will be created, as set out in Site Allocations WGSAs 8 & 9. This will be the focal point of the primary shopping area in Wood Green, and offer active frontages with a mix of retail and food and drinks offerings that remain active through the day and into the evening. Connectivity by foot and bicycle will need to be provided through the square, continuing the east-west link through the area. A new open-sided covered market will be created on the western side of the square, providing market space for local traders, and enabling the view of Alexandra Palace from the new square and Wood Green High Rd.

### **Primary and Secondary Frontages**

Outside of the Primary Shopping Area a wider range of town centre uses, and building floorplates will be permitted. These uses will fulfil the dual objectives of providing smaller units for local traders to operate in, and enable new uses to be introduced which will significantly improve Wood Green's evening economy.

There are some larger development opportunities outside of the Primary Shopping Area. Opportunities for new larger retail units on these sites will be supported, particularly where they front onto Wood Green High Rd. These frontages will be defined as primary shopping frontages. On these sites there will generally be opportunities to create new town centre frontages running perpendicular to the High Rd. On these, smaller unit sizes will be expected, and a flexible range of uses permitted (as per the terraces on Wood Green High Rd). These "laneways" will create opportunities for new uses which enhance the evening economy, and will be allocated as secondary town centre frontages.

### **Terraces of Wood Green**

Wood Green contains a number of characterful terraces, which will be retained as smaller retail units within the centre. These are of historical value to the centre, and by ensuring a stock of smaller, flexible use class buildings along the High Rd; these properties will counterbalance the new, larger units within the centre. The terraced properties will continue to provide affordable and appropriately-sized (small) properties for independent traders, and SMEs to expand into. Growth will be encouraged to manifest itself vertically, by filling the upstairs levels. These terraces will be allocated as secondary frontages to encourage a wide range of uses within these shopfronts.



Fig 7.5: The terraces of Wood Green

### Markets

In addition to a new permanent market space at the new Town Square, spaces which cater for rotational/seasonal markets will be supported. The most suitable location for these uses may be on new pedestrianised routes running off the High Rd. Applications for market uses will have to demonstrate how the market will contribute to the vibrancy of Wood Green overall, and how they will interact favourably with traders on adjacent town centre frontages.

### New Streets in Retail areas

Improvements to the quality of east-west connections will be required to connect Wood Green High Road, via the new Town Square, and Civic Boulevard, to Alexandra Palace Park via the Penstock foot tunnel. This includes passing through sites WGSAs 8,

9, 10, 18, 20, 23 & 26. These will have active uses on all frontages to the new route, but these need only be town centre uses within the town centre boundary. Commercial frontages will be acceptable along the Coburg Rd alignment.

An enhanced Brabant Rd will connect Station Rd to Wood Green Central Town Square through sites WGSA 7 & 8. This will have active town centre uses on all new frontages. Similarly, a new pedestrianised street network within the site of The Mall will be created, extending Hornsey Park Rd and Park Ridings as pedestrianised streets, with a perpendicular route linking the new Town Square with Wood Green High Rd further south, reinforcing the historic street pattern.



Fig 7.6: Map of new routes in the town centre

### **Laneways**

New routes perpendicular to the eastern side of Wood Green High Rd will also be created to improve pedestrian connectivity between the centre and its eastern hinterland. These will be delivered through sites WGSAs 7, 10, 12, 14 & 15. These areas will offer smaller retail units with a diverse range of products, including uses that will benefit the evening economy within Wood Green.

### **Leisure**

Wood Green currently has a very low overall amount of leisure uses compared to other Metropolitan Town Centres in London. Allocated sites in the AAP include premises with significant leisure facilities on them, including both of Wood Green's cinemas. When considering applications on these and other sites, the overall quantum of leisure, as well as the types of offerings will need to be considered. The town centre's leisure offer should be available to all sectors of the local and wider community throughout the day.

## Policy WG2: Housing

### WG2: Housing

1. To improve the diversity and choice of homes, and to support mixed and balanced communities in Wood Green, the Council will support the delivery of 6,400 additional new homes across the Wood Green AAP area in order to meet housing needs, contribute to mixed and balanced communities and to improve the quality of homes;
2. Development proposals incorporating a housing element will be expected to provide the housing in accordance with the indicative minimum capacities, set out in the Site Allocations within this AAP. All new development will be design-led, and higher densities and capacities than indicated in each in indicative capacity may be acceptable in appropriate locations, providing the other policies of this AAP and Haringey's Local Plan are not compromised.
3. Sites will be required to deliver a mix of sizes of units across the AAP area, including ensuring an appropriate mix of 1, 2, and 3+ bedroom properties are created. New family housing will be focussed outside of the town centre and Cultural Quarter, in the Zone More Suitable for Family Housing.
4. The Council will support a portfolio approach to the delivery of affordable housing within a site, or collection of sites within a local area, where it can be demonstrated that it will create a greater quantum of affordable housing within the local area.
5. Any proposals for student housing will be required to be proportionate, be shown to meet an identified need, and accord with the requirements of DM15.
6. The Council will require the Council's Estate Renewal Payment Policy to be applied to sites WGS9 & WGS12 to ensure that existing Wood Green residents affected by redevelopment have the right to return on comparable terms should they wish.

### Reasoned Justification

Wood Green is expected to accommodate significant growth over the plan period, as set out in SP1 of the Local Plan: Strategic Policies, and Site Allocations. The Plan seeks to enable delivery of 6,400 new homes across the Wood Green AAP area, which will act to stimulate regeneration and economic growth. The capacity to deliver 6,400 new homes has been identified in the allocated housing sites outlined in Chapter 8 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 the borough.

### **Housing Mix**

Within Wood Green Metropolitan Town Centre, the majority of new homes will be accommodated within mixed-use development, generally as apartments over shops or other uses. The Council's housing needs assessment and Housing Strategy identify a need for new smaller residential units, but also a pressing need for larger affordable homes.

The Council considers that the most suitable location for new family housing will be away from the mixed use developments in the town centre, and Wood Green Cultural Quarter. This is due to the elevated noise levels associated with mixed use development, the aspirations to improve Wood Green's evening economy, and the greater opportunities for creating embedded open spaces within developments away from the need to provide town centre uses at ground floor. The Area More Suitable for Family Housing is set out in Figure 7.7 below.

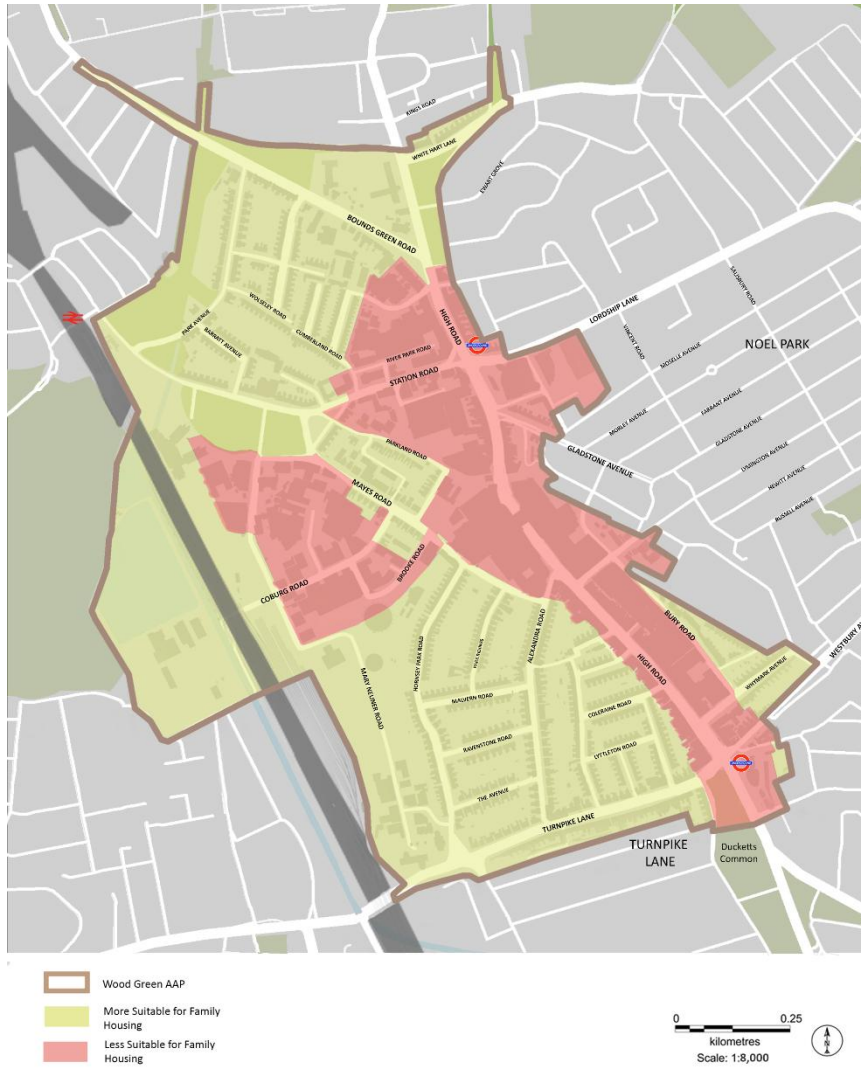


Fig 7.7: Areas more/less suitable for family housing



DM16 protects family houses in Wood Green from being converted into flats which would reduce the number of family units on the site. This will ensure that the existing family stock is not eroded, with any family sized units coming forward on redevelopment sites contributing to the overall supply of units of this size.

### **Housing Density**

To optimise the potential of development sites, the London Plan 2015 recommends a density range in locations such as Wood Green of 650 – 1,100 habitable rooms per hectare (hr/ha), which equates to 240 – 435 units per hectare when 2.7 habitable room per unit (hr/u) is applied. However, this is a guide to potential density, and in relation to proposals for high-density development, considerations relating to good urban design, effect on townscape and heritage, and impact on amenity are key factors. On certain opportunity sites the height of buildings may need to be moderated to relate positively to the existing context, which in turn has a bearing on locally appropriate density levels. New development will be subject to the design charter contained in Local Plan policy DM1, DM6 on height of development, and the GLA’s London Housing Design Guide.

### **Housing Values/ Affordable Housing**

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.

Wood Green has intermediate housing values when considered within a borough context. As such the borough-wide approach (40% of new homes to be affordable, split by 60% socially rented, and 40% intermediate product (this can include low cost homeownership or discounted rent at 20% below the market level)). will be applied in this area.

The Council is keen to be flexible in how this is achieved, and will encourage a “portfolio” approach where groups of sites can be used to work together to meet the overall objectives of the Plan. An example of the portfolio approach being successfully used is in Tottenham Hale, where the Council is responding to individual site characteristics with a view to keeping to a minimum overall affordable housing provision of 40%. As an example, in the Tottenham Hale area, the proposed Monument Way scheme is 100% affordable rent, while Ashley Road developments are to deliver 50% shared ownership and affordable rent, while Over-station Development is 100% private rental, with off-site contributions supporting other schemes. This approach also ensures that developments closer to the core of the District Centre are able to capture the value that supports the overall affordable target.

### **Housing Size Mix**

Any reduction in the percentage of family size units in the Town Centre locations should be offset by increased percentages of family units in other specified / identified site locations to ensure overall dwelling mix targets are achieved as per the Council's Housing Strategy.

### **Existing Housing on allocated sites**

There are two sites with significant numbers of existing housing; WGSA9 – The Mall (West), and WGSA12 – Bury Rd Car Park. On both of these sites the housing is located above the existing town centre uses (a shopping centre/car parking). The Council considers that the redevelopment of these sites is critical to enabling the revitalisation of the town centre, as they hold key locations around Wood Green High Rd and the current car parking elements can be redeveloped to create a more valuable set of uses, with the buildings providing a better interface with their surroundings than at present.

Due to the size of the sites, there is capacity to replace the current levels of housing on the site, as well as producing a significant uplift. All existing residents benefit from the Council's Housing Estate Renewal, Re-Housing, and Repayment Policy, which has been extended to Housing Association tenants within strategic redevelopment sites.

### **Student Housing**

Policy DM15 of the Development Management DPD identified growth areas as the most suitable location for student housing in the borough. The Council recognises that student housing can play a role in the rejuvenation of the town centre, but will seek to ensure that a mix of housing types come forward in Wood Green which meets overall housing need.

### **Private Rented Sector**

The Council considers that there is a role for Private Rented developments to play in meeting housing need in the borough. This is acceptable within Wood Green. Proposals will be required to demonstrate that there is an appropriate blend of tenures in the AAP area, in line with Policy DM11.

## Policy WG3: Economy

### WG3: Economy

1. Applications which create new employment floorspace, and promote increased jobs and job densities in the AAP area will be supported.

Specifically, by Sub-Area:

- A. The **Heartlands** sub-area will transform from a principally industrial area to a mixed use area, encompassing:
  - i. A new civic core will be created on site WGSAs 20. This will form the new focal point for governmental jobs in the borough. An element of new office floorspace will be created in addition to Civic functions;
  - ii. A mix of new high quality, flexible and affordable workspace will be supported in this area to support new business formation and growth, subject to viability within developments;
  - iii. DEA19 will be retained as a Local Employment Area: Regeneration Area, and expanded, to ensure an appropriate quantum of new employment floorspace will be sought within the Heartlands sub-area;
  - iv. New creative workspace will be created within the development at Wood Green Cultural Quarter, as part of mixed use development.
  - v. Workspace that incorporates individual unit sizes of between 50 and 500m<sup>2</sup> will be supported, to provide accommodation suitable for Small and Medium sized Enterprises (SMEs) start up and grow-on space. Affordable rents will be required on sites which are to provide an incubatory function.
- B. Applications seeking changes of use of floorspace to create new B1 use above and behind retail terraces on Wood Green High Rd will be supported within the **Wood Green North** and **Turnpike Lane** sub-areas.
- C. To grow the office market in the AAP area, an element of new high quality office floorspace will be required on comprehensive development sites around Wood Green High Rd in the **Wood Green North, Wood Green Central, and Turnpike Lane** sub-areas, new developments will be required to create new office on WGSAs 1-15 & 17.
- D. The principle source of employment in **Wood Green Central** will be town centre/ retail employment. A blend of commercial office floorspace will be sought as part

of mixed use development on sites in this area to complement the daytime retail economy.

2. Employment uses should not displace retail uses on designated town centre frontages, but will be actively encouraged as part of mixed use developments, for example behind or above an active retail frontage.

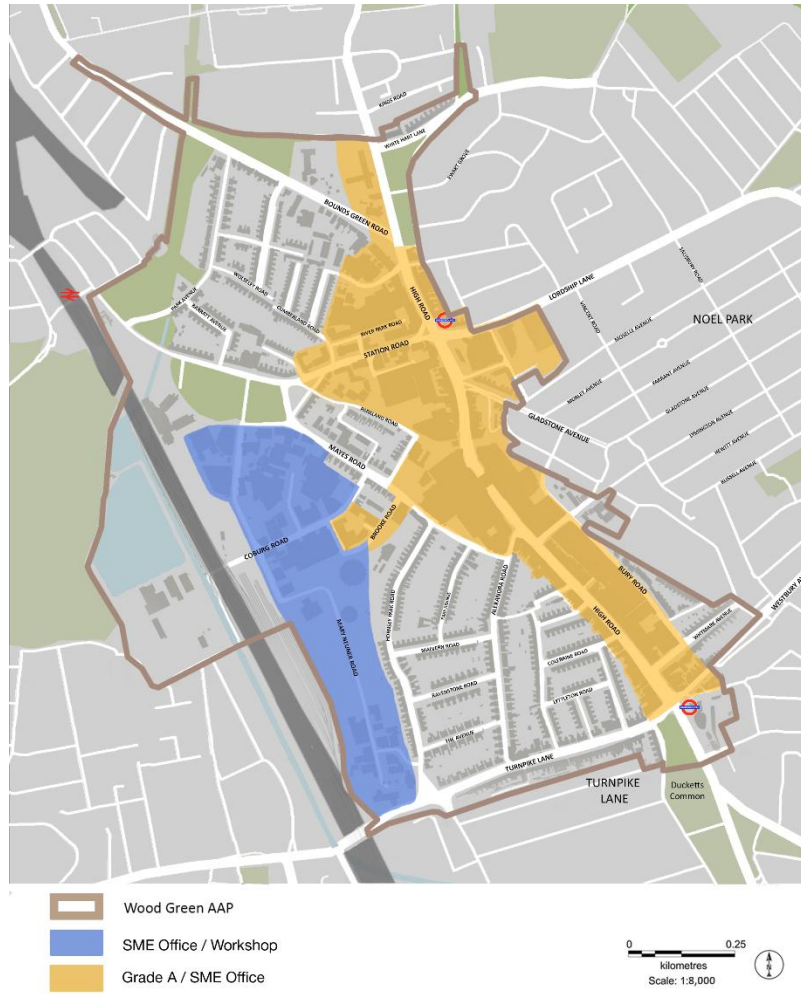


Fig 7.8 Economic development locations in Wood Green

### **Reasoned Justification**

Comparison of the growth in jobs and businesses in the last 5 years shows that while the number of businesses in Wood Green is growing, the number of jobs has been relatively static at around 9,000 jobs. There has not been the creation of any significant new stock of employment floorspace in the area recently, and this suggests that the existing stock is being used by smaller firms, potentially with small businesses and start-ups replacing larger employers within the area.

The ability of the area, supported by relatively affordable rents to create new businesses is a positive, but if the overall quantum of jobs within the centre is to increase, the quantum of floorspace will need to grow, and this floorspace will need to be suitable for medium and larger employers, as well as the current smaller occupants.

Both current employment trends and future forecasts show growth in sectors related to population growth: Health, Professional, scientific and technical services, Education, and Retail. These growth sectors are largely common across London. The potential growth in infrastructural sector will be supported, including at times financially by government to support population growth, and retail growth is covered in Policy WG1.

### **Creating a viable employment centre**

There is a need for new development to deliver jobs as well as housing in order to improve the borough's employment ratio, offer greater local employment opportunities, and drive up the overall viability of Wood Green town centre, and in particular the town centre's daytime economy. Wood Green does not have a high professional employment base upon which to build. It did not benefit from the location of government sectors that other outer London centres did in the second half of the 20<sup>th</sup> century, and consequentially has an employment base lower than that of other metropolitan centres.

It is critical to the establishing of new employment floorspace in the borough that the urban realm into which it is set is of a high quality. This will help to ensure that the new workspace can be successfully marketed. Affordability will continue to be a key issue, with Wood Green offering a price-advantageous location when compared to Central London, but with excellent amenity and connections to Central London.

Future employment floorspace requirements will depend on the evolution of the economy's sectoral structure. If the area is to support growth in B-class activities as part of its employment targets, it will need to supply sufficient and adequate floorspace.

Modeling suggests that in order to maximize the delivery of new jobs in Wood Green, 80,000m<sup>2</sup> (gross) of floorspace will required to meet a jobs target of 4,000 new jobs and boost the weight of employment in Wood Green.

Wood Green has the potential to meet future employment space requirements, but needs to ensure the quality and profile of the supply meets the needs of potential occupiers. At present Wood Green's workforce is mainly locally-based, with a high proportion of 'micro' businesses, generally higher than in the rest of London. This results in higher levels of self-employment than elsewhere in the city (and the UK). Residents are over twice as likely to work either from home or in no fixed place as an average London citizen. According to GLA forecasting, 27% of new jobs across London are going to be self-employed.

There is evidence that local firms in Wood Green are planning for growth, but most cite space availability and/or affordability as a key constraint in achieving this aspiration. At present there are limited numbers of developments in the pipeline offering a substantial boost to B-space provision in Wood Green. In fact, there is a risk of net losses to residential uses through permitted development rights. This is why it is important for the Council to carefully manage existing supply to minimize the risk of erosion.

The allocated sites have the potential to provide a significant increase in the quantity of B-space in the area, enough to meet the highest future requirement for employment land and floorspace. Policies in the Development Management DPD seek to achieve the highest amount of new commercial floorspace in new developments on sites in Regeneration Areas, and in areas of high public transport accessibility. This approach will be continued in Wood Green, albeit with competition for this floorspace for new town centre, and infrastructural uses which will support and develop the town centre. New high quality commercial premises will help to attract more established employers who will locate in Wood Green due to the excellent accessibility and amenity of the centre. These will principally occupy comprehensively redeveloped sites, be of a generally larger floorplate, and have a prominent "front door".

### **New Office floorspace**

There is potential for the development of new office floorspace within the centre. The advancements in technology has allowed businesses to be more footloose, but it is also causing businesses to agglomerate and cluster more densely than ever before as they seek to minimise infrastructure costs by sharing services, as well as the more traditional sharing of knowledge. Wood Green could be an affordable alternative to Central London, however a much more varied, and high quality office offer is required to achieve this. Alongside the space, there will need to be sufficient infrastructure to attract firms, chiefly this will include the public

realm and leisure improvements to the centre supported in other policies, and by ensuring that high quality internet connections are available.

It is important that this is flexible, to adapt to a range of potentially changing occupants. The most suitable location for a significant step-change in office floorspace in Wood Green will be along Wood Green High Rd, particularly in close proximity to Wood Green Underground station.

There is the potential for this new space to take the form of Grade A office buildings in locations around Wood Green Underground station and potentially along the High Road. Some co-working space may be suitable to complement this use and allow small firms to locate around larger businesses in this area. Some affordable co-working space may be suitable further from the town centre.

#### **“Work space” development**

Co-working, start-up, and grow-on space are forecast to be in significant demand over the plan period. Workspace to accommodate these types of use can take the form of light industrial units, studios, office space, serviced offices and co-working space. These typologies could be located in converted existing buildings, or built anew as part of mixed use developments. The uses will range from B1a-B1c, and will be created principally in the Heartlands area.

It is acknowledged that an element of affordable rental space may be required to support the incubation of small and medium sized businesses. New space will support new business growth, and appropriate move on space will be created to ensure that as far as possible the jobs created by new firms are retained in the local area. It is important that the sizes of new development reflect the spatial needs of firms who will use them. Small units (<100m<sup>2</sup>) will be supported, but it will also be required to provide new spaces for move-on space to accommodate growing firms increasing need for floorspace (100m<sup>2</sup>-500m<sup>2</sup>).



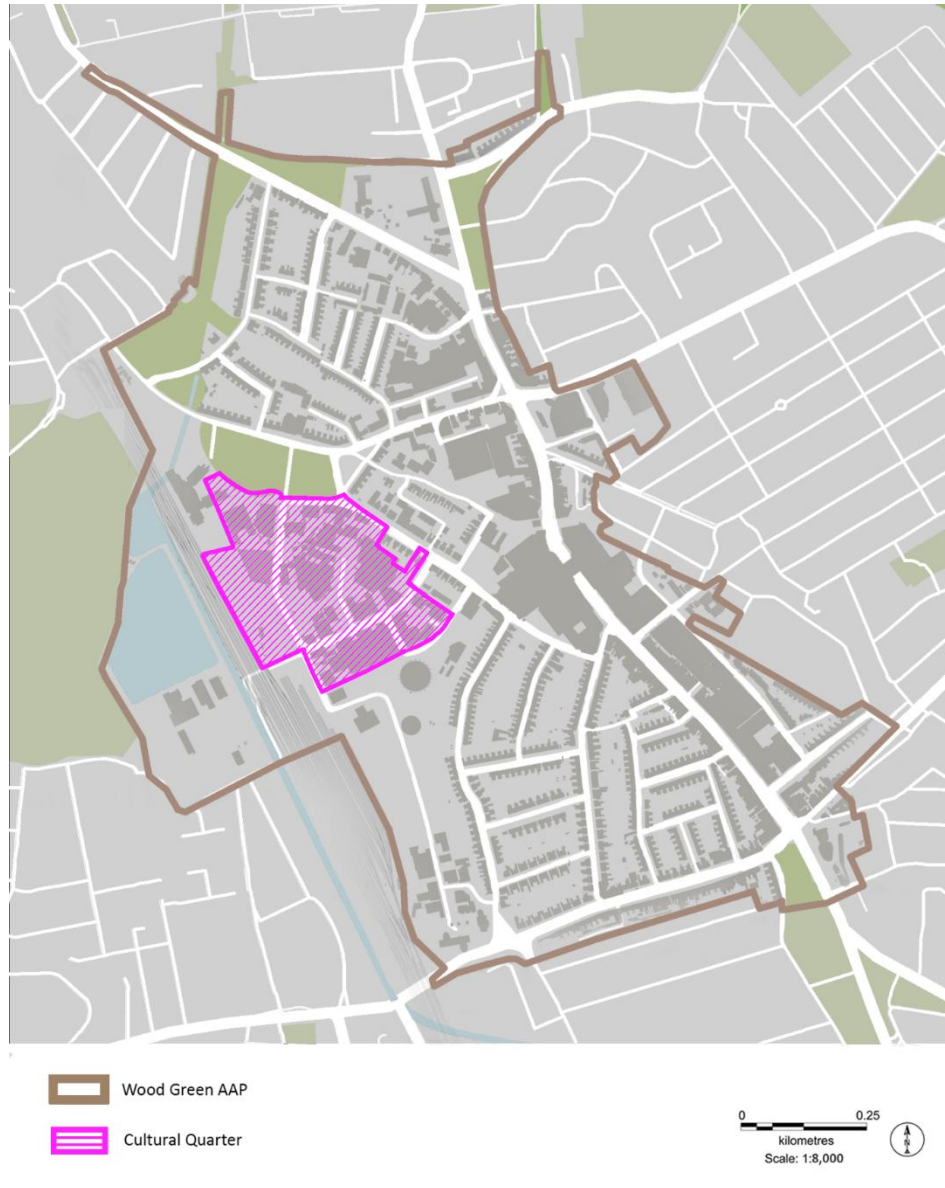
## Policy WG4: Wood Green Cultural Quarter

### WG4: Wood Green Cultural Quarter

1. The Cultural Quarter will be expanded to include the whole greater Coburg Road Area.
2. The Council will support proposals the creation of new floorspace which yields the maximum feasible quantum of culturally-oriented employment floorspace in this area. Proposals will be required to show:
  - A. That a range of sizes and types of business units are being provided across the Cultural Quarter which allow for SME start-up and move-on space;
  - B. That affordable entry-level business floorspace is expanded within the Cultural Quarter;
  - C. That ground floor frontages promote active streetscapes within the area.
3. Site Allocations WGSAs 20, 21 & 22 will create a new piece of public urban realm at the centre of the Cultural Quarter, with active uses surrounding it, which promote and celebrate the sharing of cultural accomplishments of occupants of the area. Proposals for, and adjoining this new piece of urban realm should:
  - A. Be pedestrian-oriented;
  - B. Have active uses on all frontages;
  - C. Provide space for casual interaction at all times of the day;
  - D. Be open into the evening;
  - E. Allow for events which showcase the cultural activities undertaken in the area;
  - F. Provide opportunities for public art;
  - G. Be interconnected, forming part of a network of public spaces in the wider AAP area, with a particular focus on establishing a new north-south link between the Clarendon Rd and Wood Green Common.

### Reasoned Justification

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 will be expanded further to create a balance of homes, jobs, and culture within this regeneration area.



### Fig 7.9: Wood Green Cultural Quarter

Wood Green's Cultural Quarter has an established "maker" economy, and new development has the potential to expand, and proliferate the opportunities for these uses to thrive will support the furthering of cultural output in this area. This will be manifested through the increased availability of differing unit sizes of property at varying degrees of cost, to foster the stable conditions required to establish SMEs, alongside the provision of move-on space as and when these firms grow.

New developments in this area will be expected to be masterplanned to ensure that all developments are complementary, and so that the overall employment offer in the area can be assessed to ensure it is complementary. Levels of affordable, and smaller and larger commercial units will be appraised as applications come forward to ensure that there is a suitable pipeline of supply for both new, small, and growing businesses.

#### **New Public realm**

The new piece of public realm will be a space aimed at creating opportunities for gathering, both informally during the day, and into the evening, enabling people-watching and other activities such as cultural animation programmes, showcasing locally produced goods and artworks, and sharing ideas and knowledge. A mix of food and beverage providers, as well as shops and galleries exhibiting and retailing local produce will showcase the area, and act as a cultural destination complementing Wood Green town centre. The addition of a complementary theatre venue would help to support the establishment of the Cultural Quarter.

#### **New Links**

The extended Clarendon Rd will form the north-south "spine" route through the Clarendon Square development, the Civic Square, Cultural Quarter and Wood Green Common as a new north-south route within the AAP area, complementing the primary north-south route of Wood Green High Rd, and forming an important part of Wood Green's active uses. The new link should take the form of a pedestrian and cycling route with an active non-residential ground floor frontage, but with minimal set-backs. Coburg Rd will be the key east-west route through the Cultural Quarter from the Duke of Edinburgh pub to the Penstock foot tunnel.

## Policy WG5: Wood Green's Urban Design Framework

### WG5: Wood Green's Urban Design Framework

1. Future development should respect the established characteristics of the Character Area that the site exists within.
2. Existing local landmarks and heritage assets and their settings will be enhanced through new development, in line with policy WG7.
3. A generally consistent building line incorporating highly permeable street layout, active frontages, and development which contributes to making a safe environment will be required throughout the AAP area.
4. Blank facades and rear service areas exposed to the public realm will be strongly discouraged.
5. Specific opportunities for improving the urban realm in Wood Green as a whole will be supported, including:
  - A. Shopfronts on terraced properties on Wood Green High Rd as identified in **Fig 7.5** (in Policy WG1) will be protected, and opportunities to enhance their condition supported. Extensions to the front, including awnings will not be acceptable on these properties where it harms pedestrian circulation within the centre.
  - B. Larger town centre developments on comprehensive development sites, as identified in Figure 7.10 should:
    - i. Respect the building line of neighbouring existing retail terraces;
    - ii. Increase pedestrian circulation space on Wood Green High Rd wherever possible;
    - iii. Create new pedestrianised laneways perpendicular to Wood Green High Rd which create linkages to the existing street network;
    - iv. Where tall or taller elements of sites are suitable, establish podiums which respect the character of neighbouring sites.
  - C. Where opportunities for new Laneways are identified in Figure 7.10, uses should be created that make use of the pedestrianised urban realm in front of their active frontages, and benefit the centre's evening economy as per policy WG10.
  - D. Improved East-West connections will be created through the area as identified in Figure 7.10. This will link Noel Park with Alexandra Palace via the new Town Square and Civic Square, incorporating site allocations WGSAs 8, 9, 10, 11, 18, 20, 23, and 26. Developments along this route should ensure:

- i. That active frontages are provided along its entire length;
  - ii. That there is necessary space for pedestrian and cycling along the route;
  - iii. That junctions are pedestrian and cyclist-friendly as a direct route through the Town Centre, including through the new Town and Civic Squares;
  - iv. That the route is legible, with developments that front the route reinforcing the primacy and legibility of the route within Wood Green;
  - v. That surfaces are of a high quality, with consistent materials and treatments used along the route;
  - vi. That where possible opportunities for new planting, and the creation of dwell spaces for visitors to the Town Centre are created;
  - vii. That connections into the borough-wide Green Grid and emerging cycling and pedestrian network are realised.
- E. A new North-South Route will be created through the Heartlands area. This route will link the Mary Neuner Way with Wood Green Common through the new Civic Square, and a regenerated Cultural Quarter, incorporating allocations WGSA 20, 21, 22 and 23. Developments along this route should ensure:
- i. That new bus routes along Clarendon Rd/ Mary Neuner Way can be accommodated;
  - ii. That a new pedestrian and cycling connection is established from the “S-bend” on Mary Neuner Way to Wood Green Common;
  - iii. That junctions along the route are pedestrian and cyclist-friendly so as to create a direct route through the area;
- F. New pieces of urban realm will be created within the centre as set out in Policy WG8.

### Reasoned Justification

Wood Green exhibits a number of issues associated with the layout of sites. These include creating insufficient space for circulation on the High Rd, buildings presenting yard space to pedestrian routes away from the High Rd, blank facades, and having few spaces to dwell within the town centre.



Figure 7.10: Urban Design Framework

**Character Areas: Design considerations**

As identified in section 3, there are 13 “character areas” within the AAP Area. Developments should respond to the characteristics of these areas as identified in this document, and where relevant in the Council’s Urban Characterisation Study.

1. **Civic Centre & Trinity Green:** New development should respect and respond to the character of the open spaces in the area, and more suburban residential blocks which surround them.
2. **High Rd North:** There will be significant change in parts of this area, with an improved impression on arrival created. The rhythm and scale of the retained High Rd terraces and Wood Green Underground station will need to be considered in future development proposals.
3. **Lordship Lane:** This is a secondary route that runs perpendicular to the High Rd; development here should appropriately complement the primacy of the High Rd to the west.
4. **Parkland & Morrison's:** There is an opportunity for significant change to establish a higher density mixed use town centre character, however the residential character of Parkland Rd will need to be maintained, and the heritage significance of the Gaumont Theatre respected.
5. **The Mall & Wood Green Library:** This area will undergo complete transformation, but developments will need to respect the scale and character of the Noel Park Conservation area to the east, and ensure a positive relationship with the Gaumont Theatre is established.
6. **Noel Park:** Opportunities for new development (outside of the Conservation Area) to complement the street layout of this estate will be encouraged. Views of, and access to the town centre from the Conservation Area should be improved wherever possible.
7. **High Rd South:** While there is an opportunity for significant redevelopment on and behind the eastern side of the High Rd in this area, the character of retained retail terraces should be respected by new development. Further new laneways running perpendicular to the High Rd in this area increasing the "depth" of the High Rd will be encouraged.
8. **Turnpike Lane Station, Westbury Avenue, and Ducketts Common:** An opportunity to create improved entrances to the town centre and Ducketts Common from Turnpike Lane Station exists in this area. The setting and rhythm of the existing High Rd terraces, Turnpike Lane station, and Ducketts Common should all be respected in new developments.
9. **Turnpike Lane:** There is little development planned for this area, and any proposals should demonstrate how they complement the existing rhythm of shopfronts, levels of activity, and variety of uses on Turnpike Lane itself.
10. **Wood Green Common:** The character of the Common itself, and local building of merit will need to be respected in the design of new development in this area.
11. **Wood Green Cultural Quarter:** The existing Chocolate Factory building should be the focus around which significant change comes forward in this area. Care to reflect the industrial heritage of the area in new development should be taken.

**12. Clarendon Rd:** This area will undergo complete transformation, but will need to be mindful of the amenity of surrounding residential areas, and views to/from Alexandra Palace.

**13. Parkside Malvern:** This area is and will continue to be residential in character, new development will be limited and should respect the existing context.

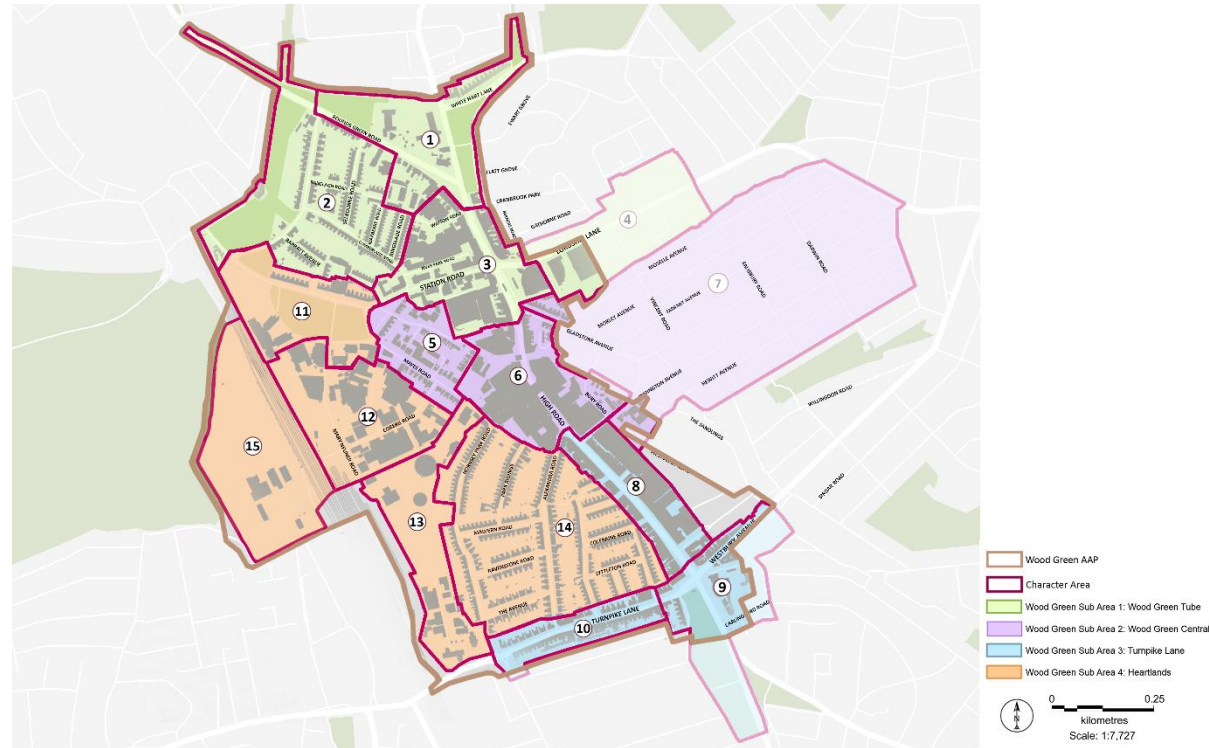


Figure 7.11: Wood Green Character Areas & Sub Areas



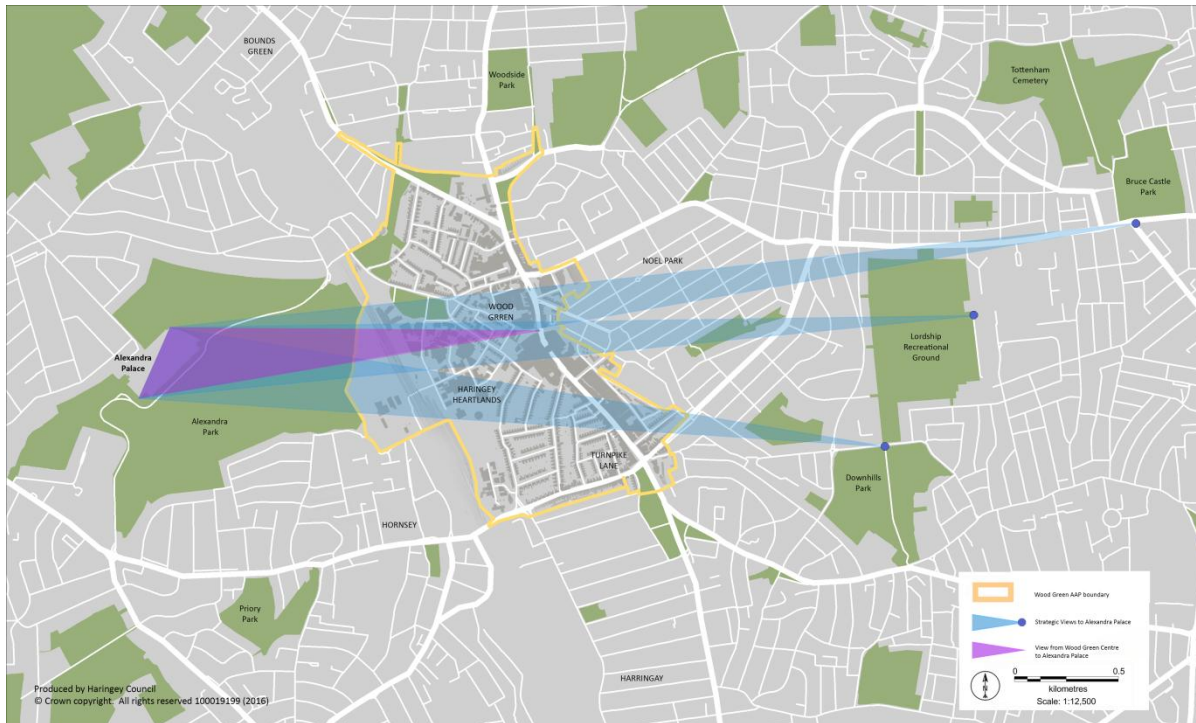
## Policy WG6: Local Tall Buildings and Local Views policy

### WG6: Tall Buildings and Local Views Policy

1. In line with DM6, Wood Green has been identified as being potentially suitable for the delivery of tall buildings. The design of any buildings within this area will be in accordance with the relevant Site Allocation, and proposals should follow the guidance set out in any future Tall Buildings SPD.
2. Where tall buildings are proposed within or adjacent to strategic views, they should seek to manage, and where possible enhance the strategic and/or local views (identified in Figure 7.13) by not obscuring these views and ensuring that all new development works to 'frame' these views where possible.
3. Where feasible and viable, new tall buildings should provide public access to the top floor of the building so that everybody can benefit from the best views created in new developments. Particular consideration in Wood Green should be given to the views west from the public area.
4. A new local view from Wood Green High Road through to Alexandra Palace will be established across the new Town Square.
5. Views across the rail line from Alexandra Palace should be a primary consideration in the location and design of tall and taller buildings in Wood Green, and particularly in the Heartlands sub-area.

### Reasoned Justification

Wood Green, as a Metropolitan Town Centre, identified growth area, and highly accessible area, is identified in the Local Plan Strategic Policies as a suitable location for tall buildings. This is established in the Local Plan: Strategic Policies DPD. Further work has been carried out in the tall buildings SPD which offers guidance on how tall buildings should be designed in the borough.



**Fig 7.12: View Corridors in Wood Green**

The location of viewpoints to the east of Wood Green focusing on views of Alexandra Palace creates a need to design tall buildings very sensitively in the Wood Green Central and Heartlands sub-areas. There is a less constrained (in purely view terms) opportunity for tall buildings in the north of Wood Green, and towards Turnpike Lane Station.

London Plan Policy 7.7 (Part C(h)) states that publically accessible areas should be provided on upper floors, where appropriate. Wood Green lies to the east of Alexandra Palace and the Highgate-Muswell Hill ridge line, affording excellent views there, as well as towards the city, and Docklands. As such publically accessible uses such as cafes, bars, and gathering spaces will be sought where feasible at the top of tall buildings in the area to exploit this, and help fulfil the building's role in contributing positively to the appreciation of variety in Wood Green's urban form.

The new local view of Alexandra Palace from Wood Green High Rd will play a crucial role in drawing the attention of visitors to Wood Green High Rd towards the western extension of the Town Centre towards Heartlands. The view will be established by having restricted heights in the form of the new Town Square to the west of the High Rd, and beyond that the establishment of a new Wood Green open-sided marketplace. Beyond this, development which helps to frame Alexandra Palace will be supported.

**Fig 7.13: 3D Model of view over the market to Ally Pally**

## Policy WG7: Heritage

### WG7: Heritage

1. Existing buildings and open spaces of historic or architectural merit, as set out in Figure 3.8 must be preserved or enhanced and new buildings will be required to demonstrate how they positively reflect this context whilst encouraging high quality, contemporary design responses that achieve optimal regeneration impact. The preservation and improved public understanding of significant archaeological remains affected by development will be required.
2. The historic fabric of the town centre in terms of the architectural, townscape and landscape features should be preserved or enhanced, including making the best use as far as possible in relation to:
  - A. Listed and locally listed buildings and their settings, particularly the listed Gaumont Cinema building in the heart of the Wood Green Central area, and Chocolate Factory building at the heart of the Cultural Quarter;
  - B. Buildings within the Noel Park, Wood Green Common, and Trinity Gardens Conservation Areas, as well as the setting of the adjacent Alexandra Palace and Hornsey Water Works and Filter Beds Conservation Areas;
  - C. Unlisted buildings of historic and architectural merit and of townscape importance within the town centre. These heritage assets are proposed for potential regeneration through re-use and refurbishment and should inform the design of new development and inform wider proposals. These assets are indicated in Figure 3.8.
  - D. The terraces along Wood Green High Rd will be retained as a link to the past, and as a source of small business space which is consistent with Wood Green's cultural heritage.

### Reasoned Justification

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.

The Council is undertaking a review of its local list at the current time, which may add, remove, or change the status of some of the heritage assets listed in Figure 3.8.



Figure 7.14 Heritage Assets

## Policy WG8: Green Grid/ New Urban Spaces

### WG8: Green Grid

All developments in the Wood Green AAP area will be required to respond positively to the creation, optimisation, and implementation of the Green Grid network. Where appropriate, new development will:

- A. Maximise the benefit of amenity from, improve where possible access to, and ensure development is complementary to Wood Green Common and Ducketts Common, to make them better able to serve Wood Green's growing population;
- B. Create an enhanced network of legible, and walkable green links between Wood Green Common, Nightingale and Trinity Gardens, and the New River reserve in the north of Wood Green;
- C. Improve pedestrian and cycling links to, and the overall quality of Belmont Recreation Ground, Alexandra Palace Park, Russell Park, Lordship Rec, White Hart Lane Rec, Woodside Park, and Downhill's Park, with the aim of improving access to a range of types of open spaces in Wood Green.
- D. New public urban spaces will be established and connected, including on the following sites:
  - i. A new Town Square to the west of Wood Green High Rd (WGSAs 8 & 9);
  - ii. A new Boulevard will be developed in the Coburg Rd area (WGSAs 18, 20 & 23);
  - iii. A new piece of urban realm serving as the focal point of an improved cultural quarter (WGSAs 20, 21 & 22);
  - iv. Wood Green bus garage (WGSAs 2, 3 & 4).

### Reasoned Justification

Wood Green has a deficit of urban realm in which people can gather, dwell, and relax at present. The spaces that do exist are often poorly located or orientated, and/or located on the busy High Rd, with little screening from the impacts of heavy traffic. Through redevelopment, new spaces will be created within the centre.

### **A new town square to the west of Wood Green High Rd**

This new Town Square will be a new focal point of the regenerated Wood Green town centre. Located between the High Road and Heartlands, east-west pedestrian and cycling connectivity will need to be incorporated. New retail circuits of the town centre will be facilitated from the Square, including to the north to Station Rd, and Wood Green High Rd at Wood Green Underground Station via WGSAs 7 & 8; and through WGSA 9 south and back onto the High Rd. Views across the square, and the new market located to its west will establish a visual link between Wood Green High Rd and Alexandra Palace for the first time in a generation. There will be a mix of retail and leisure uses surrounding it.

### **A new Boulevard will be developed along Coburg Rd**

This generously proportioned new pedestrian and cycle-oriented route will serve as a focus for the employment uses located on Coburg Rd, from the Duke of Edinburgh pub to the improved Penstock Foot Tunnel. This route will provide an opportunity for active uses on sites WGSAs 17, 20, 23 & 26 to frame the new space, creating a set of active uses along its length. There will be opportunities for new uses to occupy the space within the urban realm, potentially in the form of daily markets or for performance events. The space should change along its length, and be flexible throughout to hold a range of types of events. The key junction on the boulevard will be with the extended north-south Clarendon Rd route, and should be designed to accommodate the ready flow of pedestrians and cyclists navigating through the area, including the use of appropriate waymarking.

### **A new piece of urban realm serving as the focal point of an improved cultural quarter**

This will incorporate a focus for mixed use development around it complementing the new employment uses as part of the redevelopment of the Cultural Quarter. An extended Clarendon Rd North-South route will be established.

### **A new public square at the heart of the Clarendon Square development**

Providing a focus for a mix of uses, including helping to secure the extended north-south Clarendon Rd route, and connection back to the town centre via Brook Road.

### **A new urban courtyard atop a decked Wood Green bus garage**

A new mixed use area including pedestrian routes and a contribution to the Green Links which run through the area.

## Green Grid

Due to the significant need for new housing and employment in Haringey, and Wood Green, delivering new open spaces of a significant scale is not considered realistic. Wood Green 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 those spaces, and improving access to them. Together, these aims will form a green grid of networked, high quality open spaces.

Wood Green's Green Grid will form a part of the Haringey and London wide integrated network of green infrastructure. A network of accessible open spaces linked by footpaths, cycleway and tree-lined avenues is planned. The more built-up character of many of the areas identified as being deficient in access to nature make the reduction of deficiency all the more challenging. Policy WG6 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.

### Fig 7.15 Wood Green's Green Grid

Key routes within Wood Green include the connecting of the High Road with Alexandra Palace Park through the key growth area in the Heartlands sub area. Links to the collection of parks to the east of the AAP area (Lordship Rec, Downhills Park, and Chestnuts Park) will also be improved. An improved set of green links will be established in the north of the AAP area. Existing nearby parks such as Belmont Common, Russell Park, Woodside Park, and the White Hart Lane leisure facility will be better connected, and have their quality improved. Wood Green Common, and Ducketts Common will be improved to act as the key local parks for the metropolitan centre.

The impact of new routes on existing open spaces will be closely managed. The aim of improving pedestrian and cycling connectivity through parks is to enhance and link together existing open space assets and ensure as many people can access them as easily as possible. 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.



## Policy WG9: Community Infrastructure

### WG9: Community Infrastructure

1. In order to meet the needs of Wood Green's growing population:
  - A. A 2 new forms of entry primary school entry will be provided, with the preferred location being an extension to Alexandra Primary;
  - B. A new GP surgery will be provided, with the preferred location being on WGSA 11;
  - C. Proposals which incorporate new leisure uses as part of mixed use developments will be supported.
2. Proposals which affect existing community floorspace will need to identify how the use will be reprovided.
3. D1 uses which help to support the delivery of social infrastructure will be permitted above and behind active frontages on terraced retail properties in the AAP area.
4. All new commercial development will be required to design in and connect up to ultra high speed telecommunications infrastructure.
5. New development will be required to facilitate the development, and ensure connection to the Wood Green Decentralised Energy Network where feasible.

### Reasoned Justification

Wood Green's population is forecast to grow by between 10,000-15,000 people as a result of new development contained in this document. The Council's Development Infrastructure Investment Strategy identifies existing shortfalls in infrastructure in the Borough, and Wood Green, and the following additional infrastructural buildings are considered necessary in order to make development acceptable across the AAP area:

CIL will be collected on all sites where applicable in Wood Green to fund the provision of community infrastructure in the borough.

### Education

The most recent School Place Planning Report identifies no projected additional education need up until 2025. Previous studies, and further long-term modelling identifies that there may be a need for 2 new forms of primary school entry in the greater Wood Green area. On this basis a new 2 form of entry primary school is proposed in the Heartlands area. This site is located in an area which will see a significant uplift in population over the Plan period. There is not forecast to be a requirement for additional secondary school capacity.

At present there are a range of smaller scale community facilities including language collages operating out of offices above terraced retail properties in Wood Green. These form a useful role in the local economy, drawing new people into the centre, and providing local jobs and services for local residents.

### **Health**

The 2016 Infrastructure Delivery Plan Update identified a projected deficit in the Wood Green area totalling 3,755 people due to the anticipated retirement of current single handed GPs. Additionally, new development identified is forecast to increase the population of Wood Green by 10,785. This creates a need for an additional 8 new GPs, 8 new C&E rooms, and 3 new treatment rooms. This equates to a floorspace of approximately 1,000m<sup>2</sup>.

### **Leisure**

The provision of leisure uses within a town centre forms an important part of a Town Centre's overall offer to visitors. Leisure can be used as a wide term and could include commercial town centre facilities including food & drinks, cinemas, bowling alleys, as well as social infrastructure such as gyms, sports courts, and swimming facilities, which could be provided by the public or private sector. The Council is aware of an unmet need for swimming provision in the centre of the borough. The delivery of a new swimming facility will be considered alongside the delivery of other infrastructural priorities in the emerging Development Infrastructure Investment Funding Strategy.

### **Civic facilities**

A new Civic building will be created as a focus for local services and community activities in Wood Green, focused around a pleasant environment, in an accessible location on Coburg Road. This will include new Council offices, a new library, and opportunities for the provision of new flexible community space to reprovide space lost in redevelopments to facilitate regeneration of the town centre.

### **Community space**

There are a number of existing community facilities scheduled for redevelopment in Wood Green. The Asian Centre (WGSA 9), the West Indian Centre (WGSA 27), the Job Centre (WGSA 22), and Wood Green Library (WGSA 8) will all need to be rehoused within the local area. Opportunities for these uses to be provided in new, multifunctional facilities should be explored to ensure that communities' needs will be met in a space-efficient manner, as per Local Plan policy DM49.

A replacement library will be provided within the new Civic building to replace the existing facility on Wood Green High Rd which will be redeveloped as part of the creation of a new Town Square.

### Policy WG10: Improving the Evening Economy

#### WG10: Improving the Evening Economy

1. Development which creates managed leisure and other uses which increase activity and safety in Wood Green town centre during the evening hours will be supported.
2. The 50% minimum requirement for A1 uses on Secondary town centre frontages will be relaxed to 25% in the areas identified in Figure 7.20 where there is a proposal for A3 or A4 uses.
3. New market squares and spaces which provide opportunities for evening uses, potentially on different nights of the week to day-time market uses will be supported.
4. Proposals for evening economy uses must demonstrate that any adverse impacts on neighbouring uses, including residential use (within and around the AAP area) will be appropriately managed by submitting a management strategy with their proposal.

#### Reasoned Justification

Wood Green's economy closes down generally around 7pm, particularly in the areas away from Wood Green or Turnpike Lane underground stations. In addition to adding local population through new housing in the area, changes of use and development of an enhanced set of later-opening uses within the centre will encourage greater visitation by people from within and around Wood Green. A thriving evening economy will also serve to attract a more diverse and prosperous resident base to the area. These will focus around new urban realm locations, so that activity in the evening creates overlooking of public spaces, to improve safety.

The following locations are identified as being appropriate in principle for a greater range of food and drink (use classes A3, A4 and A5), as well as potentially leisure-related uses (use class D2):

- A. Parts of Wood Green North (Station Rd & Vue site);
- B. Terraces of Wood Green;
- C. Laneways running off Wood Green High Rd.



Figure 7.16 Evening Economy Locations

**Management Strategy**

To assist the assessment of proposals, planning applications must include a management strategy that show how the use will operate and how any potential undue impacts can be mitigated (including noise, hours of operation, how customers will be managed when leaving the premises etc). The management strategy must be strictly adhered to [as a condition of the consent] if a proposal for the evening economy use is approved by the Council.

## Policy WG11: Transport

### WG11: Transport

1. Development which enhances pedestrian and cycle access, permeability and facilities, particularly those helping to establish the new principle East-West and North-South pedestrian and cycling routes through the area, will be supported.
2. The appropriate quantity and location of off-street Town Centre parking required within the centre will be delivered in line with the findings of the Transport Study underpinning this plan.
3. New cycle hubs will be established on sites WGSAs 5 & 16.
4. Opportunities to create more bike lockers and hangers through new developments will be supported.
5. All parking spaces for new development will be required to provide electric vehicle charging points
6. Opportunities to improve the layout of junctions should be considered through the transport assessments and designs for new developments. Specific improvements should be considered as part of the designs for the following allocations:
  - i. Junction of Station Rd, Wood Green High Rd, and Lordship Lane, and the issue of rat running along Watsons and Ringslade Rds: WGSAs 2, 3, 4 & 5;

### Reasoned Justification

Improvements to the capacity of the public transport network are required to support the planned developments in Wood Green. Piccadilly line services are relatively infrequent [about 23 trains per hour] compared to the Victoria line [36 tph]. TfL are planning to invest in new signalling and rolling stock which will increase capacity by about 60% from mid 2020s.

Wood Green is well served by bus routes with 12 routes using the High Road alone. As part of the regeneration of Wood Green it is considered worthwhile for TfL to review the bus network to ensure bus services are planned to best meet existing and future demands whilst seeking to minimise the environmental impact on the area's main roads. This may include the diversion of a route along Mary Neuner/Clarendon/ Western Rd to serve the growing population in this area.





Fig 7.17: Current & Future Pedestrian Routes in Wood Green

Fig 7.18 Current & Future Cycling Routes in Wood Green

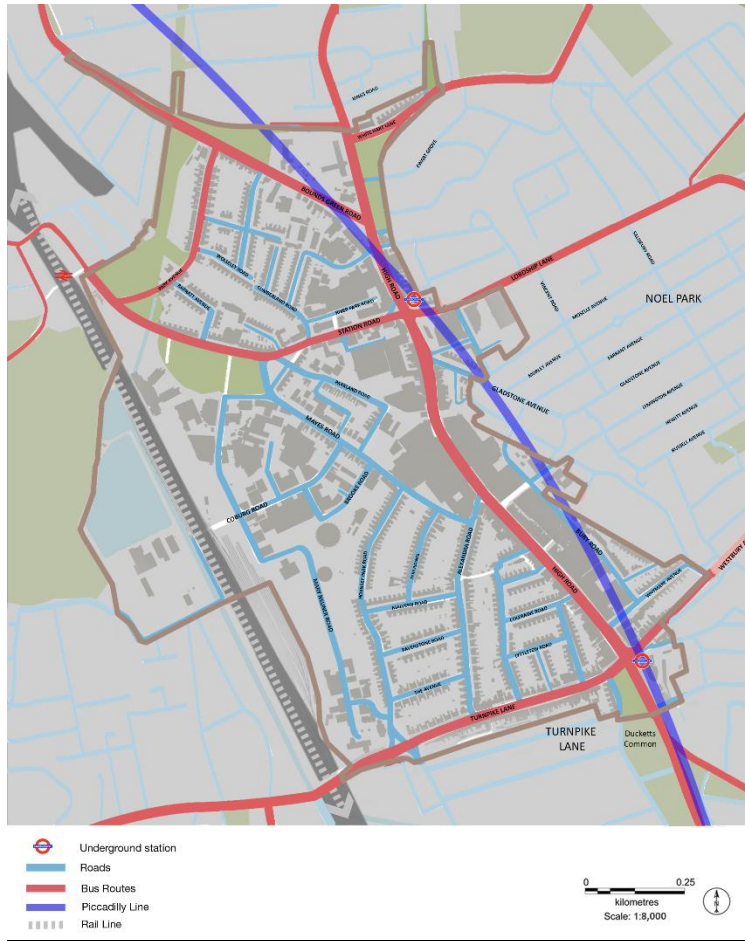






Fig 7.19 Current & Future PT Network in Wood Green

Enhancements to the road network to increase capacity at critical junctions will be necessary to minimise delays to buses and other traffic and to facilitate the development.

### **Parking**

The availability of on and off-street parking is a key element in managing traffic generated by development. The management of this parking is necessary to achieve sustainable regeneration. The Council will be undertaking a transport study to assess the impact on the road network. The study will also include an analysis of parking demand and capacity, to establish the most appropriate levels of off-street town centre parking in Wood Green. At present the majority of town centre parking is on the Morrison's, The Mall, and Bury Rd Car Park sites.

### **Junction Improvements**

A review of the operation of critical junctions in the AAP area will be undertaken by the Council. In addition work will be required to address specific issues of rat running traffic within the AAP area.

### **Cycle Hubs**

Cycle and pedestrian facilities have been improved in recent years as part of urban realm enhancements to the town centre. However, much better access by cycle and foot into and through the area is needed to support sustainable development.

Wood Green and Turnpike Lane stations serve a large catchment, particularly to the east of Wood Green high Rd. The establishing of new cycle hub facilities, including bike storage, repair, and refreshment facilities will underpin local residents' choice to use a bike-to-rail mode of travel.

### **Access for visitors with disabilities**

Wood Green, as a Metropolitan Centre should cater for all local residents, businesses and stakeholders, regardless of their physical ability. While new developments are built to a high standard of accessibility as per building regulations, some older buildings and road treatments are not. The Council will support improvements wherever possible to ensure equality of access around the centre.

## Policy WG12: Meanwhile Uses

### WG12: Meanwhile Uses

The Council will support, through the granting of temporary planning consents, “meanwhile” uses on existing undeveloped parcels of land and 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.

### Reasoned Justification

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 (2026-2035). The Council believes that there are many opportunities for sites to continue to offer an active use throughout the early stages of redevelopment.

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.

## 8. Site Allocations

### Introduction

	Site Ref	Site Name
Wood Green North	WG SA 1	Civic Centre
	WG SA 2	Green Ridings House
	WG SA 3	Wood Green Bus Garage
	WG SA 4	Station Rd Offices
	WG SA 5	Vue Cinema Site
	WG SA 6	Mecca Bingo
	WG SA 7	Morrison's
Wood Green Central	WG SA 8	Wood Green Library
	WG SA 9	The Mall (West Side)
	WG SA 10	The Mall (East Side)
	WG SA 11	Iceland
Turnpike Lane	WG SA 12	Bury Rd Car Park
	WG SA 13	Salvation Army
	WG SA 14	16-54 Wood Green High Rd
	WG SA 15	L/b Westbury & Whymark Aves
	WG SA 16	Turnpike Triangle
	WG SA 17	Turnpike Lane Station
Heartlands	WG SA 18	Bittern Place
	WG SA 19	Land rear of Hornsey Park Rd
	WG SA 20	Coburg Rd North
	WG SA 21	Wood Green Cultural Quarter (South)
	WG SA 22	Wood Green Cultural Quarter (North)
	WG SA 23	Clarendon Road
	WG SA 24	Western Rd Car Park
	WG SA 25	Western Rd Depot
	WG SA 26	L/a Coronation Sidings
	WG SA 27	Clarendon Rd South
	WG SA 28	Hornsey Filter Beds

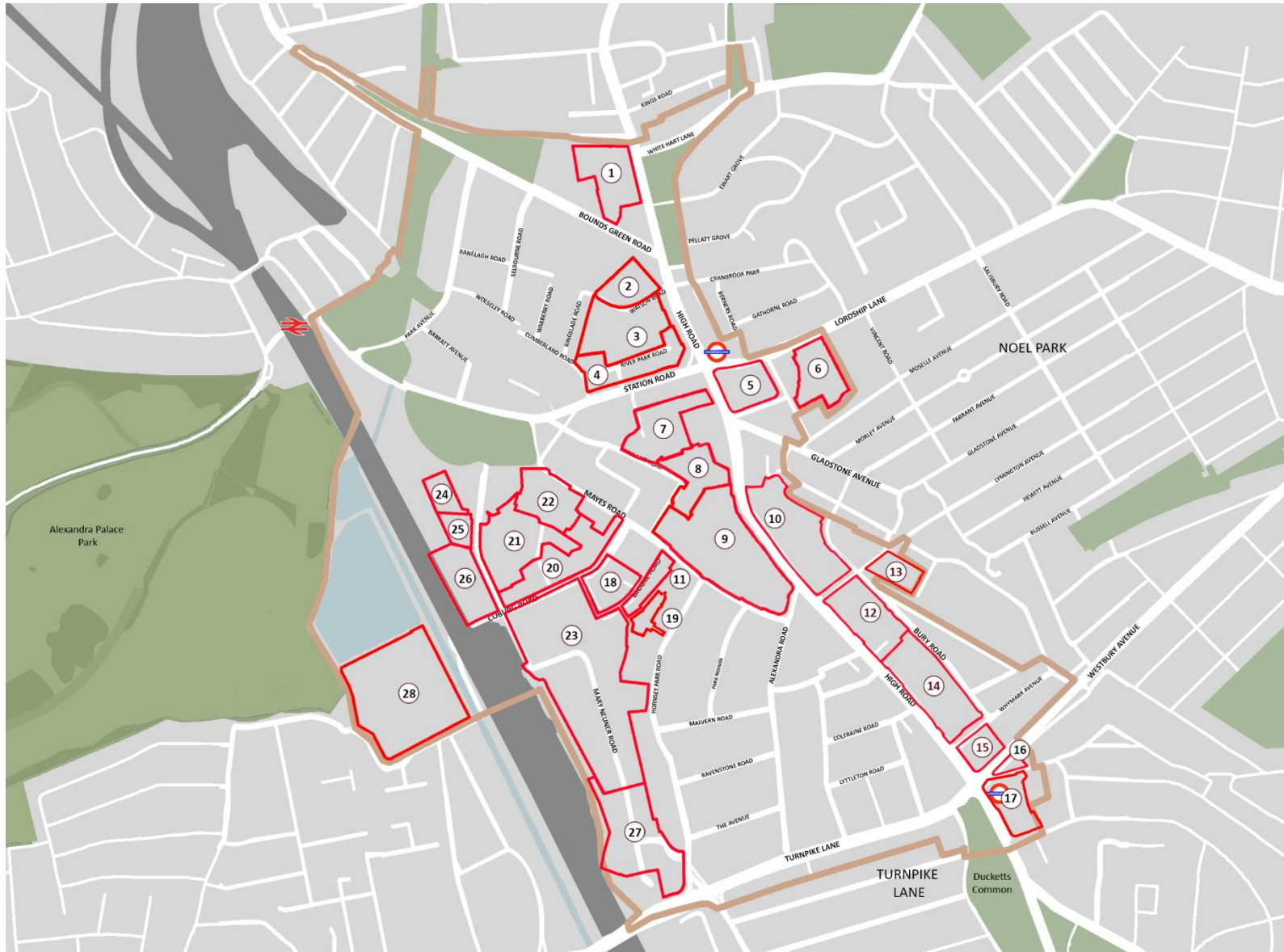


Fig 8.1: Site Allocations

Sites in Northern Wood Green sub-area

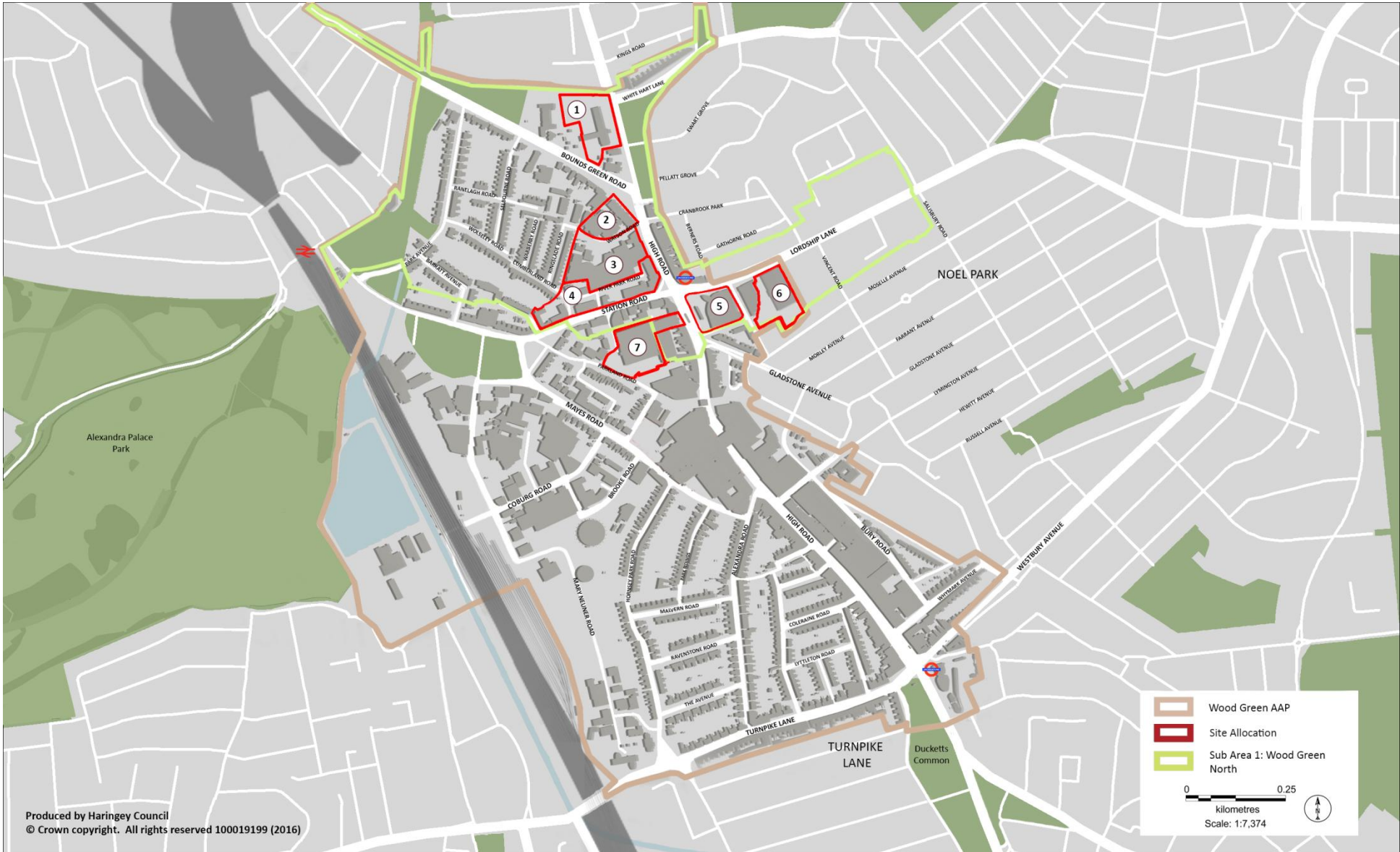


Fig 8.2: Sites in Wood Green North Sub Area

Site Ref	Site name	m <sup>2</sup> employment	m <sup>2</sup> town centre	Net resi units	Other	
					m <sup>2</sup>	Use
WG SA 1	Civic Centre	2,034	-	116	-	
WG SA 2	Green Ridings House	2,721	680	146	-	
WG SA 3	Wood Green Bus Garage	6,630	1,658	237	8,288	Bus Garage, new open space
WG SA 4	Station Rd Offices	4,248	2,124	197	1,062	New Open Space
WG SA 5	Vue Cinema Site	3,077	1,539	99	3,846	Replacement open space, Cycle hub
WG SA 6	Mecca Bingo	4,176	2,088	209	-	
WG SA 7	Morrison's	5,038	2,519	234	1,260	New Open Space
<b>Total</b>		<b>27923</b>	<b>10607</b>	<b>1238</b>	<b>15,655</b>	

**WG SA 1: Civic Centre**

**WG SA 2: Green Ridings House**

**WG SA 3: Wood Green Bus Garage**

**WG SA 4: Station Rd Offices**

**WG SA 5: Vue Cinema Site**

**WG SA 6: Mecca Bingo**

**WG SA 7: Morrison's**

Sites in Wood Green Central sub-area



Fig 8.3: Sites in Wood Green Central Sub Area

Site Ref	Site name	m <sup>2</sup>	m <sup>2</sup> town	Net resi	Other
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		<b>employment</b>	<b>centre</b>	<b>units</b>	<b>m<sup>2</sup></b>	<b>Use</b>
WG SA 8	Wood Green Library	2,100	4,200	195	1,050	Town Square
WG SA 9	The Mall West	6,941	13,883	388	3,471	Town Square
WG SA 10	The Mall East	4,322	8,644	432	-	
WG SA 11	Iceland site	422	422	84	1,689	GP surgery
<b>Total</b>		13786	27150	1099		

**WG SA 8: Wood Green Library**

**WG SA 9: Wood Green Town Centre West**

**WG SA 10: The Mall (east side)**

**WG SA 11: Iceland Site**

## Sites in Turnpike Lane sub-area

INSERT MAP HERE

Fig 8.4: Sites in the Turnpike Lane Sub Area

Site Ref	Site name	m <sup>2</sup> employment	m <sup>2</sup> town centre	Net resi units	Other	
					m <sup>2</sup>	Use
WG SA 12	Bury Road Car Park	3,053	3,053	249	-	
WG SA 13	Salvation Army	735	735	74	735	Place of worship
WG SA 13	16-54 Wood Green High Road	3,849	3,849	420	-	
WG SA 14	L/b Westbury & Whymark Avenue	1,114	1,114	117	-	
WG SA 15	Turnpike Lane Triangle	-	199	41	199	Cycle Hub
WG SA 16	Turnpike Lane Station	835	835	85	8,345	Transport Infrastructure
<b>Total</b>		<b>8851</b>	<b>9050</b>	<b>913</b>		

**WG SA 12: Bury Rd Car Park**

**WG SA 13: Salvation Army**

**WG SA 14: 16-54 Wood Green High Rd**

**WG SA 15: L/b Westbury & Whymark Aves**

**WG SA 16: Turnpike Triangle**

**WG SA 17: Turnpike Lane Station**

## Sites in the Heartlands sub-area

INSERT MAP HERE

Fig 8.5: Site in the Heartlands sub-area

Site Ref	Site name	m <sup>2</sup> employment	m <sup>2</sup> town centre	Net resi units	Other	
					m <sup>2</sup>	Use(s)
WG SA 18	Bittern Place	3,224	806	173	-	
WG SA 19	Hornsey Park Rd Steelyard	1,264	-	72	-	
WG SA 20	Coburg Rd North	5,645	1,411	181	8,467	Boulevard/ Civic Centre/ Library
WG SA 21	Wood Green Cultural Centre (South)	6,826	1,706	341	1,706	Urban realm
WG SA 22	Wood Green Cultural Centre (North)	4,291	-	153	6,436	Access, School expansion
WG SA 23	Clarendon Road	12,210	6,105	1,395	6,105	New Open Space/ Boulevard
WG SA 24	Western Rd Car Park	1,615	-	92	-	
WG SA 25	Western Rd Depot	3,253	-	0	3,253	waste facility
WG SA 26	Land Adjacent to Coronation Sidings	3,020	-	173	-	
WG SA 27	Clarendon Road South	5,623	-	201	8,434	WICC/ Alevi/ ERS
WG SA 28	Hornsey Filter Beds	-	-	304	10,475	Biodiversity/ leisure/ accessibility
<b>Total</b>		46970	10028	3086		

**WG SA 18: Bittern Place**

**WG SA 19: Land rear of Hornsey Park Rd**

**WG SA 20: Coburg Rd North**

**WG SA 21: Wood Green Cultural Quarter (South)**

**WG SA 22: Wood Green Cultural Quarter (North)**

**WG SA 23: Clarendon Rd**

**WG SA 24: Western Rd Car Park**

**WG SA 25: Western Rd Depot**

**WG SA 26: L/a Coronation Sidings**

**WG SA 27: Clarendon Rd South**

**WG SA 28: Hornsey Filter Beds**

**9. Delivery and Implementation**





**Wood Green**

**Strategic Regeneration Framework**

**Appendix 1 – Cabinet January 2018**

## **Foreword from Cllr Joe Goldberg, Cabinet Member for Economic Development, Social Inclusion and Sustainability**

Wood Green is a place bursting with character, full of potential and inspiring people. The area has fantastic strengths, including culture, diversity and a superb location, just minutes from central London. It has shops, restaurants and lots of open spaces, but through a number of consultations, residents have made it clear they want more for Wood Green, and we do too.

In Haringey we need to build well designed neighbourhoods, with mixed and balanced communities that provide high quality homes for residents at all stages of their lives. We also need to create more jobs throughout different levels of income and support our residents to access these opportunities.

As we work towards these aims, it is essential that growth is delivered in a responsible way, in line with the aspirations of the community. As part of this, Haringey has accepted a challenge from Andrew Gould, Chair of the Zero by 2050 Commission, to ensure that the physical and economic regeneration of the borough is low-carbon, environmentally sustainable, low-pollution, and supports green space.

Wood Green is one of the borough's major growth areas and reducing our economy's carbon levels and creating cleaner, greener, more sustainable ways of living and travelling are central to our regeneration proposals.

Informed by feedback from residents, businesses and stakeholders, this document unveils just how this ambitious transformation can be achieved, what our thoughts behind it are and how we, together with the community, can help Wood Green achieve its remarkable potential once more.

The vision is that Wood Green will become North London's most prosperous and sustainable town centre, a beating heart for our economy where an innovative new commercial area in the west of Wood Green complements a revitalised town centre.

Cosmopolitan, dynamic and creative, it will benefit from 6,400 new homes and 4,000 new jobs, outstanding transport links and countless opportunities for new and existing residents and entrepreneurs. The plans will help the area's economy to grow, supporting current businesses – many of whom have shared their regeneration ideas with us – to expand and evolve. Exciting plans will also bring in larger firms that can provide a much-needed boost.

As Wood Green is rejuvenated, people who already live and work here will feel the benefit – from having access to new jobs, training and work experience to enjoying top quality facilities. Better open spaces and green streets will also be created promoting wellbeing and positive mental health.

A better environment, with jobs, homes and a booming economy will be a reality for Wood Green.



## **Wood Green Today**

### Economy

Wood Green is a well-connected Metropolitan town centre, serving as a northern gateway to central London. It will be an Opportunity Area in the next London Plan boasting fast direct links to King's Cross and Moorgate. With Piccadilly Line updates and the potential for a new Crossrail 2 station, Wood Green's accessibility is set to continue improving with links to south west London and beyond.

There are approximately 650 businesses in Wood Green. Approximately half are retail, food and beverage while the third largest area is creative, arts and entertainment, which includes several sole occupants in the Chocolate Factory studios and along Coburg Road. While the number of businesses in Wood Green is steadily growing, the number of jobs has remained relatively static at around 9,000, suggesting that while there are many small businesses and start-ups, larger employers are leaving the area.

The cost of business accommodation is higher in London than many other cities, leading to many businesses in the capital being priced out. With its accessible location, Wood Green has an opportunity to attract these businesses and boost the local economy.

The aim is to deliver a mix of employment spaces, including an increase in the supply of good quality office space, plus workshops and other light industrial space. By using land more efficiently and creating a well-connected and urban location, more workspace and jobs will be available.

### Neighbourhoods/ People

There are approximately 12,000 people living in Wood Green, about 1 in 25 Haringey residents. The area is diverse, brings together a number of different communities, and is home people of many languages and backgrounds.

There are more young people living in Wood Green than the average in Haringey and more than 6% of children in Wood Green live in temporary accommodation. The educational achievement levels of young people in the area are less than the Haringey average, though performance is improving rapidly.

Wood Green has high levels of inequality in terms of skills and income levels. Employment opportunities in Haringey and in Wood Green are limited and the borough has the fourth lowest number of jobs per working age resident of any borough in London. We do have residents who commute to other areas of London into highly paid jobs, but many others are unemployed, or in low-paid and insecure employment.

Much like the rest of London, inequality is stark. Parts of Wood Green are amongst the 20% most deprived areas in England. To the west are neighbourhoods with larger proportions of high income households living in expensive owner-occupied or high rent properties.

Health inequalities in Wood Green are also significant.

### Town Centre

Wood Green is one of London's 13 Metropolitan Town Centres (the second largest category of town centre in the London Plan) and should play a vital role in meeting residents' retail, leisure and civic

needs but it has been in decline for a number of years, with falling trade a result of its limited offer, dated design and the rise of newer alternative London shopping destinations.

The Centre is failing to attract top brands for its retail offer, with little destination appeal. There is also a lack of quality leisure opportunities in the town centre, which can boost footfall. A lack of employment space is exacerbating the loss of the town centre's vibrancy. Other issues include intensive traffic on the High Road, congested pavements, a lack of green infrastructure and poor air quality. Crime and the fear of crime has also been a deterrent to attracting better investment.

Working with innovative social enterprises, we have already taken steps to draw people back to Wood Green, supporting places like Blue House Yard – packed full of creative sellers for five years on an old council car park as it awaits comprehensive redevelopment – and the Green Rooms hotel, which provides a social hub, pop-up food offerings, drinks and entertainment.

## **Community Priorities**

Understanding the needs and aspirations of the community has been central to plans for the future of Wood Green. Between 2015 and 2017 there were three public consultations, and from engagement sessions to questionnaires, community feedback has informed every stage.

We asked residents, businesses and stakeholders what level of regeneration they wanted to see, from rejuvenating the high street to major town centre transformation. The vast majority made it clear that they favoured significant changes. This feedback allowed us to produce our ambitious Area Action Plan – mapping out how a transformed Wood Green may look and feel.

Feedback on our plans showed us exactly what is important to local residents. There is support for replacing the Mall with streets of shops, opening up the town centre, creating better east-west connectivity and expanding the shopping and restaurant offer by bringing in new businesses, while protecting and supporting existing ones. And there is a desire to improve accessibility and outdoor and leisure space. Lots of participants also said they wanted to see more trees and better waste and traffic management, including cycling infrastructure to improve the environment.

One of the biggest issues for residents was a promise from us that the new, better quality housing on offer as part of the plans, would be affordable for those already living in the borough. Residents also want to see adequate social and community infrastructure including schools, health centres and sport and recreation space.

## **Noel Park Big Local**

Noel Park is one of 150 Big Local areas in the UK – each awarded £1million to improve their community with lasting, positive change. Funded by the Big Lottery Fund, it enables people who live and work in the area to act on their own needs to make their areas even better places to live.

The Noel Park group's aim in the next 10 years is to be a great place to live where "everyone comes together and feels proud to belong". Key priorities are: Community hubs & activities (such as a community choir and social events), wider provision for young people, groups for the elderly, environment projects (such as community gardening) and boosting opportunities for local people.

## **Business community**

Wood Green town centre is not attracting shoppers like it used to and is struggling to compete with neighbouring town centres. Residents and businesses agree that significant transformation is required to make Wood Green a prosperous and well used destination and a place where people choose to live, work and spend time.

Members of Wood Green's business community have highlighted their key aims for the future. These include creating a strong and vibrant image for the area, working to reduce crime, and being a voice for businesses in future developments.

This community input and feedback has helped us shape our plans to make Wood Green an ambitious, thriving and welcoming place that works for everyone.

## **Vision**

A busy, vibrant and well-connected part of North London, Wood Green has some brilliant strengths. Our plans recognise this, and identify ways that we can develop and grow even further.

*Our vision is that Wood Green will become North London's most prosperous and green town centre – a place where people can succeed and are proud to live and work. It will combine outstanding and sustainable places for people to shop, socialise and create, with a wide and varied 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 put them into action.*

Based on community feedback, our own Corporate Plan and our Area Action Plan, we have identified the three overarching themes to underpin the sustainable transformation of Wood Green:

### **Opportunities on your Doorsteps**

Increasing employment levels – with increased earnings and educational achievement – is a key aim through this transformation. The plans look to create a greater proportion of jobs in more highly skilled sectors, such as sustainable technology, digital design and skilled/craft manufacturing, while delivering training and support so that our residents can access the range of roles created. Existing businesses will be given better opportunities to grow, and Wood Green will attract new businesses able to thrive in a bustling, rejuvenated, environment.

### **Sustainable Urban Living**

Growth, in line with local ambitions, will be delivered in a responsible manner, ensuring neighbourhoods are affordable, sustainable and appealing. A growing population will be supported by the community and social infrastructure that it needs, with good quality, low carbon neighbourhoods creating a healthy and accessible town centre.

### **Revitalising the Town Centre**

With outstanding connections to the rest of London, people will want to live, work, shop and socialise in Wood Green. The new town centre will be easy to get to, accessible and better connected to the rest of Wood Green and Haringey. From the arts, creative industries, to the market, library, independent restaurants and businesses and provisions for young people, Wood Green's vast and varied culture will be retained and celebrated, so that there truly continues to be something for everyone.

## **Vision for Character Areas**

### **Wood Green North**

Vibrant street cafes and restaurants on Station Road will sit amongst brand new offices, injecting life into the north of the centre. A transport hub, linking Haringey to central London and beyond, it will be the first thing many visitors see as they come into Wood Green, an impressive signal of what the area has to offer. Green links will lead to quieter family areas nearby, connecting residents to a healthier, livelier Wood Green for all to enjoy.

### **Wood Green Central**

Wood Green Mall will be redeveloped to create a new street-based town centre, reconnecting the historical street pattern to ensure a well-connected and lively town centre. A buzzing town square, bustling pedestrianised shopping streets, a market and expansion towards Alexandra Palace will make the centre of Wood Green the go-to destination for north Londoners. Residents will have leisure, employment, shops and entertainment right on their doorsteps, making them part of a lively, flourishing part of the capital.

### **Turnpike Lane**

As new life is breathed into Wood Green High Road, the benefits will run all the way to Turnpike Lane, with wider pavements, pedestrianised walkways, shops and food and drink spots. The aim is that Turnpike Lane will be an extension of Green Lanes with a well-used, safe and active Ducketts Common at the gateway. All kinds of small businesses – including many of those already there – will contribute to the eclectic and inclusive scene.

### **Chocolate Factory and Coburg Road**

A business destination, booming with ideas, creativity and energy will be home to outstanding London artists and makers – a destination for residents and visitors alike. The new Civic Centre will combine office accommodation for Haringey staff and a cultural focus with a new Library and a council chamber which can be used for events and exhibitions. The area will be easy to get to and well connected to the High Road, Station Road and Alexandra Park and Palace where there will be new leisure attractions including water sports and swimming in Palace Ponds.

**Wood Green Objectives:**

Opportunities on your Doorstep	Sustainable Urban Living	Revitalise the Town Centre
Build a bigger Metropolitan Town Centre with more employment space, delivering 4,000 new jobs	Deliver 6,400 new homes for existing and new residents to rent and buy in high quality, characterful neighbourhoods	Secure investment in a well-connected, destination which draws people from Haringey and beyond
Maximise opportunities for local residents through education, training, skills and employment	Invest in social and community infrastructure, including parks and a new library	Celebrate, protect and build on Wood Green's diversity and heritage
Support a business destination with the infrastructure in place for existing businesses to grow and to attract new businesses	Design a healthy and accessible town centre with welcoming spaces where people enjoy spending time	Make Wood Green a destination of choice, with a strong cultural offer both day and night

**Opportunities on your Doorstep: Build a bigger Metropolitan Town Centre with more employment space, delivering 4,000 new jobs**

Offering more, and varied, spaces for workers and thousands more jobs, employment will be at the forefront of our plans for a revitalised and sustainable local economy.

There is a need for a mix of employment spaces, and connectivity between sectors including an increase in the supply of good quality office space, and an ongoing need for workshops and communal/co-working space and other light industrial space. By using land more efficiently and creating a well-connected and urban location, more workspace and jobs will be available. Expanding on what is already great about the area, exciting new businesses of all shapes and sizes will be welcomed, and current entrepreneurs will be able to expand, flourish and grow, resulting in a mixed and resilient town centre economy.

Grade A office space – usually aimed at tech companies, banks and large employers – will make the area around Wood Green Underground Station very desirable for major firms, while the ground floor of Station Road will play host to lively street cafes and restaurants.

A smart town centre will be home to a redeveloped mall, offering quality leisure and shopping options, plus an expanded high street and a series of distinct shopping streets (reinstating the historic east-west connections) which combine higher-end offers with more typical high street brands. Wood Green market traders will get a new space to operate from.

The Chocolate Factory and buildings along Coburg Road are currently home to outstanding individual artists and SME creative industries, and by making this cluster bigger, arts and culture will remain a key part of Wood Green alongside new higher value office space

A new public library and civic centre will be an anchor for the expanded modern town centre. Sensitive redevelopment, with the retention of heritage warehouses, will deliver unique and creative workspaces, with businesses on Coburg Road helping to animate a well-used east-west link.

The southern end of the High Road and Turnpike Lane will retain its historic buildings and small retail units to support the local independent retailers our residents value so much, and core to borough's identity and sense of place.

**Achieving the objective**

- Provide a **range of commercial space** to meet the needs of different business groups including Grade A conventional office; grow-on/move on space; and SME Managed workspace/ co-working as set out in the **Economy and Employment Space Study**
- Increase the amount of employment space for creative industries around the Chocolate Factory and Coburg Road area
- Deliver a **new Civic Centre** with Library providing an anchor in the new employment area
- Develop **Grade A office** space around Wood Green Station to attract major companies and new employers
- To significantly redesign and grow the town centre with a better choice of retail and leisure and strong anchor tenants and make Wood Green a retail and leisure destination

**Opportunities on your Doorstep: Maximise opportunities for local residents through education, training, skills and employment**

At the heart of our ambitions for Wood Green are our residents. This bold transformation has been informed by our conversations with the community, and every change we make is with the aim of creating a thriving place where people can succeed and be proud to live and work.

Education in the borough has progressed in leaps and bounds – and that will continue with increased access to training and support so that Wood Green’s residents can compete in the wider labour market. We will create partnerships with successful local businesses, providing apprenticeships, work experience and job opportunities.

Older residents who want to learn and train will also have access to great opportunities springing from our growing businesses and economy. We are expecting an employment boom in Wood Green, and we want to fill these roles with confident, well-trained local people.

We will work with developers to ensure that construction roles are available for Haringey residents, providing training, skills and support so local residents can access these jobs.

**Achieving the objective**

- Use evidence from the **Economy and Employment Space Study** to develop a strategy to incentivise companies to locate in Wood Green
- Develop programmes and facilities to equip local job seekers with the **skills and confidence** to find work and **access job opportunities** across London
- **Employments and skills training** and **apprenticeship** opportunities to be delivered through **Haringey Employment and Skills Team (HEST)** and **Haringey Adult Learning Service (HALS)**
- Leverage resources to Wood Green through **Developer Contributions** for Employment and Skills Training and support.
- Career development and **work experience** for students attending schools in Wood Green
- **Create partnerships** with successful businesses to provide apprenticeship, work experience and vocational opportunities for local young people, increasing their ability to compete in the wider labour market (i.e. **extend the Tottenham Charter to Wood Green**)
- Ensure that those firms that win major contracts to construct new buildings or deliver contracts and services in Wood Green create **training and job opportunities** for Wood Green residents



**Opportunities on your Doorstep: Support a business destination with the infrastructure in place for existing businesses to grow and to attract new businesses**

*“Innovation depends upon the clustering, diversity & intermixing of people in places”<sup>1</sup>*

The aim here is ambitious – to make Wood Green the most prosperous town centre in North London. From great places to live, to booming businesses; a thriving arts & culture and innovative places to learn, residents and visitors alike will recognise Wood Green as a place of innovative people and places. By protecting existing jobs and creating the conditions for job growth, we are enabling the Town Centre to thrive by improving the day, night and overall economy.

In line with the Economic Development and Growth Strategy, we want to increase employment levels for Haringey’s working age population, increase earnings and improve educational achievement for our residents. The aim is to deliver a better range of jobs, including a greater proportion of jobs in more highly skilled sectors, such as sustainable technology, digital design and skilled/craft manufacturing.

Projections show a need for a mix of employment spaces, including an increase in the supply of good quality office space, and an ongoing need for workshops and other light industrial space. By using land more efficiently and creating a well-connected and urban location, more workspace and jobs will be available.

Existing businesses must be supported, while new office-based businesses will spur higher growth, in particular in the creative, arts, professional, administrative, business services and computing and media areas which are already showing promise here.

**Achieving the objective**

- Support **Wood Green Business Forum** and the **Business Improvement District (BID)** and work together to ensure a **Stronger Business Community** (joint procurement, events, lobby, leadership)
- Engage and **build relationships** with Wood Green’s strategically important and high growth companies - to support their business retention and expansion
- Secure investment to deliver a modern and future proof **high-speed broadband** infrastructure to help generate growth, new tech and creative businesses and jobs and improve internet access to public buildings and spaces
- Support start-ups and local business growth by seeking funding for **training programmes, shop front improvement grants and fiscal incentives**
- Develop a strategy for the **decant and relocation** of directly impacted businesses
- Develop an **Inward Investment Strategy** and work with partners to follow- up inward investment enquiries and leads and to promote Haringey’s offer to **London/UK and foreign investors**

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<sup>1</sup> Richard Florida

**Sustainable Urban Living: Deliver 6,400 new homes for existing and new residents to rent and buy in high quality, characterful neighbourhoods**

Full of life and variety, Wood Green’s new neighbourhoods will go hand in hand with the distinctive character of those that already exist. A choice of good quality, secure, housing options will be available for current and future residents, across a range of tenures and prices.

There will be more genuinely affordable home ownership and a range of affordable rents. This means we can continue to not only build homes, but create welcoming and stable communities that have something for everyone.

As Wood Green develops and grows, responsible energy will be integral to our plans. Buildings will be sustainable, designed and constructed to high environmental standards. New and existing buildings will benefit from improved energy efficiency standards in all of the new and expanded neighbourhoods.

- Trinity Gardens Conservation Area and Wood Green Common Conservation Area are in the original location of the 17<sup>th</sup> century hamlet of Wood Green. The Civic Centre site, to be redeveloped for housing, will provide additional quality family homes in this area.
- Alongside the Victorian and Edwardian terraces of the Parkside Malvern neighbourhood will be Clarendon Square, offering apartments with shared gardens and a public square to complement the expanding and exciting creative industries quarter.
- In the east, Noel Park’s 1883 to 1907-built terraced red brick cottages and villas have an arts and crafts style, which will be honoured and reflected in development sites near the estate and will provide improved links to the high street.
- In the buzzing heart of the revitalised town centre, above the bustling activity of the shopping and leisure spaces, there will be the opportunity to live in taller buildings with stunning views over Wood Green and Alexandra Palace.

**Achieving the objective**

- Develop **well designed** new neighbourhoods that create **mixed and balanced communities** and increased housing choice for people at all stages in their lives.
- Adopt a Design Code for buildings and public realm which recognises the importance of **green infrastructure, living buildings, local play, community growing, wellbeing and mental health**
- **Respect** existing communities with housing commitments to existing tenants set out in the **Estate Renewal and Rehousing Policy (EERRP)**
- Leverage additional funding to **unlock development sites** and **improve existing housing** stock
- Deliver **new supported housing** for the elderly and adults with special needs
- Deliver **Zero Carbon** developments through the delivery of a **Decentralised Energy Hub** and Network
- Work towards **Net Energy Positive Haringey** through carbon positive developments

**Sustainable Urban Living: Invest in social and community infrastructure, including parks and a new library**

As the population in Wood Green rises, so too will provisions for education, health and leisure. There will be a new health centre, a primary school in the Heartlands area, plus places to meet, socialise and worship. We will work with partners to secure supported housing for the elderly and for residents with mental health issues.

Residents can look forward to a new public library, fit for the 21<sup>st</sup> century, packed with books, resources, information and top technology for the digital age and space for performance and exhibitions. This will be part of the new civic centre, where political decisions will be made and most council staff will be based, while weddings, civil partnerships and citizenship services will be held at the beautifully restored Woodside House.

The Wood Green of the future includes plenty of open space, nurturing a healthier and happier environment for residents and visitors alike. Many of our parks, sports grounds and open spaces will be improved, better-designed and linked across the borough as a green infrastructure network.

There is strong support for more opportunities for swimming in Haringey and we will work with partners on the feasibility of opening up the Hornsey Filter Beds for outdoor swimming, as a key move to improve the access to Alexandra Park from the communities to the east.

From sport to recreation, green open spaces can boost feelings of safety and wellbeing, and our green commitment does not stop there. All our future developments will be environmentally friendly, focusing on water efficiency and low carbon levels, for example.

**Achieving the objective**

- **Reduce inequalities** in life expectancy and health outcomes by investing in public health initiatives and a new **Primary Care Health Centre** able to provide care for up to 20,000 patients
- Meet the education needs of the growing population with additional **Primary School** places in school expansion projects, and a sixth form for **Heartlands School**
- Deliver high **quality childcare** for 0 – 5 year olds to give children the best start in life and ensure the foundations are in place for better health and educational achievements throughout their lives
- A replacement **Public Library** and **Customer Service Centre**
- Work with private sector partners to secure **new leisure** activities
- Invest in existing **open spaces** to provide leisure and sport, biodiversity and community growing and create new open spaces
- Work with partners to secure **outdoor swimming** at the Palace Ponds

**Sustainable Urban Living: Design a healthy and accessible town centre with welcoming spaces where people will enjoy spending time**

We want to enhance the general appearance of Wood Green – making it a more attractive place to spend time. Particularly, people want *cleaner, pleasanter streets, street planting, an easier environment for walking and cycling, better pedestrian links and better designed buildings.*

To make Wood Green work for everyone, each aspect of its regeneration needs to be connected. The scale and quality of the plans mean that easy access and movement around town is essential, from highways to cycle and pedestrian routes. Day or night, spaces should feel well-maintained, attractive and safe.

Streets and spaces will play host to a range of activities, and each will have a character that is unique and identifiable to Wood Green.

Meeting the needs of the existing and new communities, from residents with mobility issues to our growing elderly population, streets will be welcoming and accessible. In the future, Wood Green town centre will have a smart, digitally enhanced urban realm which supports residents, businesses and visitors.

A key gateway to Wood Green is Ducketts Common and Turnpike Lane where we will lobby for funding to improve the public realm and open space and work with traders to improve this area.

**Achieving the objective**

- Support **Wood Green Business Forum** and the **Business Improvement District (BID)** to work together to ensure a Better Experience (wardens, crime prevention, resilience training, improve gateways, lighting and shop fronts, additional cleaning)
- Invest in new and improved **streets** and **spaces** which are accessible, welcoming, playful and active, with places to dwell and are designed for all of the community
- Invest in a key **East West** and **North South** Pedestrian and Cycle Routes
- Strengthen the **natural environment** with a connected blue and green network, integrated flood storage and reduced air pollution, noise and improved microclimates
- **Redevelop sites** where buildings create a negative impact on the built environment and invest in **heritage shop fronts** and **heritage buildings**

**Revitalise the Town Centre: Secure investment in a well-connected destination which draws people from Haringey and beyond**

An accessible, lively destination, Wood Green will be a go-to spot for Haringey residents and Londoners from other boroughs alike.

With outstanding connections to the rest of London, our aim is that people will want to live, work, shop and socialise in Wood Green. The new town centre will be accessible and better connected to the rest of Wood Green and Haringey, and routes for sustainable transport such as walking and cycling, and public transport, will make the area easy to visit and navigate, improve the health and wellbeing of Haringey’s residents and reduce car use.

Better links from Coburg Road and Penstock Tunnel to the town centre and improved pedestrian and cycle routes to areas around Turnpike Lane, will create a larger, more inclusive feel to this expanding hub. And connections from Noel Park to Alexandra Palace will provide easy access to the new public and employment spaces planned for the west of Wood Green, plus the area’s popular green spaces.

There are already approved plans for Piccadilly Line upgrades which will deliver faster, more frequent and more reliable journeys with the first new trains serving from 2023, improving access in to and out of Wood Green. We will continue to work with partners to secure Crossrail 2 at Wood Green.

**Achieving the objective**

- Delivery of **Piccadilly Line** investment
- Continue to lobby for **Crossrail 2** that will provide high frequency route linking Seven Sisters and Wood Green and Haringey and Central London, unlocking economic opportunity and town centre development sites
- Lobby Transport for London for **step free access** to Wood Green Station and Turnpike Lane Station and a **low emission bus zone**
- Connect communities, work places and high streets through investment in **healthy streets**, walking and cycle paths to reduce transport emissions
- Improve town centre vehicle **servicing** and Town Centre **parking** levels to be optimised
- More **electrical vehicle charging points** to improve air quality and noise for businesses and residents

**Revitalise the Town Centre: Celebrate and build on Wood Green’s heritage and diverse communities**

We, like our residents, are incredibly proud of the culture, diversity and heritage that runs through Wood Green’s veins. People from all backgrounds, ethnicities and religions call this place home, and we want that to continue far into the future.

Residents and visitors alike come to Wood Green and nearby Green Lanes for incredible Turkish food, while the market in the Mall is vital to the fabric of the area with produce available from across the globe— something residents made clear in consultations. Our long-term plans are ambitious, and we will be bringing existing market traders with us with a brand new high quality market. Further steps to support small businesses that the community have told us they value, are also in our plans.

A huge asset for Wood Green is its wealth of community space – something we are committed to protecting and promoting. Our heritage will be key as we move forward, and will be showcased and celebrated -Alexandra Palace, with its unbeatable views, and Noel Park’s unique garden city prototype, the Gaumont Palace and heritage shop fronts, are all to be invested in.

Healthy, happy communities will help Wood Green to flourish. By increasing social and business connections, supporting social enterprise and support between communities we will make an even more inclusive neighbourhood, that every resident can truly feel part of.

A new market and library, improved open spaces and protection for small and independent retailers will mean the area will retain its variety and charm.

There is a large and growing community of social enterprise in Wood Green and by supporting these we will provide a more inclusive employment offer for residents. Social enterprise provides opportunities for the community to learn new skills, be leaders and deliver tangible and sustainable change. As we take the lead on boosting social enterprise in the area, we will also give the community the tools to support this growth themselves.

**Achieving the objective**

- **Support community groups** which may be affected by the redevelopment
- Develop a new **high quality market** in the town centre for existing market traders.
- Support local artists and artisans in the Chocolate Factory and buildings along Coburg Road and secure **affordable workspace**
- Support local **independent business** for example Turnpike Lane traders
- Work with local organisations/ groups and partners to **build capacity** within the community to enable **community led** and deliverable sustainable and tangible **socio economic change**

### **Revitalise the Town Centre: Make Wood Green a destination of choice, with a strong cultural offer both day and night**

From the established to hidden gems - Alexandra Palace, Cinemas, independent traders, plenty of restaurants and great transport links - Wood Green has a lot to offer. In recent years the footfall on the high street has decreased; by expanding the retail offer – improving the mix and quality of shops, restaurants and cafes, while retaining existing businesses bursting with character – Wood Green has the potential to be a major destination.

Current businesses have the opportunity to be actively involved in the transformation. Haringey will work with traders and independents in the town centre to improve their Victorian shop fronts and help will be available to help smaller firms expand. During the development, Wood Green's current terraced shops will remain the same size, protecting opportunities for smaller firms.

Music has a strong history and reputation in the borough, the area around the Chocolate Factory and Coburg Road is already home to talented musicians and their studios, and with new music venues planned across the town centre, Wood Green's rich musical heritage will continue to draw audiences from across the UK and beyond.

Haringey is part of a world city renowned for its arts & culture bringing considerable social and economic benefits to the borough and beyond. Haringey is a place of huge diversity and of great opportunity built on a dynamic history and flourishing communities. With our potential for growth, we are the future of London.

Not only integral the local economy, culture plays a vital role in the borough's sense of place, wellbeing, cohesion and identity. Through a strengthened cultural offer achieved through working closely with existing and new businesses and residents will ensure that Wood Green remains a place that individuals feel connected to – a place that everyone can call their own.

#### **Achieving the objective**

- Support **Wood Green Business Forum** and the **Business Improvement District (BID)** and work together to ensure a **Better Image for Wood Green**
- Ensure a **better choice** of retail and leisure which meets the needs of the current customer base and attracts people from outside its current catchment
- Improved leisure and upmarket retailers and destination brands to **drive footfall**
- Support existing **cultural spaces** and identify new locations for performance and events and ensure that culture is accessible to all
- Animate **streets and spaces** through music and performance
- Draw more people to Coburg Road and the Chocolate Factory buildings through **wayfinding, signposting and art trails**
- Deliver meanwhile uses to **activate underused spaces** and create opportunities for local people, artists and creatives to test their ideas
- Encourage innovative approaches to encourage visitors to **Alexandra Palace** to also spend time in Wood Green

## **Delivery**

The Strategic Regeneration Framework sets the strategic direction for the regeneration of Wood Green, providing a vision and set of objectives which brings together the council, residents, businesses and partners in a shared goal for the future of Wood Green.

Haringey has developed a Development Infrastructure and Investment Funding Study which will set out projects and priorities for the short, medium and long term.

Haringey will influence delivery by proactively intervening in the market and by providing confident place leadership. Priorities for the programme will be set out in a Delivery Plan, to be updated on an annual basis.



## Strategic Context

**Haringey Corporate Plan (2015 – 2018):** This document sets out an agreed vision to work with communities to make Haringey an even better place to live, by encouraging investment and creating opportunities for all to share in. The plan focuses on two areas, Wood Green and Tottenham, where need and opportunity are greatest. The plan is to deliver new homes and a rejuvenated town centre in Wood Green, with a commitment that people and businesses benefit with improved education and employment prospects, better housing, better health and a greater say in the decisions that affect them.

**Haringey Economic Development and Growth Strategy (2015):** This strategy sets the direction for Haringey's economic development and growth over the next five years: enhancing our talent base, growing our businesses and developing our infrastructure. The strategy focusses on addressing all areas where Haringey has a particular need to improve or a chance to grow and lead. The Strategy recognises that there is a strong risk of decline in Wood Green town centre, and calls for the restoration of the area's status as a key destination and the development of a Business Improvement District, further supporting the town centre's economic health.

**Zero Fifty Commission (2017):** The new Mayor of London has stated his ambition for London to be zero-carbon by 2050. Haringey is clear in its determination to take a lead among London boroughs in delivering that vision. An independent panel has put forward a set of recommendations, approved at Full Council on 4 December 2017, to inform decision making in the delivery of the major development and regeneration programmes in the borough, most notably in Tottenham and Wood Green. The Commission includes practical but ambitious recommendations including themes such as Mental Health and Physical Wellbeing, Climate Change, Carbon Reduction, Waste and Recycling, Clean Technology, New Build and Retrofit and Transport and Connectivity.

**Housing Strategy:** The Housing Strategy deals with housing need, supply and the approach to quality and management of existing and new housing stock. Wood Green is identified as a priority area for regeneration and growth. Haringey has recently adopted a revised Estate Renewal Rehousing and Payments Policy (ERRPP) which provides a set of commitments to residents whose properties will be demolished as part of a renewal scheme, including a guaranteed right to return to a replacement home in the new development. The ERRPP will be extended to housing association tenants in Page High and Sky City at the point which the scheme to develop the Mall is brought forward.

**The draft London Plan (2018):** The draft London Plan (2018) identifies Wood Green as an Opportunity Area and one of 14 Metropolitan town centres. The plan sets out the aim of creating a revitalised employment-led Metropolitan town centre. The area benefits from excellent and improving - subject to confirmation of Crossrail 2 coming to the area - public transport connections and capacity, which make Wood Green an ideal location for growth in employment and service provision to serve the central portion of north London. Key sites are identified which will deliver an expanded employment, retail and leisure offer, as well as new homes.

**Local Plan:** Wood Green is a Growth Area in The Local Plan: Strategic Policies (2013), and is the second major regeneration priority area in Haringey's Corporate Plan. The Area Action Plan (AAP) will set out a framework for delivering new jobs and new homes. The AAP is being prepared in order to ensure that the scale of development and change proposed for Wood Green through to 2026 and beyond is positively managed and guided by a planning framework. It aims to ensure that investment decisions meet the aspirations of the local community and the council for the area as a whole, as well as specific places and locations within it.

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**Wood Green**

**Three Year Delivery Plan**

**Appendix 2 – Cabinet January 2018**

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## Document Structure

1. Introduction
2. Achievement to Date
3. Vision and Objectives
4. Delivery Plan Projects
5. Programme Funding
6. Communication, Consultation and Engagement
7. Monitoring including Annual Review

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## 1. Introduction

The Strategic Regeneration Framework sets the strategic direction for the regeneration of Wood Green, providing a vision and set of objectives which brings together the council, residents, businesses and partners in a shared goal for the future of Wood Green.

Haringey has developed a Development Infrastructure and Investment Funding Study which will set out projects and priorities for the short, medium and long term.

Haringey will influence delivery by proactively intervening in the market and by providing confident place leadership. Priorities for the programme will be set out in a Delivery Plan, to be updated on an annual basis.

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## 2. Achievement to Date

<p><b>Sep 2014</b></p> <ul style="list-style-type: none"> <li>£4.2m Wood Green Town centre Improvement Programme commenced</li> </ul> <p><b>March 2015</b></p> <ul style="list-style-type: none"> <li>£18.8m Heritage Lottery Funding secured for Alexandra Palace East Wing restoration project</li> </ul> <p><b>May 2015</b></p> <ul style="list-style-type: none"> <li>£300k High Street Funding approved for Station Road Revival Project</li> </ul> <p><b>June 2015</b></p> <ul style="list-style-type: none"> <li>Wood Green's Future consultation launched</li> </ul> <p><b>September 2015</b></p> <ul style="list-style-type: none"> <li>Wood Green Business Forum established</li> </ul> <p><b>December 2015</b></p> <ul style="list-style-type: none"> <li>Small Business Saturday town centre event</li> </ul>	<p><b>January 2016</b></p> <ul style="list-style-type: none"> <li>Works start on Alexandra Palace East Wing restoration project, total value £26.7m</li> </ul> <p><b>February 2016</b></p> <ul style="list-style-type: none"> <li>Wood Green's Future Issues and Options Report consultation launched</li> </ul> <p><b>May 2016</b></p> <ul style="list-style-type: none"> <li>The Green Rooms Hotel opens</li> </ul> <p><b>July 2016</b></p> <ul style="list-style-type: none"> <li>Love Wood Green Shop Wood Green town centre event</li> </ul> <p><b>September 2016</b></p> <ul style="list-style-type: none"> <li>Chocolate Factory 3 opens for Collage Arts artists on top floors of 40 Cumberland Road</li> <li>£280k London Regeneration Funding approved for Wood Green Works at 40 Cumberland Road</li> </ul> <p><b>October 2016</b></p> <ul style="list-style-type: none"> <li>Wood Green BID Steering Group launch campaign to start a Business Improvement District (BID).</li> </ul>	<p><b>December 2016</b></p> <ul style="list-style-type: none"> <li>Myddleton Road Wins Best High Street Award</li> <li>Small Business Saturday town centre event</li> </ul> <p><b>March 2017</b></p> <ul style="list-style-type: none"> <li>AAP Preferred Option consultation from February to April 2017</li> </ul> <p><b>June 2017</b></p> <ul style="list-style-type: none"> <li>Blue House Yard Opens, XX tenants, YY jobs</li> </ul> <p><b>July 2017</b></p> <ul style="list-style-type: none"> <li>Wood Green Works workspace operator contract awarded to NWES</li> </ul> <p><b>October 2017</b></p> <ul style="list-style-type: none"> <li>Shine Cafe crowdfunding campaign raises £30k for Turnpike Lane project</li> <li>Five Guys opens in Wood Green</li> </ul>
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### 3. Vision and Objectives

Wood Green will be north London’s most prosperous and 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.

Opportunities on your Doorstep	Sustainable Urban Living	Revitalise the Town Centre
Build a bigger Metropolitan Town Centre with more employment space, delivering 4,000 new jobs	Deliver 6,400 new homes for existing and new residents to rent and buy in high quality, characterful neighbourhoods	Secure investment in a well-connected, destination which draws people from Haringey and beyond
Maximise opportunities for local residents through education, training, skills and employment	Invest in social and community infrastructure, including parks and a new library	Celebrate, protect and build on Wood Green’s diversity and heritage
Support a business destination with the infrastructure in place for existing businesses to grow and to attract new businesses	Design a healthy and accessible town centre with welcoming spaces where people enjoy spending time	Make Wood Green a destination of choice, with a strong cultural offer both day and night



#### 4. Delivery Plan Priorities

<b>Opportunities on your Doorstep: Build a bigger Metropolitan Town Centre with more employment space, delivering 4,000 new jobs</b>			
<b>Project</b>	<b>Description</b>	<b>Partners</b>	<b>Outputs</b>
<b>Economy and Employment Space Study</b>	Research setting out supply and demand for employment space in Wood Green including Grade A conventional office; grow-on/move on space; and SME Managed workspace/ co-working	Businesses Social Enterprises Local collages/6 <sup>th</sup> Forms Local arts orgs/CCIs	<ul style="list-style-type: none"> <li>• Economy and Employment Space Study</li> <li>• Business Map and Directory</li> <li>• Employment Space Typology Book</li> </ul>
<b>New Jobs</b>	Work closely with landowners and developers to ensure site schemes have adequate provision of employment space.	Landowners Developers	<ul style="list-style-type: none"> <li>• Commercial space to be secured in sites brought forward for development.</li> </ul>
<b>Chocolate Factory/ Coburg Road Framework</b>	To secure workshop space for new creative industries alongside the retention of some of the existing established businesses.	Businesses Landowners GLA	<ul style="list-style-type: none"> <li>• Urban Design Framework co-produced with existing landowners and businesses</li> </ul>
<b>Business Relocation Strategy</b>	Engage and build relationships with Wood Green's strategically important and high growth companies - to support their business retention and expansion	BID/ Business Forum London and Partners GLA	<ul style="list-style-type: none"> <li>• Networking events</li> <li>• Signposting</li> <li>• Businesses safeguarded TBA</li> <li>• Businesses moving to bigger office TBA</li> </ul>
<b>Wood Green Town Centre Masterplan</b>	To significantly grow the town centre by redeveloping the Mall and adjacent sites with a better choice of retail and leisure and strong anchor tenants to make Wood Green a retail and leisure destination	Capital and Regional Metropolitan Housing Businesses Market Traders Residents	<ul style="list-style-type: none"> <li>• Homes TBA</li> <li>• Employment space TBA</li> <li>• Businesses safeguarded TBA</li> <li>• New Town Square</li> </ul>

<b>Opportunities on your Doorstep: Maximise opportunities for local residents through education, training, skills and employment</b>			
<b>Project</b>	<b>Description</b>	<b>Partners</b>	<b>Outputs</b>
<b>An employment and skills strategy</b>	Develop programmes to equip local job seekers with the skills and confidence to find work and access job opportunities across London	HEST HALS GLA Developers	<ul style="list-style-type: none"> <li>• Wood Green Skills Hub</li> <li>• Increased job entries</li> <li>• Increase in sustained employment</li> <li>• Adults improve skills by at least one NVQ level</li> <li>• Reduction in unknown post 16 destinations</li> <li>• Increase in residents qualified to Levels 3 and 4</li> <li>• Number of students accessing careers advice</li> </ul>
<b>Education and learning infrastructure</b>	Work with existing and new schools and institutions to ensure space is available for delivery of high- quality provision from ages age 0-25 in line with increasing population of Wood Green.	DfE/ Education Funding Agency Head teachers and governors	<ul style="list-style-type: none"> <li>• Engagement and participation programme for schools</li> <li>• New resources secured for schools</li> <li>• Wider use of school buildings to improve the offer to local residents</li> </ul>
<b>Securing Social Value</b>	Ensure that firms that win major contracts to construct new buildings or deliver contracts and services in Wood Green create training and job opportunities for residents	Businesses Landowners Schools Voluntary/ third sector	<ul style="list-style-type: none"> <li>• Apprenticeships for residents TBA</li> <li>• Work experience for residents TBA</li> <li>• Career talks in local schools TBA</li> <li>• Volunteer days TBA</li> </ul>
<b>Wood Green Charter</b>	Create partnerships with successful businesses to provide apprenticeship, work experience and vocational opportunities for local young people, increasing their ability to compete in the wider labour market	Businesses Landowners Schools Voluntary/ third sector	<ul style="list-style-type: none"> <li>• Consider extension of Tottenham Charter</li> <li>• Apprenticeships for residents TBA</li> <li>• Work experience for residents TBA</li> <li>• Career talks in local schools TBA</li> </ul>
<b>Construction jobs and apprenticeships</b>	Work with partners and developers to establish a resource to train local people for employment opportunities which arise from developments.	HALS HEST Developers GLA	<ul style="list-style-type: none"> <li>• Lever funding for skills and training through s106</li> <li>• Secure site</li> <li>• Training and skills courses/ programme</li> </ul>

**Opportunities on your Doorstep: Support a business destination with the infrastructure in place for existing businesses to grow and to attract new businesses**

Project	Description	Partners	Outputs
<b>BID Project – Stronger Business Community</b>	<b>Stronger Business Community</b> (joint procurement, events, lobby, leadership) <b>Subject to “yes” vote for BID in March 2018</b>	BID/ Business Forum TfL GLA Business Alliance	<ul style="list-style-type: none"> <li>• On street warden scheme</li> <li>• Crime information sharing app and website</li> <li>• Plants and flowers in Wood Green and Turnpike Lane stations</li> <li>• Competitions for shopfront improvements</li> <li>• #LoveWoodGreen PR Campaign</li> </ul>
<b>Business Support Package</b>	Support start-ups and local business growth through training programmes, capital improvement grants and fiscal incentives	BID/ Business Forum London and Partners GLA	<ul style="list-style-type: none"> <li>• Networking events TBA</li> <li>• Signposting</li> <li>• 4 Training events</li> <li>• Grants/ fiscal incentives TBA</li> </ul>
<b>Wood Green Works</b>	Co working hub and managed workspace at 40 Cumberland Road	GLA NWES Collage Arts	<ul style="list-style-type: none"> <li>• Training/ capacity building events</li> <li>• 10 jobs created</li> <li>• 40 Cumberland Road frontage improved</li> <li>• 60 businesses supported,</li> <li>• 4 cultural or other public events held</li> <li>• Increase in footfall by 500 people per week</li> <li>• 2890sqm of commercial workspace created, improved or secured.</li> </ul>
<b>High-speed Broadband</b>	Secure investment to deliver a modern and future proof <b>high-speed broadband</b> infrastructure to help generate growth, new tech and creative businesses and jobs and improve internet access to public buildings and spaces	Service providers	<ul style="list-style-type: none"> <li>• Outcome of 6.5M bid to DCMS to implement ultra-fast broadband scheme within Haringey.</li> <li>• Secured investment for high-speed broadband to be promoted to attract Grade A office space use.</li> </ul>
<b>Inward Investment Strategy</b>	Develop an <b>Inward Investment Strategy</b> . Work with partners to follow- up inward investment enquiries and leads and to promote Haringey’s offer	BID/ Business Forum London and Partners GLA	<ul style="list-style-type: none"> <li>• Inward Investment Strategy</li> <li>• Wood Green events/ visits/ tours</li> <li>• Attendance at industry facing events</li> </ul>

<b>Sustainable Urban Living: Deliver 6,400 new homes for existing and new residents to rent and buy in high quality, characterful neighbourhoods</b>			
<b>Project</b>	<b>Description</b>	<b>Partners</b>	<b>Outputs</b>
<b>Resident engagement in place-shaping</b>	Provide opportunities for residents and businesses to give their views, tell their stories and design the neighbourhoods and town centre, and shape the services and policies	Residents Businesses Schools Voluntary/ third sector	<ul style="list-style-type: none"> <li>• Community Engagement and Participation events</li> <li>• Participatory Evaluation</li> <li>• Plan in place for involving hard to reach groups and children/ young people</li> <li>• Design training for local people</li> </ul>
<b>Wood Green Area Action Plan (AAP)</b>	Planning Policy setting out spatial policies for Wood Green	Residents Businesses Landowners Statutory Partners	<ul style="list-style-type: none"> <li>• AAP Reg 18 Consultation Draft AAP</li> <li>• Examination in Public</li> <li>• Adoption</li> </ul>
<b>Wood Green Design Guide</b>	Architectural and public realm design guide for Wood Green to implement Streetscape Design Guide issues of 'accessibility for all' and 'places for people'.	Landowners Business Forum/ BID Residents	<ul style="list-style-type: none"> <li>• Wood Green Design Guide</li> <li>• Community Engagement and Participation</li> <li>• Evidence base for Area Action Plan (AAP) or Supplementary Planning Guidance (SPG)</li> </ul>
<b>New Homes</b>	Work closely with landowners to bring forward sites for mixed use including housing	Landowners	<ul style="list-style-type: none"> <li>• 500 units by the end of the Year 3</li> <li>• Lever in Housing Grant to unlock more affordable homes</li> </ul>
<b>Work with Existing Housing Association Tenants</b>	Communication and engagement with Sky City and Page High tenants as schemes come forward	Tenants Sanctuary Metropolitan HG	<ul style="list-style-type: none"> <li>• Community Engagement and Participation</li> <li>• The Estate Renewal Rehousing and Payments Policy (ERRPP) to be extended to housing association tenants living on the Page High and Sky City estates at the point which the scheme to develop the Mall is brought forward.</li> </ul>
<b>Supported Housing and Social Day Care</b>	Work with health commissioners to support better mental health outcomes through provision of supported housing, Social Day Care services and the reprovision of the Centre for Mental Health.	NHS CCG Public Health	<ul style="list-style-type: none"> <li>• Reprovision of the Centre for Mental Health</li> <li>• Support the development of Haringey's Health and Wellbeing Strategy 2018-2021</li> <li>• More residents, children, young people and adults, will have good mental health and wellbeing</li> </ul>
<b>Decentralised Energy Network</b>	Secure a site for the Decentralised Energy Centre (DEC) in Wood Green	Landowners	<ul style="list-style-type: none"> <li>• Business case for DEN in Wood Green to be developed and decision from Cabinet.</li> <li>• Secure site for energy centre</li> </ul>

<b>Sustainable Urban Living: Invest in social and community infrastructure, including parks and a new library</b>			
<b>Project</b>	<b>Description</b>	<b>Partners</b>	<b>Outputs</b>
<b>Health Centre</b>	Development of health infrastructure including GP surgeries and Neighbourhood Health centres and a dental surgery.	NHS CCG Public Health	<ul style="list-style-type: none"> <li>• Increase primary care access</li> <li>• Single point of access to integrated health and social care services</li> <li>• Better wellbeing and mental health</li> <li>• Increased physical activity levels</li> </ul>
<b>New Council Accommodation Building</b>	New civic building comprising replacement Library, Children’s Library, Customer Service Centre, Democratic Space/ Council Chamber and back office function	Staff Service Users Residents Businesses	<ul style="list-style-type: none"> <li>• Decision on site and delivery route in early 2018</li> <li>• Stakeholder Engagement</li> <li>• Design Development Stages</li> </ul>
<b>Alexandra Park</b>	Phase One investment in Alexandra Park (Wood Green end) dependent upon securing a new direct route into the Park and outdoor swimming at the Palace Ponds	Alexandra Palace Residents Businesses Friends of Parks	<ul style="list-style-type: none"> <li>• Vision/ Objectives/ Masterplan/ Agreed with Stakeholders</li> <li>• Design Development/ Stages</li> <li>• Delivery</li> </ul>
<b>Ducketts Common</b>	Phase One investment in northern end of Ducketts Common to improve amenity, safety and include play space for under 5s.	Residents Businesses Friends of Parks	<ul style="list-style-type: none"> <li>• Vision/ Objectives/ Masterplan/ Agreed with Stakeholders</li> <li>• Design Development/ Stages</li> <li>• Delivery</li> </ul>
<b>Wood Green Common and Barratt Gardens</b>	Phase One investment in “open space arc” starting with Wood Green Common and Barratt Gardens	Residents Businesses Friends of Parks	<ul style="list-style-type: none"> <li>• Vision/ Objectives/ Masterplan/ Agreed with Stakeholders</li> <li>• Design Development/ Stages</li> <li>• Delivery</li> </ul>
<b>Crescent Gardens</b>	Investment – already being progressed	Residents Businesses Friends of Parks	<ul style="list-style-type: none"> <li>• Stakeholder Engagement</li> <li>• Vision/ Objectives/ Masterplan/ Agreed with Stakeholders</li> <li>• Design Development Stages</li> </ul>
<b>New Open Space at Hornsey Park</b>	New open space as part of Clarendon Square scheme <b>Developer led - subject to planning</b>	Residents Developer	<ul style="list-style-type: none"> <li>• Stakeholder Engagement</li> <li>• Vision/ Objectives/ Masterplan/ Agreed with Stakeholders</li> <li>• Design Development Stages</li> </ul>
<b>Cycle hub</b>	Cycle repair/ parking/ café in town centre	Haringey CCG	<ul style="list-style-type: none"> <li>• Secure space and funding</li> <li>• Design Development Stages</li> </ul>

<b>Sustainable Urban Living: Design a healthy and accessible town centre with welcoming spaces where people will enjoy spending time</b>			
<b>Project</b>	<b>Description</b>	<b>Partners</b>	<b>Outputs</b>
<b>BID Project – Better Experience</b>	Better Experience (wardens, crime prevention, resilience training, improve gateways, lighting and shop fronts, additional cleaning) <b>Subject to “yes” vote for BID in March 2018</b>	BID/ Business Forum TfL GLA Business Alliance	<ul style="list-style-type: none"> <li>• On street warden scheme</li> <li>• Crime information sharing app and website</li> <li>• Plants and flowers in Wood Green and Turnpike Lane stations</li> <li>• Competitions for shopfront improvements</li> <li>• #LoveWoodGreen PR Campaign</li> </ul>
<b>Cycling and Walking Strategy</b>	Develop strategies and lever funding for projects which connect communities, work places and high streets through investment in <b>healthy streets</b> , walking and cycle paths to reduce transport emissions	TfL Sustrans Cycle Campaign Group	<ul style="list-style-type: none"> <li>• Wood Green Transport Study</li> <li>• Haringey Transport Strategy</li> <li>• Haringey Walking and Cycle Strategy</li> <li>• Dockless Cycle Hire Scheme</li> </ul>
<b>Accessibility Audit</b>	Establish an accessibility steering group to inform and advise the development of the Design Guide and policies	Residents TfL	<ul style="list-style-type: none"> <li>• Set up accessibility steering group</li> <li>• Vision/ Objectives for Design Guide Agreed with Stakeholders</li> <li>• Lobby TfL to improve step free access to Underground Stations</li> </ul>
<b>Air Quality Monitoring</b>	Secure funding for installation and maintenance of two Air Quality Monitoring stations	Residents TfL	<ul style="list-style-type: none"> <li>• Two Air Quality Monitoring Stations</li> <li>• Data collection</li> </ul>
<b>Penstock Tunnel and Alexandra Park approach</b>	Enhance public realm, wayfinding and placemaking through art. Improvements to the path into Alexandra Park and to the tunnel. Local artists to be commissioned to install art and wayfinding along the route.	Chocolate Factory Artists Alexandra Palace Trust TfL Network Rail	<ul style="list-style-type: none"> <li>• Secure external investment for project</li> <li>• Stakeholder Engagement</li> <li>• Vision/ Objectives/ Masterplan/ Agreed with Stakeholders</li> <li>• Opportunity to commission local artists for art and wayfinding</li> <li>• Design Development Stages</li> </ul>
<b>Market Square and Gateway Public Realm</b>	Invest in improved public realm and public spaces linking High Road and Coburg Road providing setting for reprovided covered market	Market Traders Businesses Residents	<ul style="list-style-type: none"> <li>• Stakeholder Engagement</li> <li>• Vision/ Objectives/ Masterplan/ Agreed with Stakeholders</li> <li>• Design Development Stages</li> </ul>
<b>Plant Trees</b>	Putting the “wood” back into Wood Green	Residents GLA Friends of Parks	<ul style="list-style-type: none"> <li>• Stakeholder Engagement</li> <li>• Vision/ Objectives/ Masterplan/ Agreed with Stakeholders</li> <li>• Design Development Stages</li> <li>• XX Trees planted</li> </ul>

<b>Revitalise the Town Centre: Secure investment in a well-connected destination which draws people from Haringey and beyond</b>			
<b>Project</b>	<b>Description</b>	<b>Partners</b>	<b>Outputs</b>
<b>Crossrail 2</b>	Lobby for the delivery of <b>Crossrail 2</b> which will provide high frequency route, unlocking economic opportunity and town centre development sites	TfL Department for Transport GLA	<ul style="list-style-type: none"> <li>Stations could be located in Tottenham Hale, Seven Sisters and Wood Green (or Turnpike Lane and Alexandra Palace)</li> </ul>
<b>Piccadilly Line Upgrade</b>	<b>Piccadilly Line</b> upgrades to be in operation by 2023	TfL	<ul style="list-style-type: none"> <li>Improvements to signalling</li> <li>Track improvements track</li> <li>New trains</li> </ul>
<b>Underground Station improvements</b>	Lobby Transport for London for improvements to Wood Green Station and Turnpike Lane Station including <b>heritage building</b> investment and <b>step free access</b>	TfL	<ul style="list-style-type: none"> <li>Increased accessibility</li> <li>Heritage improvements</li> </ul>
<b>Improve Air Quality through Low Emission Bus Zone</b>	As per the Zero50 commission plan, Lobby Transport for London for a <b>low emission bus zone in Wood Green as part of TFL's Low Emission Bus Zone.</b>	TfL BID/Business Forum	<ul style="list-style-type: none"> <li>Install air quality monitoring systems</li> <li>Promote the free Air Text service (London wide air quality alert service)</li> <li>Management agreement with landowners and Business Forum/ BID</li> <li>Air Quality Action Plan</li> </ul>
<b>Neighbourhood of the Future</b>	More <b>electrical vehicle charging points</b> to improve air quality and noise for businesses and residents	TfL Businesses	<ul style="list-style-type: none"> <li>Electrical charging points/taxi rank installed</li> <li>50 electric vehicle trials undertaken</li> <li>Car club bays electrified</li> <li>150 businesses engaged</li> <li>Solar Charging Canopy installation</li> <li>550 residents engaged</li> </ul>

<b>Revitalise the Town Centre: Celebrate and build on Wood Green's heritage and diverse communities</b>			
<b>Project</b>	<b>Description</b>	<b>Partners</b>	<b>Outputs</b>
<b>Relocate buildings and services with community use.</b>	Work with Turkish Islamic Community Centre (TICC) to secure alternative premises in Wood Green area	TICC	<ul style="list-style-type: none"> <li>Relocation strategy agreed with each affected organisation. This includes Turkish Islamic Cultural Centre.</li> </ul>
<b>Affordable Workspace</b>	Support local artists and artisans in the Chocolate Factory and Coburg Road to secure <b>affordable workspace</b>	Businesses Landowners	<ul style="list-style-type: none"> <li>Meanwhile affordable workspace TBA</li> <li>Permanent affordable workspace TBA</li> <li>Businesses safeguarded TBA</li> </ul>
<b>Reprovide covered market</b>	Ensure market traders in the Mall Market Hall continue to have a dedicated, high-footfall space in the regenerated town centre which is covered space.	Landowners Market Traders	<ul style="list-style-type: none"> <li>Small business safeguarded</li> <li>Diversity of Wood Green's offer is safeguarded</li> </ul>
<b>Wood Green Library project</b>	Meanwhile project in Library using it for café, gallery, co-working, classes and meeting space.	Residents Businesses	<ul style="list-style-type: none"> <li>2 vacant units brought back to use in the Library</li> <li>Business support including social enterprise support.</li> <li>Residents to be supported into employment from the disadvantaged labour market.</li> </ul>
<b>Partnership and Third Sector Projects</b>	Work with local organisations/ groups and partners to <b>build capacity</b> within the community to enable <b>community led</b> and deliverable sustainable and tangible <b>socio economic change</b>	Social Enterprise Forum Bridge Renewal Trust	<ul style="list-style-type: none"> <li>Networking events</li> <li>Training/ capacity building events</li> <li>Signposting</li> </ul>
<b>Turnpike Lane Businesses</b>	Work with local businesses on their ongoing development of shop improvement plan	GLA Turnpike Lane Traders Business Forum	<ul style="list-style-type: none"> <li>Trader Group Established</li> <li>Funding sought for physical improvements</li> </ul>



<b>Revitalise the Town Centre: Make Wood Green a destination of choice, with a strong cultural offer both day and night</b>			
<b>Project</b>	<b>Description</b>	<b>Partners</b>	<b>Outputs</b>
<b>BID Project – Better Image for Wood Green</b>	<b>Better Image for Wood Green</b> (social media training, PR campaign, events and activities, quality markets) <b>Subject to “yes” vote for BID in March 2018</b>	BID/ Business Forum TfL GLA Business Alliance	<ul style="list-style-type: none"> <li>• social media training</li> <li>• Wood Green campaign, events and activities</li> <li>• Infrastructure investment including public realm and markets</li> </ul>
<b>Culture and the Evening Economy</b>	Support existing <b>cultural spaces</b> and identify new locations for exhibitions, performance and events and ensure that culture is accessible for existing and new communities and to encourage a thriving evening economy	Local arts and creative industry stakeholders	<ul style="list-style-type: none"> <li>• Work with local partners, residents and members to develop a plan for Wood Green’s Culture and Evening Economy.</li> </ul>
<b>Meanwhile Campus</b>	Ongoing support for test projects along Station Road	GLA Residents Businesses	<ul style="list-style-type: none"> <li>• Green Rooms</li> <li>• Blue House Yard</li> <li>• Wood Green Works</li> <li>• River Park House Ground Floor</li> </ul>
<b>Seasonal Markets</b>	To deliver seasonal events in partnership with the Business Forum/ BID	Business Forum/ BID Blue House Yard Collage Arts	<ul style="list-style-type: none"> <li>• No of events</li> <li>• Evaluation per event</li> <li>• BID will host artisanal markets</li> </ul>
<b>Wood Green Connections - Cultural Quarter Wayfinding/ Art Trail</b>	Draw more people to the Cultural Quarter through <b>wayfinding, signposting and art trails</b> . A series of short term investment projects in key routes across Wood Green to improve connectivity and wayfinding	Collage Arts Blue House Yard GLA Landowners	<ul style="list-style-type: none"> <li>• Wayfinding and signage</li> <li>• 3100 m2 of improved public realm along east-west route including Penstock Tunnel public space</li> <li>• Improvements to cycle/pedestrian access to Alexandra Park.</li> </ul>
<b>Gas Works Project</b>	Meanwhile project to repurpose and activate the Olympia Trading Estate. Project will develop a meanwhile social enterprise scheme where starts ups and creative enterprises will be given opportunity to share culture in the space.	GLA St Williams	<ul style="list-style-type: none"> <li>• Safeguarded jobs</li> <li>• New/improved commercial space</li> <li>• Events and cultural programming</li> </ul>

## 5. Programme Funding

The Wood Green Area Action Plan (AAP) sets out a framework for the delivery of 6,400 new homes which means an estimated increase of 14,665 additional people living in Wood Green. The AAP also will deliver at least 4,000 new jobs, not including construction jobs which will be in addition to this.

The Development Infrastructure Funding Study (DIFS) identifies all capital investment required to meet the needs of the growing population and deliver the vision, aspirations and ambition for Wood Green as set out in the SRF.

The study builds on the current Infrastructure Delivery Plan Update April 2016 and the previously commissioned studies from AECOM, Cushman and Wakefield and Fluid. The projects are the result of a number of consultations and meetings with internal LBH service managers and external stakeholders.

A summary of the projects which have been identified is in the table below:

Areas	Notes	Funding
Education	Primary School/ Heartlands Sixth Form/ Nurseries/ Skills Hub	EFA/ Market/ GLA+s106
Health	Health Centre/ Mental Health reprovion/ Dentist	NHS/ Market
Arts & Culture	Arts Studios/ Cultural Space/ Public Art	Market/Other Public Sector/ s106+GLA
Recreational Open Space	Open Space investment/ New Open Space/ New Local Play/ Swimming	CIL/ Market
Emergency services	Further engagement required	Partners
Transport and Highways	Cycle Infrastructure/ Highway and junction works	CIL/ s278/ TfL
Public Realm and Streets	New Public Space/ Town Centre Investment/ Heritage Buildings	CIL/ s106/ GLA/ TfL/ HLF
Utilities	DEN/ Broadband/ Air Quality Projects	CIL/ Market/ GLA
Community Facilities	Interim Library/ Reprovided Community Space/ Leisure Centre	CIL/ Market/ Sport England/ Fusion
Land Assembly	Not essential infrastructure but accelerates delivery	Haringey/ HMT/ HCA
Meanwhile Projects	Placemaking/ market intervention	GLA/ Market

## 6. Communication, Consultation and Engagement

It is a Council priority to ensure ongoing communication, consultation and engagement with the local community as the Delivery Plan priority projects are progressed. This will be supported by a dedicated Regeneration Communications Manager. We work with a range of stakeholders including residents, businesses, landowners and statutory partners.

	<b>What we will do</b>	<b>How we will do it</b>
<b>Inform</b>	Telling stakeholders what we are doing, and what is happening in the area (e.g. planning applications), answer questions and signpost information	Haringey Website Dedicated Wood Green Website Email Social Media Newsletters
<b>Listen/ consult</b>	Asking questions, listen to your concerns and suggestions, use your feedback to develop policy and proposals.	Exhibitions Public Meetings Attend Stakeholder Meetings Interactive Website/ Commonplace
<b>Involve/ Partner</b>	Working together to design and deliver policies and proposals and share decision making.	Maintain relationships with key groups Workshops with Stakeholders Design Charrettes and Competitions School Engagement Programmes
<b>Empower/ Delegate</b>	Giving stakeholders responsibility for making decisions, managing resources and delivering policies and services	Small Grants Training and Capacity Building Supporting Trader and Business Groups Subsidising workspace for test projects

## **7. Monitoring including Annual Review**

This section will set out the overarching Outputs and Outcomes and strategy for monitoring progress.

DRAFT

## EQUALITY IMPACT ASSESSMENT

The **Equality Act 2010** places a ‘**General Duty**’ on all public bodies to have ‘**due regard**’ to the need to:

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

This is known as the **Public Sector Equality Duty**.

In addition, the Council complies with the Marriage (Same Sex Couples) Act 2013.

### Stage 1 – Screening

Please complete the equalities screening form. If screening identifies that your proposal is likely to impact on protect characteristics, please proceed to stage 2 and complete a full Equality Impact Assessment (EqIA).

### Stage 2 – Full Equality Impact Assessment

An EqIA provides evidence for meeting the Council’s commitment to equality and the responsibilities under the Public Sector Equality Duty.

**When an EqIA has been undertaken, it should be submitted as an attachment/appendix to the final decision making report. This is so the decision maker (e.g. Cabinet, Committee, senior leader) can use the EqIA to help inform their final decision. The EqIA once submitted will become a public document, published alongside the minutes and record of the decision.**

Please read the Council’s Equality Impact Assessment Guidance before beginning the EqIA process.

#### 1. Responsibility for the Equality Impact Assessment

<b>Name of proposal</b>	Wood Green Strategic Regeneration Framework (Cabinet Report January 2018)
<b>Service area</b>	Regeneration, Planning and Development
<b>Officer completing assessment</b>	Hal Khanom
<b>Equalities/ HR Advisor</b>	Ashley Hibben, Policy and Equalities Officer
<b>Cabinet meeting date (if applicable)</b>	January 2018
<b>Director/Assistant Director</b>	Helen Fisher, Director of Regeneration

#### 2. Summary of the proposal

*Please outline in no more than 3 paragraphs*

- *The proposal which is being assessed*
- *The key stakeholders who may be affected by the policy or proposal*

- *The decision-making route being taken*

### Proposal being assessed

The Wood Green Strategic Regeneration Framework, to be considered by Cabinet in January 2018, sets out nine strategic objectives which will guide the Wood Green Regeneration Programme. The objectives are based around themes of 'Sustainability Urban Living, Growing the Economy, and Revitalising the Town Centre.

Opportunities on your Doorstep	Sustainable Urban Living	Revitalise the Town Centre
Build a bigger Metropolitan Town Centre with more employment space, delivering 4,000 new jobs	Deliver 6,400 new homes for existing and new residents to rent and buy in high quality, characterful neighbourhoods	Secure investment in a well-connected, destination which draws people from Haringey and beyond
Maximise opportunities for local residents through education, training, skills and employment	Invest in social and community infrastructure, including parks and a new library	Celebrate, protect and build on Wood Green's diversity and heritage
Support a business destination with the infrastructure in place for existing businesses to grow and to attract new businesses	Design a healthy and accessible town centre with welcoming spaces where people enjoy spending time	Make Wood Green a destination of choice, with a strong cultural offer both day and night

The policy for 6,400+ new homes and 4,000 new jobs has been tested through the Sustainability Appraisal process for the Wood Green AAP.

This document assesses the impact on the protected characteristics of a Cabinet decision to adopt the nine objectives outlined in the Strategic Regeneration Framework, and to endorse the first phase of projects. As projects are brought forward under the framework, EqIAs will need to be prepared for any proposal which is likely to impact on protected characteristics.

#### Key stakeholders who may be affected by the policy or proposal:

The existing community within and surrounding the Wood Green AAP area will be affected by the Strategic Regeneration Framework. Existing and future residents and businesses of Haringey will also be affected, as well as the Council's workforce.

It is recognised that there are certain stakeholders who will be more affected by the regeneration proposals than others but this EqIA assesses the impact on all those directly and indirectly affected by the proposals. Specifically, it will consider residents who are directly affected, stakeholders who are directly affected, local businesses, and those impacted from the surrounding residential areas.

- a) Residents who are directly affected by the regeneration proposals:
- 300 Residents of Sky City and Page High estates:
    - 201 residents of Sky City estate
    - 100 residents of Page High estate

- Residents living in properties within the Wood Green area, both leaseholders and homeowners.
  - Community services running from with the Wood Green area (GP surgery, Alevi community centre, West Indian Cultural Centre, Caxton Road Community Hub, Sky City Community Centre, Turkish Islamic Cultural Centre)
- b) Local businesses affected by the regeneration proposals. There are 500 businesses in the Wood Green area, which will be impacted, particularly by the plans to develop infrastructure which can support existing businesses to grow and new business to be attracted.
- c) Those from surrounding areas who are impacted by the regeneration proposals:
- Existing residents surrounding the Wood Green area and all residents of Haringey.
  - Businesses next to or within the area
  - Services running next to or near the area
  - Future residents and businesses of Haringey

As part of this EqlA, key trends and identified needs will be assessed for the area and taking into consideration in the analysis of the impact of proposals on protected groups.

**The decision-making route being taken:**

The Strategic Regeneration Framework has developed from two years of engagement with residents, stakeholders and businesses, and incorporates evidence gathered from a number of studies.

The SRF will be considered by the Council’s Priority 4 Strategic board, SLT, Councillors and Cabinet Advisory Board. Following this process of key stakeholder engagement, the Council’s Cabinet in January will decide whether to adopt the Strategic Regeneration Framework.

**3. What data will you use to inform your assessment of the impact of the proposal on protected groups of service users and/or staff?**

*Identify the main sources of evidence, both quantitative and qualitative, that supports your analysis. Please include any gaps and how you will address these*

*This could include, for example, data on the Council’s workforce, equalities profile of service users, recent surveys, research, results of relevant consultations, Haringey Borough Profile, Haringey Joint Strategic Needs Assessment and any other sources of relevant information, local, regional or national. For restructures, please complete the restructure EqlA which is available on the HR pages.*

Protected group	Service users	Staff
Sex	<p>Ward level equalities data, 2011 Census  <a href="http://www.haringey.gov.uk/sites/haringeygovuk/files/ward_level_eqia_data.xlsx">http://www.haringey.gov.uk/sites/haringeygovuk/files/ward_level_eqia_data.xlsx</a></p> <p>Studies and data collected as part of the development of the Wood Green “Preferred Option” AAP and Wood Green Investment Framework including consultation and engagement events dating back to 2015</p>	N/A

Gender Reassignment	We do not hold this data. The Equality and Human Rights Commission have published a national estimate.	N/A
Age	Ward level equalities data, 2011 Census <a href="http://www.haringey.gov.uk/sites/haringeygovuk/files/ward_level_egia_data.xlsx">http://www.haringey.gov.uk/sites/haringeygovuk/files/ward_level_egia_data.xlsx</a>  Studies and data collected as part of the development of the Wood Green "Preferred Option" AAP and Wood Green Investment Framework including consultation and engagement events dating back to 2015	N/A
Disability	Ward level equalities data, 2011 Census <a href="http://www.haringey.gov.uk/sites/haringeygovuk/files/ward_level_egia_data.xlsx">http://www.haringey.gov.uk/sites/haringeygovuk/files/ward_level_egia_data.xlsx</a>  Studies and data collected as part of the development of the Wood Green "Preferred Option" AAP and Wood Green Investment Framework including consultation and engagement events dating back to 2015	N/A
Race & Ethnicity	Ward level equalities data, 2011 Census <a href="http://www.haringey.gov.uk/sites/haringeygovuk/files/ward_level_egia_data.xlsx">http://www.haringey.gov.uk/sites/haringeygovuk/files/ward_level_egia_data.xlsx</a>  Studies and data collected as part of the development of the Wood Green "Preferred Option" AAP and Wood Green Investment Framework including consultation and engagement events dating back to 2015	N/A
Sexual Orientation	ONS Annual Population Survey 2013-15 (NB there is no Census data readily available for this protected characteristics)	N/A
Religion or Belief (or No Belief)	Ward level equalities data, 2011 Census <a href="http://www.haringey.gov.uk/sites/haringeygovuk/files/ward_level_egia_data.xlsx">http://www.haringey.gov.uk/sites/haringeygovuk/files/ward_level_egia_data.xlsx</a>	N/A
Pregnancy & Maternity	Ward level equalities data, 2011 Census <a href="http://www.haringey.gov.uk/sites/haringeygovuk/files/ward_level_egia_data.xlsx">http://www.haringey.gov.uk/sites/haringeygovuk/files/ward_level_egia_data.xlsx</a>	N/A
Marriage and Civil Partnership	Ward level equalities data, 2011 Census <a href="http://www.haringey.gov.uk/sites/haringeygovuk/files/ward_level_egia_data.xlsx">http://www.haringey.gov.uk/sites/haringeygovuk/files/ward_level_egia_data.xlsx</a>	N/A

**Outline the key findings of your data analysis. Which groups are disproportionately affected**



**by the proposal? How does this compare with the impact on wider service users and/or the borough's demographic profile? Have any inequalities been identified?**

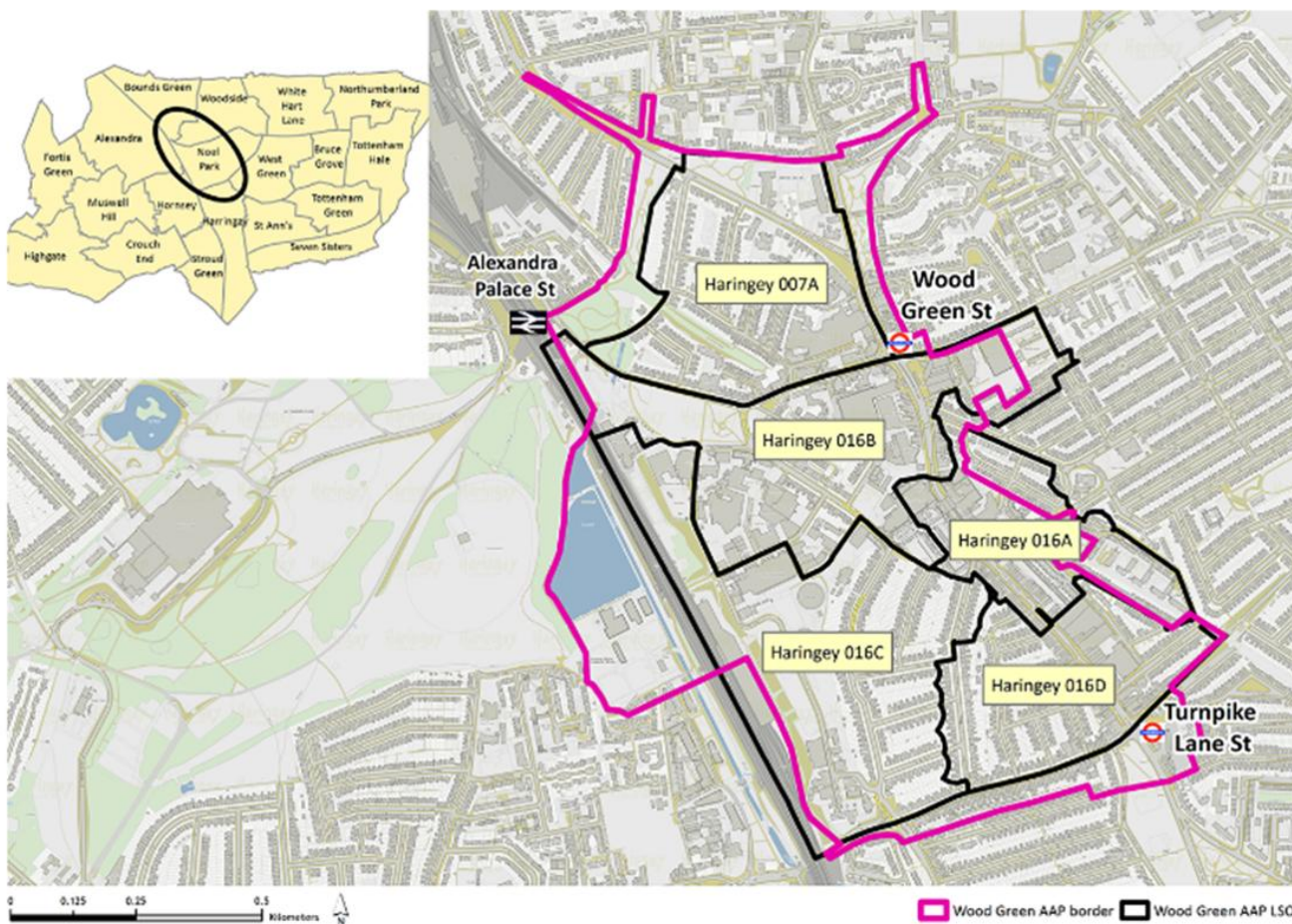
*Explain how you will overcome this within the proposal.*

*Further information on how to do data analysis can be found in the guidance.*

**Demographics**

The Demographic information below is based on the collective data for 5 Lower Layer Super Output Areas (Haringey 007A, 016A, 016B, 016C, and 016D), which together closely align to the Wood Green “Preferred Option” AAP boundary. The data does not reflect all nine protected characteristics and has therefore also used Census 2011 data for the wards of Noel Park and Woodside, Haringey Borough and London wide averages have been reviewed for comparison.

For the purposes of this section, the five LSOAs will be termed *the study area*. The population in the LSOAs is 9,539, which equates to roughly 1 in 30 Haringey residents living in Wood Green.



**1. Sex<sup>1</sup>**

	Female	Male
Study area	48.8%	51.2%
Noel Park	49.4%	50.6%
Woodside	48.7%	51.3%
Haringey	49.6%	50.4%
London	50.2%	49.8%
England	50.6%	49.4%

<sup>1</sup> Census 2011

The study area and most of the wards impacted by this decision differ from London and England in that they have a slightly larger male population compared to female, while in London and nationally this trend is reversed. In the study area this is slightly more marked compared to the wider borough trend, where 50.4% are male and 49.6% are female.

	Total lone parent families	Female headed lone parent families	Male headed lone parent families
Study area	377	349 (90%)	28 (10%)
Noel Park	739	699 (94.6%)	40 (5.4%)
Woodside	597	563 (94.3%)	34 (5.7%)

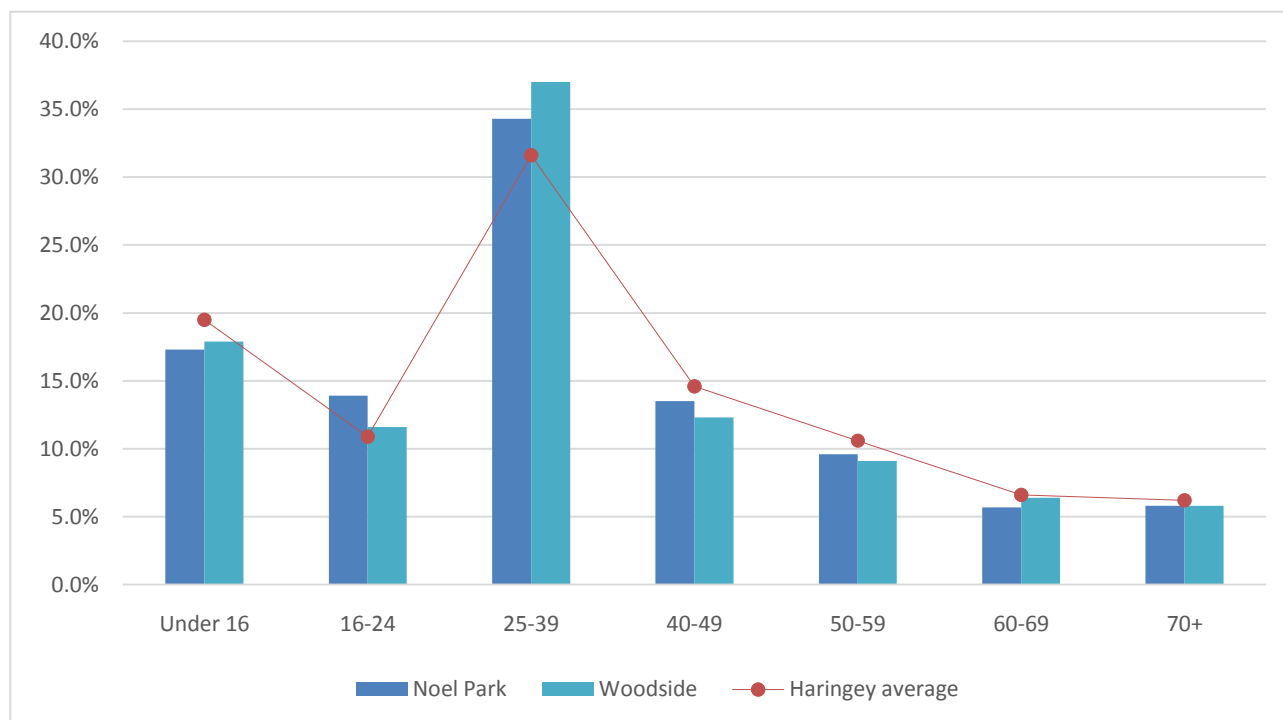
In the study area women are much more likely to head lone parent families.

The Community Hub (formerly known as the Asian Centre) is located within one of the development sites in the HDV Business Plan for Wood Green and is disproportionately used by women. Women are more likely to use council services and the Customer Service Centre, as well as the Wood Green library. Any changes to these elements will need to undertake a full EqIA.

## 2. Gender reassignment

We do not hold data on the number of people who are seeking, receiving or have received gender reassignment surgery, and there is no national data collected for this protected characteristic. The Equality and Human Rights Commission estimate that there is between 300,000-500,000 transgender people in the UK<sup>2</sup>. We will need to consider the inequalities and discrimination experienced for this protected group. For the purposes of this EqIA, we will use the inclusive term Trans\* in order to represent the spectrum of transgender and gender variance.

## 3. Age<sup>3</sup>



<sup>2</sup> <https://www.equalityhumanrights.com/en/trans-inequalities-reviewed/introduction-review>

<sup>3</sup> Census 2011

Those aged 25-39 tend to be the predominant age group across Haringey, accounting for around a third of the overall population; this pattern is slightly exaggerated in Noel Park and Woodside, where a slightly smaller proportion falls into most age categories than the borough average with the exception of the 25-39 age group. Young people aged 16-24 account for a more significant percentage of the population of Noel Park and Woodside than the Haringey average.

The study area has an above average proportion of 20-64 year olds (72%). Conversely the study area also contains a below average proportion of 0-10 year olds (12%) as well as people aged 65 and over (7%).

#### 0-19 Age groups by ward

Ward	All ages	0-4	5-9	10-14	15-19	Total 0-19	%
White Hart Lane	13431	1009	1148	1268	1107	4532	33.7%
Northumberland Park	14429	1333	1200	1127	1066	4726	32.8%
Seven Sisters	15968	1464	1421	1225	958	5068	31.7%
Tottenham Hale	15064	1231	1025	1089	1163	4508	29.9%
Bruce Grove	14483	1125	1034	919	1008	4086	28.2%
Alexandra	11795	860	811	730	647	3048	25.8%
Tottenham Green	14580	1083	858	878	891	3710	25.4%
Fortis Green	12488	829	800	864	658	3151	25.2%
West Green	13372	854	809	807	776	3246	24.3%
Noel Park	13939	875	818	823	853	3369	24.2%
Woodside	14514	1017	812	819	769	3417	23.5%
Bounds Green	13725	922	750	732	711	3115	22.7%
St Ann's	14638	1004	795	721	728	3248	22.2%
Hornsey	12659	806	751	598	622	2777	21.9%
Muswell Hill	10784	633	586	596	522	2337	21.7%
Stroud Green	11758	705	518	582	493	2298	19.5%
Crouch End	12395	815	574	477	408	2274	18.3%
Highgate	11632	694	516	506	385	2101	18.1%
Harringay	13272	853	549	473	488	2363	17.8%

The Efdal Supplementary school and Efdal Kids Club are included in the Wood Green HDV Business Plan and therefore any change in provision or location of these services will disproportionately impact on children. The Community Hub (formerly known as the Asian Centre) is located in the HDV WGBP area and is predominately used by older people.

The current draft of the Wood Green "Preferred Option" AAP states that adequate re-provision for space for the community use should be provided prior to redevelopment. A new location for the facilities outlined will need to be identified and deliverable relocation strategy agreed prior to the redevelopment of the site. Consideration in this process should be made to ensure that there are no barriers for the age groups impacted in the engagement process.

Older people, children and young people are more likely to use council services and the Customer Service Centre, as well as the Wood Green library. Any changes to these elements will need to undertake a full EqIA.

#### 4. Disability<sup>4</sup>

<sup>4</sup> Census 2011

	Noel Park	Woodside	Study Area
Day-to-day activity limited a lot	8.7%	7.3%	8%
Day-to-day activity limited a little	8.3%	7.6%	8.6%
Day-to-day activity not limited	83.0%	85.0%	83.4%
Day-to-day activity limited a lot: Age 16-64	5.1%	4.2%	6.4%
Day-to-day activity limited a little: Age 16-64	5.5%	4.7%	7.7%
Day-to-day activity not limited: Age 16-64	61.8%	63.4%	85.9%
	Haringey	London	England and Wales
Day-to-day activity limited a lot	6.8%	6.7%	8.3%
Day-to-day activity limited a little	7.2%	7.4%	9.3%
Day-to-day activity not limited	86.0%	85.8%	82.4%
Day-to-day activity limited a lot: Age 16-64	3.8%	3.4%	3.6%
Day-to-day activity limited a little: Age 16-64	4.6%	4.2%	4.6%
Day-to-day activity not limited: Age 16-64	62.4%	61.5%	56.5%

Higher proportions of residents in the study area, and impacted wards, are reported to have their day-to-day activity limited a lot by their disability as compared to the borough and London average, though slightly less than the England and Wales proportions.

Despite this there is a disproportionately high number of people with day-to-day activity limited a lot in Noel Park. Residents who use some of the buildings, such as the library, from Noel Park might have disabilities and therefore impacted by any future decision.

Disabled people are more likely to use council services and the Customer Service Centre, as well as the Wood Green library. Any changes to these elements will need to undertake a full EqIA.

**5. Ethnicity**

	<b>Noel Park</b>	<b>Woodside</b>	<b>Study Area</b>
White; English/Welsh/Scottish/N.Irish/British	24.5%	23.3%	26.2%
White Irish	2.8%	3.2%	3.0%
White; Gypsy or Irish Traveller	0.1%	0.2%	0.2%
White; White Other	27.4%	30.0%	27.0%
Mixed; White and Black Caribbean	2.3%	2.1%	2.0%
Mixed; White and Black African	0.9%	1.2%	0.8%
Mixed; White and Asian	1.3%	1.3%	1.4%
Mixed; Other mixed	2.2%	2.1%	2.0%
Asian/Asian British; Indian	3.2%	4.1%	3.0%
Asian/Asian British; Pakistani	1.1%	0.8%	0.9%
Asian/Asian British; Bangladeshi	2.8%	2.6%	2.4%
Asian/Asian British; Chinese	2.4%	2.4%	2.4%
Asian/Asian British; Other Asian	3.9%	4.4%	3.8%
Black African	8.7%	8.0%	9.5%
Black Caribbean	8.0%	5.6%	6.9%
Black Other	3.1%	3.3%	3.0%
Other Ethnic group; Arab	1.4%	0.8%	1.0%
Other Ethnic group; Any Other Ethnic	3.9%	4.4%	4.4%

	<b>Haringey</b>	<b>London</b>	<b>England</b>
White; English/Welsh/Scottish/N.Irish/British	34.68%	44.89%	79.75%
White Irish	2.75%	2.15%	0.98%
White; Gypsy or Irish Traveller	0.15%	0.10%	0.10%
White; White Other	22.97%	12.65%	4.58%
Mixed; White and	1.90%	1.46%	0.78%

Black Caribbean			
Mixed; White and Black African	1.02%	0.80%	0.30%
Mixed; White and Asian	1.47%	1.21%	0.63%
Mixed; Other mixed	2.10%	1.45%	0.53%
Asian/Asian British; Indian	2.33%	6.64%	2.62%
Asian/Asian British; Pakistani	0.75%	2.74%	2.10%
Asian/Asian British; Bangladeshi	1.73%	2.72%	8.23%
Asian/Asian British; Chinese	1.47%	1.52%	0.72%
Asian/Asian British; Other Asian	3.19%	4.88%	1.55%
Black African	9.04%	7.02%	1.8%
Black Caribbean	7.10%	4.22%	1.1%
Black Other	2.63%	2.08%	0.52%
Other Ethnic group; Arab	0.87%	1.30%	0.42%
Other Ethnic group; Any Other Ethnic	3.85%	2.14%	0.62%

The ethnic profile of the study area shows great ethnic diversity with significant 'White British' and 'White Other' populations.

13.5% of Noel Park residents are born in post 2001 EU countries, compared to 9.8% of Haringey. 17.6% of Woodside residents are born in post 2001 EU countries, the largest proportion in Haringey. The White English/Welsh/Scottish/N Irish/British group in the study area is less than the Haringey average (26.2% study area, 34.68% Haringey). This means this group is not the majority ethnic group in the study area, as it is borough wide.

Compared to the Haringey, London and national average, there is a smaller 'White British' population, but a larger 'White Other' population. Therefore, any decision within the SRF will impact on these groups in particular.

The majority group in the area is White Other, forming 27% (22.97% Haringey). The study area has slightly larger proportions of Mixed White and Black Caribbean, Asian, Indian, Pakistani, Bangladeshi, Chinese and Arab groups than the Haringey averages.

Black African groups are broadly proportional to the Haringey average (9.05% study area, Haringey 9.04) but Black Caribbean groups are proportionally less than the Haringey average (6.9% study area, 7.10%). The proportion of Black Other is higher than the Haringey average. It can be deduced that this includes sizeable Somali and Eritrean communities.

For any changes to buildings used by specific ethnic groups, we will need to consider the impact on this protected characteristic.

The current draft of the Wood Green “Preferred Option” AAP states that adequate re-provision for space for community use, which would include specific ethnic communities, should be provided prior to redevelopment. New locations for facilities targeted towards specific ethnic groups will need to be identified and deliverable relocation strategy agreed prior to any redevelopment of sites which include community buildings. The SRF commits to working within the planning policy framework and the policies therein. Close engagement and support will be required from the outset. Consideration in this process should be made to ensure that there are no barriers for the ethnic groups impacted in the engagement process.

## 6. Sexual Orientation

We do not hold ward or borough level data on sexual orientation, and it is not collected nationally through the Census. However, the ONS estimates that 3.7% of Haringey’s population are lesbian, gay or bisexual (LGB), which is the 15<sup>th</sup> largest LGB community in the country<sup>5</sup>.

Wise Thoughts, is a charity for LGBTQ (and BAME) communities, and the organiser of London’s Gaywise FESTival. The charity runs a Creative Cultural Hub in the Wood Green Library. It runs LGBT women’s and men’s separate meet ups, as well yoga sessions for all of the community

We will need to ensure that we consider the inequalities and discrimination experienced by LGB people throughout this EqlA and in changes to Wood Green library.

## 7. Religion

	<i>Noel Park</i>	<i>Woodside</i>	<i>Study Area</i>
Christian	46.4%	49.6%	45.6%
Buddhist	1.2%	1.4%	1.2%
Hindu	2.8%	3.0%	2.2%
Jewish	0.4%	0.7%	0.5%
Muslim	19.1%	17.0%	17.7%
Sikh	0.3%	0.5%	0.3%
Other religion	0.5%	0.6%	0.4%
No religion	21.3%	18.9%	23.5%
Religion not stated	8.0%	8.2%	8.5%

	<i>Haringey</i>	<i>London</i>	<i>England and Wales</i>
Christian	45.0%	48.4%	59.3%
Buddhist	1.1%	1.0%	0.4%
Hindu	1.8%	5.0%	1.5%
Jewish	3.0%	1.8%	0.5%
Muslim	14.2%	12.4%	4.8%
Sikh	0.3%	1.5%	0.8%
Other religion	0.5%	0.6%	0.4%
No religion	25.2%	20.7%	25.1%
Religion not stated	8.9%	8.5%	7.2%

<sup>5</sup><https://www.ons.gov.uk/peoplepopulationandcommunity/culturalidentity/sexuality/articles/subnationalsexualidentityestimates/uk2013to2015#introduction>



In the study area, Christianity is the largest religion, with significant Muslim and no religion populations. Christians are the largest religious group in the area, 45.6% of the study area identify as Christians, slightly higher than the Haringey average (45%). The Muslim population makes up 17.7% of the study area, more than the 14.2% borough average, and is the third largest religious group after Christianity and those identifying with no religion. There is a slightly lower Hindu population in the study area than in Haringey (1.2% study area, 1.8% Haringey). There is a lower Jewish population in the area compared to the borough (0.5%, 3.0%).

There are a large number of places of worship in the Wood Green area serving people of different religions. The 'UK Turkish Islamic Centre' situated at 10 Caxton Road, serves the Turkish community in the area, drawing in members of the community both working and living in the area. The 'Alevi Centre' serves followers of Alevi faith. The Alevi are a marginalised group whose religion is still not recognised in Turkey where they constitute the largest minority.

Close engagement and support will be required from the outset. Consideration in this process should be made to ensure that there are no barriers for different religious groups in the engagement process.

The current draft of the Wood Green "Preferred Option" AAP states that adequate re-provision for space for the community use should be provided prior to redevelopment. A new location for the facilities outlined will need to be identified and deliverable relocation strategy agreed prior to the redevelopment of the site. The SRF commits to working within the planning policy framework and the policies therein. Close engagement and support will be required from the outset. Consideration in this process should be made to ensure that there are no barriers for different religious groups in the engagement process.

## 8. Pregnancy and maternity

There is a lower than average proportion of the age group 0-19 and a lower number of 0-4 year olds in the wards affected.

The number of 0-4 year olds in the wards affected in the Census 2011 were:

Ward	Number of 0-4 year olds
Study Area	523
Noel Park	875
Woodside	1017

### Dependent Children

	Proportion of households with dependent children
Study Area	27.5%
Noel Park	31.2%
Woodside	30.7%
Haringey	31.4%
London	30.9%
England and Wales	29.1%

In the study area, there are fewer households with dependent children than the Haringey average. However, both Noel Park and Woodside have a higher proportion of families with dependent children than the England and Wales average, but roughly the same as the Haringey average. Only Noel Park has a higher than London average and, all are above England and Wales.

We can infer from this data that, while there is less likely to be women who fall under the pregnancy and maternity protected group compared to the rest of the borough, there is still likely to be an impact.

#### **Marital and civil partnership status<sup>6</sup>**

	Married (heterosexual couples)	Civil Partnership
Study Area	28.1%	0.5%
Noel Park	28.1%	0.7%
Woodside	34%	0.4%
Haringey	32.2%	0.6%
London	40%	0.4%
England and Wales	47%	0.2%

The number of married people is significantly lower than in London and England. The proportion of people in civil partnerships is slightly lower than the Haringey average but slightly higher than the London average. This data was collected before the Same Sex Marriage Act.

The proposals are not expected to discriminate between a couple in a marriage compared to a couple in a civil partnership.

#### **Wider Socio-economic Data**

##### **Opportunities on your Doorstep**

- 1 Build a bigger Metropolitan Town Centre with more employment space, delivering 4,000 new jobs.
- 2 Maximise opportunities for local residents through education, training, skills and employment.
- 3 Support a business destination with the infrastructure in place for existing businesses to grow and to attract new businesses.

##### **Sustainable Urban Living**

- 1 Deliver 6,400 new homes for existing and new residents to rent and buy in high quality, characterful neighbourhoods.
- 2 Invest in social and community infrastructure, including parks and a new library
- 3 Design a healthy and accessible town centre with welcoming spaces where people enjoy spending time.

##### **Revitalise the Town Centre**

- 1 A well-connected, lively destination which draws people from Haringey and beyond.
- 2 Celebrate and build on Wood Green's heritage so people are proud of their diverse communities.
- 3 Make Wood Green a destination of choice, with a strong cultural offer both day and night

The 9 objectives in the SRF can be grouped under the following areas which they aim to impact: employment, connectivity/transport, housing, air quality, education, training, skills, health and wellbeing, diversity and crime.

#### **Employment**

Haringey as a borough has experienced limited economic growth since 1994; only 120 local jobs were created each year, many of which are entry level jobs in the retail and service economy. The borough has the fourth lowest number of jobs per working age resident of any borough in London.

<sup>6</sup> Census 2011

Wood Green has a higher than Haringey average proportion of working age residents.

In the study area, an average of 2 more people claim Jobseeker's Allowance in each LSOA, than the Haringey average. There are more people claiming Employment support allowance for mental health issues than the Haringey average. The highest rate of Jobseeker's Allowance Claimants in Wood Green is found among those aged 50-64, much higher than the Haringey average and almost twice as high as the rate among 24-59 year olds and 16-24 year olds.

The number of Jobseeker's Allowance claimants in Wood Green dropped substantially in February 2017, by 41% from the figures recorded at 2007. This mirrors the pattern in Haringey, but the borough's drop is more significant at 51%. In Wood Green, there has been a decrease in the number of claimants in all categories except those aged 50+. Instead, for this age group in the same period 2002-2017, the number of claimants has increased by 57%.

Noel Park, the ward which most of the AAP area is within, has a disadvantaged labour market. ONS defines a disadvantaged labour market as comprising six key characteristics; numbers of disabled people, lone parents, people aged 50 and over, lowest qualified, those living in the most deprived local authority wards and having an ethnic background that is non-white. Noel Park has higher than borough averages for all six characteristics. Unemployment figures in the ward are disproportionately higher than the borough average. Census 2011 data shows that 544 households with dependent children and no adult in employment, 2.6% higher than the borough average.

During the preparation of the Economic Development and Growth Strategy, the Wood Green Investment Framework and Wood Green AAP, several studies have been commissioned looking at existing and emerging employment trends in Wood Green and Haringey.

1. LBH Workspace Viability Assessment, GVA, 2014
2. Haringey Economic Growth Assessment, PBA, 2014
3. Wood Green Local Economic Vitality Study, Fluid, 2015
4. Haringey Economic Growth Strategy, LBH, 2015
5. Wood Green Employment Land and Workspace Study, DTZ, 2015
6. Haringey Affordable Workspace Study, Carter Jonas, 2016
7. Economy and employment space study, GVA (draft) 2017

One key finding from these reports is that Haringey has seen a growth in business and associated employment in the Tech and Creative sectors- particularly in: (1) TV, Film, Video, photography (2) Music, Performing & Visual Arts (3) Creative Design (Graphic Design, Production Design and Fashion Design & Production) (4) IT & Software.

From the draft findings from the EESS, we know that WG does not have a critical mass of B-class uses. Comparison of jobs to businesses by sector shows that the existing B-class uses are generally low intensity (i.e. there are a large number of businesses but generating relatively few jobs). Growth in jobs are on average lower than greater London forecasts. Projections do suggest an upward trend in office-based activities.

	<b>Median Household Income</b>
<b>Time Period</b>	<b>2012/2013</b>
<b>Noel Park</b>	<b>£30,620</b>
<b>Woodside</b>	<b>£32,010</b>
<b>Wood Green Area</b>	<b>£32,618</b>
<b>Haringey</b>	<b>£35,420</b>
<b>London Top Quartile</b>	<b>£39,473</b>
<b>London Median</b>	<b>£35,152</b>

The median household earnings in Wood Green are lower than the Haringey average by £2,802,

and also lower than the London Median by £2,534.

In Haringey based on 2014 data, 29.5% of employee jobs are paid less than the London living wage. This is significantly higher than the London percentage of 19%.

### **Transport and connectivity**

Wood Green has excellent connectivity with transport connections to the south and north, and direct routes into Central London. The AAP area has two underground stations on the Piccadilly Line, Wood Green and Turnpike Lane, with access to the Victoria Line at nearby Seven Sisters and Finsbury Park. Alexandra Palace rail station runs six trains per hour to Moorgate and regular services to Hertfordshire.

Despite these transport links, at peak times the tube, rail and bus services are very crowded. There is a perception that transport links are weak, with the Piccadilly line slower than the Victoria line getting into central London. There are issues with station accessibility, with both Wood Green and Turnpike Lane available only using stairs. Mitigating actions will be required to address these. Cycle parking provision outside of Wood Green station is limited, congested and blocks access to the station entrance.

The area suffers from weaker east and west links which is made worse by the East Coast Mainline running through Wood Green. Cycling through Wood Green is challenging with steep topography changes between Wood Green and Highgate, Alexandra Palace and south through the Haringay Ladder. Wood Green High Street and Green Lanes are popular routes but challenging to cycle.

Foot tunnels crossing the East Coast Mainline which runs through Wood Green are considered unsafe and attract anti-social behaviour. People do still cycle through and across the Wood Green area, and TFL has identified the route between Camden Town and Tottenham Hale travelling through Wood Green, as a priority cycle route with demand for improved cycling routes. TFL will also be introducing a new Quietway between Bowes Park and Farringdon which runs through the eastern side of Wood Green.

### **Housing:**

Haringey's population has grown at a faster rate in the last 10 years than the average rate either across the borough's statistical neighbours or London. Continued population growth is accelerating demand for housing of mixed tenure.

This includes the need for all types of housing, with a large number of residents wanting to access affordable home ownership. Haringey has the second highest number of households living in temporary accommodation because they are homeless. Haringey's housing crisis is situated within London's distinct housing crisis. In 2017, it is anticipated that London's population will rise to pass the 8.4 million mark, with housebuilding not happening at the rate we need, and the existing housing market becoming more unaffordable to the people living and working in London.

London Councils estimate that 800,000 new homes will be needed in the capital over the next decade, for secure rented accommodation and home ownership, whilst recent annual completions have averaged less than 25,000 a year.

The Strategic Housing Market Assessment (SHMA) conducted in 2014 identifies an affordable housing requirement of 11,757 homes over the period 2011-2026, which equates to 59% of the total housing requirement of 20,172 homes of all tenures over the same period.

There is a significant shortfall in one and two bedroom dwellings and an acute shortage of affordable housing for larger family homes of three or more bedrooms. The GLA forecasts that by 2026 Haringey will have a further 1,881 households with at least three children, increasing the shortfall.

The Council's Housing Strategy in October 2016 outlines the issues in regard to housing demand and supply in the borough. The strategy can be found here:

<http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=7846&Ver=4>

The EqIA for the Housing Strategy found that there were a range of inequalities in housing across Haringey, including with issues of affordability which impact on protected characteristics. This includes:

- High levels of homelessness amongst female lone parents.
- Disabled people and supported housing needs
- Black households are more vulnerable to homelessness and are less likely to engage with shared ownership schemes
- LGBT young people are more vulnerable to homelessness.

As specific housing developments are brought forward, they should seek to implement the Housing Strategy and specific consideration should be given to equality considerations during development of the proposals, and at the decision-making stage. EqIAs will be required which should focus not only on directly impacted residents such as existing Council secure tenants, leaseholders and those in temporary accommodation, but a review should include the wider impacts of proposed developments. Wider impacts should cover impact on privately housed tenants, and potential impact on market value of housing, in relation to median earnings.

### **Air quality**

GLA data suggests around 9,400 deaths per year in London are attributable to air quality related illnesses. GLA analysis shows that health effects of air pollution disproportionately impact communities experiencing deprivation, like in the study area.

Every borough in London including Haringey has recorded illegally high levels of pollution exceeding the limits set by World Health Organisation. Wood Green High Road and Turnpike Lane within the study area, are two of the worst rated areas for pollution in Haringey. The intensive traffic on the High Road, congested pavements and a lack of green infrastructure are impacting the air quality.

### **Education:**

In the Wood Green area there are 3 primary schools and 1 secondary school, all of which were rated Good at their latest inspections. Despite this, the proportion of pupils achieving 5 A\*-C grades at GCSE (Key Stage 4) is lower than the Haringey average. More than 6% of children in Wood Green live in temporary accommodation. Educational achievement is improving however at a faster rate than either the borough's neighbours or the rest of London.

In Noel Park, census data from 2011 shows there were 544 households with dependent children and no adult in employment, 2.6% higher than the borough average.

	<b>5+ A*-C at GCSE inc Maths and English</b>	<b>Level 4+ at Key Stage 2</b>
<b>Time Period</b>	<b>2016</b>	<b>2015</b>
<b>Noel Park</b>	<b>49.1%</b>	<b>74.7%</b>
<b>Woodside</b>	<b>44.9%</b>	<b>72.7%</b>
<b>Woodside/Noel Park</b>	<b>47.2%</b>	<b>73.7%</b>

<b>Average</b>		
<b>Haringey</b>	<b>59.0%</b>	<b>82.0%</b>
<b>London Top Quartile</b>	<b>64.7%</b>	<b>86.0%</b>
<b>London Median</b>	<b>59.4%</b>	<b>84.0%</b>

**Training:**

There is no sixth form provision or post-16 provision in the Wood Green area. Young people in Wood Green have to travel to centres outside of the area. St Thomas Moore is located just outside the AAP area to the north. To the east, College of Haringey, Enfield and North East London. To the south west, Hornsey Sixth Form College and Greig City Academy. Access for young residents to this provision is dependent on strong transport infrastructure.

	<b>Qualification at Level 3 and 4 and above</b>
<b>Time Period</b>	<b>2011</b>
<b>Good Performance Is...</b>	<b>High</b>
<b>Noel Park</b>	44.3
<b>Woodside</b>	42.2
<b>Wood Green Area</b>	<b>48.36</b>
<b>Haringey</b>	<b>50.4</b>
<b>London Top Quartile</b>	<b>56.3</b>
<b>London Median</b>	<b>48.8</b>

**Skills:**

Haringey's Pathways to Work study identifies the best routes (education, training and experience) into career-type roles across a number of major sectors of the London labour market. This will tap into the entrepreneurial spirit of Wood Green, where there are clusters of social enterprises. Haringey has an established 'rag trade' and is working to develop local skills in fashion and textiles. The borough is also aiming to increase tech led design and manufacture by up-skilling the local workforce and providing appropriate infrastructure to attract employers.

Haringey Adult Learning Service (HALS) provides a learning service for adults aged 19 and over. It offers concessionary fees for households with income less than £19,000 per year. Since April 2015 to September 2017, 833 people have been supported to increase their skill level by HALS (based on course completion dates).

The Council also provides a free business recruitment service through the Haringey Employment and Skills Team (HEST).

**Health**

	<b>Life expectancy male</b>	<b>Life expectancy female</b>
<b>Time Period</b>	<b>2010-14</b>	<b>2010-14</b>
<b>Noel Park</b>	<b>77.4</b>	<b>84.4</b>
<b>Woodside</b>	<b>79.6</b>	<b>84.4</b>
<b>Woodside/Noel Park</b>	<b>78.5</b>	<b>84.4</b>

<b>Average</b>		
<b>Haringey</b>	<b>79.9</b>	<b>84.6</b>
<b>London Top Quartile</b>	<b>80.8</b>	<b>84.7</b>
<b>London Median</b>	<b>79.9</b>	<b>83.9</b>

We do not have study area life expectancy data at present. Based on the Woodside and Noel Park average, there is a lower life expectancy for males compared to Haringey (1.4 years), and slightly lower life expectancy for females (0.2 years). This is lower than the London median for males but slightly higher than the life expectancy for females.

Noel Park has the 4<sup>th</sup> lowest life expectancy of all 19 Haringey wards (80.9), while Woodside has the 7<sup>th</sup> (82.0). The average life expectancy in Haringey is 82.1, which is more or less in line with the London average (82.3).

#### RECEPTION AGE CHILDREN – 2011/12-2013/14

	<b>% obese</b>	<b>% excess weight</b>	<b>Rank obese</b>	<b>Rank excess weight</b>
<b>Noel Park</b>	<b>14.2%</b>	<b>25.4%</b>	5	7
<b>Woodside</b>	<b>12.0%</b>	<b>27.0%</b>	8	5

#### CHILDREN IN YEAR 6 – 2011/12-2013/14

	<b>% obese</b>	<b>% excess weight</b>	<b>Rank obese</b>	<b>Rank excess weight</b>
<b>Noel Park</b>	<b>31.3%</b>	<b>47.9%</b>	1	1
<b>Woodside</b>	<b>23.5%</b>	<b>40.7%</b>	11	10

Noel Park has the 5<sup>th</sup> highest rate of reception age children who are obese of all Haringey wards, and the 7<sup>th</sup> highest rate of reception age children who have excess weight, while Woodside ranks 8<sup>th</sup> and 5<sup>th</sup> respectively. The proportion of Haringey children who are obese and have excess weight increases with age, and in Noel Park in particular this is exacerbated, with the highest rate of children who are either obese or have excess weight out of all Haringey wards in Year 6 (aged 10-11). Woodside sits closer to the Haringey average, ranking 11<sup>th</sup> in relation to obesity, and 10<sup>th</sup> in relation to excess weight. While both Noel Park and Woodside have seen a slight decrease in the proportion of reception age children who are obese or overweight since 2010/11-2012/13 (between 1% and 4% decrease), both have seen an increase in the proportion of Year 6 children who are overweight or obese in the same time period (between 3% and 7% increase).

#### GLA – LONDON WELLBEING INDEX, 2013

In 2013 the GLA's wellbeing index, which ranks all London wards according to the wellbeing of residents, calculated using 12 measures that include life expectancy, unemployment rate and crime rate. Noel Park and Woodside both index substantially below the London average, and Noel Park ranks 615<sup>th</sup> out of 625 wards (in the bottom 2%).

<b>Ward</b>	<b>London Rank 2013 (out of 625)</b>	<b>Index Score 2013</b>
<b>Woodside</b>	450	-3.9

<b>Noel Park</b>	615	-11.1
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Haringey has high levels of both severe and common mental illness compared to London. Around 34,500 or 17.6% of the 16-74 age group have a common mental health problem (mainly anxiety and depression), while 4,000 have severe mental ill health (2%) – this is the 9<sup>th</sup> highest prevalence of severe mental illness in London, significantly higher than the London average of 1.1%.

There are currently 3,817 children and young people in Haringey with mental ill health, including anxiety and emotional disorders.

Access to greenspace is linked to better health and wellbeing outcomes. 50% of people say they would be **less active** without their local parks and green spaces (Fields in Trust 2015) and 14% of people with good access to green spaces say they are dissatisfied with their mental health, compared to 22% of those with poor access (ResPublica, 2015).

<b>Haringey Ward</b>	<b>% of homes with good access to nature</b>
<b>Alexandra</b>	<b>100</b>
<b>Bounds Green</b>	<b>100</b>
<b>Crouch End</b>	<b>100</b>
<b>Fortis Green</b>	<b>100</b>
<b>Harringay</b>	<b>100</b>
<b>Highgate</b>	<b>100</b>
<b>Muswell Hill</b>	<b>100</b>
<b>Seven Sisters</b>	<b>100</b>
<b>Hornsey</b>	<b>99</b>
<b>Tottenham Hale</b>	<b>99</b>
<b>Stroud Green</b>	<b>98</b>
<b>Northumberland Park</b>	<b>93</b>
<b>White Hart Lane</b>	<b>87</b>
<b>St. Ann's</b>	<b>58</b>
<b>Bruce Grove</b>	<b>52</b>
<b>Tottenham Green</b>	<b>51</b>
<b>Woodside</b>	<b>46</b>
<b>Noel Park</b>	<b>41</b>
<b>West Green</b>	<b>38</b>

Noel Park and Woodside have only 41/46% of homes with good access to nature, with only West Green ward with a lower percentage in Haringey.

### **Diversity**

Haringey is one of the most diverse boroughs in London, more so in the east side of the borough than the west. Wood Green reflects this diversity ethnically, with the largest group White Other and 44% of residents identifying as Black, Asian and Minority Ethnic. Predominant groups include Turkish, Somali and black Caribbean. Details covered under ethnicity and religion.

### **Crime**

Crime and the fear of crime has also been a deterrent to attracting better investment and impacts



how residents feel about the area. Noel Park has a crime rate of 218.6 per thousand population, the highest rate for 'All crime' in the borough, more than three times the national rate (70 per 1,000 pop.) and more than double the borough average of 101.8.

	<b>Violence with injury</b>
<b>Time Period</b>	<b>2015-2016</b>
<b>Noel Park</b>	<b>19.4</b>
<b>Woodside</b>	<b>12.9</b>
<b>Wood Green Area</b>	<b>16.1</b>
<b>Haringey</b>	<b>10.0</b>

Violent crimes causing injury are significantly higher in the Wood Green area than the Haringey average.

There was a 29% increase in the number of racist and religious hate crime offences and a 49% increase in the number of Islamophobic hate crime offences in the borough between 2015/16 and 2016/17.

Type of hate crime	Haringey		London	
	July 2015 – June 2016	July 2016 – June 2017	Change %	Change %
<b>Racist &amp; Religious</b>	539	698	<b>+29%</b>	+24%
<b>Anti-Semitic</b>	31	27	<b>-13%</b>	+12%
<b>Islamophobic</b>	41	61	<b>+49%</b>	+25%

#### **4. a) How will consultation and/or engagement inform your assessment of the impact of the proposal on protected groups of residents, service users and/or staff?**

*Please outline which groups you may target and how you will have targeted them*

**Further information on consultation is contained within accompanying EqlA guidance**

The Council has undertaken a significant amount of community engagement already in Wood Green in order to develop the AAP and the SRF (section 4b). The preferred option AAP will require Reg18 consultation to begin early 2018, which will complement and enhance the existing work being undertaken. A number of studies are being developed borough wide which will include consulting with residents, for example the new Transport Strategy.

Communications resource will be dedicated to ensuring ongoing communication, consultation and engagement with residents, businesses, landowner and statutory partners.

Both Page High and Sky City residents will be engaged by the Council through messages shared through Sanctuary and Metropolitan Housing Association's channels. Sky City resident's association and Page High tenant's association will also be engaged directly.

There Council will employ a ladder of engagement with stakeholders, from informing and listening, consulting and partnership working. This will range from updating news on our website and channels, to public meetings, key stakeholder meetings through to capacity building training opportunities and small grants.

**4. b) Outline the key findings of your consultation / engagement activities once completed, particularly in terms of how this relates to groups that share the protected characteristics**

*Explain how will the consultation's findings will shape and inform your proposal and the decision making process, and any modifications made?*

**Wood Green AAP**

Since 2015 there have been several stages of consultation about the future of Wood Green. All consultation reports relating to Wood Green AAP can be found on the Haringey website.

- [14 February to 28 April 2017 – Wood Green Area Action Plan Public Consultation](#)
- [January to April 2016 – Wood Green Area Action Plan Public Consultation](#)
- [January to April 2016 – Wood Green's Future Public Consultation](#)
- [June to December 2015 – Wood Green's Future](#)
- 14 February to 28 April 2017 – Wood Green Area Action Plan Public Consultation

Public consultation on the draft 'Preferred Option' for the Wood Green AAP (the AAP) took place from 14 February and 28 April 2017. The consultation has had a good response and several stakeholders and stakeholder groups have engaged with the process.

Over the course of the 10-week consultation period, Public Voice:

- Held 11 exhibitions of the plans in public places around Wood Green;
- Ran 9 workshops to invite different sections of the community to come and discuss the plans in more detail;
- Knocked on the doors of all homes that are included within draft Site Allocations in the plans (and so may potentially be affected by demolition and rebuilding work), left information with all of these, and spoke directly to 180 residents;
- Set up a consultation website where people could read about the plans and leave comments;
- Advertised the consultation on posters along the High Road, through e-mails to relevant contacts, on social media and in local press.

At the same time, Haringey Council:

- Sent newsletters to over 18,000 addresses in Wood Green to notify them about the consultation;
- Sent letters to local residents whose homes are proposed to be included within Site Allocations (and so may potentially be affected by demolition and rebuilding work);
- Sent letters to local businesses;
- Held 14 meetings with local businesses, residents, interest groups and statutory agencies;
- E-mailed or sent letters to all organisations and individuals on the Local Plan consultation

database, including over 800 people who took part in the previous round of consultation in 2016;

- Advertised the consultation on the Council's website;
- Made copies of the AAP available to view in all local libraries, at the Civic Centre, the Planning Office, and online;
- Placed an advert in the Haringey Independent

We listened to the views of people who live in and around Wood Green, people who go there to do their shopping, people who work or run businesses there, and people who visit for other reasons. We also heard from local landowners, and local and national statutory bodies. Over 1,000 people and organisations provided feedback on the plans for Wood Green, and more than 6,500 people viewed the consultation material online or at an event or public exhibition of the plans – just under a third of the total population of Wood Green.

The workshops were targeted at specific stakeholder groups including disabled people, older people, the Turkish community, the West Indian community, younger people, and Library users. Equalities data on age, disability, ethnicity and sex was collected from people who participated. All representations received were analysed, and a consultation report has been prepared listing all issues raised especially equality issues. The Council has considered how the AAP could be amended to reflect local concerns, and a new draft of the preferred option will now be considered by Cabinet for Reg18.

From the consultation report, the top issues for residents were:

- Concern over the impact of traffic on, and improving air quality on Wightman Road and the Haringay Ladder
- Opposition to demolishing the Victorian terraced homes on Caxton, Mayes, and Coburg Roads
- Interest in a new swimming pool and leisure centre in Wood Green
- The desire to see a better choice of shops, cafes and restaurants in the town centre
- Concerns about the level of new affordable housing that would be built as part of the regeneration

Site specific concerns were:

- **WGS A9 – Wood Green Town Centre West** – a large number of people objected to proposals to demolish Victorian homes on Caxton, Coburg and Mayes Roads, while others expressed concerns about how the rights of affected social housing tenants living above the Mall would be guaranteed
- **WGS A10 – The Mall (East)**– similar concerns were expressed about the rights of residents currently living above the Mall, if this were to be demolished, and where the current Market Hall traders would be relocated to. Several people made suggestions for refurbishing the Mall, and there was a desire to see at least one cinema remain in the centre of Wood Green
- **WGS A25 – Hornsey Filter Beds**– many people objected to building housing on this site, which is designated as Metropolitan Open Land (similar to green belt), with some people feeling it should be preserved for wildlife
- **WGS A8 – Wood Green Library** – some people objected to plans to demolish the library, instead arguing for it to be refurbished or extended, while others wanted to see a replacement library built either on the same site or in an equally accessible location
- **WGS A12 – Bury Road Car Park**– similar concerns were expressed about the rights of social housing residents living in the flats above the car park, though there was also some support for demolishing it to make better use of the space

**5. What is the likely impact of the proposal on groups of service users and/or staff that share the protected characteristics?**

*Please explain the likely differential impact on each of the 9 equality strands, whether positive or negative. Where it is anticipated there will be no impact from the proposal, please outline the evidence that supports this conclusion.*

Further information on assessing impact on different groups is contained within accompanying EqlA guidance

**8. Sex**

The percentage of female residents in the area is slightly lower than the Borough average.

All residents regardless of gender will benefit from the proposals set out in the SRF including:

- The increase in jobs and training opportunities
- The provision of more homes
- The improved transport and connectivity
- The improvements to public spaces and streets
- The improved cultural offer of Wood Green
- A more sustainable, low carbon neighbourhood

Projects which impact sites used predominantly by women will require further EqlAs. As women are more likely to use council services and the Customer Service Centre as well as the Library, proposed changes to these elements will have separate EqlAs to supplement individual proposal Cabinet decisions.

Women are still more likely to be responsible for childcare and there are likely to be more female lead single parent families in the area, therefore changes to the Community Hub is likely to impact women. A new location for the TICC, Efdal Community and the community hub will need to be identified and relocation strategy agreed before the redevelopment of the sites. The AAP preferred option states adequate re-provision for space for community use should be provided prior to redevelopment. The SRF commits to working within the planning policy framework.

Positive	X	Negative		Neutral impact		Unknown Impact	
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**2. Gender reassignment**

We do not have local data regarding this protected characteristic, but there is consideration for this protected group. There are not any known services specifically for Trans\* people in Wood Green but wider LGBT services are run by Wise Thoughts from Wood Green Library. This will need to be considered and relocation sought for Wise Thoughts in the new Library proposals which require a full EqlA.

In Haringey there has been an increase of all recorded hate crime. The data for transphobic hate crime is small but we are aware that Trans\* people are impacted by hate crime. They may benefit from possible reduction of crime and anti-social behaviour, or fear of hate crime, through making public realm safer and designing out crime.

Positive		Negative		Neutral impact		Unknown Impact	X
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### 3. Age

Haringey has a young population with a quarter of the population under the age of 20 and 91% of the population aged under 65 (89% London, 83% England). The average of Noel Park and Woodside has a higher proportion of adults aged 25-39 than the Haringey average. Young people aged 16-24 also account for a more significant percentage of the population of Noel Park and Woodside than the borough average.

As the number of young people living in the study area is above the Borough average, the plans to deliver more homes and jobs will benefit these young people. All ages will benefit from the improvements in transport, community and leisure facilities, as well as the investments in open spaces, streets and public realm. There will be particular opportunities to tackle inequalities based on the 'age' characteristic.

This will include:

- Providing more homes that meet the needs of children and young people (such as family homes) and older people (such as adaptive homes)
- Increase in jobs and training opportunities, such as young people who are not in employment, education and training
- There will also be opportunities to tackle health inequalities such as childhood obesity through development of open spaces
- Creating safer, accessible communities benefitting all age groups

As there is a higher percentage of young residents in Wood Green, they are likely to be impacted negatively by the disruption caused by the construction phases of development plans.

Any schemes which include provision used by specific ages, for example Efdal Kids Club, will be required to provide adequate reprovision of space for the community use prior to redevelopment, as outlined in the WG AAP preferred option.

Older people, children and young people are more likely to use council services and the Customer Service Centre. Changes to these services require a full EqIA.

Positive	X	Negative	X	Neutral impact		Unknown Impact	
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### 4. Disability

In Haringey 14% of residents have a long-term health problem that limits their day to day activity, lower than England but in line with London. Higher proportions of residents in both Noel Park and Woodside are reported to have their day-to-day activity limited a lot by their disability as compared to the borough and London average.

16.6% of residents of the study area reported a long-term disability or health condition, which roughly reflects the proportion of people reporting some limitation to day-to-day activity in wards affected by the SRF. However, all those areas affected by the SRF are below the national average in regard to people reporting limitation of day-to-day activity.

Despite this there is a disproportionately high number of people with day-to-day activity limited a lot in Noel Park. Residents who use some of the buildings, such as the library, from Noel Park might have disabilities and therefore will be impacted by any future decision on relocation.

Disabled people are more likely to use council services and the Customer Service Centre, as well

as Wood Green library. Any changes to these elements will need to undertake a full EqIA.

Improvements to public realm and open spaces should create more accessible neighbourhoods, which people with disabilities can benefit from. The Council should lobby TFL to improve the accessibility of Wood Green and Turnpike Lane stations.

Haringey has high levels of both severe and common mental illness compared to London. Improvements to green space and access to green space may be of benefit to increase mental wellbeing and reducing feelings of mental ill health.

Positive	X	Negative		Neutral impact		Unknown Impact	
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**5. Race and ethnicity**

Compared to the Haringey, London and national average, there is a smaller ‘White British’ population, but a larger ‘White Other’ population. The majority group in the area is White Other, forming 27% (22.97% Haringey). The study area has slightly larger proportions of Mixed White and Black Caribbean, Asian, Indian, Pakistani, Bangladeshi, Chinese and Arab groups than the Haringey averages.

Black African groups are broadly proportional to the Haringey average (9.05% study area, Haringey 9.04) but Black Caribbean groups are proportionally less than the Haringey average (6.9% study area, 7.10%). The proportion of Black Other is higher than the Haringey average. It can be deduced that this includes sizeable Somali and Eritrean communities.

Providing more affordable housing in line with Planning Policy will benefit those who are vulnerable, in temporary accommodation or homeless, including BAME communities. One of the objectives of the SRF is to support local people with opportunities in education, training and employment. This should benefit existing residents including BAME communities.

The SRF also aims to safeguard and promote the diversity of Wood Green, which should benefit residents from all ethnicities, celebrating differences in cultures and traditions.

Specific groups who are potentially negatively affected by development plans are being engaged with and should be provided with space prior to redevelopment. We should ensure that translation and interpretation is considered for engagement with residents who do not have English as a First Language.

Positive	X	Negative	X	Neutral impact		Unknown Impact	
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**6. Sexual orientation**

We do not hold data at the national, borough or ward levels. However, we are aware there is a significant LGB population in Haringey compared to other places in England.

Consultations with residents over Haringey’s Housing Strategy showed concerns over exclusion of LGBT residents where homelessness is related to sexual orientation; over 50% of people who approach Stonewall Housing state that their housing problem is directly related to their sexual orientation or gender identity”. The provision of additional housing should benefit LGBT residents in temporary accommodation. Housing associations and the Council have guidelines and adhere to legislation that does not allow for sexual orientation to negatively impact on housing allocation.

Wise Thoughts, is a charity for LGBTQ (and BAME) communities, and the organiser of London’s Gaywise FESTIVAL. The charity runs a Creative Cultural Hub in the Wood Green Library. It runs

LGBT women’s and men’s separate meet ups, as well yoga sessions for all of the community.

The development proposals for Wood Green library will need a full EqIA and to consider arranging adequate space for the charity to provide its services, aimed towards not only the general LGBT community, but also the intersections of sexuality and race.

Positive		Negative		Neutral impact		Unknown Impact	X
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**9. Religion or belief (or no belief)**

Christianity is the largest religion, with the Muslim population of Wood Green higher than the borough average, higher than in London and England. There is a slightly lower Hindu population than in Haringey, and a lower Jewish population.

There are a large number of places of worship in the Wood Green area serving people of different religions. The ‘UK Turkish Islamic Centre’ situated at 10 Caxton Road, serves the Turkish community in the area, drawing in members of the community both working and living in the area. A new bigger and well-equipped mosque will be delivered.

The Alevi Centre which serves the Alevi community, will not be impacted.

Close engagement and support will be required from the outset. Consideration in this process should be made to ensure that no religious groups are disproportionately affected by the plans.

The current draft of the Wood Green “Preferred Option” AAP states that adequate re-provision for space for the community use should be provided prior to redevelopment. A new location for the facilities affecting specific religious groups will need to be identified and deliverable relocation strategy agreed prior to the redevelopment of sites serving religious purposes.

The SRF commits to working within the planning policy framework and the policies therein. Close engagement and support will be required from the outset. Consideration in this process should be made to ensure that there are no barriers for different religious groups in the engagement process for proposal development.

Further EqIAs will be required for any developments which impact on specific religious groups.

Increasing employment space and drawing business from Haringey and beyond could potentially increase the price to rent employment space in the area. This could negatively impact existing small businesses which cater to religious groups, for example local halal butchers. Business relocation strategies should pay particular attention to locations of businesses which serve specific religious groups.

Positive	X	Negative	X	Neutral impact		Unknown Impact	
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**8.Pregnancy and maternity**

The study area has a slightly lower proportion of families with dependent children than the Haringey, England and Wales average. We do not envisage any inequalities based upon this characteristic as a result of any of the projects developed under the SRF.

There will be opportunities to tackle inequalities based on the ‘pregnancy and maternity’ protected characteristic including more homes including affordable homes as well as increased opportunities

in training and jobs.

Projects which impact sites used predominantly by women will require further EqlAs. As women, who may be mothers, are more likely to use council services and the Customer Service Centre as well as the Library, proposed changes to these elements will have separate EqlAs to supplement individual proposal Cabinet decisions.

Women are still more likely to be responsible for childcare and there are likely to be more female lead single parent families in the area, therefore changes to the Community Hub are likely to impact on women. A new location for the TICC, Efdal Community and the community hub will need to be identified and relocation strategy agreed before the redevelopment of the sites. The AAP preferred option states adequate reprovision for space for community use should be provided prior to redevelopment. The SRF commits to working within the planning policy framework.

Improved accessibility should benefit this protected characteristic as it makes travelling with prams easier.

Positive	X	Negative		Neutral impact		Unknown Impact	
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**10. Marriage and Civil Partnership**

There is a lower proportion of people who are in marriages compared to the Haringey and London averages. There is a slightly lower proportion of people who are in civil partnerships in the area compared to the Haringey average, but this is still higher than the London average.

We do not envisage any inequalities based on marriage or civil partnership status based on projects identified to deliver the SRF objectives.

Positive	X	Negative		Neutral impact		Unknown Impact	
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**Outline the overall impact of the policy for the Public Sector Equality Duty:**

- **Could the proposal result in any direct/indirect discrimination for any group that shares the protected characteristics?**
- **Will the proposal help to advance equality of opportunity between groups who share a protected characteristic and those who do not?**  
**This includes:**
  - a) **Remove or minimise disadvantage suffered by persons protected under the Equality Act**
  - b) **Take steps to meet the needs of persons protected under the Equality Act that are different from the needs of other groups**
  - c) **Encourage persons protected under the Equality Act to participate in public life or in any other activity in which participation by such persons is disproportionately low**
- **Will the proposal help to foster good relations between groups who share a protected characteristic and those who do not?**

The Strategic Regeneration Framework provides opportunity to develop interventions which support mixed tenure communities and safer, more welcoming public realm.



Projects developed to deliver the SRF's objectives will be assessed individually to ensure they remove or minimise disadvantage experienced by persons from protected characteristics, and will endeavour to be of benefit to all of the community in Wood Green. Projects will seek specifically to work to reduce the inequalities outlined in this report.

Procurement processes will ensure that no proposal will lead to discrimination, harassment or victimisation to residents and staff when delivering services.

### 6. a) What changes if any do you plan to make to your proposal as a result of the Equality Impact Assessment?

Further information on responding to identified impacts is contained within accompanying EqIA guidance

Outcome	Y/N
<b>No major change to the proposal:</b> the EqIA demonstrates the proposal is robust and there is no potential for discrimination or adverse impact. All opportunities to promote equality have been taken. <u>If you have found any inequalities or negative impacts that you are unable to mitigate, please provide a compelling reason below why you are unable to mitigate them.</u>	Y
<b>Adjust the proposal:</b> the EqIA identifies potential problems or missed opportunities. Adjust the proposal to remove barriers or better promote equality. Clearly <u>set out below</u> the key adjustments you plan to make to the policy. If there are any adverse impacts you cannot mitigate, please provide a compelling reason below	N
<b>Stop and remove the proposal:</b> the proposal shows actual or potential avoidable adverse impacts on different protected characteristics. The decision maker must not make this decision.	N

### 6 b) Summarise the specific actions you plan to take to remove or mitigate any actual or potential negative impact and to further the aims of the Equality Duty

Impact and which protected characteristics are impacted?	Action	Lead officer	Timescale
Wood Green and Turnpike Lane station access issues (disability)	Lobby TFL to install lifts and step free access to WG and TPL stations as part of their improvement works.  An accessibility steering group is being established to develop a public realm design guide.	Head of Area Regeneration Wood Green	1-3 years
Sky City and Page High demolition (all)	The ERRPP will be extended to housing association tenants in Page High and Sky City at the point which the scheme to develop the Mall is brought forward.	Director of Regeneration  Sanctuary and Metropolitan Housing	2-5 years
Ensure that due regard is paid to the Public Sector Equality Duty when	EqIA required on the Council's preferred option for the Council Accommodation,	Project Manager for Council	When Cabinet considers the decision.

making decisions as a result of proposals which deliver the SRF objectives.  Library and Customer Service Centre (Age, Sex, Sexuality, Gender Reassignment)	Library and Customer Service relocation, following options appraisal for how to achieve continuous service and/or reprovision of space for key services for protected characteristics.	Accommodation project	
Community buildings/spaces (age, sex, ethnicity, religion)	For all buildings with community uses which require demolition, work with the community to identify new locations in Wood Green prior to demolition.  EqIAs required for individual proposal decisions.	Director of Regeneration	Establish a new location before redevelopment.

**Please outline any areas you have identified where negative impacts will happen as a result of the proposal but it is not possible to mitigate them. Please provide a complete and honest justification on why it is not possible to mitigate them.**

**6 c) Summarise the measures you intend to put in place to monitor the equalities impact of the proposal as it is implemented:**

The Wood Green Programme Board and the Council's Priority 4 Board will monitor regeneration schemes which are brought forward to deliver the objectives of the SRF. All schemes which directly impact equalities groups will be developed in line with the Council's plans for engagement and consultation. The Head of Area Regeneration Wood Green will complete further EqIAs for specific programmes and projects brought forward in the delivery plan.

**7. Authorisation**

**8. Publication**  
*Please ensure the completed EqIA is published in accordance with the Council's policy.*

Please contact the Policy & Strategy Team for any feedback on the EqIA process.