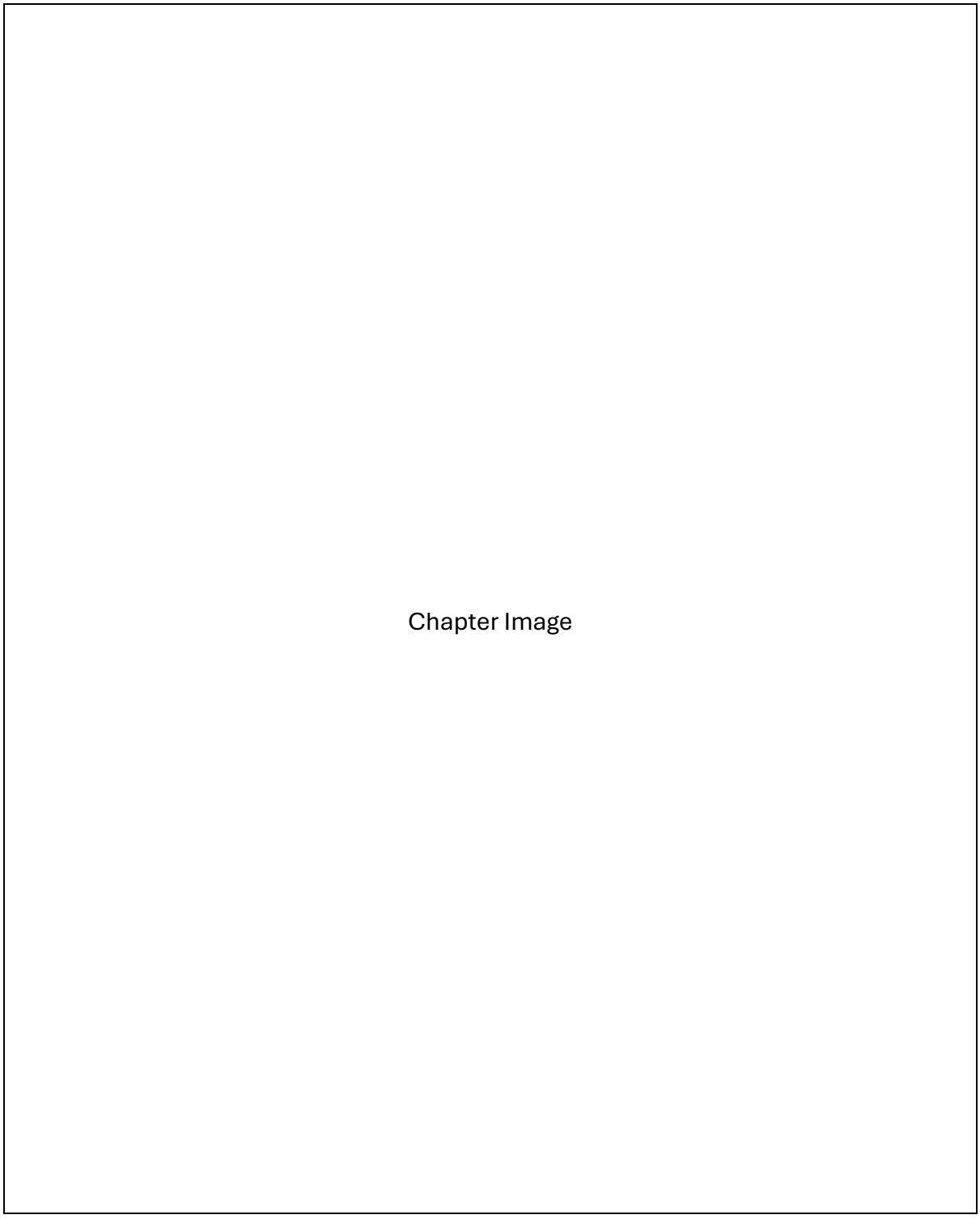
CHAPTER 18: DESIGN



INTRODUCTION

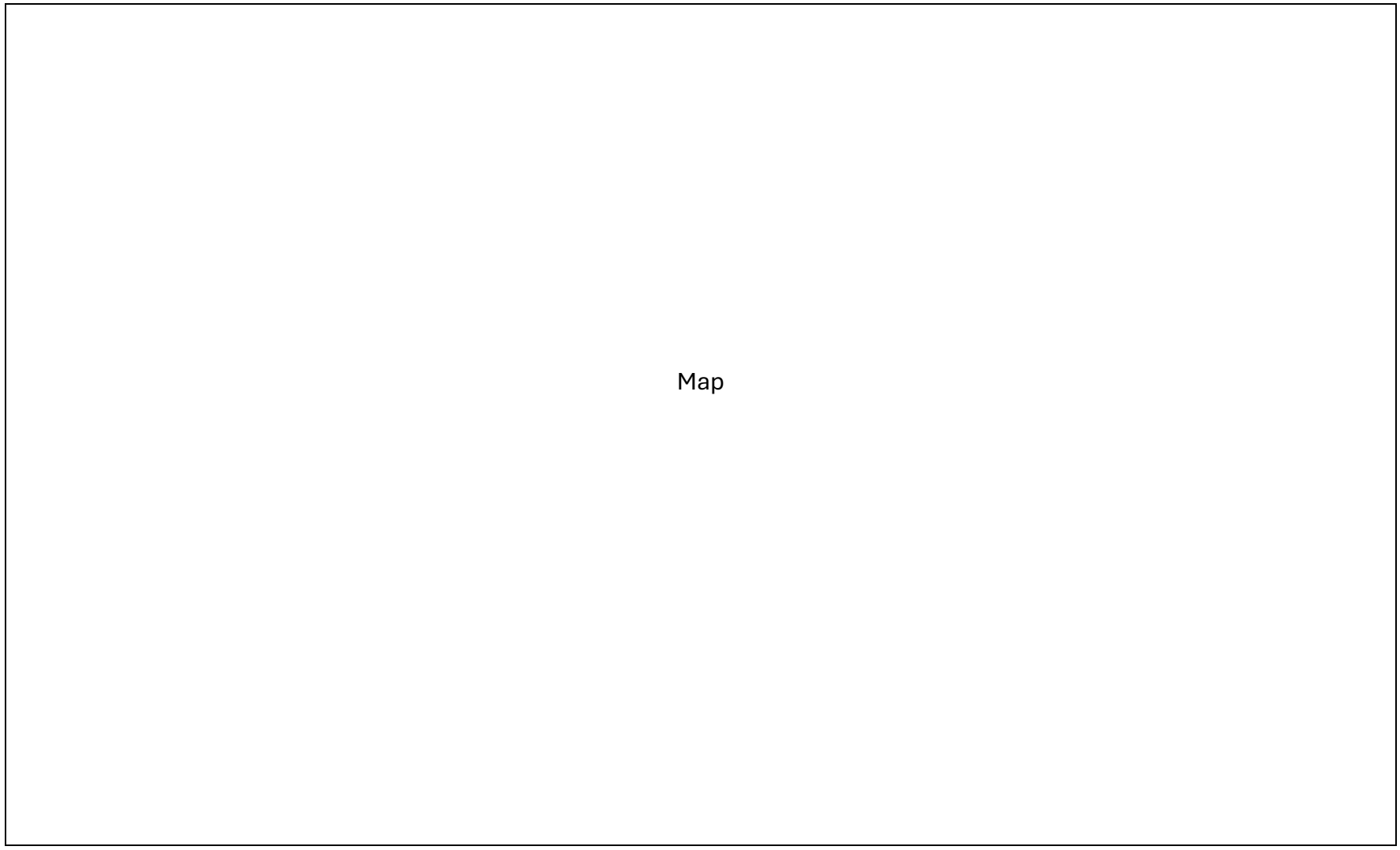
18.1 High-quality design is fundamental to delivering high-quality placemaking in Haringey. The NPPF recognises high-quality design as a key aspect of sustainable development, creating better places in which to live and work and helping make development acceptable to communities.

18.2 The London Plan requires all development to make the best use of land by following a design-led approach. This requires consideration of design options to determine the most appropriate form of development that responds to a site's context, existing and planned supporting infrastructure and capacity for growth, to determine the appropriate form and density of development. A design-led approach to optimising sites should be followed for all scales of development, including smaller sites, to preserve and enhance the character of our neighbourhoods while optimising growth.

18.3 High-quality design requires a holistic approach that balances social, economic and environmental factors, including fostering nature recovery and taking a conservation-led approach to placemaking. It is a deliberate and iterative process that requires research, consultation, and creativity to identify and achieve the outcomes that best meet the needs of the community.

18.4 As a Council we take proactive steps to ensure that excellent design standards are upheld in Haringey, including through the publication of detailed design guidance, such as the Bruce Grove Conservation Area Design Guide. Haringey's independent Quality Review Panel provides additional expert support to inform the planning process both before and after applications have been submitted. The Council also runs the Haringey Design Awards, celebrating and encouraging thoughtful and creative approaches to design in the borough. Where needed, the Council will prepare additional d guidance and/or design codes to support high-quality design in the borough.

18.5 The NPPF sets out that local plans should set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. This chapter sets out what high-quality design is for Haringey, including principles, considerations, criteria, standards and processes that should be followed.



Tables and Figures 1. *Map of xxxxxxxxxxxxxxxxxx*

Policy D1: Haringey Design Principles

A. All proposals must achieve high-quality design and contribute to the distinctive character and amenity of the local area. The Council will support proposals developed through a design-led approach which are consistent with the following design principles:

(1) Prioritise climate resilience – by beginning the design process with the sensitive placement and orientation of buildings within a high-quality, biodiverse landscape, to ensure well-integrated and resilient public and private amenity spaces, in accordance with Chapter 21 Climate Resilience and Adaptation and Chapter 24: Blue and Green Infrastructure;
(2) Respond positively to context – responding sensitively to the proposal's context, enhancing the surroundings to create a strong sense of place and identity and taking a 'retrofit first' approach, in accordance with policy ZC2;
(3) Provide a healthy environment – creating places that support physical and mental wellbeing and restore the natural environment;
(4) Support inclusion and diversity – creating welcoming places that promote safety and facilitate social integration, while addressing the evolving day-to-day needs of Haringey's diverse communities, regardless of disability, age, gender, sexual orientation, socio-economic status, race or faith, in accordance with policy D3;
(5) Connect communities – creating connected places that are legible and easy to safely navigate between by walking, wheeling, cycling and public transport;
(6) Be integrated and functional - designing places that are well-organised so that people can easily access and use amenities and services, minimising clutter while supporting cohesive neighbourhoods with an appropriate mix of tenures;
(7) Be Zero Carbon – minimising carbon emissions through high-quality, passive design and using resources efficiently, including beyond a building's lifespan following principles outlined in policy ZC1; and
(8) Be designed to last - creating development that can adapt to a changing climate and is robust and easy to maintain.

B. Proposals must be designed in accordance with adopted design guides and/or codes, where these apply.

Supporting Text

18.6 This policy ensures that all development in Haringey achieves high-quality design that enhances the character and amenity of the borough. At the heart of this is a design-led approach to new development that adheres to eight Haringey Design Principles.

18.7 Part of what makes Haringey great is its unique and diverse communities and neighbourhoods. Proposals must demonstrate an understanding of the immediate,

local and regional context of development sites, having regard to Haringey's Urban Character and Placemaking Study and adopted design guides and/or codes where these apply. Context includes socio-economic, cultural and environmental characteristics as well as built form.

18.8 The borough's extensive built heritage provides an important opportunity for conservation-led placemaking via a strategic approach to preserving and enhancing the significance of the historic environment. This approach recognises the value of Haringey's built heritage by embracing opportunities to conserve or restore heritage assets and their setting as an integral part of new development.

Design creating a more sustainable and resilient place

18.9 High-quality design is a key method to help address the climate emergency. This policy ensures proposals take an ambitious and holistic approach to minimising carbon emissions that is embedded into the design process from the very earliest stages. Proposals should embrace zero carbon design from the outset to ensure that every available opportunity to reduce the carbon footprint of new development is taken.

18.10 In the face of the escalating impacts of climate change, it is crucial that new development prioritises climate resilience and adaptation to a changing climate through thoughtful and sustainable landscape design and nature-based solutions allowing multiple co-benefits to be realised.

18.11 Good landscape design is not only about incorporating biodiversity through planting and trees. It also means beginning the design process with the sensitive orientation and placement of buildings to ensure that designs are rooted in and work in harmony with the natural environment. As such, consultant teams should include landscape architects and ecologists from an early stage in the design process to ensure that proposals are informed by specialist expertise.

18.12 The design and management of the landscape play a vital part in mitigating and adapting to climate risks, such as flooding, heat stress, and biodiversity loss. By integrating climate-resilient strategies, we can improve the mental and physical well-being of residents while supporting long-term nature recovery initiatives in Haringey.

18.13 Proposals should use attractive, durable, high-quality materials which complement local character. They should also be designed to be climate resilient and weather well over the building's lifetime.

Design creating a healthier and safer place

18.14 High-quality design contributes in many ways to the creation of a healthier and safer borough. Our natural environment contributes to the quality of a place and the wellbeing of people that live within it as well as removing carbon from the atmosphere, cooling our neighbourhoods and strengthening our resilience. Proposals must therefore respond positively to our valued natural features and open spaces, maximising opportunities to restore nature, enhance biodiversity, and integrate green and blue infrastructure at the earliest phase of the design process. Early consideration of green and blue infrastructure should help inform the layout and design of development and supports climate resilience, biodiversity enhancement and wider environmental objectives.

18.15 Proposals must consider the impact of design on the physical and mental wellbeing of prospective users. This could mean designing in access to open and green spaces to support physical activity or provide a calming escape from urban life or ensuring indoor and outdoor environments are comfortable and inviting for people to use even during extreme weather events such as heat waves.

18.16 Well-designed places allow everyone to access and enjoy spending time in them, as well as easily navigating and moving through them. A key part of this involves reducing opportunities for criminality and promoting a sense of safety with a focus on helping eliminate violence against women and girls. Proposals must ensure that movement and access is safe, easy and sustainable, routes to destinations are legible and that the public realm supports activity, positive social interaction and a healthy lifestyle. Our public spaces are particularly important for bringing people together and supporting culture and community.

18.17 The layout and design of places and buildings should be carefully considered to ensure the best use of available space, thinking about the activities they are designed for and how they can be made easier, safer, and more enjoyable.

18.18 Amenities should be well-integrated within designs so that streets are well-ordered and free from clutter, allowing efficient access for services with minimum disruption to the quality of the pedestrian experience and daily activities in the public realm. Indoor and outdoor circulation should be optimised to enhance the experience of moving within and around proposals, avoiding long corridors and ‘dead ends’.

18.19 Proposals should thoughtfully and efficiently integrate building services equipment to avoid compromising the appearance of a building, including the appearance from long views, while maximising opportunities for renewable energy technologies.

Design creating a fairer place

18.20 High-quality inclusive design helps secure a more equitable borough with an environment enables everyone to participate equally, independently, and confidently in everyday activities, regardless of disability, age, gender, sexual orientation, socio-economic status, race or faith. An important part of inclusive design is listening to our communities and working collaboratively with local people to ensure that their diverse needs are met. Policy D3 sets out detailed policy requirements relating to Inclusive Design.

Design guides and codes

18.21 The NPPF identifies the design and placemaking benefits of design guides and codes. To enhance local character and provide a framework for creating high-quality places the Council will bring forward design guides and codes over the plan period, including in relation to small sites and upward extensions.

Policy D2: Design-led Approach and Delivering Design Quality

Design-Led Approach

A. All proposals must be developed through a design-led approach seeking to deliver the most appropriate and optimal form and land use for the site.

B. Proposals should provide a clear design vision and establish appropriate site-based design parameters to implement it, having regard to:

(1) the Haringey Design Principles in Policy D1;
(2) the site's context, demonstrated through a robust site appraisal that identifies key opportunities and constraints, including opportunities to support nature recovery and enhance climate resilience;
(3) Haringey's retrofit-first approach, having regard to policy ZC2;
(4) existing and emerging planning policies, guidance and design guides and/or codes;
(5) feedback from residents and other stakeholders via engagement and consultation;
(6) infrastructure needs;
(7) the Council's Urban Character and Placemaking Study; and
(8) placemaking aspirations for the site and wider area as identified in this plan and other relevant placemaking documents

Responding to context

C. All new development must contribute positively to the distinctive existing and emerging character, context, and amenity of the local area. The Council will support proposals which respond positively to:

(1) The natural environment, prioritising opportunities to integrate landscape, support nature recovery and enhance climate resilience, having regard to:

i. Landform;
ii. Topography, ground level and gradient;
iii. Natural features and other open spaces;
iv. Blue and green infrastructure;
v. Groundwater;
vi. Trees on and close to the site;
vii. Landscaped boundaries and treatments; and
viii. Any other significant biodiversity (including prioritising native over invasive species) on or close to the site;
ix. Opportunities for biodiversity net gain;
x. Flood risk;
xi. Air quality; and

xii. Land contamination

(2) The urban character of the site and its surrounds, having regard to:

i. Building heights;
ii. The historic environment and protected views;
iii. Urban grain, form, scale and massing prevailing around the site;
iv. Legibility and the framework of routes and spaces connecting locally and more widely;
v. Sense of enclosure;
vi. Rhythm of any neighbouring or local regular plot and building widths;
vii. Active, lively frontages to the public realm; and
viii. Distinctive local architectural styles, detailing and materials.

(3) On-site and neighbouring uses, activities, and amenity, having regard to cumulative impacts, including:

i. ensuring an appropriate amount of amenity and privacy for existing and/or future residents and neighbouring properties, minimising overlooking;
ii. providing appropriate sunlight and daylight amenity, for existing and future occupiers, to all parts of the development and adjacent buildings and land, limiting overshadowing; and
iii. addressing issues of vibration, noise, fumes, odours, light pollution, overheating and microclimatic conditions likely to arise from the use and activities of the development.

(4) Opportunities to improve connectivity, permeability, and access to local services for all, providing direct, safe and easily recognisable routes.
(5) Existing and future infrastructure needs, making efficient use of land and having regard to the Council's Infrastructure Delivery Plan.
(6) Opportunities to support social cohesion, local identity and sense of place, enhancing the local cultural context.

D. Proposals must be supported by Masterplans where required by Policy D8.

Delivering design quality on site

E. All elements of proposed building designs must be demonstrably deliverable. Proposals likely to result in 'value engineering' approaches that detract from design quality will be resisted. Where architects have only been appointed for partial services, design quality should be maintained by retaining the original design team to monitor the design quality of the development through to completion.

Supporting Text

The Design-Led Approach

18.22 All proposals must demonstrate how they have been developed through a design-led approach to optimise site capacity.

18.23 The starting point for a design-led approach is undertaking a thorough site appraisal and/or analysis which surveys and evaluates the existing characteristics of a site/building and its surroundings. Analysis should be undertaken having regard to planning policies, guidance and design guides and/or codes. Early and meaningful engagement with local communities and other stakeholders can help inform site appraisal, strengthen understanding of local character and identify opportunities and constraints from the outset of the design process. Applicants should have regard to the Council's Statement of Community Involvement when undertaking engagement.

18.24 A clear design vision should be developed which responds to all relevant considerations including placemaking aspirations for the site and wider area as set out within relevant neighbourhood policies and within Neighbourhood Plans where these exist. Where relevant, applicants should also have regard to placemaking aspirations expressed outside the Local Plan in strategic documents such as Shaping Wood Green and Shaping Tottenham.

18.25 Site-based design parameters should be developed setting out how the design vision is proposed to be implemented and how the site's capacity has been considered and optimised. Where appropriate, these will be expected to address land use, built form, built identity, public realm, movement, and green and blue infrastructure. Land use parameters include defining the mix and location of uses. Built form parameters include defining block types, building lines and heights. Built identity parameters include defining materiality, window sizes, detailing, roofscape and how the building meets the ground. Public realm parameters including defining the type and location of any new streets or areas of public realm. Movement parameters include defining movement routes and hierarchy, points of access and connection to the wider street network. Green and blue infrastructure parameters include defining any green and blue infrastructure proposed on the site and how this connects to wider identified networks.

18.26 For major developments and on more complex schemes falling below this threshold, justification should be provided for why the preferred design solution was selected, with an observable evolution of proposals, including consideration of alternative design options provided with proposals. Consistent with Policy ZC2, proposals for development on sites with existing buildings must take a 'retrofit first' approach, evidencing that reuse and retrofit design options have been considered from the earliest design stage.

18.27 Where design visions and site-based parameters are already set out in site allocations, these should be clarified and expanded on in greater detail in the Design and Access

Statement. Site-based parameters should be illustrated clearly, both graphically and numerically. They should also incorporate the wider context, particularly where the site is within a placemaking focus area. The scope and level of detail required will depend on the characteristics, location and scale of the proposal.

18.28 Compliance with each component of the design-led approach should be set out in the Design and Access Statement. Design and Access Statements should be supported by clear drawings and images. 3D visualisations are encouraged for minor development proposals and are required for major development proposals. Drawings and images must include the immediate surrounding context so that proposals can be clearly understood in context. Design and Access Statements should also explain how engagement undertaken has informed the evolution of proposals, where relevant and proportionate to the scale of development.

Responding to context

18.29 All proposals must demonstrate how they have responded to its context. Part B of Policy D2 sets out elements of character that should be considered as part of a site appraisal. The site appraisal should reference and build on the Council's Urban Character and Placemaking Study. The scope and level of detail required as part of the site appraisal will depend on the characteristics, location and scale of the proposal.

18.30 Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours and should be designed to ensure there are no significant adverse impacts on the amenity of any existing occupiers and neighbours. The cumulative impacts of development proposals on amenity will be considered in assessing their acceptability. Public realm, landscaping and amenity considerations should be considered holistically alongside the requirements of Policies D4, D5 and D6.

18.31 Amenity can be compromised in a number of ways through development such as: detrimental loss of daylight and sunlight to existing and adjacent occupiers; loss of privacy and outlook due to the proximity and design of developments; harmful noise, odour, vibration and air pollution from existing and proposed developments (typically commercial activities and other activities such as rail); developments with the potential to endanger highway safety; and cause detrimental micro-climate effects. Buildings should therefore be compatible with their local environment and conditions.

18.32 Development proposals should take account of existing sources of odour and potential odour-generating uses or infrastructure within the surrounding area. Where sensitive uses such as housing are proposed in proximity to existing odour-generating infrastructure activities, proposals should demonstrate that future occupiers would not

experience unacceptable amenity impacts, or that appropriate mitigation measures can be implemented.

18.33 In accordance with the Agent of Change principle, responsibility for mitigating potential conflicts should normally fall on the proposed development rather than placing unreasonable restrictions on the continued operation of existing lawful uses and infrastructure.

18.34 The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings and ensure that adjoining land or properties are protected from unacceptable overshadowing. The Building Research Establishment (BRE) provides guidance on site layout planning to achieve good sun-lighting and day-lighting (BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2022). The guidance includes advice on site layout to provide good natural lighting within new development, safeguarding of daylight and sunlight within existing buildings nearby, and the protection of daylighting of adjoining land for future development. It also includes guidance on the loss of solar radiation for solar panels and passive solar buildings that use the sun as a source of heating energy.

18.35 Proposals should not cause an unreasonable sense of enclosure or disproportionate overshadowing on neighbouring sites and should be consistent with BRE guidance and with British Standard BS EN 17037 'Daylight in buildings'.

Delivering design quality on site

18.36 'Value engineering' is common practice in the UK construction industry describing a cost-saving exercise that often takes place after planning permission has been granted, where the contractor or developer will seek to make cost savings by down-grading the specification of proposals, such as through the selection of cheaper materials and products. Value engineering often significantly diminishes the design quality of proposals. The practice of value engineering was also heavily criticised in the Hackitt review of the building regulations and fire safety after the Grenfell tragedy. The review identified value engineering as a key contributing factor in the Grenfell fire, as cladding materials that were originally specified were later replaced with a cheaper product that was unfit for purpose as a result of a value engineering exercise.

18.37 To safeguard design quality, the Council may require the retention of architect and landscape architect services (this is often referred to as an 'architect retention clause') to secure ongoing design monitoring for new development.

18.38 The Council will secure the design team's ongoing involvement through Section 106 or planning condition where appropriate, to support maintaining design quality throughout the development process.

18.39 Applicants should refer to the GLA's Architect Retention and Design Monitor Roles Process Note for further guidance regarding design quality and the retention of architects and landscape architects to secure high-quality design outcomes.

Policy D3: Inclusive Design

A. All proposals must achieve the highest standards of inclusive design by:

(1) placing people at the heart of the design process, through early and ongoing engagement, including engagement with disabled people and organisations representing people with protected characteristics under the Equality Act 2010;
(2) making places feel safe and welcoming, particularly from the perspective of women and girls and gender diverse people;
(3) incorporating measures that design out crime, having regard to the principles set out in the Metropolitan Police's 'Secured by Design';
(4) ensuring that environments, buildings, services and public spaces, can be accessed and used safely, easily and with dignity by all, accommodating diverse needs without the need for adaptation or specialised design; and
(5) incorporating safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

B. Design and Access Statements should include an Inclusive Design Statement demonstrating compliance with Part A above.

Supporting Text

18.40 Inclusive design acknowledges diversity and difference and is guided by lived experience, placing people at the heart of the design process. It aims to create environments that everyone can use by eliminating barriers that cause unnecessary effort and exclusion, allowing all individuals to engage in daily activities equally, confidently and independently.

18.41 Inclusive design is fundamental to achieving A Fair Borough and should be considered from the start of the design process so that everyone can enjoy an equitable environment, regardless of disability, age, gender, sexual orientation, socio-economic status, race or faith.

18.42 A high quality, inclusive and accessible environment enhances the quality of life for residents and visitors. It allows people to move around easily and enables residents at all stages of life to remain within the local area as part of the community, including families with small children, older people living by themselves and those with mobility impairment.

18.43 When properly implemented, accessible and inclusive neighbourhoods enable people to remain independent and economically active for longer, reducing the need for extensive adaptations to buildings to meet the needs of existing and potential future users.

People at the heart of the design process

18.44 The best way to achieve inclusive design is to involve as many people as possible in the design process. The Council expects applicants to take a proactive and meaningful approach to engaging with potential users or user groups, existing residents, neighbourhood forums, adjacent landowners, community groups and other local stakeholders to ensure that proposals respond appropriately to local needs and are informed by lived experience so that proposals create places that are welcoming and inclusive for all. In particular, the Council expects applicants to demonstrate how they have proactively engaged with disabled people and organisations representing people with protected characteristics under the Equality Act 2010.

Safe and welcoming places

18.45 Feeling safe is an essential component of inclusive design. As such, it is particularly important to consider the perspective of women and girls and gender diversities as part of the design process, as they consistently report higher levels of fear and perceived danger in public places, compared to men, especially at night and in areas like parks and open spaces.

18.46 For major development and developments proposing meanwhile uses, the use of exploratory walks or participatory site assessments as part of engagement with the local community is strongly encouraged. To be most effective, these should seek to provide a range of opportunities targeted at different sections of the community that may have particular knowledge and concerns about the area (for example, women and girls focus group, or disability walking tour), alongside mixed group engagement.

18.47 Inclusive public realm design should be achieved by taking a 'child-friendly' approach, having regard to policy D4. Child-friendly design and urban planning go beyond designated playground provision and considers the design of public spaces and physical features around and between buildings, contributing to a more accessible and welcoming public realm for all.

18.48 Where used, language and visuals should be clear and easy to understand. Information on signage, maps, and guides should be provided in various formats. This approach benefits everyone, including tourists and individuals with learning or visual impairments. Embracing familiar names, landmarks and local histories can enhance legibility and make places easier to navigate, while enhancing a sense of belonging.

Integrating art and cultural elements that reflect the diversity of the community can also make spaces feel more welcoming.

18.49 Developments should optimise opportunities for social integration by creating accessible and inclusive communal public areas, offering diverse housing options, and enabling and facilitating community activities and events.

Designing out crime

18.50 The design and layout of proposals can help to reduce crime through encouraging increased activity, passive surveillance, ease of access, and creating a sense of ownership. Appropriate lighting is also crucial as it enhances visibility, deters crime, and promotes a sense of safety in public and private spaces. Proposals will be assessed against the principles of 'Secured by Design'. Reference should be had to the latest published guidance in this respect.

Access and Use

18.51 Proposals should demonstrate how all users, regardless of their protected characteristics, are able access, move through and use spaces. This includes:

i. Implementing universal design with features like tactile paving, wide doorways and step-free entry.

ii. Providing infrastructure that supports access and use for all, such as blue badge parking, accessible cycle parking, accessible toilets, and places to sit and rest.

iii. Facilitating connections to the wider neighbourhood, in particular key infrastructure and services like social infrastructure, public transport and local shops.

iv. Ensuring the means of access is convenient and able to be undertaken independently without undue effort, separation or special treatment. Entrances should be easily identifiable.

v. Providing accessible housing in accordance with housing design policy D11

18.52 Early and careful consideration should be given to inclusive design when dealing with historic buildings and heritage access to secure schemes that encourage use and enjoyment of the historic environment while preserving an asset's significance.

18.53 Developments should be convenient and welcoming for all, with no disabling barriers, providing independent access without additional undue effort, separation or special treatment for those with mobility impairments.

18.54 Further guidance on inclusive design standards can be found in the following British Standard documents:

i. BS8300-1:2018 Design of an accessible and inclusive built environment. External environment. Code of practice. January 2018.

ii. BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings. Code of practice. January 2018.

Inclusive emergency evacuation

18.55 Buildings should be designed and built to accommodate robust emergency evacuation procedures for all building users, including those who require level access. All building users should be able to evacuate from a building with dignity and by as independent means as possible. Emergency carry down or carry up mechanical devices or similar interventions that rely on manual handling are not considered to be appropriate, for reasons of user dignity and independence. The installation of lifts which can be used for evacuation purposes (accompanied by a management plan) provide a dignified and more independent solution. The fire evacuation lifts and associated provisions should be appropriately designed, constructed and include the necessary controls suitable for the purposes intended.

Inclusive Design Statements

18.56 Inclusive design statements should demonstrate that the highest standards of inclusive design will be achieved. Where appropriate, these will be expected to:

i. Explain the design concept and illustrate how an inclusive design approach has been incorporated into this;

ii. Detail which best practice standards and design guidance documents have been applied in terms of inclusive design;

iii. Demonstrate that potential impacts on people and communities who share a protected characteristic have been considered;

iv. Include records of any exploratory walks or participatory site assessments undertaken and explain how the proposals respond positively to the findings;

v. Set out how access and inclusion will be maintained and managed, including fire evacuation procedures; and

vi. Detail engagement with relevant user groups, such as children and young people, disabled or older people's organisations, or other equality groups.

18.57 Where specific inclusive design measures cannot be directly delivered as part of the proposed development but are related to it, a planning obligation may be used to secure those measures or financial contributions towards them.

Policy D4: Public Realm

A. Proposals enhancing existing public realm or expanding or creating new areas of public realm should:

(1) be informed by detailed site analysis which identifies existing and proposed uses, demonstrating the potential public benefit of proposals. This analysis should be included within Design and Access Statements;
(2) take opportunities to increase biodiversity and support climate resilience in accordance with policy G5;
(3) enhance green and blue infrastructure in accordance with the Green and Blue Infrastructure principles in policy G1;
(4) be welcoming, inclusive and accessible to all, clearly communicating that the space is publicly accessible;
(5) contribute positively to sense of safety in public places, having particular regard to the perspective of women, girls and gender diverse people, and consistent with policy D3;
(6) embed playable spaces into streets and public spaces, allowing children to easily access a range of play opportunities suitable for a range of ages;
(7) incorporate inclusive wayfinding and provide legible routes to support inclusive access;
(8) take opportunities in public spaces to avoid sensory overload and accommodate people with neurodiversities;
(9) encourage and facilitate activities that support social integration and mental and physical well-being;
(10) foster a sense of belonging and local identity;
(11) contribute to reducing crime and improving safety through good design and well-integrated lighting strategies, in accordance with policy D3;
(12) use high-quality, robust materials that are easy to manage and maintain;
(13) enhance connectivity and support active travel, in accordance with policy T1;
(14) contribute to town centre activation, in accordance with policy TC5;
(15) design public toilets to be inclusive, accessible and safe to use; and
(16) provide infrastructure to support cultural activities including public events, where appropriate.

B. Proposals that will impact detrimentally on the operation or environment of the public realm will be resisted.

C. Privately owned public spaces within new development must appear and operate indistinguishably from public space. Proposals must provide detailed management plans demonstrating how they will be positively managed and maintained to a high standard.

D. Major development proposals should consider how to enhance local distinctiveness and legibility using public art.

Supporting Text

Public realm criteria

18.59 High-quality public space is crucial to placemaking and has a wide range of benefits including to community cohesion and to the local economy. The enhancement or expansion of existing public realm or the creation of new public realm will be supported where this meets the criteria outlined in this policy, having regard to the Haringey Streetscape Design Guide 2023.

18.60 Proposals should seek to identify and address existing and future deficiencies in the quality and quantity of public realm and, where possible, locate public realm adjacent to social, cultural, blue and green infrastructure where this would contribute to greater public use and benefit from those assets.

18.61 Applicants are encouraged to be creative in identifying opportunities for new and enhanced public realm, including on podiums or roof tops and through the redevelopment of surface carparks and underused or vacant spaces.

Site analysis

18.62 The design of new or enhanced public realm should be informed by an analysis of how the space is currently used or proposed to be used and the intended function and benefit of it. Where appropriate, this should be informed by engagement with local communities and other key stakeholders. The design should seek to optimise the use and benefit of the space throughout different periods of the day, week, and year.

Supporting climate resilience

18.63 Public realm proposals should incorporate nature-based solutions that contribute to climate resilience. The landscape must be functional as well as beautiful, performing environmental functions including air and water filtration, urban cooling and flood and wind mitigation. Biodiversity should be encouraged at every opportunity and scale to form a 'mosaic' of habitat types, based on planting and habitat features. Tree-lined streets that support local biodiversity are encouraged.

Inclusive access

18.64 Public realm should be safely and easily accessed and used by everyone, irrespective of age, mobility impairments, gender or religion, providing equitable places that can be enjoyed by all of Haringey's diverse communities.

18.65 Proposals should adopt a gender-inclusive approach to design, incorporating measures to prevent violence against women and girls and gender diverse people that respond to

feedback gathered through engagement with the local community. Gender-inclusive design should be informed by the lived experience of local people who will use or move through these places. The use of exploratory walks and or participatory site assessments to inform designs is strongly encouraged. Proposals should have regard to the Mayor of London's Violence Against Women and Girls Strategy, recognising that the layout, lighting, management and activation of public spaces can contribute positively to perceptions of safety and confidence in the public realm.

18.66 As part of ensuring inclusion and accessibility, the following measures should also be considered:

i. providing dropped curbs and widening pavements where possible

ii. responding to desire lines within and across the site, and clearly identifying where different transport modes and rights of way are prioritised

iii. providing clear wayfinding.

iv. having prominent and direct entrances and key route to and through the space

v. avoiding vehicle dominance in and around public space and minimise street parking;

vi. providing secure cycle parking in locations where people are encouraged to dwell and/or access nearby activities

vii. planting should be used at important thresholds to create hierarchy and soften the transition between public and private spaces

viii. trees should be grouped to reinforce routes through neighbourhoods, maintaining visibility, safety and legibility.

18.67 Wayfinding is often a multi-sensory activity and can be particularly challenging for people with sensory processing differences or sensory loss. Inclusive wayfinding delivers information through multiple channels to accommodate diverse needs, including users with sensory loss. This could include visual clues such as:

i. landform, architecture or graphics and visual displays;

ii. tactile elements such as braille or tactile paving surfaces;

iii. audible elements such as announcements;

iv. other sensory information, such as olfactory (for example using scented plants); and

v. simple language formats and British Sign Language (BSL).

Accommodating neurodiversities in the public realm

18.68 Proposals should incorporate peaceful spaces into design, including gardens, water features or quiet areas to allow people, to relax and escape sensory overload, having regard to (PAS) 6463 'Design for the mind', which provides guidance on how the built environment can accommodate people who are neurodiverse.

Embedding 'playable' public realm

18.69 Embedding playable spaces into the landscape and public realm helps to create safe and stimulating environments for people of all ages.

18.70 All play provision should be considered as an integral part of a holistic 'playable' public realm strategy, providing opportunities for incidental play that is suitable for a range of ages and abilities accommodated beyond dedicated play areas. Proposals must be bespoke to their environment and should not rely on 'off-the-shelf' play equipment. Youth play should be integrated within dedicated play spaces.

18.71 Public spaces and streets should be considered together to create a network of playable spaces, allowing children to easily access a range of play opportunities. Play spaces should be well overlooked and provide good seating provision for adults supervising children. Dedicated play areas must be safe, accessible and located away from traffic and parking within areas which have favourable microclimatic conditions.

18.72 Planting should also be an integral part of the play offer, adding colour, texture, smell and seasonality, encouraging children to engage with their environment. Opportunities should also be sought to integrate play and artists commissions to heighten the play experience and create dynamic and inspiring places for both children and adults to enjoy.

Social integration and well-being

18.73 Space should be designed to support positive activities and to support the mental and physical health of communities. Opportunities should be taken to provide:

i. robust and low-maintenance seating,

ii. drinking water facilities;

iii. facilities for free outdoor exercise; and

iv. free, unisex accessible public toilets and baby change facilities, suitable for a range of users including disabled people, families with young children and people of all gender identities in accordance with policy D3.

18.74 Landscape design should be structured and layered to optimise enjoyment in all seasons. Species should be carefully selected to encourage residents and visitors to

engage with the environment throughout the year. Place-specific planting strategies should be developed, enhancing and intensifying existing planting to create rich, biodiverse and inspiring landscapes. Opportunities include changing colours and textures, and supporting health and wellbeing, for example through home growing.

Enhancing local identity and sense of belonging

18.75 Applicants should take opportunities to create a sense of place and identity by referencing and communicating the borough's diverse history and cultural context through design, particularly celebrating under-represented histories.

18.76 Proposals should also embrace opportunities to preserve and enhance existing local character and landmarks, for example through lighting, public art, signage, paving, materials, and views, to aid navigation.

Reducing crime and improving safety

18.77 Proposals for public realm must demonstrate how Designing Out Crime principles have been applied. Proposals should include security measures that are visible where appropriate but do not dominate the space and are not detrimental to its character. They should not rely on physical barriers or CCTV as the primary way to make the public realm safe.

18.78 Spaces should be well-lit to encourage activity and increase confidence and public perceptions safety, while minimising light pollution. To support successful implementation, Design and Access Statements should include lighting strategies that demonstrate a thoughtful and refined approach to integrating lighting that enhances the identity of new public realm and increases safety, while also giving due consideration to sensitive environmental zones such as the Parkland Walk, rivers or other bio-diverse habitats where impacts should be avoided.

18.79 In addition, proposals should provide and/or leverage positive temporary or permanent activities in adjoining buildings and in the public realm to increase natural surveillance and animate the public realm to discourage its misuse.

High-quality materials

18.80 Proposals must be of a high quality and paving, lighting, street furniture, drainage, landscaping should be robust and able to be effectively managed and maintained over the long-term. Pavements surfaces should be non-slip in all weather conditions, suitable for all pavement users, permeable wherever possible maximising opportunities for sustainable drainage and contextual, reflecting and enhancing the surrounding character and architecture.

Supporting connectivity and active travel

18.81 Public realm should be located and designed to contribute to a series of connected and legible routes and spaces and respond to strategic objectives for nature conservation and sustainable travel.

Events infrastructure

18.82 All new public realm anticipated to host public events should provide sufficient supporting infrastructure based on local needs, such as power sources, charging points, drinking water and digital infrastructure.

Privately owned public spaces (POPS)

18.83 It is recognised that many new public spaces created in the future are likely to be privately owned. These will be required to meet the same criteria as if they were publicly owned.

18.84 Detailed management plans must be prepared for these spaces, demonstrating how they:

i. can be utilised by a range of users;

ii. contribute to mixed and balanced communities;

iii. relate positively to adjacent public spaces;

iv. avoid potential conflicts without compromising public access; and

v. will operate in harmony with neighbouring local businesses and residents.

18.85 Adherence to management plans for privately owned public spaces will be secured through legal agreement.

Public toilets

18.86 When away from home, toilets are a critical component of an inclusive environment. Many people, including disabled and older people, may receive little warning of when they need to use the toilet and so having access to good, accessible toilets is often fundamental in deciding whether to go out or not. Areas where people meet, spend time or wait should have public toilet facilities. When considering access to public toilets the safety of all users, including women, girls and gender diverse people should be carefully considered. Public toilets can create nodes of safety and pairing them with other facilities such as cafes or kiosks can help provide natural surveillance.

18.87 A good example of access to public toilets is the Community Toilet Scheme (CTS) ran by different boroughs in London, with participating shops and restaurants providing the public with free access to their toilets during their trading hours.

18.88 Public toilets should:

i. have signage to indicate the location of accessible toilets available for public use;

ii. include accessible toilets, family facilities, ambulant facilities, enlarged cubicles, all gender WCs and changing places facilities;

iii. not provide shared wash hand basins outside of mixed gender toilet cubicles or self-contained WCs;

iv. open into well-lit areas;

v. locate self-contained WC cubicles, where provided, close to naturally surveyed areas and with good sight lines;

vi. provide baby change facilities that support all parents and where baby change is provided at least one should be wheelchair accessible;

vii. provide suitable sanitary waste facilities in all toilets, including for use by male, female and gender diverse people.

Policy D5: Active Street Frontages and Shopfronts

Town centres and high streets

A. Within designated centres in the Town Centres Network and on identified high streets, proposals must support a vibrant, visually engaging streetscape and public realm including by:

(1) incorporating non-residential ground floor uses with active frontages that attract activity and provide visual interest;
(2) using clear glazing to create visual connections between indoor and outdoor spaces, allowing passers-by to see activity inside;
(3) ensuring entrances are prominent, clearly visible, well-lit and accessible to all users, having regard to historic urban character;
(4) using high-quality materials and distinctive architectural character to create visually appealing facades;
(5) taking opportunities to enhance the existing character, urban form and rhythm of the street frontage; and
(6) taking opportunities to enhance, reinstate and/or extend traditional shopping parades.

Public space

B. Active frontages should be provided on at least two sides of all public squares and plazas.

C. Proposals contributing to the creation of new public space located outside of town centres and high streets, should take opportunities to activate the space appropriately, including through the provision of active frontages on surrounding buildings.

Residential streets

D. For residential streets:

(1) frontages and front gardens should enhance the existing character and rhythm of the street;
(2) residential uses should provide informal passive surveillance via clear-glazed windows at ground floor and upper storeys that face onto the street;
(3) residential front doors should open directly onto the street unless there is historic precedent for an alternative arrangement; and
(4) full height glazing of ground floor level residential uses will not be supported.

Shopfronts

E. For buildings with existing ground floor shop fronts or which previously had such shop fronts, proposals should:

(1) make a positive contribution to local distinctiveness retaining historic shopfronts and their historic features;
(2) relate well to the positive characteristics of the host building above and to any grouping of shopfronts in terms of architectural style, scale, proportions, detailing, shop windows and entrance doors design;
(3) take opportunities to restore or reinstate historic shopfronts and their historic features ensuring replacement shopfronts as far as possible incorporate original materials and reinstate lost features which are characteristic of neighbouring premises;
(4) be of traditional design, having regard to any relevant design guides codes;
(5) use carefully detailed, appropriate and robust high-quality materials;
(6) integrate security measures into the design of the shopfront. Solid or perforated roller shutters or exposed, externally mounted shutter housing will not be permitted; and
(7) not negatively impact on the significance of heritage assets.

F. Shopfront signage should:

(1) be generally restricted to the fascia board above the shop window;
(2) be consistent with original pilaster detailing;
(3) not be overly large, visually discordant, project excessively forward or rise up the façade above the ground floor level;
(4) be discretely illuminated, without affecting the full width of the fascia, limited to lettering or logos without overly dominant fittings and cables. Illumination should not cause a distracting glare or adversely affect homes above or near the shop. Bulky illuminated box facias will be resisted;
(5) permanently display the property numbers of the shop and any accommodation at the entrances; and
(6) preserve and enhance the character of Conservation Areas.

Supporting Text

Active Frontages

18.90 Active frontages are an essential part of maintaining the vibrancy of the borough's town centres, high streets and public spaces. Active frontages are characterised by uses and features that promote visual and physical engagement with the street or public realm. They can also provide informal surveillance opportunities improving the safety of an area and creating vitality through the presence and interaction of people.

18.91 The borough's street frontages make an important contribution to local character. Opportunities to enhance the existing character, urban form and rhythm of these will be

supported. Building widths and repeating features should be maintained and, where appropriate, proposals should follow existing building lines.

18.92 Haringey is also home to a variety of shopping parades. These are defined as planned developments incorporating rows of shops with a strong degree of architectural uniformity. These also make an important contribution to local character and proposals to enhance, reinstate, or, where appropriate, extend these will be supported.

Shopfronts

18.93 Shopfronts should contribute positively towards a cohesive streetscape and should be of a high-quality design which refers to the architecture of the host building, neighbouring units and general scale and rhythm of the shopfront widths in the area. Materials, detailing, craftmanship and finishes are equally important in achieving high-quality design, especially as shopfronts are viewed close-up.

18.94 Shopfronts with poor quality materials, bulky and crudely attached signage, fully internal illuminated box facias and intrusive signage add to visual clutter and detract from the appearance of the streetscape. Use of solid security shutters creates a fortress-like atmosphere in town centres and neighbourhood parades when premises are closed, perpetuating fear of crime and personal safety. To reduce visual clutter from the frontage, the grille box should be designed to be hidden behind the fascia.

18.95 Historic shopfronts should be retained and replacement shopfronts should respect, and where lost, reinstate, traditional features such as shopfront framework features, pilasters, brackets, fascias and projecting signs. This is especially important where the shopfront would have an impact on the significance of a heritage asset or its setting. Timber will normally be encouraged as the most suitable material for traditional shopfronts.

18.96 The Bruce Grove Conservation Area Design Guide provides detailed guidance on the design of shopfronts in the Bruce Grove Conservation Area, including the design of forecourts and upper facades. It establishes good design principles to safeguard locally distinctive features and heritage assets and enhance the urban character and rich and diverse history and culture in Bruce Grove. Many of the principles may also apply to historic shopfronts in other areas of the borough, and as such proposals for alterations to shopfronts should have regard to the Bruce Grove Conservation Area Design Guide.

18.97 Generally, shop fronts should be of a traditional design, unless it can be demonstrated that an innovative high-quality contemporary design will better contribute to the character of the streetscape.

18.98 Poorly designed or excessively bright illuminated shop fascias, over-large or inappropriately sited fascias or signage can detract from the visual quality of the town centres and high streets. Shop signage should generally be confined to the fascia, defined by permanent integrated architectural detailing that respects the proportions and frame of the shopfront and those of adjacent shopfronts. Depending on the specific design of the host building, its group and its area, one small projecting or hanging sign may be acceptable providing this is sensitively located according to the original design. Additional signage should be minimal, consolidated, and restricted to information of public importance, such as hours of operation, and safety and hygiene details.

18.99 Design should be consistent with original pilaster detailing. Where this survives, the height of the fascia sign should be consistent in height with the original detailing and should be proportionate to the design of the shopfront and its host building.

18.100 To comply with Policy D3, shopfronts will be expected to:

i. Integrate easy access into the shopfront itself with level entrances where possible. Where ramps are required, these should be located internally except in exceptional circumstances.

ii. Maintaining or including independent access to upper floor accommodation from the street frontage as part of an integrated design.

Policy D6: Artificial Lighting and Managing Noise Pollution

Artificial lighting

A. Development proposals must mitigate and manage light pollution by ensuring that lighting is designed to minimise and control the level of illumination, glare, angle and spillage of light, particularly to protect sensitive receptors such as homes and natural habitats.

B. Development proposals should seek opportunities to enhance the function, safety and appearance of the public realm through sensitively integrated external lighting.

Noise pollution

C. New noise sensitive development should have regard to the Agent of Change principle and be sited away from existing noise generating uses and activities where possible. Where this is not possible, proposals must provide adequate separation and acoustic design measures so that there is no internal noise transmission higher than that allowed for under Part E of the Building Regulations for internal noise transfer. This should consider the cumulative effects of noise from multiple sources, including existing and proposed noise sources.

D. A Noise Impact Assessment and/or Vibration Impact Assessment must be submitted with applications for developments likely to involve a significant noise or vibration generating use. This should consider factors such as noise levels, duration, frequency, and the potential for cumulative noise effects and seek to minimise these.

Supporting Text

Artificial lighting

18.102 The policy aims to safeguard residential properties and natural habitats from the negative impacts of excessive artificial lighting. Uncontrolled illumination can disrupt the sleep patterns of residents and disturb the natural behaviour of wildlife. By minimising light pollution, the policy seeks to maintain the well-being of human populations and preserve the ecological balance. In relation to wildlife, consideration should be given to impacts of different frequencies of light.

18.103 Well-designed lighting can enhance the functionality of public spaces by providing adequate visibility and ensuring safety for pedestrians, cyclists, and motorists.

Thoughtful placement and design of lighting fixtures can contribute to a well-lit environment, enabling people to navigate public areas comfortably and efficiently.

18.104 Properly designed lighting installations can help prevent accidents, deter crime, and improve the overall safety of public spaces. By integrating lighting in a way that minimises shadows, illuminates potential hazards, and creates a sense of security, the policy enhances public safety and promotes a welcoming environment.

18.105 This approach to artificial lighting aims to strike a balance between mitigating light pollution to protect sensitive receptors and preserving natural habitats, while also seeking opportunities to improve functionality, safety, and aesthetic appeal in the public realm through well-designed and integrated lighting solutions.

Managing noise pollution

18.106 Noise Impact Assessment and/or Vibration Impact Assessment is required to evidence and understand potential noise and vibration issues associated with certain proposed developments and to evaluate the potential effects on the surrounding environment and community. s Such information informs necessary measures to mitigate or minimise negative effects on nearby sensitive receptors, such as residential areas, schools, hospitals, or other noise-sensitive locations.

18.107 The policy promotes the principle of preventing adverse impacts on noise-sensitive developments. By siting new noise-sensitive developments away from existing noise sources, it aims to minimise potential conflicts and disturbances that may arise due to noise exposure. This approach helps maintain a suitable living or working environment for residents, ensuring their comfort and well-being.

18.108 In cases where it is not feasible to site noise-sensitive developments away from existing noise sources, the requirement for acoustic design measures becomes crucial. By implementing appropriate design techniques, such as sound barriers, insulation, or specialized construction methods, the policy seeks to minimise the transmission of noise and not hinder these existing operations.

Policy D7: Advertisements and Telecommunications

Advertisements

A. Advertisements will be supported when they:

(1) do not harm the use of, or safety of, the highway and its users;
(2) are well integrated into their surrounding context, including existing and planned development, and respond positively to local character, distinctiveness and sense of place;
(3) are of excellent design and quality, in terms of their siting, dimensions, framing, materials, illumination and overall appearance;
(4) do not result in unacceptable impacts on visual amenity, residential amenity or the quality of the public realm, including through visual clutter, noise, glare, or light pollution;
(5) do not detract from the significance or setting of heritage assets, or harm features of architectural, cultural, historic or townscape interest that contribute to local character and amenity; and
(6) contribute positively to the street scene and wider public realm.

Telecommunications infrastructure

B. Telecommunications infrastructure should:

(1) be sited and designed to minimise visual impact and intrusion on streetscapes, architectural features and heritage assets;
(2) prioritise the use of below ground infrastructure where possible to maintain a clean and uninterrupted visual environment.
(3) ensure public safety and accessibility by avoiding the obstruction of pathways, roadways and other public areas, ensuring that it does not impede the movement of pedestrians, cyclists or wheelchair users;
(4) avoid cluttering public spaces and maintain clear site lines, especially around local landmarks and heritage assets; and
(5) incorporate high-quality, durable materials that complement the surrounding architecture and landscape.

Supporting Text

Advertisements

18.110 Advertisement and hoardings applications are required to follow the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended). Applications for advertisements should be accompanied by accurate drawings or photo montages that depict the entire street frontage, including the locations and types of

existing shopfronts and advertisements within 25 meters in either direction, as well as the adjacent frontage.

18.111 In assessing impacts on amenity, regard will be had to the character of the locality, including local distinctiveness, townscape quality, important views, residential amenity and the presence of features of historic, architectural, cultural or similar interest. Advertisements should avoid creating visual clutter, appearing unduly prominent, or causing harm through noise, glare, illumination or other nuisance.

18.112 In assessing impacts on public safety, regard will be had to the safety of persons using highways, railways, waterways, docks, harbours and aerodromes. Advertisements should not create distraction for pedestrians, cyclists or road users, obscure or hinder the interpretation of traffic signs, railway signals or navigational aids, or interfere with the operation of security, surveillance or vehicle speed monitoring equipment.

18.113 Any proposals for advertisements in or adjacent to the Transport for London Road Network (TLRN) will require input from Transport for London with reference to the impact of the advert on the safe operation of the highway network.

18.114 Attention will be given to the impacts of digital and illuminated advertisements on amenity, public safety, biodiversity, residential living conditions and heritage significance. Within conservation areas, and where proposals affect heritage assets or their settings, advertisements should conserve or enhance the significance and character of the historic environment. Internal illumination of advertisements within conservation areas and on or near listed buildings will generally not be permitted. Regard should be had to the *Institute of Lighting Professionals Professional Lighting Guide 05: The Brightness of Illuminated Advertisements*.

Policy D8: Spatial Frameworks and Masterplans

A. Where required by a site allocation, or where the Council considers that the scale, complexity or nature of a proposal warrants a coordinated strategic approach, development proposals must be brought forward in accordance with a Spatial Framework. A Spatial Framework will normally be required where development:

(1) is expected to be delivered over an extended time period;
(2) is likely to come forward in multiple phases;
(3) involves multiple landowners, development partners or delivery organisations;
(4) requires significant social, physical, transport, green, blue or utility infrastructure; and/or
(5) could otherwise be prejudiced by piecemeal development

B. The Spatial Framework should provide a flexible framework capable of evolving through subsequent detailed masterplans and planning applications, and set out:

(1) a vision and development objectives for the area;
(2) land use distribution and development parcels;
(3) movement, access and connectivity networks;
(4) public realm, open space and green and blue infrastructure networks;
(5) social, physical and utility infrastructure requirements;
(6) building height, scale and urban structure principles;
(7) development phasing and delivery mechanisms; and
(8) arrangements for coordinating development and securing infrastructure across different ownerships and future phases

C. The Council may require site, parcel or phase-specific masterplans for individual components of a Spatial Framework, or for other large development sites where a coordinated approach to development is necessary.

D. Development proposals must demonstrate how they accord with the approved Spatial Framework and/or masterplan, contribute to its delivery, and not prejudice future phases, infrastructure or wider placemaking objectives. Material departures from an approved Spatial Framework may require the relevant part of the framework to be reviewed and updated to the satisfaction of the Council.

E. Where required by a site allocation, Spatial Framework, masterplan, or where the Council considers that phased development is likely to result in vacant, underused or inactive land or buildings, development proposals should be supported by a Meanwhile Uses Strategy and Implementation Plan.

F. **Spatial Frameworks and masterplans should be informed by appropriate engagement, including with landowners, occupiers and local communities, and should also be accompanied by an engagement strategy detailed this engagement as well as future planned engagement linked to the planning process.**

G. **Where planning policies or related development standards are updated over the lifetime of an outline planning permission, reserved matters applications will be considered against the most recently adopted policy and/or standard.Development proposals on sites adjacent to a site allocation must have regard to the development envisaged or approved for the allocation and demonstrate that they do not prejudice the delivery of the allocation or its associated infrastructure, movement networks and placemaking objectives.**

H. **Where justified by the scale, complexity, duration or multi-developer nature of a development, the Council may require the preparation of a site-specific design code to guide the detailed design and delivery of development across all or part of a site allocation, regeneration area or Spatial Framework area.**

I. **The Council encourages land assembly where this will help achieve comprehensive and co-ordinated development. Consideration will be given to the use of compulsory purchase powers where targeted land assembly is required to achieve the placemaking aspirations set out within the Local Plan. Such powers will be employed only where necessary and where all reasonable negotiation attempts have been made to acquire, or secure an option over, the land/buildings needed.**

Supporting Text

Masterplans

18.115 The delivery of much of the placemaking envisaged within this plan will be both challenging and complex. The scale of development envisaged over the plan-period aligned with the placemaking ambition of the Council and its communities will require a proactive, coordinated and comprehensive response by a full range of stakeholders.

18.116 Spatial frameworks are intended for large, complex and strategically significant sites where development is likely to take place over a long period, through multiple planning applications, phases or ownerships. They provide a high-level framework for achieving the long-term vision, placemaking objectives, spatial strategy, infrastructure requirements and delivery principles for an area.

18.117 They should be strategic documents rather than detailed masterplans. They should establish the key principles necessary to guide development whilst retaining sufficient

flexibility to respond to changes in circumstances over time and should be prepared in a format that can be reviewed and updated as sites evolve.

18.118 All spatial frameworks should consider the wider allocation or placemaking area and identify the infrastructure required to support growth, including social, physical, green, blue and utility infrastructure. The level of detail provided should be proportionate to the scale and nature of the development proposed. Applications affecting individual parcels or phases are not expected to provide the same level of detail as proposals affecting a substantial proportion of a site. Instead, they should demonstrate how the proposal contributes to the wider vision, supports the coordinated delivery of infrastructure, integrates with surrounding land and does not prejudice future development opportunities.

18.119 Spatial frameworks should establish how individual phases, development parcels and landowners will contribute appropriately and proportionately towards the delivery of shared infrastructure, whilst recognising that more detailed arrangements relating to infrastructure provision, phasing, funding and delivery mechanisms may be determined through subsequent masterplans, delivery strategies and planning applications.

18.120 Masterplans sit beneath spatial frameworks and provide a more detailed framework for individual sites, phases, parcels or landholdings. They translate strategic objectives into site-specific proposals addressing layout, movement, land use, built form, public realm, landscape and delivery.

18.121 Masterplans, like spatial frameworks, must be developed in accordance with the design-led approach set out in Policy D2. They will be expected to include fully measured and scaled plans and sections and address the following as appropriate:

i. Land uses and their distribution

ii. Indicative density, block types and structure, building lines, views and maximum building heights

iii. Street hierarchy, access and movement

iv. Public realm and open space network

v. Blue and green infrastructure

vi. Physical infrastructure and services

vii. Response to the climate emergency, including managing the local microclimate

viii. Social and cultural infrastructure

ix. Housing types, sizes, tenures and distribution

x. Establishing a place identity, for example through use of landscaping, materials, detailing, roofscapes, and how the buildings meet the ground

xi. How development sites relate positively to one another within the masterplan area, as well as the surrounding area.

18.122 Where development proposals relate to part of a site allocation, masterplans should demonstrate how the proposal contributes towards and does not prejudice the comprehensive development of the wider allocation area. This does not necessarily require applicants to prepare detailed proposals for land outside their control, nor does it require all land within an allocation to come forward through a single planning application. The Council will not normally require minor planning applications to be supported by a spatial framework or masterplan, provided that they robustly demonstrate they would not prejudice the comprehensive planning, future development or optimisation of the site in a manner that would undermine the area's placemaking objectives.

18.123 Consideration of infrastructure needs is crucial to good master planning. These needs should be clearly identified and addressed through the master planning process to support positive placemaking outcomes, having regard to the Council's Infrastructure Delivery Plan.

18.124 Masterplans should be submitted at the outline or full planning application stage and in advance of reserved matters.

18.125 The preparation of spatial frameworks and masterplans should be informed by appropriate engagement, consistent with principles of early engagement in this plan and within the Council's Statement of Community Involvement. An engagement strategy should be submitted alongside spatial frameworks and masterplans detailing past and planned engagement efforts and how feedback received has been taken account of and responded to.

18.126 In regard to engagement with communities, physical 3D models are strongly encouraged in addition to digital 3D visualisations. Physical models are of particular value to facilitate successful engagement and optimise accessibility for all consultees.

Masterplans must include a delivery strategy detailing how the development will be implemented and managed over its lifetime. This should include:

i. Phasing of the development, including sequencing and timings.

ii. Infrastructure requirements at each phase of development, how funding is to be secured, and proposed coordination with providers for timely delivery to meet local needs.

iii. A meanwhile use strategy to ensure benefits are maximised throughout the development process and consideration for how any meanwhile uses which are established before or during the development process could be integrated into the final development or re-located elsewhere.

18.127 The Council wishes to ensure that development proposals do not prejudice each other, or the wider placemaking aspirations for the borough. Where it is unclear how neighbouring sites will be developed in the future, applicants should provide alternative design options for consideration as part of pre-application proposals.

18.128 Microclimate studies should be used to inform the location and layout of the development from the very start. Public and communal spaces should be comfortable to ensure that they are well-used throughout the day. Wind and sun analysis should be used to help establish their location and balanced with other factors such as their relationship to transport, local centres, key connections and existing assets.

18.129 A comprehensive approach to development is in the public interest. Consideration will be given to the use of compulsory purchase powers where targeted land assembly is required to achieve the placemaking aspirations set out within the Local Plan The need to use compulsory purchase powers is more likely on sites with more complicated issues, such as sites which have land in multiple ownerships.

18.130 The main purpose of site-wide design codes is to ensure that design quality is maintained throughout the planning process by describing the key design principles of a development proposal in a simple, concise and mainly graphical format. Site-wide design codes should draw on the proposal's layout, massing and heights to define the principal features that make up the overall design integrity of the scheme. Assessment of the design of large elements of a development, such as landscaping or building façades, should be undertaken as part of assessing the whole development at the outline planning stage and not deferred for consideration after planning permission has been granted.

Policy D9: Views

Advertisements

A. Proposals must protect and where possible enhance the characteristics and composition of the strategic view from Alexandra Palace to Central London (St Paul's Cathedral) as designated and protected in the London Plan, and in accordance with the London View Management Framework Supplementary Planning Guidance.

B. Proposals must preserve and where possible enhance the characteristics and composition of designated Local Views within Haringey, having regard to the Haringey Local Views Management Framework, and views which cross into Haringey and are designated in neighbouring borough Local Plans.

C. Proposals should protect designated viewing locations and, where possible, enhance inclusive public access to them.

D. Where buildings which currently impact on Local or Strategic Views are subject to complete or partial redevelopment, proposals should not result in further detriment to such views and, where possible, opportunities should be taken as part of development to improve existing views.

E. Proposals should have regard to other identified but non-designated views and taking account of relevant placemaking aspirations should seek to avoid harm to these and where possible take opportunities to enhance them.

Supporting Text

18.131 Designated views are required to be protected and enhanced as they contribute to the legibility of Haringey and London more widely, allowing the public to better understand the layout of the city, its features and landmarks.

18.132 Haringey has one designated panoramic Strategic View 'View 1: Alexandra Palace to Central London' which makes a significant contribution to the image and character of London at the strategic level. The London View Management Framework Supplementary Planning Guidance provides further guidance on the valued characteristics and composition of the view and how it should be protected and enhanced.

18.133 In addition, there are many designated Local Views categorised as panoramic, linear, townscape views or a mix of these. The Haringey Local Views Management Framework will provide further guidance on the valued characteristics and composition of the views and how they should be protected and enhanced.

18.134 Proposals should have appropriate regard to other identified but non-designated views. These include views that have been identified in neighbourhood chapters, the Haringey Urban Character and Placemaking Study, Conservation Area Appraisal Management Plans, and through site appraisals. It is recognised that loss of, or harm to, some non-designated views may be unavoidable to deliver wider placemaking aspirations for certain sites.

Policy D10: Tall and Mid-Rise Buildings

Haringey's tall building definition

A. Tall buildings in Haringey are buildings that are at least 30m high, measured from the existing ground level to the top of the building. Tall buildings will only be supported in locations identified as 'Suitable for Tall Buildings', as set out in Figure 200, and having regard to the Haringey Tall Buildings Study.

B. Mid-rise buildings in Haringey are buildings that are at least 18m high and less than 30m high, measured from the existing ground level to the top of the building. Locations suitable for mid-rise buildings will be considered on a case-by-case basis.

Visual impact

C. Proposals for tall and mid-rise buildings should be of an exemplary design standard, contributing positively to their local context. They should be designed to:

(1) be in accordance with relevant neighbourhood policies and site allocations;
(2) respond sensitively to existing building heights, scale and massing to enhance the visual character of the existing and emerging townscape and skyline;
(3) relate positively to and not harm the significance of heritage assets and their settings, in accordance with policy HE1;
(4) respond positively to immediate, mid-range and long-range views towards the site, ensuring that the location, form, detailing and prominence of the buildings are appropriate within their wider context, having regard to protected views in accordance with policy D9;
(5) have regard to the cumulative impacts of tall building clusters;
(6) contribute positively to the legibility of the local area and its spatial hierarchy; and
(7) take an appropriate approach to the articulation and composition of the building form that is proportionate to its scale and context.

Relationship to the public realm

D. Proposals for tall and mid-rise buildings should relate positively to the surrounding public realm, respecting and enhancing the human-scale experience at the ground floor level. The ground floor of proposals should be designed to:

(1) respond positively to any adjacent public realm or blue and green infrastructure, fostering connectivity, accessibility and social interaction;
(2) include active ground floor frontages that contribute to a vibrant street life;

(3) provide well-integrated services access, avoiding negative impacts on the continuity of active frontages; and
(4) ensure all ground floor frontages, whether active or not, incorporate high-quality, durable materials which enhance the quality of the public realm.

Mitigating microclimate impacts

E. Proposals for tall and mid-rise buildings should avoid negative impacts on neighbouring sites and areas. Proposals should be designed to:

(1) minimise overshadowing of existing buildings and amenity spaces and avoid significant negative impact on existing renewable energy installations on adjacent sites;
(2) avoid negative microclimate impacts on nearby sites and public realm including wind tunnels, overheating, daylight access, glare, pollution and overshadowing; and
(3) mitigate the cumulative impacts of proposed, permissioned and planned tall and mid-rise buildings, including through introducing landscape and biodiversity measures.

Amenity in tall and mid-rise residential buildings

F. Proposals for tall and mid-rise buildings should support healthy and safe places, providing high-quality accommodation and good amenity for residents including families with children. Proposals should:

(1) protect residents and users from fire emergencies and provide a safe means of escape. Design and Access Statements must include a fire statement that demonstrates how the proposals comply with the Fire Safety Act;
(2) provide high-quality publicly accessible open space, communal amenity and inclusive play space;
(3) achieve the following minimum space standards for private outdoor amenity space:

i. provide at least 6.25sqm high-quality private outdoor amenity space for 1-2 person dwellings;
ii. where dwellings are larger, an extra 1sqm should be provided for every additional occupant; and
iii. private outdoor amenity spaces should have a minimum depth and width of 2.5m;

(4) optimise opportunities to embed green infrastructure and improve access to existing open space; and
(5) ensure that building services and waste management storage facilities are designed to be discreet, robust and easy to access and maintain.

Demonstrating design quality

G. Proposals must demonstrate that buildings have been designed to sustain a high-quality visual appearance that is easy to maintain throughout their lifespans. As such, high-quality external materials should be specified and proposals should include a realistic maintenance plan that is affordable and does not cause disturbance or inconvenience to the surrounding public realm.

H. As part of the planning application process applicants must submit 3D models of their designs in an agreed format to allow a full assessment of the tall or mid-rise building (or cumulative impact of a cluster of tall buildings).

(1) Proposals for tall or mid-rise buildings impacting protected local views must provide a Visual Impact Assessment, having regard to policy D9.

Supporting Text

Tall buildings in Haringey

18.135 Whilst tall buildings are not the only solution to delivering high density or large quantities of housing, they can contribute positively to facilitating renewal and future growth, making optimal use of sites which are well-connected by public transport and have good access to services and amenities.

18.136 Mid-rise, high-density accommodation can also contribute positively to optimising site capacity. For instance, mid-rise mansion blocks, terraces or stacked maisonettes can achieve the same number of homes or floor space without excess height. Mid-rise buildings can offer advantages in terms of better amenity and more affordable maintenance.

18.137 This policy sets out a plan-led approach to the location and design of tall and mid-rise buildings that supports good placemaking while helping to address housing need in the borough. Locally specific guidance can be found within the neighbourhood chapters of the Local Plan. In addition, the Haringey Tall Buildings Study provides a robust evidence base justifying locations that have been identified as appropriate for tall buildings and setting out the key principles to inform the location of mid-rise and tall buildings. Applicants are expected to use these principles to justify the location of mid-rise building and tall buildings within site allocations, the latter being confined to Locations Suitable for Tall Buildings.

18.138 For mid-rise development, the application of the requirements of this policy will be proportionate to the scale, location and likely impacts of the proposal.

Measuring building height

18.139 Tall and mid-rise buildings are defined relative to existing ground level. Where the level of the surface of the ground on which the building is proposed is not uniform, 'ground level' will be the level of the lowest part of the surface of the ground immediately adjacent to it. For the purposes of this policy, building height is measured to include rooftop structures that form part of the permanent design and massing of the building.

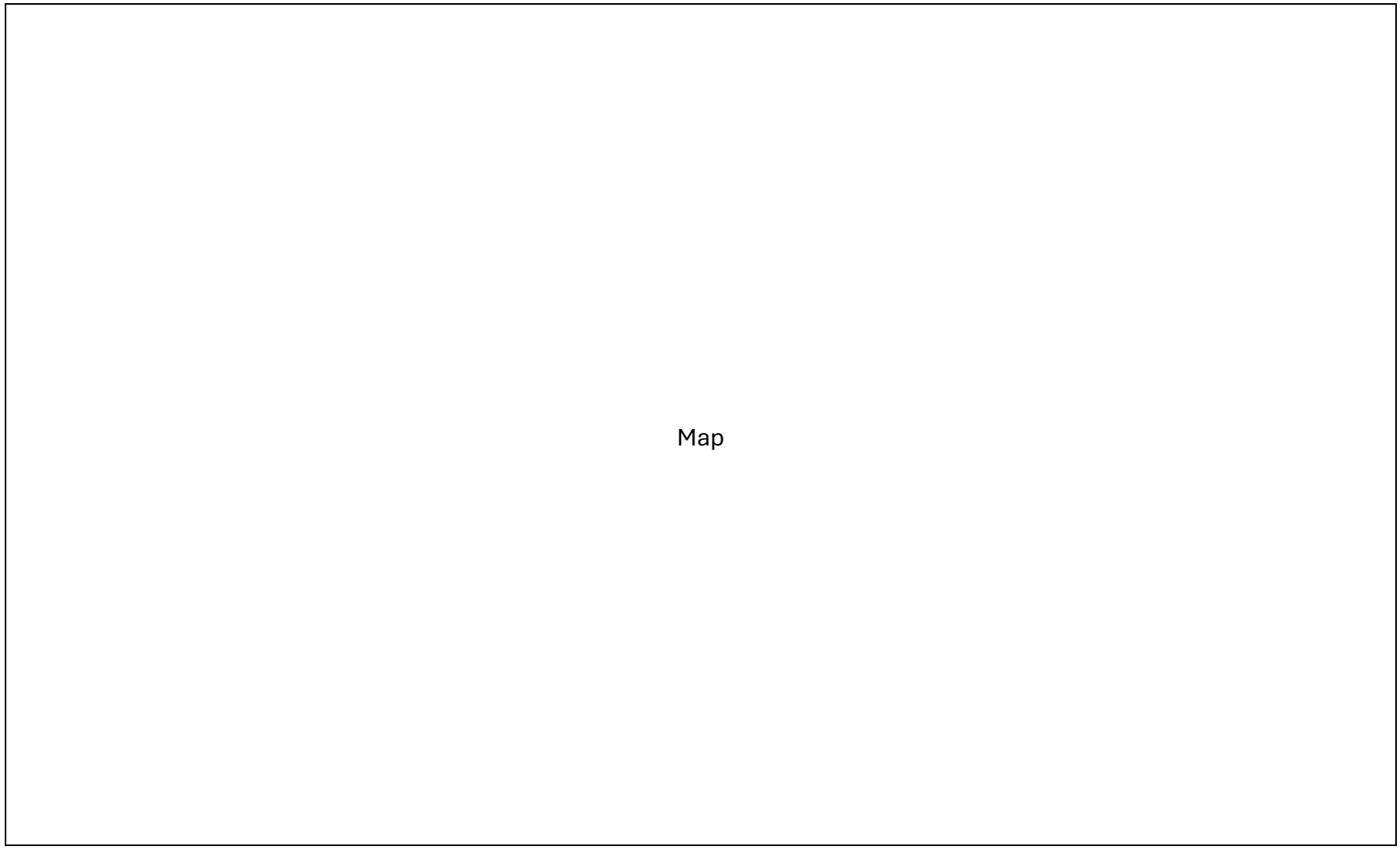
Locations Suitable for Tall Buildings

18.140 The Haringey Tall Buildings Study identified Locations Suitable for Tall Buildings as illustrated in Figure 200.

Visual impacts

18.141 In some locations there is opportunity for discrete and identifiable clusters of tall and mid-rise buildings. Building heights in clusters should drop away from the centre to the edges and not all buildings should be tall, to avoid creating a 'wall' of development.

18.142 In assessing the impact of tall and mid-rise buildings, detailed consideration should be given to potential impacts on the significance of designated heritage assets and their setting, having regard to policies HE1 and D9. Applicants are encouraged to engage with Historic England early in the design process.



Tables and Figures 2. *Map of Locations Potentially Suitable for Tall Buildings*

Relationship to the public realm

18.143 Tall and mid-rise buildings have a greater impact on surrounding public realm and amenity than smaller scale development and as such they must make a significant positive contribution to the streetscape and public realm. This includes providing active frontages and engaging ground-level activities, as well as maintaining high design standards for publicly visible service areas at ground floor.

18.144 Proper integration of proposals into the urban fabric is crucial to enhancing connectivity, promoting social interaction, and maintaining a harmonious and human-scaled environment at street level, given their significant impact on the borough's skyline and public spaces.

Impacts on microclimate

18.145 Tall and mid-rise buildings can significantly impact the surrounding environment, including the microclimate, contributing to health and safety concerns for residents. As a result, greater scrutiny will be applied to avoiding and mitigating these impacts. Wind Microclimate Studies will be required for tall and mid-rise buildings, in accordance with the below.

Building Height	Required approach
Fewer than 10 storeys	Wind studies are not required, unless the surrounding area experiences heavy pedestrian traffic, a high number of sensitive pedestrian users (for example hospital, nurseries or care homes), or is located on an exposed location (e.g. next to the River Lea)
10 to 14 storeys	Desk-based Wind Microclimate Study
14 to 20 storeys	Desk-based Wind Microclimate Study and Computational Simulations (CFD or equivalent)
Above 20 storeys	Early Stage Massing options: Wind Tunnel Testing and Detailed CFD model and/or testing in Detail Design

Tables and Figures 3. Wind Microclimate Requirements

18.146 The following items are the basic minimum requirements for any type of study:

i. Use of Lawson Criteria (LDDC version) to present the results;

ii. Consideration of minimum of 16 wind directions, and not just the prevailing south-westerly components;

iii. Combination of long-term London weather statistics (ideally through processing at least 10 years of good quality weather data) with local wind flows obtained from wind tunnel tests or CFD, with allowances for future projected wind speeds;

iv. Consideration of mean and gust speeds, and reporting of both winter and summer conditions;

v. Careful assessment and description of expected pedestrian uses (sitting, standing, walking, etc.) in different parts of the site, whereby all designated amenity spaces should be suitable for sitting (or otherwise as intended); and

vi. Clear indication of mitigation requirements (size, location, porosity, etc.) with photos of wind tunnel models, sketches of proposed measures with dimensions and location plans.

Policy D11: High-quality Housing

A. All proposals resulting in new or additional self-contained homes (including from extensions, conversions and changes of use) must be of high-quality design that promotes health and wellbeing. As part of this, proposals must:

(1) meet or exceed minimum internal space standards as set out in the London Plan and associated guidance and provide adequately sized rooms and functional layouts;
(2) ensure good orientation, and daylight and sunlight access and meet or exceed the aspect, orientation, daylight and sunlight standards for private internal space as set out in the London Plan and associated guidance;
(3) provide good quality private external amenity space which meets or exceed the minimum space standards for private external amenity space which for tall and mid-rise buildings are set out in policy D10 and for other buildings are set out in the London Plan and associated guidance;
(4) meet or exceed targets in the London Plan for delivering accessible housing including wheelchair user dwellings and otherwise deliver homes designed to be accessible and adaptable to meet changing occupier circumstances over the lifetime of the development;
(5) be designed to ensure entrances, balconies, play and amenity areas are subject to minimum exposure to significant sources of air pollution and noise;
(6) provide inclusive access and support social integration and inclusion of residents;
(7) provide high-quality dedicated play and recreational space for children in accordance with Policy S4;
(8) make appropriate provision for the storage and collection of waste in accordance with Policy D12;
(9) make appropriate provision for secure cycle storage, in accordance with policy T3; and
(10) avoid, minimise, and mitigate adverse effects on the amenity of adjacent properties.

B. Proposals are encouraged to meet best practice standards wherever possible and should clearly set out at planning application stage where these have or have not been met.

Internal space and function

C. Proposals should provide high-quality rooms designed to function comfortably and efficiently for their intended purpose with layouts designed to provide efficient and comfortable circulation.

Aspect, orientation, daylight and sunlight

D. The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings whilst also ensuring that adjoining land or properties are protected from unacceptable overshadowing. Proposals should be consistent with Building Research Establishment guidance and with British Standard BS EN 17037 'Daylight in buildings'.

E. Proposals should provide dual aspect homes unless provision of dual aspect is demonstrated to be impossible or unfavourable. Where such circumstances are demonstrated, all single aspect homes must:

(1) provide a good level of daylight for each habitable room and optimise opportunity for direct sunlight. There should be at least one openable window in each habitable room that provides a view out when seated;
(2) ensure that the aspect is not north-facing and does not face onto main roads or other significant sources of air pollution and/or noise and vibration, which would preclude opening windows;
(3) provide a good level of natural ventilation throughout the home via passive/non-mechanical design measures, demonstrating that overheating risk is not increased; and
(4) ensure that future occupiers have a good level of privacy and do not experience adverse impacts from overlooking.

F. Proposals should maximise natural light while minimising overheating risk. All homes should provide for direct sunlight to enter the main habitable rooms for a reasonable period of the day.

External amenity space

G. Private amenity space should be practical in terms of its shape and utility and should offer good amenity. All homes should have level access to one or more of the following forms of private outside spaces: a garden, terrace, roof garden, courtyard garden or balcony.

Accessibility and adaptability

H. Proposals for homes for wheelchair users must comply with London Plan and Building Regulation standards. These should be single-storey homes and located at ground floor level. Where provided above or below entrance level there must be at least two suitable lifts available for use within escape distances compliant with Building Regulations.

I. All homes should secure step-free access. Multi-storey homes should provide space for future provision of a stair lift or a suitably identified space for a through-the-floor lift from the entrance level.

Ensuring inclusion

J. Mixed tenure proposals must be designed to be 'tenure blind' to ensure that homes across tenures are indistinguishable from one another in terms of quality of design, space standards and building materials.

K. Entrances should be logical, legible and level or gently sloping. The distance from parking spaces/drop-off points to the main entrance to the residential building must be no more than 50m. The total distance between a parking space/drop-off point and an individual home entrance must be no more than 75m.

L. Entrances to different housing tenures should be shared. Separate accesses will only be acceptable where this is demonstrated not be possible or where shared building access would demonstrably impact the level of affordable housing provision.

M. Layout and design of multi-home developments must maximise opportunities for social interaction. Proposals seeking to introduce segregated communal amenity space or separate communal access for affordable and market sale homes will be resisted.

N. The number of homes accessed from a single core must not be more than eight on each floor, although a smaller number is preferable. Good circulation space should be provided within communal areas.

Neighbouring uses

O. Proposals must consider the effect on amenity of adjacent properties and put in place measures to address any potential adverse effects. Consideration should include:

(1) internal layout, including the relationship of rooms on different floors within the scheme, and the position of entrances, extensions and fire escapes;
(2) overlooking or overshadowing impacts;
(3) impacts on existing delivery and servicing provision; and
(4) noise and vibration impacts.

Supporting Text

18.147 Delivering high-quality homes of all tenures is a key priority for the Council. This policy aims to ensure all new homes are of suitable quality and support a good quality of life for residents, particularly for their health and wellbeing. Homes can be delivered in different physical forms depending on the context and site characteristics. All proposals must meet minimum internal space standards as set out in the London Plan and associated guidance and provide adequately sized rooms and functional layouts. The space standards are minimums which applicants are encouraged to exceed. The standards apply to all new self-contained homes of any tenure.

18.148 The Building Research Establishment (BRE) provides guidance on site layout planning to achieve good sun-lighting and day-lighting (BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2022). The guidance includes advice on site layout to provide good natural lighting within new development, safeguarding of daylight and sunlight within existing buildings nearby, and the protection of daylighting of adjoining land for future development. It also includes guidance on the loss of solar radiation for solar panels and passive solar buildings that use the sun as a source of heating energy.

18.149 Ensuring dwellings are dual aspect is an important part of achieving good daylight and sunlight access, as well as enabling natural cross-ventilation and helping to address overheating. Proposals must make it clear where dual aspect dwellings are not able to be achieved and justify the appropriateness of single aspect dwellings against the specified criteria in minimising overheating, proposals must be in keeping with Policy CR3.

18.150 Good quality private external amenity space must be provided, meeting or exceeding the minimum space standards for private external amenity space as set out in the London Plan and relevant guidance. Homes in tall and mid-rise buildings must meet the higher standards set in Policy D10.

18.151 Housing developments should help create a more inclusive Haringey, in keeping with Policy D3. Developments should be designed to maximise tenure integration, and affordable homes should have the same external appearance as private homes. Accesses to different tenures should be shared unless there is a robust justification for separate accesses. Where entrances for affordable homes are separate these must:

18.152 be accessible, well integrated and located on main frontages or as close as possible to main frontages, unless location away from main frontages results in improved residential amenity;

18.153 ensure that the location of building access will not affect safety and security of residents or lead to negative perceptions of safety and security;

18.154 maintain the dignity of residents of affordable homes and avoid locating building access adjacent to waste/refuse areas and/or other building services; and

18.155 be of equivalent quality standard and appearance as the entrances for market homes to ensure successful integration and tenure-blind design.

18.156 Wheelchair user dwellings, compliant with the higher of London Plan and Buildings Regulation requirements, should be clearly shown on plans. All other dwellings created via works to which Part M volume 1 of the Building Regulations applies, should meet Building Regulation requirement M4(2) ‘accessible and adaptable dwellings’.

18.157 Schemes providing multiple homes should ensure shared circulation space is adequate. Common/shared entrances should lead to a hall large enough for people to manoeuvre with shopping and/or prams and/or wheelchairs with ease. Communal circulation corridors should ideally be 1.5m wide, but no less than 1.2m wide. Where they have an unobstructed width of less than 1.5m, communal corridors should have wheelchair turning spaces at reasonable intervals. Access cores must provide an access control system, with entry phones in all homes linked to a main front door with remote electronic lock release.

Policy D12: Waste Storage

A. All new development must provide sufficient storage for waste in accordance with the standards below, Tables 1 and 2, and the Haringey Waste Services Developers Guide document.

Low rise housing with individually allocated bins

(1) Space must be provided for three standard wheelie bins on site that is visually screened or discreetly located away from the front elevation
(2) Kitchens should be able to accommodate separate internal mixed recycling and refuse waste bins and for a 7-litre food caddy.
(3) All bins must be available for collection within 25m of the nearest point the collection vehicle can safely stop.

Conversions above shops

(4) Residential conversions above shops must make provision for waste storage within the curtilage of the premises

Large developments (including mixed-use) and communal collections

(5) Developments of 6 or more homes must incorporate a bin store and use bulk bins for refuse and recycling
(6) Any development of over ten homes must be supported by a waste strategy using the latest version of ReLondon's Waste Management Planning Advice and associated templates to encourage residents to apply the waste hierarchy
(7) Safe access to the collection point must be secured including adequate manoeuvring space for bins to be transferred to collection vehicles, and any locking gates must be code activated to enable crew's access
(8) Areas where bins are stored from must be no further than 10m from the point of collection with no kerbs or steps between the two, and a maximum gradient of 1:20, and have heigh clearances of 4.75m and be load bearing to 26 tonnes.
(9) The site design must ensure all non-residential and residential waste are stored and accessed separately from each other in separate bin store areas.
(10) The maximum design capacity for commercial waste storage should not rely on high frequency collections. To do so would promote higher levels of vehicle movements adding traffic congestion and pollution as well as risk overflows
(11) No bins, be they commercial or residential, will be permitted to be stored on the public highway

Bin storage design

(12) Bin stores must be large enough to fit as many containers as are necessary to facilitate once per week collection, as indicated in Table 1, with roof heights sufficient to allow residents to freely stand up inside while fully opening/closing bin lids

(13) Internal housing layouts must allow all containers to be easily accessed by users so that one container must be able to be safely and easily removed from/put back to its original location within the bin store without the need to move other waste containers.

(14) All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them. Housings must have the necessary lighting to facilitate safe usage for residents and collection crews.

(15) A separate covered storage area for bulky household waste or reusable items, e.g., white goods and furniture, with direct vehicle access, must be considered for all developments over ten homes

Refuse allocation	Capacity	Approximate bin dimensions
Per 1 bed, low-rise dwelling when supplied for sole use.	140 litres	550mm D x 500mm W x 1060mm H
Per low-rise dwelling with more than 1 bed, when supplied for sole use.	180 litres	740mm D x 590mm W x 1080mm H
Dry mixed recycling allocation		
Per single 1 bed dwelling when supplied for sole use.	140 litres	550mm D x 500mm W x 1060mm H
Per single 2/3 bed dwelling when supplied for sole use	240 litres	740mm D x 590mm W x 1080mm H
Food waste allocation		
Per dwelling	23 litres	350mm D x 300mm W x 360mm H
Garden waste collection is an opt-in subscription service. Any property that has potential to produce garden waste must have adequate and suitable space to store and collect a 240 litre bin alongside all other bins, off of the highway.		

Tables and Figures 4. Standards for schemes up to 6 homes or individually accessed properties including houses (low rise housing with individually allocated bins)

Allocation	Capacity (litres)	Approx. Bin Size
Refuse per 6 dwellings	1100L	985x1260x1370mm
Dry mixed recycling per 10 dwellings	1100L	985x1260x1370mm
Food wase collection per dwelling	15L	140litre wheeled bin

Tables and Figures 5. Standards for schemes of 6 or more homes that are not individually accessed ('high rise housing and communal collections')

Supporting Text

18.158 The Council is committed to reducing waste and facilitating a step change in the way in which waste is managed. Following the principles of the waste hierarchy, the Local Plan seeks to encourage the re-use, recycling and biological treatment of waste material as a priority over disposal.

18.159 All proposals will be expected to consider how waste can be reduced and managed from the design all the way through to the construction and occupation phases. For proposals with ten or more dwellings on site, this may include, but not be limited to, innovative or alternative waste collection arrangements such as compactors or treatment on site.

18.160 Data indicates that recycling rates are steadily improving in the borough. The Council will continue to encourage recycling, including through the provision of segregation of waste at source. However, the number of bins required can be unsightly, especially in conversions, and the storage of wastes can cause nuisance in terms of noise and odour. It is therefore important that facilities are well designed and sensitively integrated into developments.

18.161 The management of waste in flatted properties poses challenges which need to be factored into the design of a building at a very early stage. This policy includes additional requirements in this regard, with the intention of ensuring that occupiers in flatted development are provided with suitable and convenient access to recycling and other waste management facilities, and that waste collection services are not compromised by poorly designed buildings.

18.162 Where flatted development includes basement parking provision, the Council expects the options for basement servicing of waste management and collection to have been fully investigated. This avoids compromising the quality and provision of amenity space, forecourts or active ground floor frontages.

18.163 This Local Plan has been prepared having regard to the National Waste Management Plan for England.

18.164 Applicants should have regard to ReLondon's Waste Management Planning Advice for New Residential Developments and any associated templates or successor guidance.

Policy D13: Residential Extensions

A. The Council will support extensions and alterations to existing residential buildings where this maintains or improves the character of the area and does not result in harm to the amenity of neighbouring residents, existing and future occupiers, and the built and natural environment.

B. Design should respect the character, setting, context and the form and scale of the existing building and any neighbouring buildings, including the quality and size of gardens.

C. Proposed extensions should be subordinate to the existing building and must not overdevelop the site.

D. The amenity of the occupiers of adjacent properties should not be unacceptably prejudiced with harm to neighbouring residents minimised including to loss of daylight/sunlight, loss of outlook or by creating an unacceptable sense of enclosure.

E. New rooms created by an extension should comply with space and amenity requirements set out in the London Plan and associated guidance.

F. Extensions should not harm the character and amenity of private spaces, including rear gardens, and should not harm existing natural habits or trees.

G. Proposals for residential extensions should be in accordance with design codes or supplementary planning documents where appropriate, including the South Tottenham House Extensions Supplementary Planning Document.

Supporting Text

18.165 Residential extensions and alterations must be well designed to create a good quality living environment, whilst protecting the amenity of adjoining neighbours and the integrity of the local residential character.

18.166 Extensions to residential buildings should be subordinate in scale to the original building, as well as respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area. New development should not undermine existing uniformity of the building or terrace and should not over balance or dominate existing features important to the building.

18.167 Design must be of a high quality and should be site specific respecting and/ or complementing the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High-

quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

18.168 Rear extensions should be lower than the ridge height of the host building. Depth of the rear extension should be such that the resulting footprint is subordinate to the main house and does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight in accordance with Policy D11. Full-width rear extensions are not normally considered acceptable.

18.169 Extensions to the roof, such as dormer windows, should be restricted to the rear and their size, location and design should be such that they appear subordinate on the roof. Front dormers would not normally be permitted unless they are already part of the established local character and sensitively designed to contribute positively to the roofscape.

18.170 The Council's South Tottenham House Extensions Supplementary Planning Document currently provides for three approved ways in South Tottenham where houses may be extended at roof level. The Council recognises the need to tackle overcrowding and provide borough-wide for additional habitable accommodation for large families. Having regard to this, the Council will undertake a review of the South Tottenham House Extensions Supplementary Planning Document and consider options to either extend the boundary in which the three approved extension types are acceptable or alternatively to prepare a new design code which specifically addresses upwards extensions within Haringey.

Policy D14: Basements and Lightwells

A. The Council will only support basement development where it is demonstrated that the proposal would not cause unacceptable harm to:

(1) the stability or bearing capacity of the site and adjacent land, including buildings, infrastructure, and trees;
(2) the water environment, including water drainage, ground permeability, run-off and flood risk;
(3) the recognised character and amenity of the area, including architectural character and gardens and nearby trees;
(4) levels of amenity for adjoining properties by reason of noise or increased levels of internal or external activity;
(5) biodiversity values, taking account of the need to maintain adequate soil depth for preservation of landscaping consistent with neighbouring properties; or
(6) the significance of heritage assets.

B. Basement development of existing homes, and new-build homes where relevant, must:

(1) not comprise of more than one storey;
(2) not be built under an existing basement;
(3) not exceed 50% of each garden within the property;
(4) be less than 1.5 times the footprint of the host building in area;
(5) extend into the rear garden no further than 50% of the depth of the host building measured from the principal rear elevation;
(6) not extend into or underneath the garden further than 50% of the depth of the garden;
(7) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building;
(8) avoid the loss of garden space and protect trees consistent with Policy G6; and
(9) not include habitable rooms or other sensitive uses in areas prone to flooding.

C. In determining proposals for basement development, the Council will require applicants to demonstrate that proposals:

(1) do not harm neighbouring properties, including showing that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 ‘very slight’;
(2) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
(3) avoid increasing the risk of sewer flooding;
(4) avoid cumulative impacts;
(5) do not harm the amenity of neighbours;

(6) provide satisfactory landscaping, including adequate soil depth;
(7) do not harm the appearance or setting of the property or the established character of the surrounding area;
(8) protect important archaeological remains;
(9) do not prejudice the ability of the garden to support trees where they are part of the character of the area; and
(10) avoid unacceptable impacts on biodiversity and ecological features on or adjacent to the site.

D. During the construction phase proposals must not place unreasonable inconvenience on the day-to-day life of those living or working nearby and construction impacts for the duration of the works should be minimised consistent with Policy D15.

E. Impact of basement development on drainage, flooding, groundwater conditions and structural stability should be evidenced in the form of a Basement Impact Assessment and where appropriate a Basement Construction Plan. If it is identified that a Basement Construction Plan is required, then this will be secured via Section 106 or planning condition.

F. The Council will generally require a Construction Management Plan for basement developments.

Supporting Text

18.171 When this policy refers to basement development this includes basements, lightwells and other underground development. Basement development is an increasingly popular way of gaining additional space in the borough's homes and can help to make efficient use of the borough's limited land. Basement development and other development that involves excavation does however have potential to cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas and the natural environment. This policy therefore seeks to protect against impacts on the environment and adjoining neighbouring properties and their occupiers whilst still providing opportunities to extend homes downwards where this can be demonstrated to be acceptable.

18.172 A basement is a floor of a building which is partly or entirely below ground level. A ground or lower ground floor with a floor level partly below the ground level (for example on a steeply sloping site) will therefore generally be considered basement development.

18.173 Some development falls within the scope of permitted development. However, where planning control can be exercised, the Council will seek to appropriately manage adverse impacts including from construction.

18.174 The Council will require evidence of the impact of basement schemes in the form of a Basement Impact Assessment to be carried out by appropriately qualified professionals. Basement Impact Assessments are to include geotechnical, structural engineering, and hydrological investigations and modelling to ensure that basement developments do not harm the built and natural environment or local amenity. The level of information required should be commensurate with the scale and location of the scheme. All schemes will be expected to provide evidence against each of the considerations in the policy. Basement Impact Assessments must use the Burland Scale in estimating effects on neighbouring properties.

18.175 Basement Impact Assessments must be specific to individual sites and particular proposals. Where hydrological and structural reports are required, they should be carried out by independent and suitably qualified professionals (e.g. Chartered Structural Engineers).

18.176 To provide the Council with greater certainty over the potential impacts of proposed basement development, it will generally expect an independent verification of Basement Impact Assessments funded by the applicant. The circumstances where verification is required include:

i. where a scheme requires applicants to proceed beyond the screening stage of Basement Impact Assessment;

ii. where the proposed basement development is located within an area of concern regarding slope stability, surface water or groundwater flow;

iii. where there is conflicting evidence; or

iv. any other basement applications where the Council feels that independent verification would be appropriate.

18.177 Basement Impact Assessments must contain a non-technical summary of the evidence that applicants have gathered against each stage of the assessment. This should be presented in a format which can be fully understood by those with no specialist technical knowledge in these matters.

18.178 The cumulative effect of several underground developments in close proximity can be more significant than the impact of a single basement. The impacts include changes to ground water flow, land stability, surface water flow and flooding. Basement Impact Assessments must consider the potential wider impacts of basement schemes and the potential cumulative impact of other basement schemes in the area.

18.179 Basement development can be particularly vulnerable to sewer flooding because floor levels and drainage infrastructure are often located below the level of the surrounding

sewer network. Basement Impact Assessments should therefore consider the risk of sewer flooding where relevant and demonstrate that appropriate mitigation measures have been incorporated into the design of the development.

18.180 The demolition and construction phases of a development can have an impact on amenity and this is a particular issue for basements. Many basement schemes are constructed in residential areas in close proximity to people's homes, with the construction works often involving significant disturbance (including removing significant quantities of spoil) extending for many months. Construction impacts (including noise) are also controlled by other legislation, in particular the Control of Pollution Act, with traffic impacts considered under relevant highways legislation. The Council will seek to minimise the disruption caused by basement development and will generally require Construction Management Plans to be submitted with applications. Particular attention should be given to the potential cumulative impacts of basement construction in areas where multiple basement developments are proposed in close proximity.

18.181 To ensure that basement construction is undertaken without causing damage to neighbouring properties and the water environment the Council may require a Basement Construction Plan in some circumstances. Basement Construction Plans may be required when a Basement Impact Assessment shows acceptable estimated effects but a particular construction methodology needs to be applied to ensure there is no damage to neighbouring properties. If a Basement Construction Plan is required this will be identified in the independent assessment of the Basement Impact Assessment. Basement Construction Plans will be secured by planning obligation.

18.182 A Basement Construction Plan sets out detailed information relating to the design and construction of the basement with a view to minimising the impacts of the development on neighbouring properties and the water environment and provides a programme of measures to be undertaken by the owner with the objective of maintaining the structural stability of the property and neighbouring properties. The developer must also ensure that throughout the construction phase a suitably qualified engineer from a recognised relevant professional body is engaged to monitor, inspect and approve the construction works.

18.183 In addition to protecting against flooding, ground instability and damage to neighbouring buildings as set out above, the Council will also seek to control the overall size of basement development to protect the character and amenity of the area, the quality of gardens and vegetation and to minimise the impacts of construction on neighbouring properties. Larger excavations cause greater construction impacts and can have greater risks and complexity in construction.

18.184 The introduction of light wells where they are not an established and positive feature of the streetscape can harm the character or appearance of an area. Where external visible elements are allowed, they need to be located and sensitively designed to avoid light pollution to neighbours and harm to the existing character and appearance of the building, streetscape and gardens in the vicinity.

18.185 When this policy refers to gardens and garden space this includes all outdoor (unbuilt) space on the property, including paved areas, driveways, as well as grassed or landscaped areas.

18.186 As set out in Policy G6, the Council will protect trees. Basement development should be designed to retain and protect gardens and trees. The protection of garden space to support large canopy trees is of particular importance near to open spaces. Basement development should be designed to avoid damage to trees both on or adjacent to the site, including street trees and the root protection zones needed by these trees. Where there are trees on or adjacent to the site, the Council will require an arboriculture report to be submitted as part of a planning application.

Policy D15: Managing Impacts of Construction

A. Development proposals that may cause adverse impacts during their construction must submit a Construction/Demolition Management Plan setting out the anticipated impacts of development and how these are proposed to be mitigated.

B. Construction Logistics Plans will be required for developments which have environmental, safety and congestion impacts on the road network and surrounding community and development affecting sensitive receptors,

C. Development will only be permitted where appropriate actions are proposed to manage the impacts of construction/demolition on communities and the local environment. As a minimum, developers will be required during construction and demolition to:

(1) Comply with the Non-Road Mobile Machinery Low Emission Zone and adhere to industry best-practice emissions standards for demolition and construction to limit air, light, dust and noise pollution and minimise fumes, odours, and vibrations from construction and the transportation of construction waste;
(2) Ensure that continued use of public highway can be safely accomplished, including strategic active travel routes, and to minimise and strictly control vehicular movements to reduce danger to vulnerable road users; and
(3) Avoid, and/or mitigate impacts on water quality and supply, sustainable drainage and flood risks, including potential impacts arising from surface water runoff and construction activities.

D. For major developments, the developer should:

(1) Sign up to the Considerate Constructors Scheme, and where appropriate a constructors' forum;
(2) Identify where other construction projects may be occurring in the surrounding area and take action to ensure any potential cumulative adverse effects are mitigated; and
(3) Use, where available, construction and/or freight consolidation centres.

E. During construction developers will be expected to explore the creative use of temporary measures to enhance the public realm.

Supporting Text

18.187 Development activity, although temporary, can result in adverse noise, air pollution, vibration, transport, and amenity impacts, on the surrounding area. The Council expects applicants and contractors to avoid, mitigate, and remedy these effects through good site management and early engagement with the Council, local

community, affected residents, and other nearby construction projects to address cumulative effects.

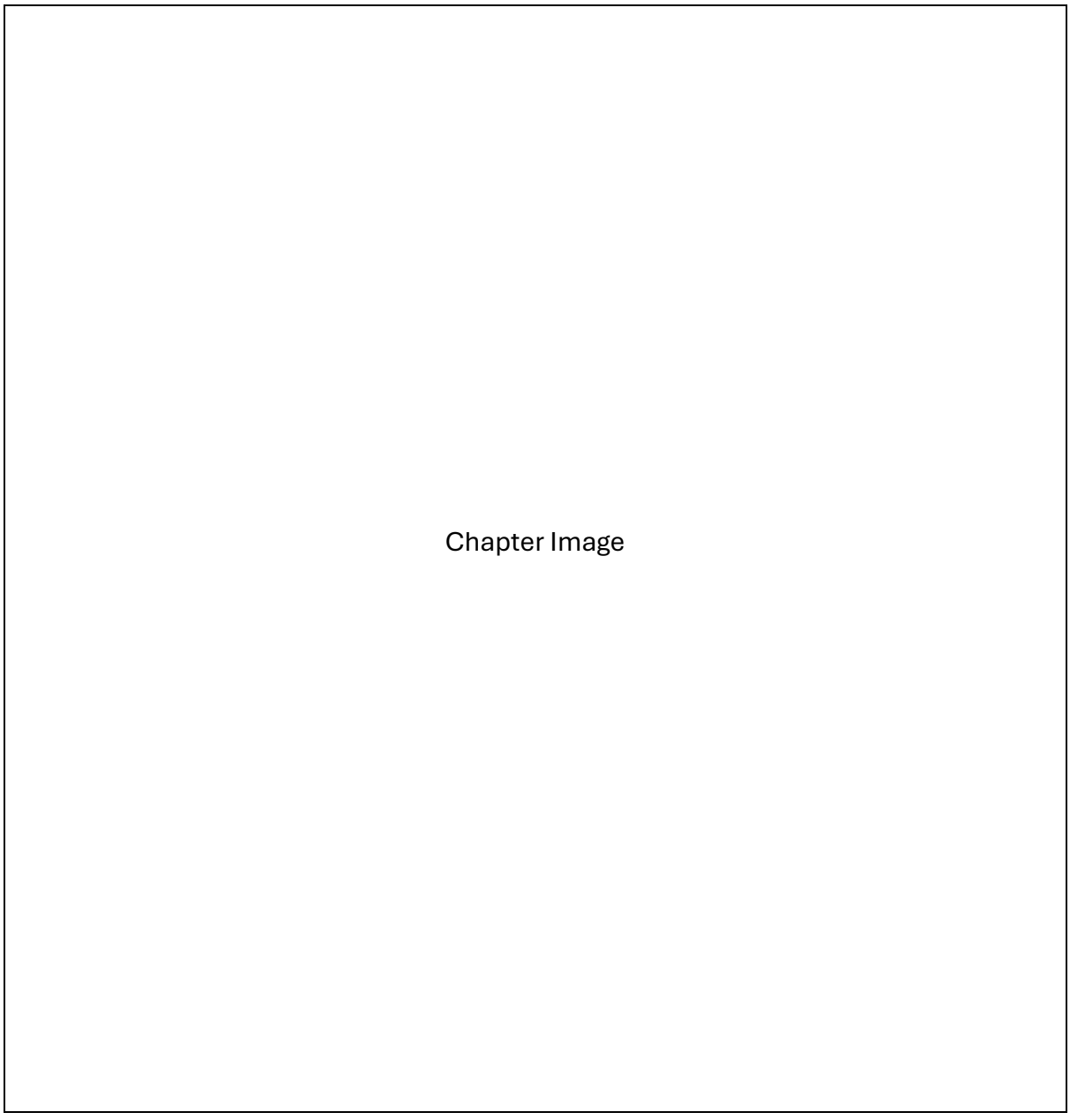
18.188 Regard should be had to ensuring that disruption of walking and cycling routes during construction is minimised and any diversions are convenient and clearly signposted. Pedestrian routes through or adjacent to construction zones should be designed appropriately so they are safe, and as direct and attractive as possible.

18.189 Efforts to address construction issues and opportunities should be clearly set out in Construction/Demolition Management Plans and/or Construction Logistics Plans. Construction Logistics Plans should be prepared having regard to relevant Transport for London guidance where applicable. Further guidance on thresholds, scope and the level of detail expected in these plans will be set out in the Council's validations checklist.

18.190 It is important that cumulative impacts of construction are considered and therefore development proposals should identify where other construction projects may be occurring in the surrounding area and take action to ensure any potential cumulative adverse effects are mitigated. In areas where cumulative effects from construction are anticipated, such as Wood Green and Tottenham, the Council may require a contribution towards an area-wide construction logistics officer.

18.191 Developers should explore opportunities to temporarily enhance the local environment during construction, particularly for longer term construction projects, exploring opportunities such as public art, information boards on the development and/ or the local history of the area, wayfinding, and temporary greening.

CHAPTER 19: HERITAGE



INTRODUCTION

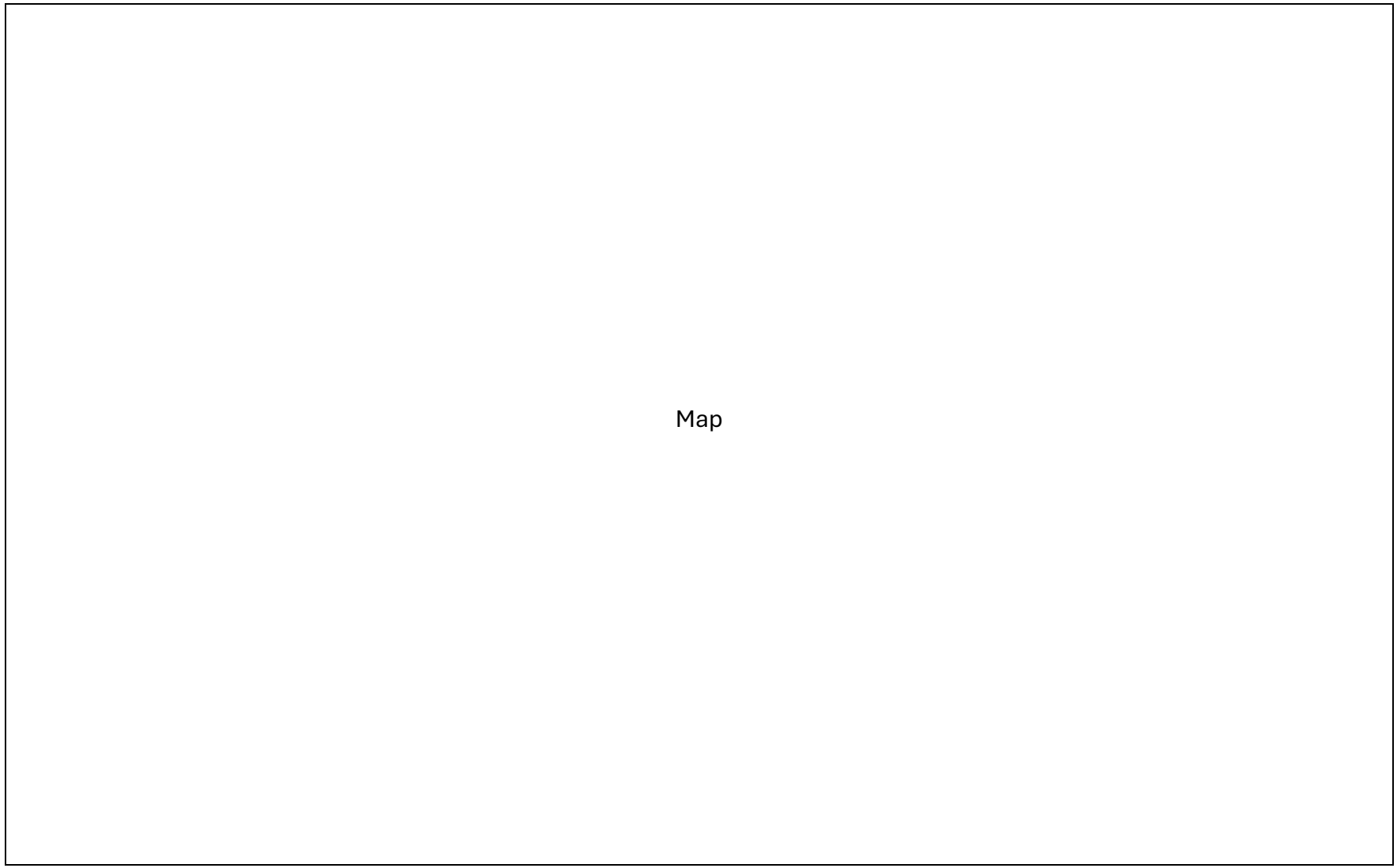
19.1 Our historic environment is a valued resource to both current and future generations. It adds to the beauty of our environment through its design and craftmanship, preserves stories of past lives and events that hold meaning for local communities, and contains archaeological evidence that furthers our understanding of past human activity.

19.2 The NPPF identifies heritage assets as an irreplaceable resource and requires that they should be conserved in a manner appropriate to their significance. Further it is clear that that Local Plans should set out a positive strategy for the conservation, enhancement and enjoyment of the historic environment. This Local Plan seeks to deliver on these requirements. Rather than preventing growth, it recognises the historic environment as an enabling resource for placemaking and heritage thus forms a key pillar of our 'Culturally Rich borough' Placemaking Priority.

19.3 The historic environment supports an inclusive economy by providing a unique competitive advantage, setting our town centres and high streets apart from those in other boroughs. It also contributes to our health and wellbeing, shaping the character of our places, providing a sense of identity and belonging, and enabling us to understand our shared past, in all its diversity. Many of our heritage assets are public buildings and spaces that facilitate social integration.

19.4 We also recognise the need to contribute to a fairer and more sustainable and resilient borough by being proactive in both reducing inequities in access to the use and enjoyment of our historic environment and ensuring our heritage assets can sensitively respond to the climate emergency.

19.5 The Council is active in conservation-led placemaking, particularly in the east of the borough where more heritage assets are identified as being at risk. Successful funding bids have supported several heritage and conservation projects. These include the North Tottenham Townscape Heritage Initiative to restore historic buildings in North Tottenham, and the Tottenham High Road Heritage Action Zone to unlock the economic potential of the Bruce Grove District Centre through heritage.



Tables and Figures 6. Map of Map of Heritage Designations

Policy HE1: Built Heritage Conservation Charter

Conservation Charter

A. All proposals affecting heritage assets must conserve the significance of those heritage assets, including any contribution made by their setting. The Council will support proposals which achieve this and;

(1) are informed by, and respond appropriately to, a robust assessment of the significance of the heritage assets affected;
(2) invest in conservation-led area placemaking, using the historic environment as the basis for good design and positive change;
(3) bring heritage assets at risk back into beneficial use consistent with their conservation;
(4) increase inclusive access to the historic environment to promote its beneficial use and enjoyment for all;
(5) support climate change mitigation and adaptation; and
(6) promote high-quality architecture, streets and open spaces which positively complement the historic environment.

Heritage Impact Statements

B. All proposals impacting a designated or non-designated heritage asset must submit a Heritage Impact Statement. The Heritage Impact Statement must:

(1) describe the historic significance of those assets concerned, including any contribution made by their setting;
(2) provide an assessment of the impact of the proposed development on those assets and their setting;
(3) have regard to the cumulative impact of incremental changes to those assets, including any contribution made by their setting; and
(4) where a proposal will lead to any harm to, or loss of the significance of a heritage asset, provide a clear and convincing planning justification for this

Supporting Text

Conservation Charter

19.7 The Council recognises the considerable social, cultural and environmental benefits well-preserved historic buildings and areas bring to the borough. Haringey's historic environment is in many cases valued and well maintained but is also threatened by development pressure, incremental and insensitive change, poorly considered alterations and poor workmanship.

19.8 The borough's historic environment is an irreplaceable resource which is key to delivering sustainable development in line with the Haringey Placemaking Framework.

The Conservation Charter requires that proposals conserve the significance of the heritage assets which make up the borough's historic environment: Listed Buildings, Registered Parks and Gardens, Conservation Areas, and non-designated heritage assets. The Conservation Charter also sets the Council's positive planning strategy for sustaining the borough's historic environment and optimising the enjoyment of heritage assets by both communities and visitors. it. Locally specific opportunities to achieve this are identified in the neighbourhood chapters and within supporting documents, including Conservation Area Appraisals and Management Plans.

19.9 To support delivery of the Conservation Charter, the Council will:

i. take account of established best-practice guidance from Historic England, national amenity societies and other organisations when determining applications for the alteration of heritage assets and/or new development within a heritage setting;

ii. produce appraisals and design guidance documents with the input of local groups and other parties, to support Local Plan policies and to enable high quality development within the historic environment;

iii. continue the identification of local heritage assets with the input of local people, groups and national amenity societies to ensure recognition and protection of the quality of the built historic environment of the borough;

iv. continue to work in partnership with Historic England, neighbouring boroughs and other relevant groups on the protection and enhancement of the historic environment.

19.10 Proposals are expected to identify and take opportunities to realise these benefits by maintaining assets in good condition or rescuing them where they are not. The Council will support proposals which positively contribute to the preservation, restoration and enhancement of the borough's heritage assets, in accordance with Historic England's 'Constructive Conservation' principles.

More Sustainable and Resilient Historic Environment

19.11 The Council's approach to heritage assets is an integrated and balanced one which gives great weight to the preservation of heritage assets as required by both legislation and national planning policy but at the same time recognises the importance of heritage assets in the context of delivering other key Local Plan objectives. The Council is particularly keen that heritage assets can contribute to addressing the climate emergency and recognises that to make many heritage assets fit for contemporary use they may require changes to deliver energy efficiencies and greater resilience to climate change.

19.12 Where this is the case, proposals should demonstrate adherence to Historic England's published technical guidance. Both technical considerations and significance vary greatly from building to building therefore there is no one-size fits all approach to the retrofit of heritage assets. As advocated by Historic England, Haringey supports a 'whole-building approach' to the renovation and/or adaptation of historic buildings, that demonstrates an understanding of a building in its context, and the thermal and ventilation requirements of the historic building fabric, to find balanced solutions that save energy, preserve and sustain heritage significance, and maintain a comfortable and healthy indoor environment. Certain retrofit strategies, specifically those for modern construction, are not always appropriate for all historic buildings. Some works to improve energy efficiency (particularly internal and external wall insulation and underfloor insulation) can cause dampness within a building's structure if they are not properly specified. The Council expects applicants to take specialist advice to guard against maladaptation when considering such interventions. Proposals should have regard to relevant policies in the Climate Emergency and Buildings chapter of the Local Plan.

19.13 The Council recognises that the long-term conservation of heritage assets is closely linked to the value that communities place upon them. Heritage assets that are actively appreciated, used and supported by local communities are often more resilient to change and better maintained over time. The Council will therefore work with communities and other stakeholders to conserve and enhance the historic environment, supporting community stewardship and fostering a shared sense of ownership in Haringey's heritage.

Creating Healthier and Safer Places through heritage conservation

19.14 Conserving and enhancing the historic environment contributes to the creation of healthier and safer places. Heritage assets are one of one of the main components of Haringey's distinctiveness providing attractive, legible and well-used environments that encourage walking, social interaction and active lifestyles. Well-maintained heritage assets can foster local pride, strengthen community identity and support wellbeing and social cohesion, helping people to belong and feel connected to the borough's neighbourhoods and to one another.

19.15 Heritage-led regeneration can play an important role in improving perceptions of safety and place quality by bringing vacant, underused or deteriorating buildings back into active use, increasing natural surveillance and supporting vibrant and inclusive public spaces. The conservation of Haringey's historic environment therefore contributes not only to the borough's cultural significance, but also to wider objectives relating to public health, community wellbeing, and the creation of attractive, resilient and safe neighbourhoods for current and future generations.

A Fairer and more Inclusive Historic Environment

19.16 Improving access to Haringey's historic environment can deliver significant social, cultural and wellbeing benefits. Heritage assets provide opportunities for residents and visitors to engage with the borough's history, identity and diverse communities, helping to foster a stronger sense of place, civic pride and belonging. Increasing opportunities to experience, understand and participate in the historic environment can support education, encourage walking and exploration, strengthen community cohesion and contribute to the vitality and attractiveness of the Haringey's neighbourhoods. Enhanced access can also support the local economy through cultural activity, tourism and increased footfall.

19.17 Promoting access to heritage assets is particularly important in Haringey given the borough's rich and varied historic environment and its diverse population. Access to cultural and heritage opportunities is not experienced equally across communities, with barriers relating to income, ethnicity, disability, age, language and physical accessibility often affecting participation. Promoting inclusive access to designated heritage assets can help address these inequalities by ensuring that heritage is enjoyed and valued by a wider range of people. This can be achieved through measures such as improved physical accessibility, better interpretation and signage, community-led engagement, educational programmes and the integration of heritage assets into active travel and public realm improvements.

Heritage Impact Statements

19.18 Applicants are required to submit a Heritage Impact Statement where a proposal impacts a designated and/or non-designated heritage asset including its setting. These should be included as part of the Design and Access Statement, where both documents are required. The Heritage Impact Statement must describe the significance of any heritage assets affected, including any contribution made by their setting, and provide an assessment and justification of the impact of the proposal on the assets and their setting, explaining how complies with the policies set out in this chapter. The assessment and justification should, where appropriate, include opportunities to enhance the significance, beneficial use and enjoyment of the heritage asset and their setting and/or improve inclusive access to them.

19.19 The incremental loss of architectural and other design details has a cumulative negative impact on heritage assets. Heritage Impact Statements should therefore consider the impact of incremental changes and how this can be avoided or mitigated. Where opportunities arise through new development, proposals should seek to reinstate or restore original features including through the removal of harmful alterations or other inappropriate additions. The reinstatement of historic assets should

be done using traditional, original, or historic materials, with the guidance of specialist advice and craftsmanship. Conjectural replacement or reinstatements will be resisted.

19.20 Statements should be prepared by someone of appropriate expertise and make use of available resources including local lists, Greater London Historic Environment Register (GLHER), Archaeological Priority Area Appraisals, Conservation Area Appraisal Management Plans, and the London Gardens Trust inventory. The level of detail provided in statements should be proportionate to the importance of the asset, having regard to its significance. The level of detail should be no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset(s). The Council strongly advises applicants to seek the advice of specialist historic consultants, particularly where a proposal is likely to result in significant harm to an asset. The Council also encourages applicants to consult with relevant amenity organisations including Historic Buildings and Places, the Society for the Protection of Ancient Buildings, the Georgian Group, the Victorian Society, the 20th Century Society, the London Parks and Gardens Trust, the Council for British Archaeology and other local heritage societies, including Haringey's Conservation Area Advisory Committees.

Policy HE2: Listed Buildings

A. Development proposals which affect listed buildings and their contributing setting will be supported where they:

(1) preserve the special interest of those listed buildings and their contributing setting from harm and conserve their significance;
(2) preserve or reinstate original or historic form, fabric, function or character of those listed buildings and their setting;
(3) do not harm the structural integrity or stability of those listed buildings or that of adjoining buildings or structures; and
(4) restrict proposed alternations and extensions to less significant parts of those listed buildings, so that they relate sensitively to the original buildings and do not adversely affect the internal or external appearance or character of those listed buildings, curtilages or their setting;

B. When considering the impact of proposals on listed buildings and their contributing setting, the Councill will have regard to:

(1) the great weight given to the conservation of listed buildings and their contributing setting;
(2) the desirability of securing a viable use for those listed buildings consistent with their conservation; and
(3) opportunities to secure the future of listed buildings, particularly those on the Historic England 'Heritage at Risk' register.

Supporting Text

19.21 A list of statutorily listed buildings is published on Historic England's website. Haringey has a diverse range of listed buildings, from the grand 16th century manor house of Bruce Castle (grade I listed) to the 19th century granite cattle trough on Wood Green High Road (grade II listed). Statutorily listed buildings are designated because of their national significance and special architectural or historic interest. Development affecting listed buildings must be supported by a robust Heritage Impact Statement.

19.22 Historic England and the Council maintain a Heritage at Risk Register which identifies listed buildings at risk for a variety of reasons including poor structural condition, vacancy or deterioration of fabric. The Council will work proactively with owners and other stakeholder so support the refurbishment, repair and positive use of Haringey buildings on the register. Appropriate temporary uses will also be considered if this could prevent deterioration or improve the likelihood of sustainable re-use.

19.23 The Council will support changes of use of listed buildings where this causes the least harm to the significance of the building, and where the use will help secure the

building's long-term viability. Restoration of the original use is encouraged where this would enhance the building's significance.

19.24 Where proposals may impact listed buildings and their contributing settings, it is important to engage early with the Council's Conservation Team.

Policy HE3: Registered Parks and Gardens

A. Development proposals which affect registered parks and gardens will be supported where they:

(1) preserve the special features of interest of those parks and gardens and their contributing setting from harm and conserve their historic significance;
(2) preserve or reinstate original or historic form, function, special features or character of those parks or gardens;
(3) preserve the setting of those registered parks or gardens and views across, into and out of them; and
(4) do not harm the structural integrity or stability of historic buildings or structures which form part of the special character of those parks or gardens

B. When considering the impact of proposals on registered parks and gardens and their contributing setting, the Councill will have regard to:

(1) the great weight given to the conservation of a registered park or garden and its setting; and
(2) opportunities to secure the future of registered parks and gardens.

Supporting Text

19.25 Registered Parks and Gardens are designated because of their special historic interest. Development affecting Registered Parks and Gardens must be supported by a Heritage Impact Statement.

19.26 Haringey has 36 historic parks and gardens. Both Alexandra Palace Park and Finsbury Park are on the National Register of Parks and Gardens of Historic Interest, maintained by Historic England. These parks and open spaces serve a wider than local catchment and are of strategic importance in a London context.

19.27 National registration means that special consideration should be given to the landscape in the planning process. The Council will consult Historic England and The London Parks and Gardens Trust on most applications in respect of registered parks and gardens as well as other organisations it considers may have a particular interest in the proposed development.

19.28 Temporary events can also have impacts on Registered Parks and Gardens and where these require planning permission they should also be assessed against this policy.

Policy HE4: Conservation Areas

A. Development proposals, within or which would otherwise affect conservation areas, will be required to preserve and, where possible, enhance the character and appearance of those conservation areas and their settings.

B. Proposals for the full or partial demolition of buildings within conservation areas must be robustly justified having regard to the significance of those buildings to the conservation area as a whole. Demolition of buildings that make a positive contribution will be resisted. Demolition of buildings that negatively contribute will be supported where this enhances the conservation area and is consistent with Policy CE2.

C. Changes of use of buildings located in Conservation Areas will be resisted where such a change would negatively impact upon the character of the Conservation Area.

D. When considering the impact of proposals on Conservation Areas and their settings, the Council will have regard to:

(1) the priority given to protecting and enhancing the character of those Conservation Areas and their setting; and
(2) adopted and emerging Conservation Area Appraisals and Management Plans.

Supporting Text

19.29 Haringey has 28 Conservation Areas which make a major contribution to the character of the borough's places and the quality of life for our communities. The character and appearance of our conservation areas can be affected by development within them as well as development outside them where it is visible from them such as tall buildings. Changes in patterns of use can also erode the character of an areas. It is therefore important that, whenever possible, uses which contribute positively to the character and appearance of conservation areas are not displaced by development, for instance pubs located in historic buildings.

19.30 The Council is taking a positive approach to the preservation and enhancement of these conservation areas which includes preparing detailed Conservation Area Appraisal and Management Plans (CAAMPs) in consultation with local residents and other stakeholders. CAAMPs describe the character and significance of the conservation area, review the boundaries of the area and include guidance on maintenance and development within them. They are material considerations in determining planning applications affecting conservation areas and their settings. The Council will continue to prepare CAAMPs until all conservation areas are supported by CAAMPs and review and update existing CAAMPS. We have also implemented Article 4

Directions in several of our conservation areas which restrict permitted development rights that otherwise had the potential to gradually erode their character. CAAMP's will review the need for article 4 direction areas when they are updated.

19.31 Neighbourhood chapters set out area-specific direction on the preservation and enhancement of our conservation areas. Conservation-led placemaking is fundamental to the Council's placemaking strategy, including where conservation areas overlap with our Placemaking Focus Areas. It is particularly important within the small number of conservation areas currently on the Heritage at Risk register.

Demolition and balancing more recent challenges

19.32 All proposals for demolition should have regard to Policy CE2 and the Council's retrofit-first approach. Façade retention is not considered an appropriate justification for demolition in Conservation Areas as it results in the loss of the original design and wholeness of historic buildings and historic structures and will be generally resisted.

Balancing conservation against other priorities

19.33 While CAAMPs provide a key evidence base for protecting the historic environment, it should be noted that they do not necessarily reflect all of the key challenges facing the borough, such as responding to the climate emergency and allowing for alterations and extensions to support housing needs, including family housing.

19.34 The Council will expect applicants to demonstrate how proposals have been designed to address a full range of economic, social and environmental challenges whilst conserving the significance of conservation areas, having regard to advice and relevant guidance documents.

Heritage Impact Statements

19.35 Heritage Impact Statements are required for all applications which impact on conservation areas and their settings. Townscape Visual Impact Assessments will not be accepted in lieu of them.

19.36 Heritage Impact Statements should draw on CAAMPs and other guidance documents to clearly set out the character and features that contribute to their special interest and significance. This includes:

i. Elements of built form and architectural interest such as the pattern of development, urban grain, siting, building line, rooflines, boundary treatment, the spaces between buildings, building height, massing, scale, proportion, rhythm, fenestration, and materials;

ii. Landscape, trees, and gardens (In conservation areas, trees that do not have a Tree Protection Order are also protected);

iii. Views across, to and from conservation areas; and

iv. Uses

Policy HE5: Non-Designated Heritage Assets and Archaeology

Non-Designated Heritage Assets

A. Development proposals should seek to conserve and, where possible, enhance and reveal the significance of non-designated heritage assets and their settings including:

(1) locally listed buildings;
(2) identified historic street furniture;
(3) identified historic parks and gardens;
(4) assets identified in Conservation Area Appraisal Management Plans;
(5) assets identified in Neighbourhood Plans; and
(6) other heritage assets identified through the planning application and decision-making process.

B. In assessing the impact of a proposal on non-designated heritage asset and its setting, the Council will have regard to:

(1) its significance;
(2) the impact of the proposal on its significance;
(3) the public benefits of the proposal; and
(4) the extent to which the proposal and its design has sought to avoid, minimise, and/or remedy impacts on the asset's significance.

Archaeology

C. Development proposals must conserve heritage assets of archaeological interest and their setting by taking appropriate measures proportionate to their significance.

D. Applicants are required to submit an appropriate Archaeological Desk Based Assessment, and where necessary, a field evaluation where:

(1) initial assessments indicate the site includes or has the potential to include heritage assets with archaeological interest; and/or
(2) the site is within an Archaeological Priority Area;

E. Where heritage assets of archaeological interest are found:

(1) priority should be given to preserving and managing the archaeological asset and its setting in situ;
(2) where archaeological remains cannot be preserved in situ they must be excavated, recorded, published, interpreted and displayed through a detailed planning programme of works;

(3) applicants should ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisation, having regard to London Plan policy HC1.

F. Proposals that would adversely affect nationally important archaeological remains or their setting will be refused.

Supporting Text

Non-designated heritage assets

19.38 Non-designated heritage assets have a degree of heritage significance that require consideration in planning decisions, however, do not meet the same criteria as designated heritage assets.

19.39 There are several ways in which non-heritage assets can be identified. To provide clarity for applicants, the Council holds a series of lists/ audits of local non-designated heritage assets:

i. The Local List: a list is currently published on the council's website of over 1100 buildings or structures of architectural or historic interest which make a valuable contribution to the character of an area. A revised list is currently under preparation.

ii. Historic Street Furniture: an audit of the borough's historic street furniture

iii. Register of Public Parks, Gardens, Squares, Cemeteries and Churchyards of Historic Interest: a register compiled by the London Historic Parks and Gardens Trust in 1996.

19.40 Applicants should also use the Greater London Historic Environment Record (GHLER) which provides a resource to identify non-designated heritage assets and the contribution of the historic environment, including its archaeology, to the character of a place.

19.41 This is not a definitive list of non-designated heritage assets. Positive contributing buildings within Conservation Area Appraisal Management Plans are an indicator of significance and potential identification as non-designated heritage. Heritage assets can also be identified through planning applications, for example, during archaeological investigations. Neighbourhood chapters in the Local Plan also provide an indication of areas and buildings of historic character that should be considered as non-designated heritage assets through the planning application process.

19.42 The Council will continue to maintain its lists and expand them to include additional assets that contain sufficient heritage significance to be considered non-designated heritage assets.

19.43 Alterations and extensions to locally listed buildings should retain and where possible restore historic features that contribute to their special interest. They should adopt a retain rather replace approach and, where practical and appropriate, use traditional materials and methods that are in keeping with their special interest. Proposed alterations and extensions should be prioritised on less sensitive parts of the building.

Archaeology

19.44 Haringey has a long and rich archaeological history. A range of heritage assets of archaeological interest have been found in the borough, including flint tools from the palaeolithic period, early Iron Age pottery found at the Town Hall Approach in Tottenham, and a large Roman pottery works within Highgate Wood.

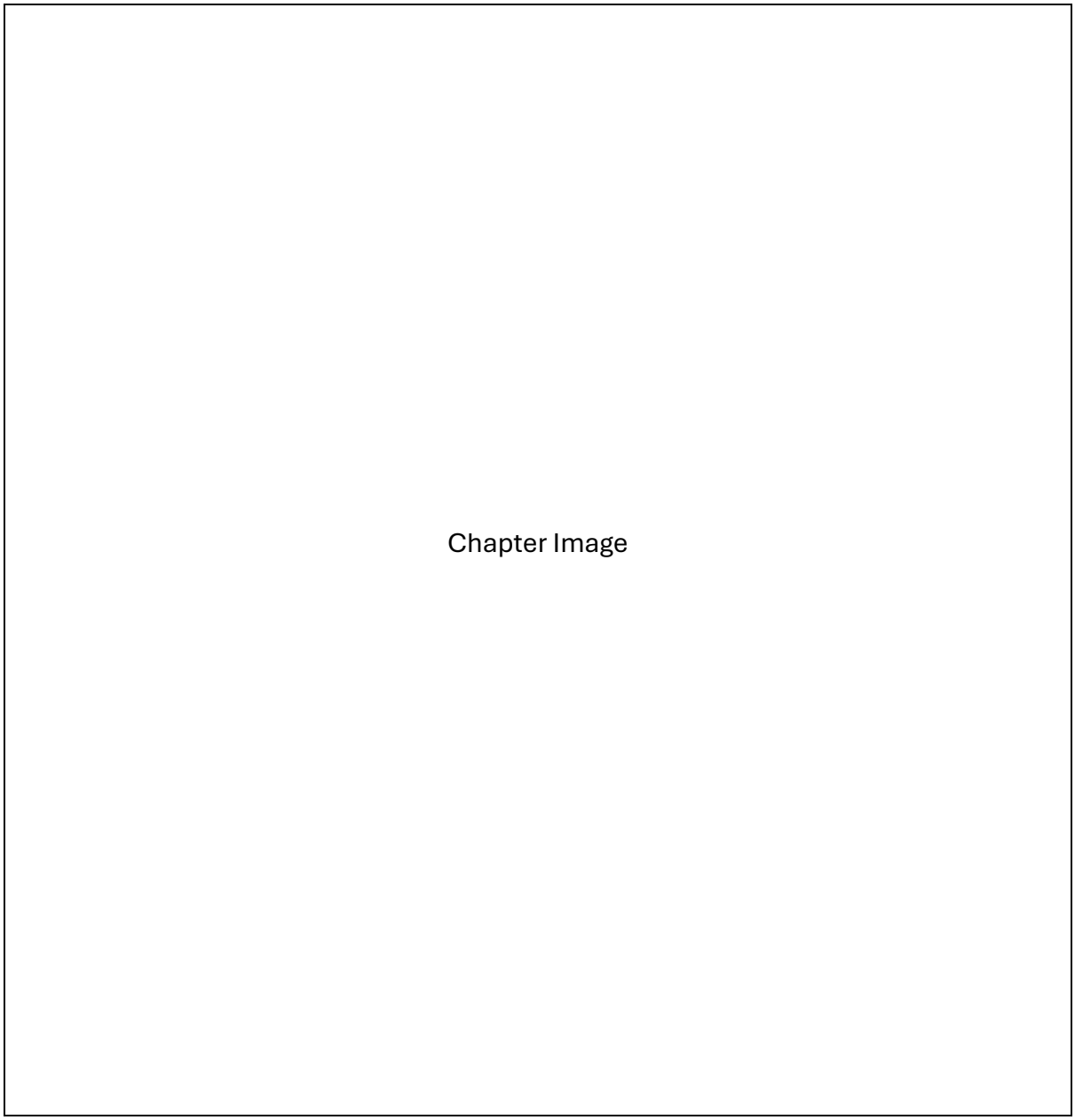
19.45 The plan designates 30 Archaeological Priority Areas (APAs). APAs are locations where there is significant known archaeological interest or particular potential for new discoveries. The 30 APAs includes two Tier 1 areas, which are strongly suspected to contain heritage assets of national importance.

19.46 Where archaeological assets of national importance are found these will be subject to the same protections as designated heritage assets.

19.47 Archaeological Desk Based Assessment should identify and describe the significance of the archaeological interest of the site, including any contribution made by the archaeological setting of the site. Any harm or loss of archaeological resource resulting from development will require justification.

19.48 Our archaeological heritage provides a key opportunity for placemaking. Proposals are strongly encouraged to reveal, interpret and present archaeological heritage where this would not impact on its preservation or undermine its significance. The Greater London Archaeological Advisory Service manages the GHLER. The Council will seek their advice, where appropriate, at both pre-application and decision-making stages.

CHAPTER 20: CULTURE, SPORT AND RECREATION



INTRODUCTION

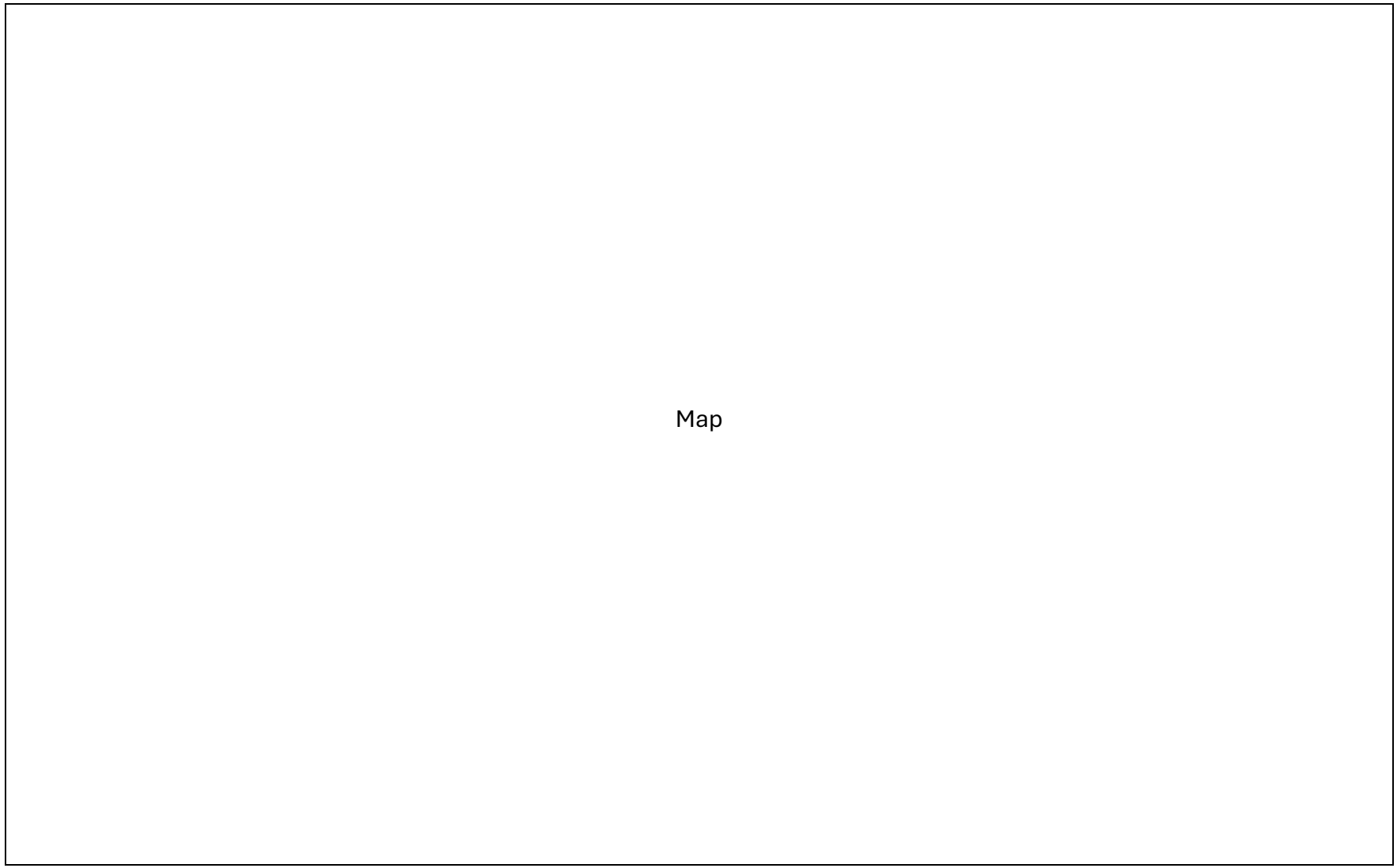
20.1 Haringey is a unique melting pot of people, histories, and voices. The borough's streets brim with global flavours and echo with the sounds of various languages. Local performers and artists infuse life into every corner of Haringey. This plan seeks to build on Haringey's unique cultural richness which is one our greatest strengths.

20.2 The Council's Arts and Culture Strategy (2024) sets out a bold vision to harness the power of culture to unify, inspire, and celebrate Haringey's communities. It recognises culture as a driver of wellbeing, identity, and inclusive growth, and calls for investment in our cultural assets to build a vibrant, sustainable cultural ecosystem. The strategy is a call to action—to embed culture in placemaking, empower local talent, and ensure every resident can access meaningful cultural experiences and to ensure that the social and economic benefits of culture are felt by our residents.

20.3 Haringey is one of the hearts of culture in the capital including being London Borough of Culture 2027 and one of the co-hosts of the men's 2028 European Football Championships with a series of games at the Tottenham Hotspur Stadium. Tottenham is also one of only 12 Creative Enterprise Zones in London and is recognised in the London Growth Plan as an internationally significant visitor destination, with the potential to anchor growth in the experience economy.

20.4 Internationally renowned venues like Alexandra Palace attracting major artists and entertainers, local pubs hosting a quiz night, a warehouse converted into an artists' studio, the local park hosting a football match, a public square accommodating local buskers, and a place of worship providing space for community activities; all these spaces contribute to the cultural landscape. They help make culture experiences and expression accessible, underpin our cultural and creative economy and bring our communities together, enabling us to learn about each other and the wider world.

20.5 Haringey's cultural, sports and recreation infrastructure is a key pillar supporting the borough's rich and diverse cultural offer. It includes our museums, stadiums, parks, music venues, leisure centres, creative workspaces, and community centres, spaces that enable activity, creativity, expression, and connection.



Tables and Figures 7. *Map of Cultural and Creative industry Designations*

Policy C1: A Culturally Rich Borough

A. The Council will work with local communities, service providers, and developers to plan for, protect, enhance and expand the borough's network of cultural, sports and recreation facilities and activities, ensuring provision is accessible, inclusive and responsive to local needs and aspirations as part of a wider social infrastructure ecosystem. A Culturally Rich Borough will be achieved through:

(1) the protection and promotion of four Cultural Quarters within Haringey as strategic clusters of cultural uses and facilities.

i. Wood Green Cultural Quarter (see Policy WGN2)
ii. Alexandra Palace Cultural Quarter (see Policy MHN2)
iii. North Tottenham Cultural Quarter (see Policy NTN2)
iv. Tottenham Green Cultural Quarter (see Policy SSN2)

(2) ensuring a sufficient supply of cultural, sport and recreation facilities through the protection, enhancement and expansion of existing provision; the delivery of new and re-provided facilities, including within site allocations; and the use of planning obligations and other funding mechanisms to secure facilities to help meet local standards, address identified deficiencies and respond to needs arising from population growth.

(3) support for Tottenham's development as an international visitor destination and a strategic economic cluster for sports, leisure, culture, the experience economy and creative industries

(4) support for proposals that strengthen the Tottenham Creative Enterprise Zone as a hub for creative production, enterprise and innovation, including new and enhanced creative industries workspace and new or enhanced warehouse living where this is specifically supported within a site allocation

(5) supporting ancillary cultural uses, meanwhile activities and public art.

B. The following types of development proposals should be supported by a Cultural Infrastructure Statement (which may be a component of a Design and Access Statement and combined with a Social Infrastructure Statement):

(1) Proposals for 100 or more dwellings and/or 10,000 sqm or more non-residential floorspace

(2) Major development proposals within Cultural Quarters, Town Centres, and Creative Industry Clusters

Supporting Text

A Culturally Rich Borough

20.7 Culture, sport and recreation are among Haringey's key strengths and central to the Council's placemaking aspirations. This policy responds to the borough's distinctive assets and opportunities. This includes Tottenham's identification as an Internationally Significant Visitor Destination in the London Growth Plan and as both a Strategic Economic Cluster for sport, leisure, culture, the experience economy and creative industries and a Creative Enterprise Zone in the London Plan, as well as the presence of internationally significant venues at Alexandra Park and Palace and Tottenham Hotspur Stadium.

20.8 To help realise these opportunities, the plan identifies four Cultural Quarters, each supported by neighbourhood chapter policies that set out a tailored approach to their growth, enhancement and management, reflecting their distinct functions and opportunities. Policies C5 and C6 further support the Tottenham Creative Enterprise Zone through the provision of creative workspace and warehouse living in appropriate locations, helping to maintain and strengthen creative production, enterprise and innovation.

20.9 A sufficient supply of cultural, sport and recreation facilities to meet current and future needs will be achieved through the protection, enhancement and expansion of existing provision; the delivery of new and replacement facilities through site allocations and development opportunities; and investment secured through planning obligations and other funding mechanisms. Facilities should be planned as part of a wider network of social infrastructure and respond to local deficits, growth pressures and changing patterns of need.

Healthy and Safe

20.10 Culture, sport and recreation play a vital role in supporting the health, wellbeing and social cohesion of Haringey's communities. Cultural activities provide opportunities for creativity, self-expression and lifelong learning, helping to improve mental wellbeing, reduce social isolation and foster a stronger sense of belonging. This is particularly important in Haringey, where around 41,000 residents are estimated to have a mental health condition and many communities experience higher levels of social exclusion.

20.11 Sport and recreation are equally important in enabling healthy and active lifestyles. While 65.3% of adults are physically active, almost one in five adults (21.9%) are inactive, and only 18.9% of children achieve recommended levels of daily activity. Increasing participation in sport and recreation is therefore important for improving physical and mental health, supporting healthier lifestyles and reducing pressures associated with poor health outcomes.

Sustainable and Resilient

20.12 Culture, sport and recreation are important contributors to Haringey's long-term social, economic and environmental resilience. Creative and cultural industries account for almost 20% of businesses in the borough and support over 3,300 jobs, while sport and physical activity contribute more than £87 million annually to the local economy and support over 2,300 jobs. However, these sectors face significant pressures from rising costs, the loss of affordable workspace, funding reductions, and increasing competition for land. Evidence suggests that Haringey's creative and cultural sector is highly reliant on micro-businesses and freelancers, making it particularly vulnerable to these pressures. At the same time, the number of creative and cultural enterprises in the borough has declined in recent years despite the sector's importance to the local economy and identity.

A Fairer Borough

20.13 Despite Haringey's many strengths, significant inequalities persist across the borough. Residents in the most affluent areas of the borough can expect to live up to 17 more healthy years than those in the poorest parts of the borough. Physical inactivity is also unevenly distributed, reaching 35.7% in parts of east Haringey compared with 9.2% in parts of the west.

20.14 Access to cultural opportunities is also not experienced equally. While Haringey's residents are generally highly culturally engaged, evidence suggests that participation, representation and access vary across different communities and parts of the borough, with further work needed to ensure that cultural opportunities are inclusive and accessible to all residents, particularly groups at risk of exclusion or under-representation.

Cultural Infrastructure Statement

20.15 The Cultural Infrastructure Statement supports a coordinated and place-based approach to cultural planning. It should demonstrate how development responds to local cultural characteristics, opportunities and aspirations and contributes to the delivery of a Culturally Rich Borough.

20.16 Within Cultural Quarters, Creative Industry Clusters and town centres, this includes contributing towards the coordinated growth, enhancement and long-term sustainability of cultural ecosystems, having regard to relevant neighbourhood placemaking aspirations. For larger developments elsewhere, it should demonstrate how culture has been embedded into the planning, design and stewardship of new places and neighbourhoods.

20.17 Statements should identify opportunities to address known inequalities in cultural participation, representation and access. Applicants are encouraged to engage early with the Council, local cultural organisations and other relevant stakeholders in their

preparation. The Council will publish guidance on the preparation of Cultural Infrastructure Statements, including expectations relating to engagement, content and scope. Statements should be proportionate to the scale, location and likely cultural impact of the development proposed.

20.18 The Council may also require a Cultural Infrastructure Statement or an update to a Cultural Infrastructure Statement where there are material changes to a planning permission that have in impact on cultural objectives.

Policy C2: Cultural, Sports and Recreation Facilities

A. Cultural, sport and recreation facilities form an important part of Haringey's wider social infrastructure network. Existing facilities will be protected in accordance with policy S2. New and enhanced facilities will be supported and should comply with policy S3.

B. In addition to the requirements of Policy S3, proposals for new, replacement and enhanced cultural, sport and recreation facilities should:

(1) support opportunities for cultural participation, recreation, physical activity and social interaction;
(2) respond positively to local context, character, heritage, histories and the diverse communities they serve, helping to foster identity, belonging and community cohesion;
(3) contribute to the cultural vitality, attractiveness and distinctiveness of the borough and its neighbourhoods;
(4) positively relate to adjoining uses and avoid, mitigate or remedy any unacceptable impacts whilst recognising that existing facilities benefit from the Agent of Change Principle; and
(5) be informed by engagement with relevant users, operators, governing bodies, community groups and other stakeholders, where appropriate.
(6) have regard to relevant design guidance and standards for cultural, sport and recreation facilities when demonstrating that the space has been designed to be suitable for its intended uses.

C. Priority will be given to locating new cultural facilities within designated Cultural Quarters, Haringey's Town Centre Network and identified high streets, where they can maximise benefits to vitality, viability, footfall and the distinctiveness of these areas. Cultural facilities in other suitable locations will also be supported where they contribute to local cultural provision and accord with other relevant planning policies.

D. The Council will apply the 'agent of change' principle to ensure that existing cultural, sports and recreation facilities and uses do not have unreasonable restrictions placed on them arising from development permitted after they were established. Where the operation of an existing facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') will be required to provide suitable mitigation before the development has been completed.

E. The Council supports the retention of public houses and will only accept the loss of a public house through redevelopment, conversion or demolition where:

(1) trading accounts are submitted for inspection covering the last three full years in which the public house was operating as a full-time business; and

(2) the CAMRA Public House Viability Test, or a similar objective evaluation method, is used to assess the viability of the business and concludes that it is no longer economically viable; and
(3) it would not result in the loss of a public house that has a heritage, social or cultural value to the local community.
(4) when the above criteria are met, alternative Class E, F1 or F2 uses are provided at ground floor where the public house is in a town centre and alternative community and social infrastructure is provided at ground floor where the pub is outside a town centre.

Supporting Text

20.20 Cultural, sport and recreation facilities are valued components of Haringey's social infrastructure network. They support cultural participation, recreation, physical activity, learning, creativity and social interaction, and play an important role in community life. Many are long-established community assets that contribute to the unique character, identity and vitality of the borough's neighbourhoods.

20.21 Cultural, sport and recreation facilities across London, including Haringey, are under increasing pressure. Rising land values, redevelopment, and competition for space have led to the loss of many important venues, particularly cultural venues serving grassroots and underrepresented communities. The London Plan, Mayor's Cultural Infrastructure Plan, and Haringey Arts and Culture Strategy (2024) all emphasise the need to protect and enhance such facilities, especially in areas of growth and change.

20.22 The policy therefore supports the protection, enhancement, replacement and provision of cultural, sport and recreation facilities in accordance with the requirements of Policies S2 and S3. This policy also seeks to ensure that new and improved facilities maximise opportunities for cultural participation, recreation, physical activity and social interaction, whilst responding positively to local character, heritage, histories and the communities they serve. It seeks to strengthen the role of these facilities as focal points for community life.

20.23 To help strengthen Haringey's cultural infrastructure, a strategic approach is taken to the location of new cultural facilities. Designated Cultural Quarters, town centres and high streets are generally the preferred locations as they can support cultural ecosystems, increase footfall, contribute to vitality and viability, and reinforce the distinctiveness and attractiveness of these places. The Council will seek to protect cultural facilities in these areas and support new and enhances facilities in line with placemaking aspirations set out in the relevant neighbourhood chapters.

20.24 The policy applies the Agent of Change principle to ensure that existing cultural, sport and recreation facilities are not subject to unreasonable restrictions as a result of neighbouring development. This helps to protect the continued operation, viability and

evolution of established facilities which contribute to the borough's cultural and community life.

20.25 Public houses are recognised as important cultural and community facilities. In addition to their economic role, pubs often provide venues for social interaction, community activities, live music, cultural events and other forms of creative expression. Many also make an important contribution to local heritage, character and identity. The policy therefore seeks to protect pubs that continue to hold cultural, heritage, economic, social or community value.

20.26 Particular regard will be given to the role pubs play in supporting Haringey's music and cultural heritage. Many provide affordable rehearsal, performance and event spaces which support grassroots cultural activity, emerging musicians and the wider night time economy. Their retention can play an important role in maintaining a diverse, vibrant and resilient cultural ecosystem across the borough.

Policy C3: Meanwhile, Ancillary and Flexible Cultural Uses

A. The Council will support the flexible, ancillary, and meanwhile use of spaces for cultural activity in appropriate locations where such uses contribute positively to local character and cultural well-being in accordance with local placemaking aspirations.

B. Proposals must demonstrate that the cultural use is compatible with the primary use of the space and the surrounding context, and that any potential impacts on amenity, access, or infrastructure are appropriately managed.

Supporting Text

20.27 Cultural activity, including live performance, exhibitions, workshops, and creative production, can play a vital role in animating places, supporting local economies, and fostering community identity. The borough recognises the importance of enabling such uses to occur flexibly and affordably.

20.28 This policy supports:

i. Flexible use of spaces for cultural activity, including co-location with other complementary uses.

ii. Ancillary cultural uses that are subordinate to the primary use where they do not result in a material change of use.

iii. Meanwhile cultural uses that activate vacant or underused spaces on a temporary basis, particularly in town centres, cultural quarters, high streets and creative industry clusters or during phased development.

20.29 In assessing proposals, the Council will consider:

i. The scale, frequency, and nature of the cultural use.

ii. Its relationship to the primary use and the surrounding context.

iii. Any potential impacts on amenity, noise, or transport.

iv. The contribution to local cultural strategies, economic development, and placemaking objectives.

20.30 Where appropriate, planning conditions or obligations may be used to secure the cultural use, manage impacts, or ensure compatibility with neighbouring uses. The Council will also support the use of temporary permissions and meanwhile use agreements to facilitate short-term cultural activation.

Policy C4: Public Art

A. The Council will support proposals for public art which:

(1) are durable and robust, with a strategy for long-term maintenance, or, in suitable locations, are made of bio-degradable materials which will blend back into the environment as they decay.
(2) do not compromise the intended use of the building or space.
(3) protect and enhance local character and historic significance.
(4) do not harm inclusive design outcomes.
(5) are visible and able to be enjoyed from a publicly accessible location.
(6) do not undermine traffic safety.

B. The Council will resist the loss of good-quality public art (including statues, memorials, murals and examples of historic street furniture). Where retention of a permanent art work is demonstrated not to be possible, the harm from its loss should be mitigated and remedied.

C. Within Haringey's Town Centres Network, Cultural Quarters and Creative Industry Clusters, the Council will seek for proposals to provide, or contribute towards, new public art and/or the restoration or repair of existing public art in the neighbourhood. Contributions will be sought from all proposals which require a Cultural Infrastructure Statement.

D. Proposals for public art are encouraged to celebrate local culture, character, and histories, particularly those of groups less represented in the built environment. Engagement and co-design with local communities is strongly supported from the commissioning process all the way through to installation.

E. Community-led street art will be supported. Proposals are encouraged to incorporate a strategy for providing and maintaining space for community-led street art.

Supporting Text

20.31 Public art plays a vital role in shaping Haringey's identity, animating public spaces, and fostering a sense of belonging and local pride. It can reflect the borough's diverse communities, celebrate local histories and people, and contribute to inclusive placemaking. Public art includes permanent installations such as sculptures, murals, and memorials, as well as temporary and community-led, visual art works that activate the public realm and support cultural expression.

20.32 Haringey's rich cultural and built heritage and dynamic creative communities offer significant opportunities to embed public art into the fabric of the borough. From the

historic civic spaces of Wood Green and Tottenham Green to the vibrant street art culture in Seven Sisters and the creative energy of the Tottenham Creative Enterprise Zone, there is a strong foundation for expanding and diversifying the borough's public art offer and ensuring it contribute to wider placemaking ambitions.

20.33 This policy supports the integration of public art into development and placemaking projects, particularly in town centres, high street, Cultural Quarters, Creative Industry Clusters, and areas of high footfall. It encourages developers to work with artists, cultural organisations, and local communities to co-design artworks that are meaningful, inclusive, innovative and contextually responsive. Public art should be visible, accessible, and designed to endure, with clear strategies for long-term maintenance.

20.34 The Council will resist the loss of high-quality public artworks, including historic street furniture and murals that contribute to local character. Where loss is unavoidable, mitigation should be secured. Contributions towards new or restored public art will be sought from developments that trigger this requirement, ensuring that cultural value is retained and enhanced.

20.35 Artist-led, co-designed street art is also supported as a form of grassroots cultural expression. The Council encourages proposals that provide space and support for community-shaped initiatives, particularly those that give a voice to underrepresented groups and reflect the borough's evolving cultural narratives.

Policy C5: Tottenham Creative Enterprise Zone

A. The Council seeks to support the growth, resilience and positive contribution of the creative industries within the Tottenham Creative Enterprise Zone. To help achieve this the Council will:

(1) require the delivery of affordable employment space in accordance with Policy EI5.
(2) prioritise the delivery of new creative workspace within designated Creative Industry Clusters.
(3) encourage and support the temporary use of vacant buildings and sites for workspaces catered to creative and cultural activities in accordance with Policy C3.
(4) support a wide range of complementary commercial, cultural and community uses along the Tottenham High Road Cultural Corridor, and within Tottenham's district and local centres.
(5) support new creative workspace within North Tottenham District Centre and Tottenham Hale District Centre.

B. Proposals within Creative Industry Clusters involving the loss of Class E(g), light industrial and Sui Generis workspace currently occupied by or suitable for use by the creative industries will only be supported where:

(1) an equivalent or increased amount of floor space suitable for the creative industries will be re-provided, subject to viability, market demand and site suitability; and
(2) there is a positive strategy in place to support the relocation of existing creative industry businesses where these cannot be accommodated within the redeveloped site.

Supporting Text

20.37 Creative Enterprise Zones (CEZs) are a GLA initiative designed to support the capital's creative economy by securing affordable workspace, nurturing local talent, and embedding creativity into regeneration. Haringey's CEZ, Made by Tottenham, is one of the most distinctive in London, reflecting the borough's strengths in music, fashion, and cultural production.

20.38 Tottenham is home to a dense network of creative businesses, including many music studios and some internationally recognised recording facilities. Alongside this, the borough supports a growing fashion and design sector, forming part of the wider London Fashion District, identified in the London Growth Plan as a key location for fashion innovation and small-scale manufacturing.

20.39 While the wider Local Plan supports the delivery of affordable workspace across the borough, this policy focuses specifically on the needs of the creative industries within the CEZ. Shaping Tottenham, Opportunity Haringey and the Haringey Workspace Study (2022) highlight the vulnerability of creative businesses to displacement due to affordability pressures and redevelopment, and the need to protect and expand suitable workspace in areas where creative activity is already concentrated.

20.40 Creative Industry Clusters are areas within the CEZ where creative businesses, artists, makers and cultural organisations are particularly concentrated, creating networks that support collaboration, innovation and business growth. They provide an opportunity to attract place-based investment, support employment, develop local skills and enhance the vitality and identity of neighbourhoods. Protecting existing creative workspace and enabling new provision is therefore essential to sustaining and growing the borough's creative economy.

20.41 This policy seeks to resist the loss of existing workspace in Creative Industry Clusters that is suitable for creative and light industrial uses whilst at the same time prioritising the clusters for new creative workspace to further strengthen their creative ecosystem. It also recognises the opportunity to deliver new creative workspace in North Tottenham District Centre, complementing the adjacent North Tottenham Cultural Quarter, and in Tottenham Hale, where new development can support and benefit from surrounding creative clusters.

20.42 While Tottenham's creative economy is incredibly valuable, much of its activity remains hidden from view. It is important that the vibrancy and innovation taking place within Creative Industry Clusters is made more visible. Proposals should therefore enhance the amenity and character of these areas as creative destinations and strengthen their ability to benefit from the co-location and collaboration that defines successful creative ecosystems.

20.43 In accordance with Policy C1, major development proposals within Creative Industry Clusters should be supported by a Cultural Infrastructure Statement that demonstrate how development responds to local cultural characteristics, opportunities and aspirations and contributes to the delivery of a Culturally Rich Borough.

Policy C6: Warehouse Living

A. To protect the important cultural, creative and economic contribution of existing warehouse living sites, the Council has made provision for warehouse living within selected site allocations within creative industry clusters in the Tottenham Creative Enterprise Zone.

B. Within site allocations which provide for warehouse living, there is a presumption in favour of the retention of warehouse living uses.

C. The Council will support enhancement of existing warehouse living accommodation and requires proposals to take a retrofit first approach to development in accordance with Policy ZC2.

D. The delivery of additional warehouse living accommodation on existing warehouse living sites will be supported provided this:

(1) does not impact unacceptably on the amenity of existing residents and occupiers
(2) delivers accommodation designed to provide an adequate living standard, including meeting health, fire safety, and environmental performance standards;
(3) is designed to support genuine communal living that fosters shared creative and domestic life and engages positively with the wider creative cluster;
(4) is designed to enable residents to undertake a range of creative production activities not provided for in conventional housing or co-living and have had regard to design guidance and standards for creative workspace;
(5) Is shaped through close collaboration with existing residents of the site and, where appropriate, the local creative industry community;
(6) does not undermine the primary employment function of the employment area it resides in;
(7) does not result in a loss of dedicated workspace;
(8) does not detract from the affordable, collaborative and communal nature of the existing living and working environment;
(9) is supported by a Warehouse Living Management Plan demonstrating how affordability and active creative production will be supported, maintained and monitored within the new warehouse living accommodation.

E. The Council will resist changes to the layout, use or management of existing warehouse living units that reduce workspace and/or creative production space unless this is necessary to enable an existing property to meet environmental health or health and safety requirements while maintaining its overall purpose and function as warehouse living.

F. The Council will support the comprehensive redevelopment of existing warehouse living accommodation for new warehouse living only where proposals:

(1) will not undermine the primary employment function of the area in which the site is located
(2) deliver a net increase in dedicated employment floorspace and/or space for creative production integrated within warehouse living accommodation
(3) contribute to and reinforce the function of the wider creative cluster;
(4) comprise an integrated model of collective living and creative production which supports and strengthens the borough's creative economy;
(5) are designed to provide an adequate living standard, including meeting health, fire safety, and environmental performance standards.
(6) are designed to enable residents to undertake a range of creative production activities not provided for in conventional housing or co-living and have had regard to design guidance and standards for creative workspace.
(7) are designed to support genuine communal living that fosters shared creative and domestic life.
(8) demonstrate via a Collaborative Design Statement how the proposal has been informed from the earliest stages by close collaboration with existing residents and occupiers of the site and, where appropriate, the local creative industry community
(9) make provision for adequate yard space, servicing access and infrastructure to support material deliveries, waste storage and management, and other operational needs of creative production.
(10) demonstrate via an Affordability Statement that accommodation and associated creative production space will be affordable when compared against alternative arrangements for securing separate living accommodation and workspace for the creative community and set out how affordability will be maintained over the lifetime of the development.
(11) demonstrate how they will avoid the displacement of existing residents, with particular emphasis on those actively engaged in creative industry work within the space.
(12) are supported by a Relocation and Reoccupation Strategy, where applicable, demonstrating how existing residents and existing occupiers will be prioritised within replacement accommodation and workspace, where reasonably practicable;
(13) are supported by a Warehouse Living Management Plan demonstrating how affordability and active creative production will be supported, maintained and monitored over the lifetime of the development.

G. Masterplans will be required in accordance with Policy D8 and relevant site allocation requirements. Masterplans must demonstrate how development will integrate with adjoining sites to support the coordinated evolution of the area and strengthen the creative, cultural and employment ecosystem within which warehouse living operates. Applications for the improvement, extension or refurbishment of existing buildings or temporary structures will not be required to prepare a full masterplan but must demonstrate that the

proposal would not prejudice future opportunities for coordinated site improvement, intensification or redevelopment.

H. Warehouse living proposals of any type will not be supported unless the provision of warehouse living is specifically provided for by a site allocation.

I. Live/Work proposals are not supported by the Council in any location.

Supporting Text

20.44 Warehouse living is a specific type of land use that emerged over time in certain employment locations in Haringey. It is characterised by the provision of a low-cost, collaborative and communal living and working environment and forms part of a unique and valuable ecosystem of integrated living and creative production which particularly supports the borough's creative industries and creative economy.

20.45 Existing warehouse living sites spaces have played a vital role in sustaining and growing creative production by supporting informal networks, shared resources, and a culture of experimentation. This policy seeks to support the continued evolution and expansion of warehouse living as a distinct model of collective living and creative production. It aims to ensure that individuals engaged in creative industry activities can access affordable accommodation and workspace, remain embedded within established creative communities, and contribute to the social, cultural and economic ecosystems that underpin the borough's creative clusters.

20.46 The Council has identified specific site allocations within the Tottenham Creative Enterprise Zone for the provision of warehouse living. These locations have been selected due to their location within established creative industry clusters, with an existing warehouse living population and their potential to sustain and grow the borough's cultural economy.

20.47 A retrofit-first approach helps avoid disruption to the existing creative ecosystem, including the displacement of residents. It can also support the preservation of the industrial character and heritage that define many creative clusters.

20.48 Warehouse living must be designed to support both creative production and communal living. Proposals must clearly demonstrate how the design responds to creative workspace and meets housing guidance and standards, including the Council's Workspace Design Guidance, and the GLA's Housing Design Standards, as well as feedback from engagement with the host community and wider creative community. Where the proposal departs from these standards it should be clearly demonstrated that this will not impact on the ability of spaces to be meaningfully used for creative production and that an appropriate standard of living is provided, including complying with health and safety requirements. Proposals must be designed to support creative

production that is unable to be undertaken in conventional housing or co-living for example maker activities as opposed to laptop-based activities.

20.49 Proposals must include well-integrated communal spaces for cooking, working, and socialising, designed to encourage interaction and collaboration. Developments should demonstrate how communal living will connect with the wider creative community, including opportunities to display work and hold creative events and activities.

Collaboration

20.50 The success of warehouse living is dependent not only on the physical design of buildings, but also on the relationships, practices and networks that develop between residents and occupiers over time. As a result, applicants will be expected to undertake a level of collaboration that goes beyond conventional community engagement.

20.51 The Collaborative Design Statement should include evidence of the scale and breadth of engagement undertaken, key issues raised by participants, how these issues have been addressed, and the influence of engagement on the final proposal. Applicants should provide evidence of the extent to which existing residents and occupiers consider the replacement accommodation and workspace capable of meeting their needs and supporting the continued functioning of a warehouse living community.

Relocation and Reoccupation Strategy

20.52 The purpose of the Relocation and Reoccupation Strategy is to support the continuity of warehouse living communities where development would result in the displacement of existing residents or occupiers, the loss of existing warehouse living accommodation, or the replacement of existing warehouse living accommodation. The Strategy should demonstrate how existing residents and occupiers have been identified and engaged, how opportunities for relocation and reoccupation will be communicated, and how existing residents and occupiers will be prioritised for replacement accommodation and workspace, where reasonably practicable.

20.53 The Strategy should also explain how disruption to creative production activities and community networks will be minimised and how the proposal will support the continued functioning of the warehouse living community throughout the development process.

Affordability Statement

20.54 The purpose of the Affordability Statement is to demonstrate that replacement warehouse living will provide affordable access to both accommodation and creative production space for individuals working in the creative industries who may otherwise struggle to secure appropriate and affordable live-work accommodation. The

Statement should demonstrate how the proposal supports the continued availability of warehouse living as a distinct form of accommodation serving the creative community.

20.55 The Statement should set out:

i. the proposed total occupancy costs, including accommodation, workspace and any associated charges;

ii. a comparison with prevailing occupancy costs for warehouse living accommodation within the local area;

iii. a comparison with the cost of securing living accommodation space at London Living Rent levels together with an acceptable amount of creative production space at prevailing affordable workspace rents;

iv. the intended occupier group;

v. the mechanism through which affordability will be delivered and secured;

vi. the duration over which affordability will be maintained; and

vii. any allocation, management or operational arrangements necessary to support affordability.

20.56 Applicants should demonstrate how the proposed occupancy costs compare with these benchmarks and justify any differences. The Council will seek to ensure that new and replacement warehouse living accommodation remains accessible to individuals working in the creative industries and that affordability is secured and maintained over the lifetime of the development. Measures identified within the Affordability Statement should be reflected within the Warehouse Living Management Plan.

Management Plan

20.57 Management Plans should demonstrate how the development will support and maintain creative production, affordability and the collaborative nature of warehouse living throughout the lifetime of the development. The level of detail should be proportionate to the scale and nature of the proposal and should explain how any commitments made through the Affordability Statement will be implemented and monitored.

20.58 The Management Plan should, where relevant:

i. set out arrangements for the allocation, marketing and management of accommodation and workspace;

ii. clearly define space that is to facilitate creative production unable to be undertaken in conventional housing or co-living.

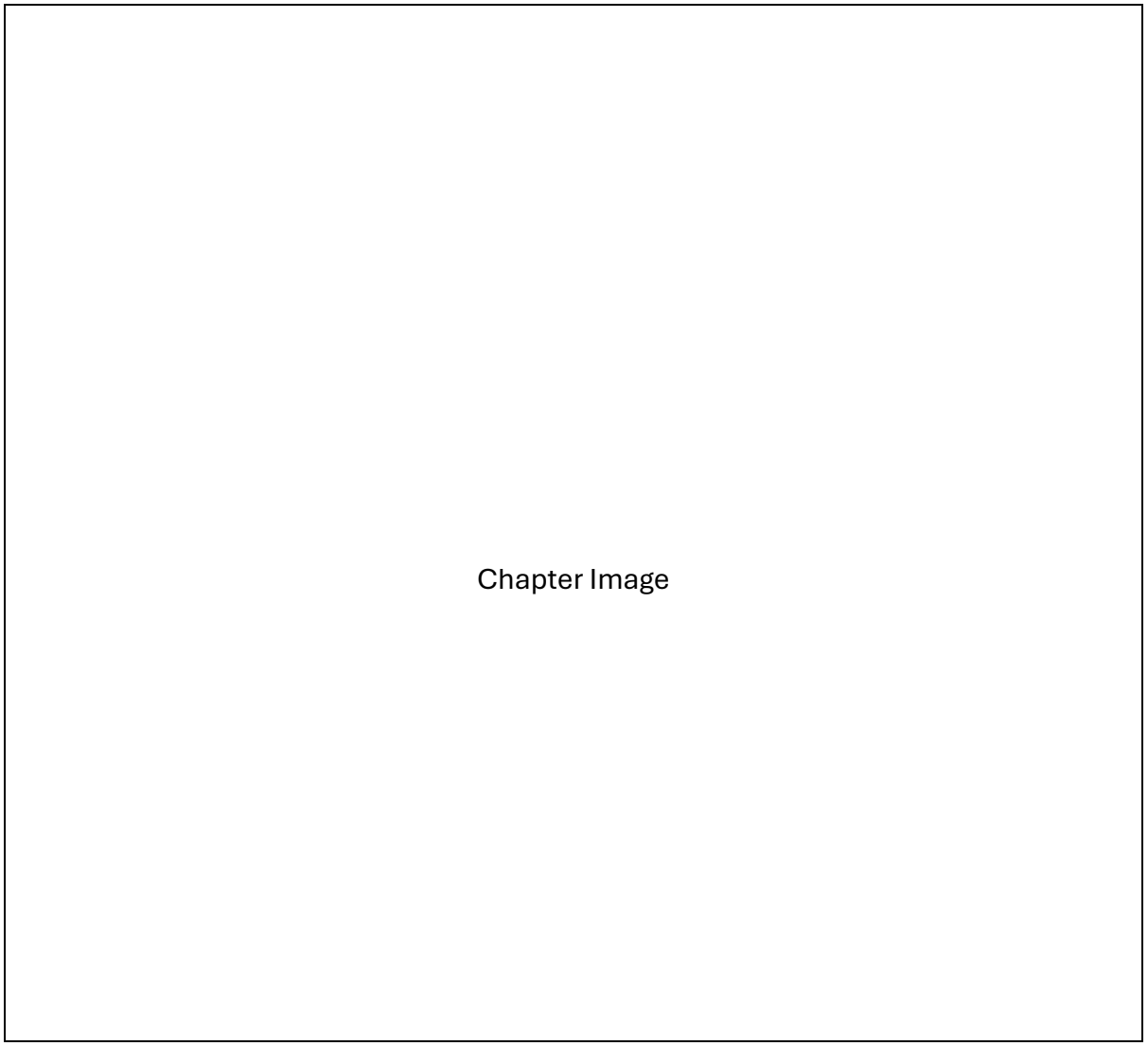
iii. explain how accommodation and associated workspace will be marketed, allocated and managed to support occupation by individuals engaged in, or actively seeking to participate in, creative industry activities, and how this will contribute to the development and maintenance of a thriving creative community;

iv. explain how the development will contribute to the objectives of the Tottenham Creative Enterprise Zone and support the vitality and functioning of the surrounding creative cluster;

v. explain how any affordability measures identified within the Affordability Statement will be implemented, managed and maintained over the lifetime of the development; and

20.59 The purpose of the Management Plan is to ensure that warehouse living continues to function as an integrated model of creative production and communal living over time. The Plan should explain how the development will support and sustain the social, cultural and economic ecosystem associated with warehouse living, recognising that successful warehouse living communities are often formed through a diverse mix of occupants, including established creative practitioners, emerging creatives and others who actively contribute to the creative life of the community.

CHAPTER 21: CLIMATE ADAPTATION AND RESILIENCE



INTRODUCTION

21.1 The UK Climate Projections (CP18) forecast that by 2061 London could see an increase in average temperatures ranging from 2°C to 6°C. While the total annual rainfall is projected to stay roughly in line with current levels, the distribution of rainfall is expected to shift, with drier summers, wetter winters, and more frequent intense storms and prolonged dry spells in general.

21.2 The London Climate Resilience Review (2024) identifies various climate risks the city is expected to face because of its changing climate, highlighting the importance of protecting vulnerable groups. In particular, the review identifies a heightened risk of:

i. overheating;

ii. flooding (particularly from surface water and sewer surcharges);

iii. drought;

iv. storms;

v. subsidence; and

vi. wildfires.

21.3 The impacts may also give rise to secondary risks such as increased risk of diseases caused by increased temperatures. These risks bring significant costs to our economy, ecosystems, infrastructure and impact our health and wellbeing.

21.4 Haringey is already experiencing increasing impacts and risks related to climate change as evidenced by recent floods and heatwaves. Impacts and risks to our communities are uneven with vulnerability to heat and flood risk disproportionately concentrated in the east of the borough. In this context, it is vital that the Council takes steps to equitably adapt to climate change and build resilience against it.

21.5 The Council has taken steps to adapt to climate change and improve the borough's resilience to negative impacts. These include:

i. declaring a Climate Emergency

ii. adopting a Climate Change Action Plan

iii. adopting a Climate Change Adaptation and Resilience Action Plan.

iv. adopting an Air Quality Action Plan

v. expanding coverage of cool spaces in the borough

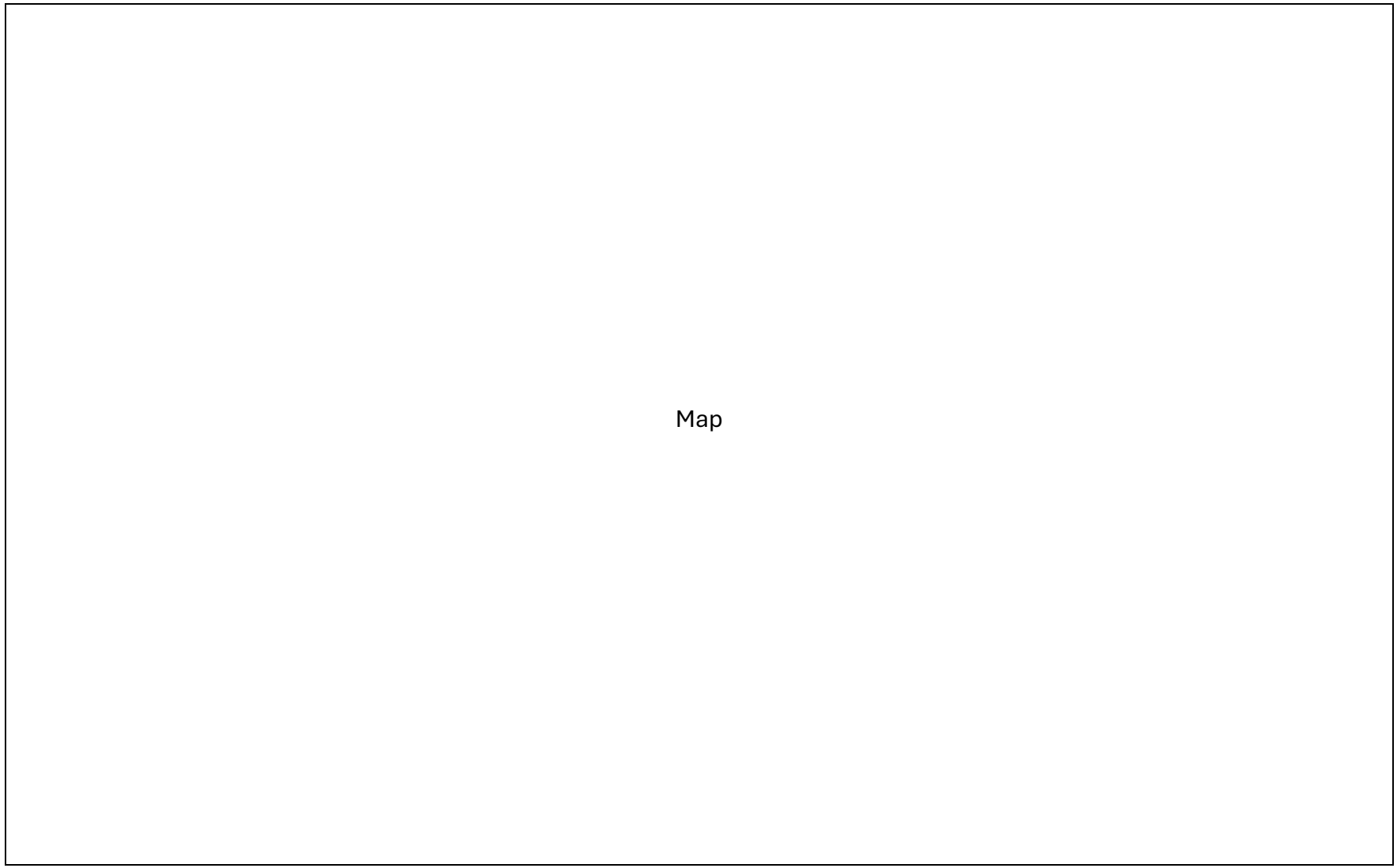
vi. setting up an Adverse Weather and Health Group (AWHG)

vii. undertaking evidence building and vulnerability mapping analysis, including through the Council's Joint Strategic Needs Assessment (JSNA)

viii. installing Sustainable Drainage (SuDS) schemes across the borough

21.6 It is essential that new development in the borough contributes to climate adaptation and resilience. The policies in this chapter support this by ensuring development is located and designed so that buildings, public spaces and infrastructure can adapt to a changing climate and remain resilient over their lifetime.

21.7 In doing so it aims to ensure that our communities and infrastructure are prepared for the impacts of climate change, safeguarding health and wellbeing for everyone - especially Haringey's most vulnerable residents.



Tables and Figures 8. Map of XXXXXXXXXX

Policy CR1: Climate Adaptation and Resilience

A. Proposals must prioritise climate resilience, in accordance with the Haringey Design Principles and in line with Haringey's Climate Change Adaptation and Resilience Action Plan, Haringey Climate Change Action Plan, London Environment Strategy and any successor or replacement documents.

B. Development proposals must be located and designed to enable adaptation to a changing climate and enhance resilience by reducing vulnerability and supporting the ability of people, places and infrastructure to withstand, respond to and recover from climate-related hazards and extreme weather events. Proposals will be supported where they take a proactive climate-resilient design approach that:

(1) Identifies, assesses, and responds to the climate risks relevant to the site and surrounding area, including current and future risks associated with;

i. Overheating;
ii. Flooding;
iii. Drought;
iv. Subsidence; and
v. Poor air quality

(2) Considers climate risks from the earliest stages of design, informing the location, layout and design of the development, including by avoiding development in locations at significant climate risk, unless those risks can be effectively mitigated and manged throughout the lifetime of the development.
(3) Incorporates measures to avoid, minimise, and manage risks.
(4) Identifies people or groups who may be particularly vulnerable to climate change impacts and responds appropriately to their level of resilience and needs.
(5) Prioritises nature-based solutions and the protection, enhancement and connectivity of green and blue infrastructure to address climate change risks.
(6) Complements and integrates with strategic measures to address climate-related hazards and extreme weather events, where appropriate.

C. Proposals that increase climate risk and do not provide appropriate mitigation will be resisted.

Supporting Text

Contributing to a more Sustainable and Resilient Borough

21.9 Adapting to climate change and increasing resilience is integral to the delivering the Local Plan vision and placemaking objectives. This policy supports the delivery of

sustainable neighbourhoods, resilient communities, and a high-quality natural environment.

21.10 Climate-resilient design involves understanding the climate risks, vulnerabilities and adaptation opportunities relevant to a site, including the likely effects of future climate change over the lifetime of a development, and responding to these through the design of proposals.

21.11 Proposals should draw upon the most up-to-date national, regional and local evidence to identify climate risks, vulnerabilities and adaptation opportunities relevant to the site and policy within the plan, including any successor documents. The use of mapping tools, such as the GLA Climate Risk Map, British Geological Survey mapping and the UK Government's Flood Risk Mapping service, is encouraged to help identify site-specific climate risks. Consideration should be given to the needs of people and groups who may be more vulnerable to climate change impacts.

21.12 Proposals should demonstrate how the assessment of climate risks and vulnerabilities has informed an integrated design response and the design vision from the earliest stages of the development process. This should show how the development has been designed to avoid, minimise and manage identified risks, and has considered opportunities to provide appropriate adaptation and resilience measures through the layout, form, orientation, drainage, landscaping, public realm and operation, in accordance with Policies D1 Haringey Design Principles and D2 Design-led Approach and Delivering Design Quality.

21.13 Development must avoid increasing climate-related risks either on-site or elsewhere. Measures intended to address one climate risk should not result in unintended adverse impacts. Increased climate risk is when developments expose people, property, infrastructure or biodiversity to greater vulnerability from flooding, overheating, drought, poor air quality or ground instability, either directly or cumulatively.

21.14 Proposals should contribute to a connected green and blue infrastructure network that increases climate resilience while supporting biodiversity recovery and species movement across the borough.

Creating a healthier and safer borough

21.15 The plan seeks to ensure that climate risks related to new development are identified and appropriately addressed, including overheating, flooding, drought, subsidence and poor air quality. By considering climate risks from the earliest stages of design and carefully managing the location, layout and design of the development, the policy will support healthier and safer communities, particularly for those most vulnerable to climate change. A key outcome of the policy will be to create buildings and place which are comfortable to use and enjoy, now and in the future.

Ensuring a Fairer borough

21.16 Climate change does not affect all people equally. Certain groups are more vulnerable to the impacts of overheating, flooding, poor air quality and other climate-related hazards. These include older people, pregnant, babies and young children, people with chronic and severe illnesses and people experiencing homelessness1. Climate adaptation therefore has an important role in reducing inequalities and supporting healthier outcomes across the borough.

21.17 Proposals must recognise and respond to inequalities associated with climate change impacts. This is particularly important for vulnerable development uses including residential accommodation, care homes, schools and healthcare buildings. Proposals should demonstrate how buildings, communal and public spaces have been designed to remain safe, healthy, resilient and inclusive throughout their lifetime under current and future climate conditions.

Implementation

21.18 Policy compliance should be demonstrated through supporting documentation submitted as part of a planning application. This could include the design vision, Design and Access Statement, Green and Blue Infrastructure Plans, Overheating Assessments and Flood Risk Assessments, where applicable, having regard to relevant policies in this plan.

21.19 Where appropriate, major developments should seek opportunities to support wider strategic climate resilience initiatives through direct delivery or financial contributions, proportionate to the scale and location of the proposal.

[1] Haringey Heatwave Joint Strategic Needs Assessment 2024

Policy CR2: Supporting Urban Cooling

A. Proposals must minimise the impacts of a warming climate, reduce the Urban Heat Island effect and improve thermal comfort in public and private outdoor spaces. To achieve this, proposals should:

(1) be informed by Heat Risk mapping and demonstrate a positive response to locally identified risks and vulnerabilities in accordance with CR1;
(2) prioritise the integration of passive cooling measures and shading as integral components of development design, including through:

i. urban form and built form;
ii. site layout, including building orientation and the location and design of the public realm;
iii. surface treatment and material selection that reduce heat absorption and storage; and
iv. the provision of shade to outdoor spaces through built and landscape elements.

(3) prioritise the provision of blue and green infrastructure that contributes to urban cooling through shading, evapotranspiration and increased vegetative cover.
(4) minimise the rejection of waste heat from buildings and associated infrastructure

B. Proposals that provide publicly accessible social infrastructure, are expected to attract significant numbers of visitors, or deliver 500 or more homes must provide or contribute to a publicly accessible Indoor Cool Space that meets, as a minimum, the GLA Tier 2 Cool Spaces criteria or any successor standard.

Supporting Text

21.20 As average annual temperatures continue to rise due to climate change, overheating is impacting everyone. London is experiencing hotter and drier summers that are further intensified by the Urban Heat Island effect (UHI). Protection from overheating is particularly important for vulnerable groups who are not as able to adapt to changing environmental conditions. In extreme situations heat exposure can have serious health implications and in the worst cases it can lead to fatalities.

21.21 Proposals are therefore expected to contribute to passive cooling and shading, supporting heat and sunlight dissipation in the external environment during periods of extreme hot weather. In assessing potential impacts, applicants should consider how spaces are used, for example whether people are passing through or expected to dwell in the space or if there are vulnerable users.

21.22 Proposals should use the GLA's London Climate Risk Maps and other available up-to-date information to identify heat risk and climate vulnerabilities in accordance with the climate resilient design approach outlined in Policy CR1. If appropriate, additional site-specific heat mapping analysis should be undertaken to ensure an appropriate response to climate risks. Proposals identified as being in areas of higher heat risk should prioritise the integration of urban cooling measures aligned with this policy.

21.23 The urban form should be designed to provide sufficient shading through layout, height, bulk and massing to prevent overheating. For example, this could include buildings providing shade to a proposed courtyard or play area during summer months at hotter times of the day.

21.24 Proposals should have careful consideration of the building form, orientation and site layout with regards to potential effect on microclimate, maximising opportunities for outside airflow to disperse heat.

21.25 External shading is one of the most effective ways to reduce overheating risk within buildings and in the public realm. Where nature-based solutions cannot be sufficiently provided, external shading solutions in combination with seating areas should be explored to provide comfortable rest spaces during warmer months.

21.26 Urban surfaces with a high solar reflectance, or albedo, enable heat to be quickly radiated back into the atmosphere without retaining the heat. Conventional materials, such as red brick, will have a lower albedo and retain more heat at the building structure which is radiated back into the atmosphere when surrounding temperatures drop. Lighter coloured surfaces, such as white, have a higher albedo or solar reflectance.

21.27 Proposed measures to support urban cooling must be design-led, having regard to the relevant Design and Heritage policies and established design guidance including the Good Homes Alliance Shading Design Guide. These could include:

i. Cool roofs with light-coloured materials (high albedo) if not proposing a living roof

ii. Lighter-coloured façade materials

iii. Cool pavements (high albedo)

iv. Living or green walls

21.28 Nature-based solutions should be prioritised as they can provide multiple social, economic and environmental benefits whilst increasing resilience to climate change. For example, the implementation of urban greening initiatives such as tree planting and retention, green roofs or rain gardens, can directly contribute to supporting urban cooling, sustainable drainage, improved air quality and enhanced public amenity. Similarly, blue infrastructure could include enhancing existing and provision of new

ponds and wetland creation, naturalisation of watercourses, flood plain creation and water features These measures should be incorporated as part of a climate-resilient design approach aligned with Haringey's Green and Blue Infrastructure principles and policy requirements.

21.29 Overheating is a public health emergency and as such the Council is committed to ensuring that residents and visitors have easy access to Cool Spaces on hot days. These spaces should be resilient to extreme weather conditions with the ability to continue operation during any national grid power outage.

21.30 The policy requires proposals that provide publicly accessible social infrastructure, attract significant numbers of visitors, or deliver 500 or more homes to provide or contribute to a publicly accessible Indoor Cool Space that meets, as a minimum, the GLA Tier 2 Cool Spaces criteria or any successor standard.

Policy CR3: Minimising Overheating Risk in Buildings

A. Proposals must minimise overheating risk in new and existing buildings in accordance with the Haringey Cooling Hierarchy. The hierarchy should be applied sequentially, with higher-priority measures incorporated wherever feasible before lower-priority measures are considered.

Haringey Cooling Hierarchy (1 = highest priority)

(1) Minimise solar heat gains through building orientation, layout, massing, insulation, facade design, glazing strategy, the provision of green infrastructure, avoiding single aspect dwellings, and the integration of external shading into all building openings except facades that face due north;
(2) Minimise internal heat generation through energy efficient building services, equipment and lighting design;
(3) Manage residual heat within buildings through passive heat-management measures, including thermal mass where appropriate;
(4) Maximise passive cooling through natural ventilation and other passive ventilation strategies;
(5) Provide mechanical ventilation only where necessary to maintain safe and comfortable internal temperatures;
(6) Provide active cooling only where robustly justified and demonstrated that opportunities to implement the preceding measures have been fully explored and maximised.

B. Proposals must demonstrate that waste heat from building services is minimised and has been located to mitigate negative heating impacts on future occupants and neighbouring sites.

Implementation

C. Overheating Assessments must be undertaken for all major development proposals that include buildings where people spend a significant amount of time and all minor development proposals which have a high likelihood of use by a vulnerable user group

D. All other development proposals should demonstrate compliance with this policy within the Design and Access Statement and by using the Good Homes Alliance Overheating Risk Assessment Method.

Supporting Text

21.31 Overheating in buildings poses a significant and increasing risk to public health and well-being and is also contributing to global warming as people turn to active cooling

solutions that are energy-hungry and increase carbon emissions. As such, it is essential that buildings in Haringey are designed to minimise overheating risk.

21.32 Overheating can occur in both existing and new buildings with impacts depending on the uses and design of the building, as well as the vulnerability of its occupants, their adaptability and thermal comfort ranges, and their ability to control internal temperatures.

21.33 All developments are expected to manage overheating and heat risk in accordance with the Haringey Cooling Hierarchy.

21.34 The Haringey Cooling Hierarchy should be applied sequentially. Measures from multiple levels of the hierarchy may be incorporated, however, applicants must demonstrate that opportunities to implement higher-order measures have been fully explored before lower-order measures are considered. Proposals should not rely on a single overheating mitigation measure where a combination of feasible measures would deliver greater resilience and thermal comfort. The most impactful measures require consideration during early design stages as they can have an impact on the visual appearance of buildings.

21.35 The first step is to minimise the amount of heat entering a building, including through its orientation, massing, insulation, layout, façade, glazing design, the provision of external green infrastructure (for low-rise development), avoiding single aspect dwellings, and the integration of external shading. Measures should be considered at the earliest stages of design as they are often the most effective and can influence the appearance of buildings.

21.36 External shading is a highly effective way to reduce overheating as it blocks solar radiation before it passes through glazing. Shading should be designed to allow beneficial solar gains during cooler months and should have regard to relevant Design and Heritage policies. Internal blinds and curtains have minimal impact on overheating and are not considered acceptable mitigation measures.

21.37 The second step is to minimise unnecessary internal heat gains through building design and layout. Development should be designed to support efficient heat distribution by minimising distribution distances through the appropriate location of plant and service infrastructure.

21.38 The third step is to manage heat that remains within the building through passive heat-management measures. Materials with high thermal mass can absorb heat during the day and release it more slowly as temperatures fall, helping to moderate peak indoor temperatures. High ceilings can further improve thermal comfort by allowing hot air to rise and cooler air to stay at occupant level, naturally regulating temperatures.

21.39 The fourth step is to maximise passive cooling through natural ventilation and passive airflow strategies. Building orientation, layout and the design of openings should support natural airflow and heat removal. Dual- and triple-aspect residential layouts are preferred where feasible to facilitate cross-ventilation and night purge ventilation which should be incorporated where appropriate. Incorporating ceiling fans into suitable schemes can also be an efficient and cost-effective way to increase heat-loss.

21.40 Mechanical ventilation should only be used where passive cooling is insufficient to mitigate the risk. Where required, it should complement, rather than replace, passive cooling measures. All Mechanical Ventilation with Heat Recovery (MVHR) systems should incorporate an automatic summer bypass mode to reduce overheating risk, and passive night ventilation should be prioritised wherever feasible.

21.41 Active cooling, including air conditioning and reversible heat pumps providing cooling, will be resisted and should only be used where Overheating Assessments demonstrates that all higher-order measures in the hierarchy have been fully explored. Where justified, systems should be designed to minimise energy demand, reduce waste heat and avoid adverse impacts on the surrounding environment.

21.42 This approach aims to support broader net zero carbon and climate adaptation and resilience ambitions. For example, reducing the need for retrofitted active cooling systems, which rely on external energy sources to remove heat will help reduce onsite energy consumption and overall demand and on the electricity grid. In addition, avoiding the use of active cooling minimises waste heat emissions which can contribute to London's urban heat island effect.

Implementation

21.43 Overheating Assessments should be undertaken for any major development proposals that include buildings where people spend a significant amount of time and should be prepared in accordance with the GLA's Energy Assessment Guidance and any relevant local guidance.

21.44 Overheating Assessments should include:

i. A method statement demonstrating application of the Cooling Hierarchy

ii. A massing and shading study which demonstrates how urban form and orientation are designed to mitigate overheating risk in buildings. 3D modelling is encouraged.

iii. Dynamic thermal analysis demonstrating compliance with the most up to date Chartered Institution of Building Services Engineers (CIBSE) guidance and based on development use:

- Residential developments (where people will sleep), including dwellings, residential institutions, care homes, sheltered accommodation and temporary accommodation: modelled in line with CIBSE TM59 with TM49 weather files.
- Non-residential areas where people will spend a significant amount of time during the day: modelled in line with CIBSE 52.

iv. Modelling of current and future weather files, complying with the current 2020s and 2050s weather file for Design Summer Year (DSY) 1 and demonstrating through a retrofit plan how the development will comply with future mitigation measures for DSY2 and DYS3 (2020s), and DSY1 (2080s) weather files, or the equivalent updated weather files.

v. A 'retrofit guide' to demonstrate how the building(s) can easily be retrofitted with mitigation measures (in line with the Cooling Hierarchy) to ensure it does not overheat in more extreme weather events (DSY2 and 3 under 2020s) and future (2080s), how this will be managed and delivered and who will manage the overheating risk when the development is occupied.

vi. Modelling for developments accommodating vulnerable users should apply user occupancy profiles in accordance with current GLA Energy Assessment guidance.

21.45 Minor development proposals, including retrofit, should be designed to achieve a low overheating risk using the Good Homes Alliance Overheating Risk Assessment Method and should demonstrate application of the Cooling Hierarchy. More detailed modelling (e.g. as listed above) may be required for specific 'at risk' properties.

21.46 Development that will have a high likelihood of use with a vulnerable user group or where moving the user group will be difficult (holding facilities, schools, hospitals etc.) will be expected to achieve a higher standard to ensure occupants remain safe. To ensure safety for vulnerable groups, lower order measures, such as mechanical ventilation and active cooling will be supported where these higher standards are unable to be feasibly and viably met through upper order measures. Vulnerable groups include older people, young people, disabled people and people with heat-sensitive health conditions including mental health conditions, neurological disorders, cardiovascular disease, and diabetes, people taking medications (such as SSRIs) which increase sensitivity to heat, people experiencing homelessness, and people in high-risk occupations (such as outdoor workers).

Policy CR4: Managing and Reducing flood risk

A. Development must mitigate and reduce flood risk from all sources, addressing residual flood risks and safeguarding people, buildings and infrastructure and essential services throughout their lifetime whilst taking account of current and future impacts of climate change.

B. The Council requires:

(1) Proposals to be in accordance with the National Planning Policy Framework (NPPF) managing flood risk policies and the requirements set out for assessing, avoiding and mitigating flood risk.
(2) The identification of flood risk to be informed by using up to date evidence including the Haringey Strategic Flood Risk Assessment, the Environment Flood Agency's Flood Map for Planning and any other relevant sources.

C. All development to be designed to withstand, as a minimum, a 1% Annual Exceedance Probability (AEP) flood event, implementing the upper end climate allowance in accordance with current Environment Agency guidance.

D. All development located in areas at risk of flooding must:

(1) preserve and maintain overland flood flow routes, where applicable;
(2) ensure no net loss of on-site flood storage for both fluvial and surface water flood risk, or in exceptional circumstances provide off-site temporary storage;
(3) demonstrate that the development will be safe throughout its lifetime without increasing flood risk elsewhere, taking account of the vulnerability of its users;
(4) avoid flood risk through appropriate site layout, design, taking account of the vulnerability of its uses;
(5) maintain or provide new or upgraded flood infrastructure and/or provide a financial contribution towards wider measures which reduce and mitigate against flood risk, where appropriate;
(6) incorporate flood resilient and flood resistant design measures in accordance with current Environment Agency guidance and local standards,
(7) apply appropriate construction techniques to limit potential disturbance to natural groundwater flows;
(8) manage residual flood risks through appropriate mitigation measures;
(9) provide property level resilience measures; and
(10) provide evacuation plans and flood warning arrangements, where appropriate.

Implementation

E. Site specific Flood Risk Assessments will be required in accordance with the NPPF, Planning Practice Guidance and Haringey's Strategic Flood Risk Assessment, having regard to Environment Agency Guidance.

F. Groundwater Screening Assessments will be required for all major and minor developments where groundwater flood risk has been identified.

Supporting Text

21.47 Haringey's topography, geology, dense urban environment, and extensive coverage of impermeable surfaces contribute to a relatively high risk of surface water flooding in the borough. In addition, significant parts of the east of the borough are susceptible to fluvial flooding associated with the River Lee and its tributaries. Flood risk can also arise outside designated floodplains where development places additional pressure on existing drainage and sewerage networks, particularly where supporting infrastructure capacity is not delivered in advance of development. Climate change is expected to increase the frequency and intensity of extreme rainfall events, placing a growing number of people, properties, critical infrastructure, and community assets at risk of flooding across the borough.

21.48 In its role as Lead Local Flood Authority (LLFA), the Council is responsible for managing local flood risk associated with surface water, groundwater, ordinary watercourses and culverted watercourses. Following the intense rainfall events in July 2021 and August 2022, the Council has significantly increased investment in flood risk management through its Flood and Water Management Investment Plans (FWMIP) setting out capital investments as well as future aspirations for delivery.

Implementation

21.49 Proposals must refer to the NPPF and PPG Flood Risk and Coastal Change PPG to properly assess flood risk and undertake effective flood risk management. When addressing flood risk, proposals must start with assessing and then avoiding risk with consideration of the vulnerability classification of the proposed development.

21.50 Proposals should refer to the most up to date regional and local evidence to determine potential flood risk. This should consider impacts to the site and adjoining properties, including potential increased flood impacts to neighbouring boroughs.

21.51 The Haringey Strategic Flood Risk Assessment (SFRA) 2026, which informed the plan, includes an assessment of risk from all flood sources and identifies locations in the borough that are at a higher risk of flooding including where site allocations are identified as requiring a Sequential or Exception Test. Proposals must consider the most up to date SFRA when identifying, assessing and mitigating site-specific flood risk.

21.52 Proposals should also have regard to the strategic measures and priorities identified in the Haringey Local Flood Risk Management Strategy (LFRMS), Haringey Parks and Greenspaces Watercourse and Flood Risk Plan and the London Regional Flood Risk Appraisal (RFRA) and any relevant successor or replacement documents to ensure that development aligns and maximises opportunities to positively contribute to reduced flood risk and improved flood management in the borough and London.

21.53 Proposals are encouraged to utilise various available online mapping tools to assess flood risk from different sources of flooding and the associated potential flood impacts due to climate change. This could include the Council's Planning Policy maps, the Environment Agency's Flood Map for Planning and Long Term Flood Risk maps, British Geographical Survey groundwater flooding datasets, and the GLA's Climate Risk Map.

21.54 Where proposals are identified to be in areas at risk of flooding, a site-specific Flood Risk Assessment (FRA) must be carried out in accordance with the NPPF, relevant PPG, the Haringey SFRA, Haringey's Local SuDS Standards and relevant EA Guidance. Applicants are encouraged to engage early with the LLFA and the Environment Agency where proposed development is located in areas of flood risk.

21.55 FRAs should:

i. have regard to the Haringey LFRMS and Local SuDS Standards;

ii. assess all sources of flooding and consider climate change impacts for the lifetime of the development;

iii. quantify anticipated flood depths, levels and hazard classifications;

iv. assess impacts on adjacent land and neighbouring boroughs and demonstrate that flood risk will not increase elsewhere;

v. establish mitigation measures and residual risk;

vi. consider property level resilience measures;

vii. support the application of the Sequential Test where required;

viii. demonstrate compliance with the Exception Test where applicable; and

ix. be proportionate to the scale, nature and complexity of the development.

21.56 Where a development is proposed in an area at risk of flooding, a Sequential Test and/or Exceptions Test must be applied in accordance with the NPPF and relevant PPG to ensure that development is located in areas with the lowest flood risk with respect to the flood risk vulnerability classifications. For the avoidance of doubt, where developments contain different elements of vulnerability, the highest vulnerability classification should be used.

21.57 The Council will apply the Sequential Test in accordance with the NPPF when assessing proposals to ensure that flood risk is avoided and that development is steered towards locations with the lowest risk of flooding. The Exception Test will apply where it is not possible to locate development in lower risk areas.

21.58 Proposals must provide sufficient evidence at the pre-application stage and planning application stage to enable the Council to assess whether the Sequential and Exception Tests have been applied correctly. Evidence should be up-to-date and based on the best data available.

21.59 Flood mitigation measures should prioritise nature-based solutions wherever possible. Development proposals should clearly identify flood mitigation measures on submitted drawings, demonstrate safe access and escape routes, safeguard overland flow routes, protect critical infrastructure and deliver wider environmental benefits.

21.60 Finished floor levels should be set at least 600mm above the 1% AEP (1 in 100 year) flood level including climate change allowance, in accordance with Haringey's SFRA and the EA's Standing Advice: Preparing a Flood Risk Assessment. Flood resistant materials must also be applied up to at least 600mm above the estimated flood level. Where proposals are located within the Lower Lee catchment, finished floor levels should be set at least 900mm above the 1% AEP (1 in 100 year) flood level including climate change allowance.

21.61 Where a high level of uncertainty exists, the Council may require the proposal to increase freeboard allowances, enhanced resilience measures and additional flood risk evidence.

21.62 Development within areas susceptible to ground water or sewer flooding should apply appropriate construction techniques to limit potential disturbance to natural groundwater movement. All permissible basement and below ground structures should be fully fitted with flood resilience measures, including waterproofing floors and walls and sewer pumped devices, where applicable and should comply with Policy D14 Basements and Lightwells.

Policy CR5: Sustainable Drainage

A. To reduce flood risk and manage surface water runoff from development, proposals should:

(1) restrict surface water runoff rates to equivalent Greenfield runoff rates for all rainfall events, including the relevant allowance for climate change.
(2) manage surface water as close to its source as possible in accordance with the Drainage Hierarchy in the London Plan;
(3) protect and retain existing permeable surfaces and areas of soft landscaping wherever possible, whilst seeking opportunities to reduce existing impermeable cover;
(4) maximise the use of Sustainable Drainage Systems (SuDS) in accordance with the Council's Local SuDS standards and guidance document; and
(5) demonstrate that the proposal will not increase surface-water flood risk to neighbouring properties, surrounding communities or adjoining boroughs.

B. Where SuDS are proposed, they must:

(1) comply with the Council's Local SuDs standards and guidance document, or national standards where otherwise agreed by the Council;
(2) be designed to maximise biodiversity, provide local amenity and recreational value and improve water quality;
(3) be sensitively incorporated within the site layout and design of development from the early stages of the design process; and
(4) be easy to maintain and function effectively over the lifespan of the development.

C. Groundwater quality and protection must be prioritised when considering options to manage surface-water runoff. Where SuDS cannot be implemented due to site constraints (such as land contamination or groundwater vulnerability or space limitations) robust justification must be provided along with proposed alternative sustainable approaches to surface water management.

Implementation

D. Major development and non-major development (including change of use proposals) that would significantly alter the existing surface water drainage regime must submit a Drainage Strategy and complete a Haringey SuDS Proforma as part of the Flood Risk Assessment, required under Policy CR4.

E. Additional site-specific flood risk assessments or drainage strategy may be required for developments located within Critical Drainage Areas (CDAs) or other areas as identified as being at elevated risk of surface water flooding.

F. Proposals incorporating SuDs within Source Protection Zone 1 must be supported by a Hydrological Risk Assessment demonstrating that groundwater resources and quality will be protected.

G. Major developments may be required to contribute towards proportionate strategic flood risk mitigation measures and sustainable drainage infrastructure where necessary to make development acceptable in planning terms.

Supporting Text

21.63 Haringey is particularly susceptible to surface water flooding due to its urban character, extensive areas of impermeable surfaces and the increasing frequency of intense rainfall events. Surface water runoff occurs when rainfall is unable to infiltrate into the ground and instead flows across the land surface. Flooding can occur when runoff exceeds the capacity of drainage systems, watercourses or receiving ground conditions, resulting in ponding and overland flow in low-lying areas. Surface water runoff can also transport pollutants from roads and hard surfaces into watercourses, adversely affecting aquatic habitats, biodiversity and wider blue infrastructure networks.

21.64 All development should be designed to reduce runoff to 'Greenfield' rates wherever practicable. Greenfield runoff rates represent the natural rate of runoff from an undeveloped and permeable site. Surface water attenuation requirements should be calculated for the critical 1 in 100 year storm event, including the appropriate climate change allowances.

21.65 Where proposals can robustly demonstrate that Greenfield runoff rates cannot be fully achieved due to exceptional site-specific constraints, runoff rates should be reduced to the lowest practicable level. The existence of previous development or historically high runoff rates will not, in itself, be accepted as sufficient justification for non-compliance with this policy.

21.66 Proposals must follow the drainage hierarchy, prioritising the discharge of surface water to ground through infiltration where feasible, followed by discharge to a watercourse and then to a surface water sewer. Surface water discharge to the foul and combined sewer network will not normally be supported as it can contribute to sewer surcharge, increased flood risk and pollution incidents.

21.67 Sustainable Drainage Systems (SuDS) use natural processes and landscape-based solutions to manage rainfall as close to where it falls as possible. By replicating natural drainage patterns, SuDS reduce surface water flood risk while delivering a wide range of environmental, social and economic benefits. In addition to managing runoff, SuDs should seek to:

i. improve water quality and reduce pollutant loading;
ii. enhance habitats, biodiversity and support nature recovery;
iii. provide aesthetically pleasing and functional public spaces;
iv. create high-quality opportunities for recreation and play;
v. strengthen local character and sense of place;
vi. contribute to urban cooling and climate resilience;
vii. support wider urban greening and environmental improvement objectives.

21.68 Proposals should have regard to the areas identified for new and retrofitted SuDs within the GLA SuDS opportunity map, SuDS Retrofit map and the Haringey Strategic Flood Risk Assessment (SFRA). All SuDS should be designed in accordance with Haringey's Local SuDS standards and guidance document and relevant regional and national standards, including the GLA's sector-specific SuDS guidance. Appropriate management and maintenance arrangements must be secured to ensure that SuDS operate effectively throughout the lifetime of the development.

21.69 Groundwater protection must be considered at the earliest stage of the design process. Applicants will be expected to demonstrate that proposed drainage measures will not adversely affect groundwater quality, groundwater-dependent ecosystems or aquifer integrity.

21.70 SuDS measures may include, but are not limited to:

i. Green and blue roofs
ii. Soft landscaping and rain gardens
iii. Permeable surfaces (e.g. permeable pavements, porous blocks)
iv. Rainwater harvesting systems and water re-use systems
v. Infiltration trenches and soakaways
vi. Tree pits and bioretention systems
vii. Riparian buffer zones alongside rivers and watercourses
viii. Ponds, wetlands and attenuation basins.
ix. Vegetated swales and filter strips
x. Underground attenuation and storage features where appropriate.

21.71 The most appropriate SuDS measures will depend on site-specific circumstances, including geology, ground conditions, contamination risks, groundwater levels, space constraints and the nature of the proposed development. Where SuDS cannot be delivered, applicants must provide robust technical evidence to justify the chosen approach and demonstrate that alternative sustainable drainage solutions have been fully explored. Financial viability alone will not be accepted as justification for failing to comply with this policy.

21.72 Proposals should have regard to regional and local flood risk evidence, including the London Surface Water Strategy, the Haringey Surface Water Management Plan (SWMP), the Local Flood Risk Management Strategy (LFRMS) and the Strategic Flood Risk Assessment (SFRA). The SWMP identifies nine Critical Drainage Areas (CDAs) where the risk of surface water flooding is greatest. Development proposals within these areas must respond appropriately to local flood risk and incorporate measures that reduce, manage and where possible improve existing drainage conditions. It should be noted that there are currently no Critical Drainage Areas formally designated by the Environment Agency within the borough.

Implementation

21.73 A Drainage Strategy must be submitted for all major developments, and non-major developments including change of use proposals where there is potential to increase surface water runoff, affect existing drainage infrastructure, or where the site is located within an area of identified flood risk. The Council may also require additional technical evidence where necessary to understand and assess local flood risk conditions. Applicants are strongly encouraged to engage with the Council at the pre-application stage to establish information requirements and identify site-specific constraints and opportunities.

21.74 The Drainage Strategy should be informed by the latest available evidence, including the Haringey SFRA, SWMP, and LFRMS and should:

i. Demonstrate how surface water will be managed across the site, taking account of topography, geology, ground water conditions and existing or proposed drainage infrastructure,
ii. Assess infiltration potential, existing and proposed runoff rates, attenuation requirements and overland flow pathways,
iii. Incorporate the latest climate change allowances, and
iv. Demonstrate that the proposal will not increase flood risk on-site, adjacent to the site or downstream.

21.75 Developments incorporating SuDS within Source Protection Zone 1 must be accompanied by a Hydrological Risk Assessment prepared in accordance with the EA's groundwater protection guidance. The assessment should demonstrate that groundwater quality, groundwater flow pathways and aquifer integrity will be protected. Activities with the potential to adversely affect groundwater resources, including significant excavation and physical disturbance of the aquifer, must be fully assessed. Deep borehole soakaways will not normally be supported due to the potential risk they pose to groundwater quality.

Policy CR6: Resilient Water and Wastewater Management

Water Efficiency

A. The Council will require all development to contribute to the reduction of drought risk by designing buildings to be water efficient during construction and operation. To achieve this, development proposals must:

(1) Achieve the London Plan requirements for mains water consumption; and
(2) Set out what water efficiency measures will be integrated to reduce the risk of drought and increase resilience of the site during drought periods.

Water Supply

B. All development will be required to demonstrate that there is adequate water supply infrastructure capacity both on and off site to serve the development without adversely impacting on existing users.

Wastewater

C. The Council will seek to ensure that there is adequate surface water, foul drainage and sewerage treatment capacity to serve all existing and new development, all proposals will be required to:

(1) Demonstrate that the local public sewer network has adequate capacity to serve the existing and proposed development, or where such capacity does not exist, provide for suitable alternative arrangements for discharging water;
(2) Ensure the separation of surface and foul water systems, including by investigating and rectifying any identified misconnections; and
(3) Implement sustainable drainage systems, in line with Policy CR5.

D. The Council will give preference to mains foul drainage and will seek to restrict the use of non-main drainage for foul water disposal, particularly in Source Protection Zones, in line with Environmental Agency guidance.

Implementation

E. All major developments must submit a Water/Wastewater Utilities Assessment including confirmation from Thames Water confirming that the network has, or will have, sufficient capacity to serve the site.

Supporting Text

21.76 Effective water and wastewater management is fundamental to sustainable development and supporting climate adaptation and resilience. London is an area of serious water stress. During the July 2022 heat wave event, high temperatures saw a 50% increase in water consumption and the Thames Water's reservoirs reduced to their lowest level in 30 years. Ensuring a sustainable and secure water supply is particularly important in the context of a growing population of London and the subsequent increased demand for water.

21.77 Proposals will be required to demonstrate how water consumption needs have reduced to achieve the standards in the London Plan. This means that residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption) using the 'Fittings Approach' in Part G of Building Regulations. Non-residential uses will be expected to demonstrate that the proposal can achieve at least the BREEAM excellent standard for the 'Wat 01' water category or equivalent. The fittings approach will determine the water consumption of a development which is transparent and compatible with developers' procurement.

21.78 A holistic approach to achieving water efficiency should be taken, having regard to requirements in Policy CR4: Managing and Reducing Flooding, Policy CR5: Sustainable Drainage, and policies in the Green and Blue Infrastructure Chapter.

21.79 Proposals should clearly set out what measures have been implemented to minimise water use as part of the Design and Access Statement (or the Green Infrastructure Plan, where relevant), this could include:

i. Installing efficient fixtures and fittings (bath/shower, toilets, washing machine etc) with maximum capacity/flow rates;

ii. Greywater harvesting; and

iii. Rainwater harvesting for individual properties and any developments proposing external amenity and soft landscaping.

21.80 Wastewater infrastructure plays an important role in supporting climate resilience. Ensuring that wastewater is effectively collected, conveyed and treated helps safeguard public health and the environment, whilst reducing the risk of sewer flooding and pollution incidents during extreme rainfall events. Well-planned wastewater infrastructure also supports sustainable growth by ensuring that development does not place unacceptable pressure on existing networks and treatment facilities.

21.81 The Council will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Where a proposed development increases the demand for water supply or wastewater infrastructure, it must be demonstrated that sufficient capacity already exists in the network or will be provided

in a timely manner to accommodate the development. Early engagement with Thames Water is encouraged. Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.

21.82 Proposals located within a site allocation should refer to the Neighbourhood Chapters of this plan which identify where there are known water supply and wastewater network and wastewater treatment infrastructure issues.

21.83 Applicants are encouraged to contact the water/wastewater company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Council will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.

21.84 The development or expansion of water supply or wastewater facilities will normally be permitted, either where needed to serve existing or proposed development in accordance with the plan, or in the interests of long-term water supply and wastewater management, provided that the need for such facilities outweighs any adverse land use or environmental impact and that any such adverse impact is minimised.

21.85 Non-mains drainage solutions will only be appropriate where connection to the public network is demonstrably unfeasible. In such cases, applicants must provide sufficient evidence that the proposed system can operate effectively without causing adverse impacts on public health, groundwater, surface water bodies or environmentally sensitive areas, including Source Protection Zones.

21.86 Surface water should be managed in accordance with Policy CR5 Sustainable Drainage and the London Plan. The Council will expect that storm flows are attenuated or regulated into the receiving public network through on or off-site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where it is proposed to discharge to a public sewer prior approval from Thames Water will be required.

Implementation

21.87 A Water/Wastewater Utilities Assessment should demonstrate how the development will connect to existing infrastructure and confirm that adequate capacity exists within the local water supply, sewerage and wastewater treatment networks. Where capacity constraints are identified, the assessment should identify any reinforcement works, upgrades or phasing arrangements necessary to ensure that development can be accommodated without adversely affecting the operation of existing infrastructure or service provision to existing users.

Policy CR7: Subsidence

A. All developments should take a risk-based approach so that subsidence risk is effectively managed and mitigated to ensure that harm to human health, property and the wider environment is avoided.

B. Proposals should identify if the site is at risk of subsidence, including clay shrink-swell subsidence due to climate change, and provide for appropriate management and mitigation where required.

Implementation

C. Proposals within areas identified as having a potential risk of subsidence should be accompanied with a Subsidence Risk Statement prepared by a suitably qualified professional.

Supporting Text

21.88 Subsidence refers to the downward movement of the ground caused by the collapse or settling of the soil, rock or structural foundations. It can be triggered by a variety of factors, including soil shrinkage, water table fluctuations, tree roots, and construction activities.

21.89 The London Plan Climate Review 2024 identified that 43% of properties in London are likely to be affected by subsidence by 2030. Haringey, like most of London, is vulnerable to subsidence due to its clay rich soils, density of build form, tree roots and exposure to drought and heat. Increases in drought conditions and prolonged heavy-rainfall due to climate change are expected to exacerbate issues due to consequential clay shrink-swell effects that can change the volume of the soil and subsequently cause subsidence.

21.90 The plan seeks to prevent and mitigate subsidence risk of new development to users, property and the environment. Proposals are required to take a risk-based approach to subsidence risk and should refer to British Geological Survey (BGS) datasets to identify whether development sites are located in areas at risk of subsidence including whether the site is susceptible of clay shrink-swell subsidence risk due to climate change.

Implementation

21.91 Subsidence Risk Statements aim to identify risks and mitigation measures needed for the site at an early stage of the development process to inform foundation design and other relevant elements at the detailed design stage. The Statement should be prepared by a chartered structural, geotechnical engineer or equivalent, and should include:

i. a desktop review of the potential geological constraints, conditions and historic land use;
ii. a subsidence and slope stability risk assessment, identifying the nature of the potential hazards, likelihood and consequences to the proposed development, neighbouring land and property, infrastructure, public safety and the environment;
iii. an outline of how identified risks would be managed and taken account of throughout the development process;
iv. proportionate mitigation measures through a climate-resilient design approach including early consideration of foundation design, ground stabilisation, drainage improvements, vegetation management and tree selection and remediation, where necessary; and
v. a statement how the site is considered suitable for its intended use and will not be adversely affected by, or contribute to, land instability or ground movement during its lifetime.

21.92 Developments are expected to consider climate-resilient design measures to mitigate subsidence risk, which could include:

i. Ensuring good water management, including minimising and considering the effect of laying impermeable surfaces on the moisture content of the soil.
ii. Ensuring the foundation of new constructions and extensions, and underground infrastructure are designed to account for shrinkable clay soil conditions under present and future climate conditions.
iii. Implementing good tree management. Trees and their root systems must be well-managed where they form part of new development. This includes considering the effect of planting large trees next to a building and considering the detrimental impact on soil moisture when removing existing mature trees. A sufficient root zone should always be provided for existing and new trees.
iv. Certain types of trees are particularly problematic with regards to subsidence risk and should be restricted in areas with clay-rich soils or unstable ground. Where possible, trees with less aggressive root systems should be prioritised in these areas, having regard to policy G6. Where this is not possible, root barriers should be installed to prevent water extraction near foundations.

21.93 Potential increased subsidence risk should be considered for basement developments as they can alter groundwater flow and increase the risk of subsidence if not property managed, with any risk informing the Basement Impact Assessment and or Basement Impact Assessment in accordance with Design Policy D14 Basement and Lightwells.

Policy CR8: Air Quality

A. All new development must:

(1) prioritise the improvement of air quality, reduce public exposure to poor air quality and minimise inequalities in levels of exposure to air pollution;
(2) be air quality neutral ensuring that it does not create any new areas that exceed air quality limits or delay compliance in areas currently exceeding legal limits; and
(3) comply with applicable air quality standards and guidelines to safeguard public health and the environment.

B. Major developments located in Air Quality Focus Areas, masterplans, and large-scale development proposals (that are subject to Environmental Impact Assessments) are required to deliver an "Air Quality Positive" approach.

C. Proposals that fail to meet the requirements of Part A will be refused unless adverse impacts can be mitigated to an acceptable level.

Implementation

D. Air Quality Assessments must be submitted for the following types of proposal:

(1) All major developments;
(2) Any development that is likely to have an adverse impact on air quality or introduce new sensitive receptors to areas with existing poor air quality;
(3) Any development that includes potentially polluting sources, uses or combustion-based technologies;
(4) All residential developments within Air Quality Focus Areas (AQFA); or
(5) Community infrastructure or other uses, including public open spaces, that are expected to be frequented by large numbers of particularly vulnerable groups such as older people and children.

E. To reduce the impact on air quality during the construction and demolition phase developments must:

(1) Submit an Air Quality and Dust Risk Management Plan, where required. It should identify how emissions of particles are controlled and managed during demolition and construction activities including required mitigation measures, and site monitoring; and
(2) Demonstrate through Construction/Demolition Management Plan and/or Construction Logistics Plans how the proposal intends to be compliant with the Non-Road Mobile Machinery Low Emission Zone, having regard to Policy D15 Managing Impacts of Construction.

Supporting Text

21.94 Air pollution is the biggest environmental threat to health in the UK impacting everyone in our community. The Haringey Air Pollution Joint Strategic Needs Assessment identified that as of 2025, 8.2% of all deaths in Haringey are estimated to be attributable to air pollution, equivalent to ~100 deaths per year.

21.95 The Haringey Air Quality Action Plan 2025-2030 outlines the Council's vision and commitment to improving air quality in the borough, through 22 actions to reduce emissions from development, buildings and transport. The policies support the implementation of the action plan to ensure emissions from demolition and construction are minimised. Improved air quality objectives are further supported in the Sustainable Travel policies related to reduced vehicle use which would subsequently reduce congestion and emissions.

21.96 All proposals are expected to prioritise improvements to air quality by incorporating measures that reduce air pollution and contribute to enhanced public health and environmental outcomes. All new developments must be at least Air Quality Neutral in accordance with the London Plan and air quality benchmarks prescribed in the Air Quality Neutral LPG to ensure that their transport and building emissions do not worsen air quality in the area in which it is located.

Implementation

21.97 Requiring Air Quality Assessments (AQAs) for certain developments ensures that potential air quality impacts are thoroughly evaluated and addressed during the planning stage. AQAs should be prepared in accordance with relevant Institute of Air Quality Management (IAQM) Guidance and should identify potential sources of air pollution, assess the magnitude of the impact, and propose suitable mitigation measures. The whole borough has been declared an Air Quality Management Area and so assessments are necessary to determine whether the proposed developments will exacerbate existing poor air quality or introduce sensitive receptors to areas already experiencing air quality issues.

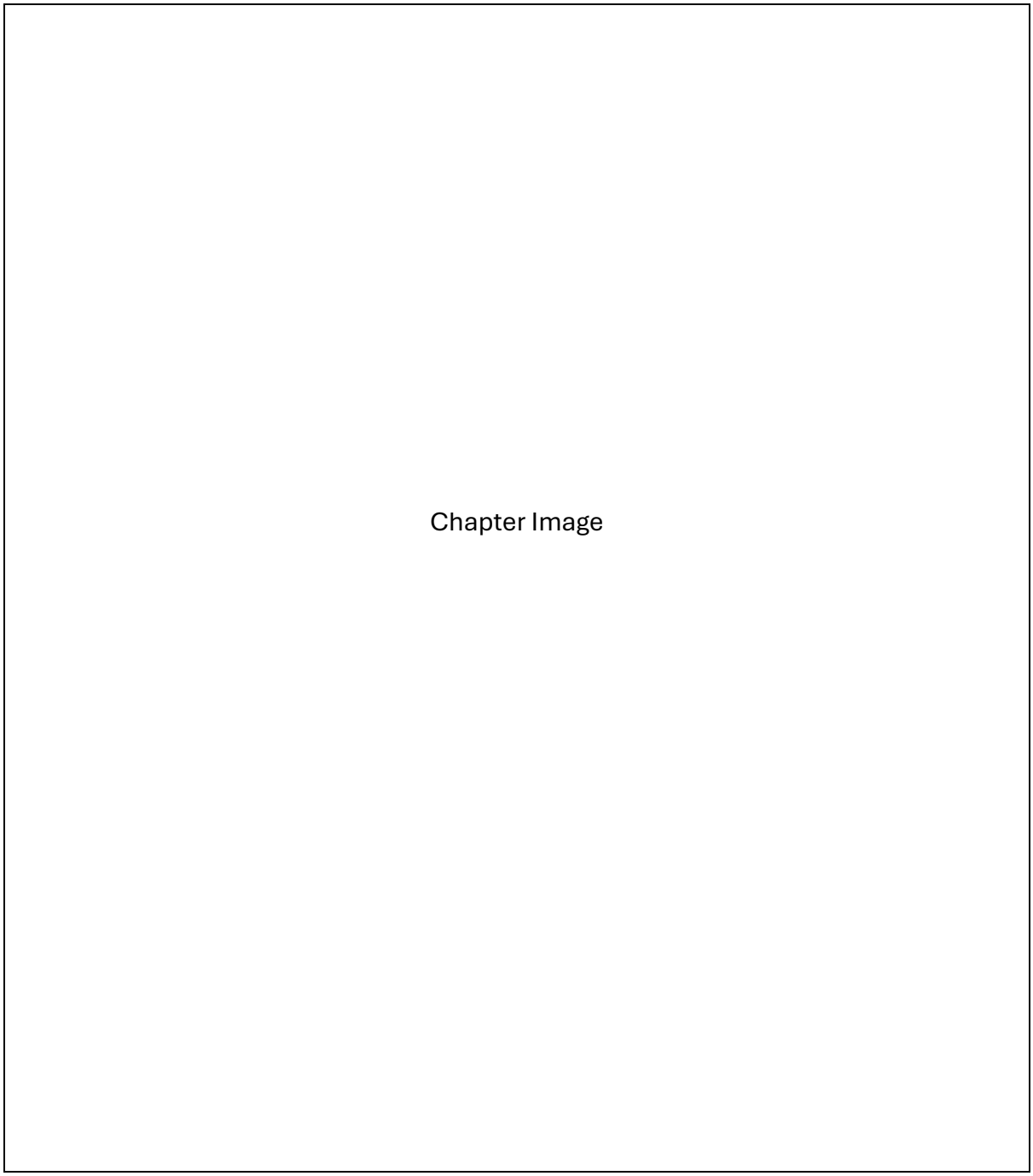
21.98 Proposals must consider the Assessment of Dust from Demolition and Construction IAQM guidance to determine if an Air Quality and Dust Risk Management Plan and supporting Dust Risk Assessments are required to manage emissions during the demolition and construction phase. Applicants must also refer to necessary aspects of The Control of Dust and Emissions during Construction and Demolition SPG as outlined in the GLA's practice note. At the planning application stage, this would be based on factors including sensitivities, proximity and number of receptors and other site-specific considerations. However, a more detailed assessment may also be required at

a subsequent stage to account for construction and demolition management plan details, subject to the planning condition process.

21.99 Proposals must ensure that Non-Road Mobile Machinery NRMM used for construction and demolition will comply with the required engine emission stage in accordance with the GLA's NRMM advice to minimise air pollution. Submitted evidenced should ensure alignment with other relevant policies including D15 Managing Impacts of Construction.

21.100 Where mitigation is required, it should be delivered on-site wherever possible. This approach promotes sustainable development practices by integrating air quality measures into the design and operation of the development, rather than relying solely on off-site measures. Off-site provision will only be acceptable in exceptional circumstances with equivalent air quality benefits required to be delivered. Where off-site measures cannot be provided to a sufficient standard, a financial off-setting contribution secured through a legal agreement may also be acceptable.

CHAPTER 22: BUILDING A ZERO CARBON HARINGEY



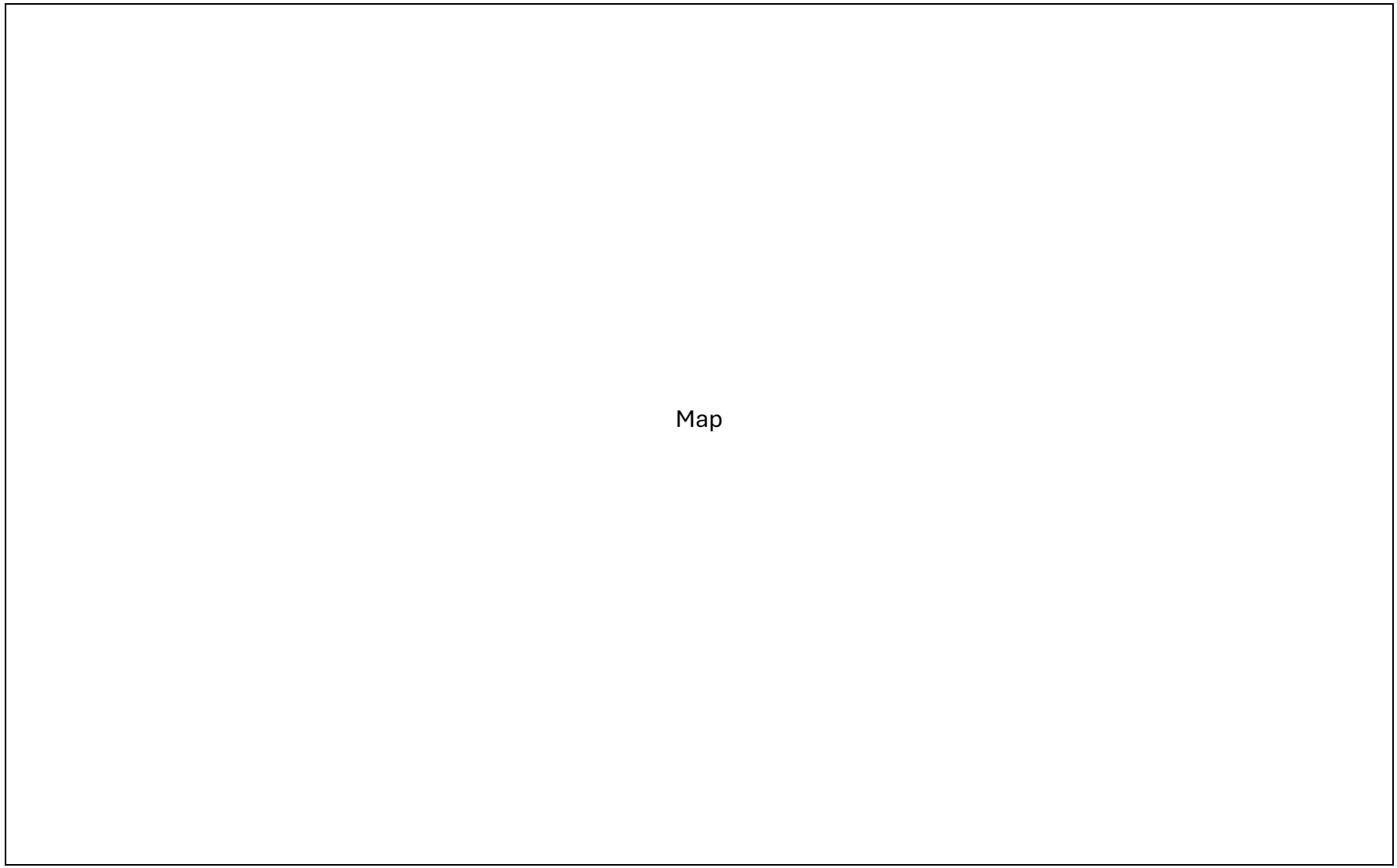
INTRODUCTION

22.1 The UK has a legally binding requirement to become 'net zero carbon' by 2050, which means reducing greenhouse gas emissions by at least 100% compared to 1990 levels, as set out in the Climate Change Act 2008.

22.2 Haringey has been at the forefront of climate change policy-making in London. We were one of the first London boroughs to declare a Climate Emergency in March 2019 and have committed to becoming a zero-carbon Council by 2029, and a zero-carbon borough by 2041. To help deliver these objectives we published a Climate Change Action Plan in 2021, which sets out the key actions required to reduce our council, housing, workplace, transport, energy, and community emissions.

22.3 The Local Plan is an important policy tool for realising our objectives, with action on addressing Climate Emergency embedded throughout all parts of the plan.

22.4 This Chapter focuses on achieving a zero-carbon borough through the way we use and develop our buildings, which is particularly important given 75-80% of Haringey's carbon emissions come from our homes and non-residential buildings.



Tables and Figures 10. Map of xxxxxxxxxxx

Policy ZC1: Achieving a Zero Carbon Balance

A. To support the ambition of becoming a net zero carbon borough by 2041, all development should achieve a Zero Carbon Balance. To deliver this, proposals must:

(1) Minimise Whole Life-Cycle Carbon (WLC) emissions in accordance with the Local Plan's Embodied Carbon Hierarchy (including a 'retrofit-first' approach), and by meeting or outperforming applicable Embodied Carbon Targets.

(2) Achieve Net Zero Operational Energy in accordance with the Local Plan's Operational Energy Hierarchy:

i. Be Lean - take a 'passive design' approach, prioritise building fabric performance to deliver high levels of energy efficiency, meeting or outperforming relevant Operational Energy Targets.

ii. Be Clean – use efficient low and zero carbon infrastructure to heat, cool and power buildings.

iii. Be Green - maximise on-site renewable energy generation.

iv. Be Seen - measure, monitor and report the energy performance of proposals as they are planned, built-out and in-use.

(3) Minimise waste in accordance with the Local Plan's Circular Economy Principles.

Supporting Text

Zero Carbon balance

22.5 Whole life-cycle carbon emissions are the carbon emissions generated throughout the lifetime of a building or development. They comprise emissions associated with materials and construction (upfront embodied carbon), maintenance and replacement during use (in-use embodied carbon), building operation (operational carbon), and demolition and disposal at the end of life (end-of-life embodied carbon). It also includes carbon savings associated with the future reuse or recycling of materials beyond the life cycle boundary.

22.6 The Council's approach seeks to achieve Net Zero Operational Energy rather than Net Zero Operational Carbon. As increased electricity is generated from renewable sources, the carbon emissions associated with using energy are falling. This means a building's carbon footprint can improve without any change to its actual energy use. Focusing on energy consumption provides a clearer measure of building performance and encourages development that is genuinely efficient, resilient, sustainable and affordable to run.

22.7 While policies to achieve Net Zero Operational Energy are now becoming well established, pathways for achieving net zero embodied carbon are more complex and continue to evolve, with some emissions remaining difficult to eliminate entirely.

22.8 The Council's long-term aspiration remains to achieve net zero carbon across the whole life cycle of development. However, at this stage the Local Plan requires a Zero Carbon Balance approach where, whole life-cycle carbon emissions are minimised as far as possible while ensuring development achieves Net Zero Operational Energy. This provides an ambitious, yet practical and deliverable pathway towards Haringey's goal of becoming net zero carbon by 2041, whilst supporting the transition towards net zero whole-life carbon development.

22.9 Linked to the concept of minimising embodied carbon is the 'Circular Economy'. A Circular Economy is one where materials are retained in use at their highest value for as long as possible and are then re-used or recycled, leaving a minimum of residual waste. Reducing waste means less carbon is wasted, for example through emissions generated by manufacturing and transporting materials or through disposing of waste. Applicants should apply a circular economy approach right from the start of the design process to reduce waste. This includes taking a retrofit first approach.

A Healthy and Safe Borough

22.10 Buildings play an important role in supporting the health, wellbeing and safety of their occupants. The policies in this chapter promote high-quality building fabric, passive design and efficient energy systems that help maintain comfortable indoor temperatures throughout the year, reducing exposure to cold homes in winter and overheating during hotter weather.

22.11 By supporting healthy indoor environments, improving thermal comfort and increasing resilience to climate change, these policies contribute to healthier and safer homes, workplaces and communities.

A Fairer Borough

22.12 Fuel poverty remains a significant issue across the borough, affecting more than 10% of households in Haringey. Rates are particularly high in Tottenham (12.5%), considerably exceeding the London average of 9.3%. New development provides the opportunity to help address fuel poverty and related health inequalities through the delivery of highly energy-efficient buildings with low running costs. This is particularly important for vulnerable groups, including older people, young children and those with existing health conditions.

A Sustainable and Resilient Borough

22.13 The policies in this chapter support environmental, economic and social resilience by ensuring buildings are designed to be efficient, adaptable and low carbon from the outset. This reduces the need for costly future retrofitting to meet changing climate conditions, evolving carbon standards and rising energy costs. By promoting resource efficiency and high-performing buildings, the policy helps future-proof development and supports a more sustainable and resilient borough.

Policy ZC2: Whole Life-Cycle Carbon and Retrofit

A. Proposals must minimise Whole life-cycle carbon (WLC) emissions, demonstrating this has been considered from the earliest stages of the design process.

(1) Embodied carbon emissions should be reduced through application of the following Embodied Carbon Hierarchy:

i. Build less – take a retrofit first approach, prioritising the re-use of existing buildings and building materials, minimising the need for new construction, and demonstrating that opportunities for retention, refurbishment, adaptation and extension have been appropriately considered before demolition is proposed.
ii. Build light – design building structures and services to be resource-efficient and lightweight where appropriate, minimising material waste.
iii. Build low-carbon – minimise the environmental impact of materials by specifying low-carbon building products.

(2) development proposals involving the substantial demolition of a building exceeding one storey should demonstrate a retrofit-first approach via submission of a Pre-Redevelopment Audit. The Audit must demonstrate that opportunities for retention, refurbishment, adaptation and deep retrofit have been fully explored and that the following sequential tests have been satisfied:

i. Structural condition: It is demonstrated that the existing building or buildings are structurally unsound and unsuitable for safe retention, adaptation or re-purposing, either in whole or in part; or
ii. Retrofit feasibility: Where criterion a. is not met, it is demonstrated that neither a retrofit nor deep retrofit option could meet the development's design, operational, statutory or site optimisation requirements.
iii. Whole-life carbon performance: Where criteria a. and b. are not met, it is demonstrated through a Whole Life-Cycle Carbon Assessment that the proposed development would result in lower whole-life carbon emissions than a retrofit or deep retrofit option; or
iv. Public benefits: Where criteria a, b and c are not met, it is demonstrated that the proposed development would deliver significant public benefits that could not reasonably be achieved through a retrofit or deep retrofit option, having regard to the Haringey Placemaking Framework, relevant site allocations and the need to make the best use of land.

(3) Proposals involving appropriate retrofitting, which result in extended lifespans of existing buildings, and/or energy, performance, and climate adaptation upgrades, will be supported subject to other plan policies.
(4) Major development proposals must demonstrate, through a Whole Life-Cycle Carbon Assessment (WLCA), how whole-life carbon emissions have been

minimised across all stages of the development's life cycle, including meeting or exceeding the requirements of the latest UK Net Zero Carbon Buildings Standard for upfront embodied carbon or an alternative Council-approved industry standard.

(5) Other development proposals should provide proportionate information demonstrating how embodied carbon emissions have been minimised through application of the Embodied Carbon Hierarchy. This may be incorporated within a Design and Access Statement where appropriate.

Supporting Text

Minimising Whole Life-cycle Carbon

22.14 As buildings become more energy efficient and operational carbon emissions fall, embodied carbon accounts for an increasing proportion of a development's total emissions. Reducing these emissions is therefore essential to achieving a zero-carbon borough and supporting the transition to net zero.

22.15 The greatest opportunities for reducing embodied carbon occur early in the design process. Decisions relating to retention, demolition, structural design, material selection and construction methods can significantly influence whole-life carbon emissions and should inform the development of proposals from the outset.

22.16 The Council will therefore apply a Retrofit First approach, requiring proposals to demonstrate that opportunities to retain, reuse, refurbish, adapt and extend existing buildings have been fully explored before demolition is proposed. Retention and adaptation should form the starting point of the design process where existing buildings are present on site, recognising the significant embodied carbon savings that can be achieved through the continued use of existing structures and materials. Proposals that fail to demonstrate adequate consideration of the retention and retrofit of existing buildings will be resisted.

22.17 To demonstrate compliance with the Retrofit First approach, applicants for developments involving demolition of buildings exceeding one story will be expected to provide a pre-redevelopment audit assessing the condition, suitability, adaptability and reuse potential of existing buildings and structures. The scope and level of detail required will be proportionate to the scale, nature and complexity of the proposal, having regard to the significance of the existing building and the extent of proposed demolition or alteration.

22.18 The most effective measures to reduce embodied carbon will vary between developments depending on their design, construction and intended use. Applicants should therefore focus on the building elements that offer the greatest opportunities to

reduce embodied carbon and demonstrate how these opportunities have been maximised through the design process.

22.19 For proposals involving the demolition or substantial alteration of existing buildings, applicants should discuss retrofit, reuse and retention options with the Council at the pre-application stage. This will help ensure that alternatives to demolition have been robustly explored and that carbon impacts are considered from the earliest stages of project development.

Upfront Embodied carbon targets

22.20 Upfront embodied carbon represents the most significant component of embodied carbon emissions because it is generated before a building becomes operational through the extraction, manufacture, transport and construction of materials. Reducing upfront embodied carbon is therefore critical to achieving near-term emissions reductions and supporting the transition to net zero carbon development.

22.21 The UK Net Zero Carbon Buildings Standard provides a robust, industry-led framework for assessing and reducing these emissions, with evidence-based targets developed across a wide range of building types and sectors. Compliance with the Standard's upfront embodied carbon targets will help ensure that emissions are reduced at the earliest stages of a building's lifecycle. Applicants should also aim to achieve the Standard's whole-life embodied carbon targets, demonstrating how carbon impacts have been minimised throughout the lifetime of the development.

22.22 The UK Net Zero Carbon Buildings Standard does not currently include targets for all building types and development scenarios. Where no relevant targets exist, applicants should apply an alternative Council-approved industry benchmark. In the absence of such a benchmark, applicants must provide robust evidence to justify an alternative target and demonstrate that the proposal achieves embodied carbon outcomes consistent with the objectives of this policy.

Whole Life Carbon Assessments

22.23 Whole Life Carbon Assessments (WLCAs) provide a consistent methodology for understanding and reporting carbon emissions associated with development throughout its lifecycle. They should be prepared in accordance with relevant GLA guidance and the latest RICS Whole Life Carbon Assessment Professional Standard. Where major development proposals involve retrofit, these should be accompanied by a Retrofit Method Statement, proportionate to the scale, nature and complexity of the proposal. This should set out in a structured way the proposed retrofit measures, the technical assessment underpinning them, how the works will be delivered, and the procedures that will be followed to manage risks and ensure the retrofit achieves its intended energy, carbon, comfort, health and building performance outcomes.

22.24 The Council will produce guidance on how minor development proposals can demonstrate via an Energy Statement that they comply with the policy. The guidance will ensure that requirements are applied proportionately, recognising that smaller developments may not be able to provide the same level of detail as major development proposals.

Monitoring and Verification

22.25 Embodied carbon outcomes can be significantly influenced by decisions taken after planning permission is granted. The Council therefore recognises the importance of verifying that carbon reductions identified during the design process are delivered in practice.

22.26 Where appropriate and proportionate, planning conditions may be used to secure updated Whole Life Carbon Assessments, construction-stage information and post-completion reporting. This will enable the Council to assess how the completed development compares with the approved strategy and to ensure that reasonable steps have been taken throughout the development process to minimise embodied carbon emissions.

Policy ZC3: Circular Economy

A. Development proposals should minimise waste in accordance with the following Circular Economy Principles:

(1) building in layers – ensuring that different parts of the building are accessible and can be maintained and replaced where necessary
(2) designing out waste – ensuring that waste reduction is planned in from project inception to completion, including consideration of standardised components, modular build, and reuse of secondary products and materials
(3) designing for longevity
(4) designing for adaptability or flexibility
(5) designing for disassembly
(6) using systems, elements or materials that can be reused and recycled

B. Major development proposals should demonstrate through a Circular Economy Statement how waste has been minimised in accordance with the Circular Economy Principles, including meeting or exceeding the following targets for reducing material waste:

(1) Construction and demolition waste – 95% reuse/recycle/recovery
(2) Excavation – 95% beneficial use. All inert excavation should be used for beneficial uses
(3) Reused or recycled content – 20% by value for the whole development

C. Circular Economy infrastructure will be supported on appropriate sites, including as a meanwhile use.

Supporting Text

22.27 Almost half of London's waste is generated by construction, demolition and excavation activities. In addition to reducing carbon emissions, applying Circular Economy Principles helps address resource scarcity, reduce environmental impacts and retain materials at their highest value for longer. It also supports the transition to a more resource-efficient economy and can create opportunities for local green jobs in sectors such as repair, reuse, remanufacturing and recycling.

22.28 Circular Economy Statements should be prepared in accordance with the latest GLA Circular Economy guidance and demonstrate how circular economy principles have been applied throughout the design, construction, operation, adaptation and end-of-life stages of the development.

22.29 Statements should demonstrate how waste has been designed out, materials and products retained at their highest value for as long as possible, and opportunities for

reuse, repair, refurbishment and recycling have been maximised. To define, measure and value circularity, Circular Economy Statements should demonstrate:

i. the amount of existing building fabric, structure and materials retained, reused and recycled (expressed as a percentage of total material mass where possible);

ii. how opportunities for the reuse of existing buildings, structures, materials and components have been maximised;

iii. how the development has been designed to support future adaptation, repair, refurbishment, disassembly and reuse; and

iv. measures to minimise construction, demolition and excavation waste.

22.30 Circular Economy Statements will help establish a consistent evidence base on the retention and reuse of buildings, materials and components, and the reduction of construction and demolition waste. Monitoring these matters will support more consistent assessment of circular economy outcomes and enable the future alignment of the policy with emerging industry standards and circular economy metrics as these mature and become more widely adopted.

22.31 Circular Economy Statements and Whole Life-Cycle Carbon Assessments perform complementary functions and may be incorporated within a Whole Life-Cycle Carbon Assessment where appropriate.

22.32 Building Information Modelling (BIM) can support the efficient management of building information, maintenance requirements and building performance throughout a development's lifecycle. Major development proposals are encouraged to utilise BIM, or an equivalent digital platform, to develop a building materials passport that records the location, specification and reuse potential of materials and components, helping to support Circular Economy objectives and future resource recovery.

22.33 Circular economy infrastructure comprises the buildings, facilities, services and supporting systems that enable waste prevention, reuse, repair, refurbishment, remanufacture, recycling and resource recovery, helping to keep materials in productive use and supporting the transition to a circular economy. The Council will support proposals for such infrastructure on appropriately located sites and subject to other plan policies.

Policy ZC4: Energy Efficiency

A. Proposals must take a passive design approach to minimise energy consumption and deliver energy efficient buildings.

B. New development must minimise annual and peak regulated and unregulated energy demand by meeting or outperforming the following energy efficiency targets:

(1) All development must achieve a space heating demand of under 15 kWh/m2GIA/year
(2) All new residential development must achieve a total Energy Use Intensity (EUI) of under 35 kWh/m2GIA/year.
(3) All other new development should achieve a total Energy Use Intensity (EUI) equivalent to the relevant UK Net Zero Carbon Building Standard 2030 targets (and sub-typologies where available) or an alternative, relevant Council-approved industry standard such as the NHS Net Zero Building Standard.

C. All development proposals involving a conversion to residential and major development proposals involving the retention of all or part of an existing building must achieve the Space Heating Demand and Energy Use Intensity (EUI) targets for the retained elements of the development equivalent to those set out in the UK Net Zero Carbon Building Standard 2030, including relevant sub-typologies where available, or an alternative Council-approved industry standard, such as the NHS Net Zero Building Standard.

D. Where no relevant target exists, developments must be designed to achieve the highest operational energy performance that is technically feasible and viable having regard to the building type, proposed use and any site or building constraints.

E. Proposals which involve designated or non-designated heritage assets should minimise energy usage through a Whole Building Approach to adaptation and retrofit. Such proposals should have appropriate regard to the heritage asset's significance including any contribution made by its setting.

F. Proposals should demonstrate compliance with parts A to D of this policy, as relevant, through an Energy Statement, incorporating energy performance calculations undertaken using a methodology capable of providing accurate predictions of total in-use energy (such as CIBSE TM54 or the Passivhaus Planning Package)

Supporting Text

Operational Carbon Hierarchy – 'Be Lean'

22.34 This policy requires development proposals to minimise energy demand through passive design, also known as a fabric-first approach. This means prioritising the design and performance of the building fabric, including insulation, airtightness, glazing, solar shading and ventilation, to reduce the need for heating and cooling, improve comfort and resilience, and minimise operational energy demand before considering how energy is supplied.

22.35 Basic design decisions such as building form, orientation, massing, glazing and shading are fundamental to a passive design approach and should be considered from the earliest stages of the design process. Together with a high-performance building fabric, minimising thermal bridging and achieving appropriate levels of airtightness by designing out uncontrolled ventilation, these measures help to reduce energy demand, improve occupant comfort and enhance resilience to a changing climate.

Energy targets

22.36 Policy makers and the development industry have increasingly shifted their focus from measuring operational carbon emissions towards reducing operational energy demand at source. This reflects growing recognition that a highly energy-efficient building fabric and reduced energy consumption are fundamental to achieving net zero carbon outcomes. Haringey has been at the forefront of this agenda, leading the Delivering Net Zero Carbon Development Study (2023), commissioned jointly by 18 London boroughs. The study established evidence-based targets for space heating demand and Energy Use Intensity (EUI), helping to shape planning policy across London.

22.37 Since publication of that study, industry practice has continued to evolve. Partners involved in preparing the study have subsequently contributed to the development of the UK Net Zero Carbon Building Standard, which provides a nationally recognised framework for assessing building performance across a much broader range of building types, uses and retrofit scenarios.

22.38 For new residential development, the plan continues to apply the space heating demand and Energy Use Intensity targets established through the Delivering Net Zero Carbon Development Study. These standards were tested using development typologies representative of Haringey and the wider London housing market and remain robust, locally evidenced benchmarks for new homes.

22.39 For retrofit and residential conversion schemes, the plan applies the space heating demand and Energy Use Intensity targets derived from the UK Net Zero Carbon Buildings Standard. These standards have been developed having regard to the performance characteristics and constraints associated with existing buildings and therefore provides a more appropriate benchmark for retrofit projects.

22.40 For non-residential development types, the plan applies space heating demand targets derived from the Delivering Net Zero Carbon Development Study, alongside Energy Use Intensity targets derived from the UK Net Zero Carbon Buildings Standard. The latter has been developed and tested across a wider range of building uses and typologies and therefore provides more realistic and evidence-based benchmarks for non-residential development.

22.41 This approach ensures that energy performance standards remain ambitious while reflecting the differing characteristics of development types and the most up-to-date industry evidence available.

22.42 There may be circumstances where no relevant Energy Use Intensity target exists within the UK Net Zero Carbon Building Standard, or where the specific characteristics of a development mean that the identified standard is not an appropriate measure of performance. In such cases, the Council may accept an alternative minimum performance standard. Applicants should demonstrate compliance with any applicable Council-approved industry benchmark standard, such as the NHS Net Zero Building Standard. Where no recognised benchmark exists, applicants must provide robust evidence to justify an alternative standard and demonstrate that it would deliver equivalent energy performance outcomes. The same approach may apply to highly constrained retrofit schemes where site-specific considerations limit the ability to achieve prescribed targets. These matters should be raised with the Council as early as possible, preferably through the pre-application process.

Energy improvements to heritage assets

22.43 Historic buildings retrofit requires a whole-building approach. This should be based on an understanding of the building and how it performs, the significance of the historic building, including the contribution of its setting, and prioritise interventions that are proportionate, effective and sustainable and avoid and minimise harm and risk of maladaptation.

22.44 Regard should be had to relevant guidance, including Historic England's Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency and Historic England's guidance for Modifying Historic Windows as Part of Retrofitting Energy-Saving Measures.

22.45 Proposals for energy improvements to heritage assets which seek to undo the damage caused by previous inappropriate interventions will be supported.

Energy Statements

22.46 Development proposals should demonstrate compliance with the policy through an Energy Statement, prepared in accordance with the Council and GLA's Energy Assessment Guidance.

22.47 To ensure energy minimisation is considered from the earliest stages of design major development proposals are expected to disclose anticipated energy demand at pre-application stage as well as through the energy statement at planning application stage.

Policy ZC5: Low Carbon Heat

A. Development proposals should minimise carbon emissions associated with the heating of buildings and demonstrate that the proposed solution represents the lowest-cost (for users), lowest-carbon option over the lifetime of the development. Major development proposals should demonstrate this through a Low Carbon Heating Appraisal.

B. In determining the most appropriate solution, priority should be given to the utilisation of waste heat, connection to low-carbon heat networks, and ambient or renewable heat sources.

C. Development proposals should support the delivery, expansion and optimisation of existing and planned heat networks, including those identified through existing evidence. To achieve this, proposals should:

(1) connect to an existing, committed or planned heat network where feasible and viable;
(2) facilitate the expansion and extension of existing heat networks;
(3) incorporate infrastructure that enables future connection to, or extension of, a heat network where there is a realistic prospect of delivery;
(4) maximise opportunities to recover, utilise and distribute waste heat through heat networks; and
(5) where incorporating communal energy infrastructure, assess opportunities to support existing and planned development beyond the site boundary and engage with the Council, energy service providers and heat network developers to identify opportunities for wider network expansion.

D. Where connection to an existing, committed or planned heat network is not currently feasible or viable, major development proposals should demonstrate that they would not prejudice the future delivery or expansion of a heat network and, where proportionate, incorporate measures to enable future connection.

Waste Heat

E. Proposals generating significant waste heat should:

(1) assess opportunities for waste heat recovery and utilisation;
(2) engage with the Council and relevant energy service providers where appropriate;
(3) incorporate infrastructure for heat capture, storage and distribution where feasible; and
(4) prepare a Waste Heat Utilisation Plan demonstrating how the proposal incorporates design measures and technical specifications to optimise opportunities for heat capture, storage and distribution and, where

appropriate, facilitate cost-effective and timely connection to existing or future heat networks.

Heat Pumps

F. Air source, water source and ground source heat pumps will be supported where appropriately designed, located and sized, taking account of measures to minimise heating and cooling demand, operational efficiency, environmental and visual impacts, and network capacity.

Fossil Fuel Heating

G. Individual fossil fuel gas boilers will not be supported in new development.

H. Communal fossil-fuel based heating systems will only be supported where applicants demonstrate that:

(1) lower-carbon alternatives have been robustly assessed and discounted; and
(2) the system can be feasibly transitioned to a lower-carbon heat source in future.

Supporting Text

Operational Carbon Hierarchy – 'Be Clean'

22.48 Once energy demand has been minimised, development proposals should maximise the use of low-carbon and renewable energy sources and demonstrate that the proposed solution represents the lowest-cost, lowest-carbon option over the lifetime of the development.

22.49 In demonstrating that a proposal represents the lowest-cost, lowest-carbon energy solution, applicants should consider opportunities to utilise waste heat, connect to existing or planned heat networks, and make use of ambient and renewable heat sources, including heat pumps and solar thermal technologies. Opportunities may include the recovery of waste heat from energy infrastructure, data centres, underground infrastructure, leisure centres and other significant heat sources.

22.50 The Council expects proposals to prioritise energy solutions that minimise operational carbon emissions and energy costs over the lifetime of the development. The use of air source, ground source and water source heat pumps, heat networks supplied by low-carbon or recovered heat sources, and other renewable energy technologies, is generally supported.

22.51 Fossil fuel technologies are highly unlikely to represent the lowest-cost, lowest-carbon solution, and will therefore only be supported in exceptional circumstances where robustly justified. Gas-fired combined heat and power and communal boiler systems

will generally only be supported where they form part of a strategic energy network or where applicants can demonstrate a clear pathway to transition to lower-carbon heat sources.

22.52 Major development proposals should demonstrate compliance with this policy through a Low Carbon Heat Appraisal which includes:

i. the heating options assessed;
ii. the carbon performance, capital costs, operational costs and whole-life costs of those options;
iii. consideration of existing and planned heat networks, where relevant;
iv. consideration of waste heat opportunities;
v. expected energy costs to future occupiers; and
vi. why the proposal represents the optimum low-cost, low-carbon heating solution for the site.

22.53 Where site-wide communal and district heating systems are proposed, the Council will require applicants to demonstrate how consumers will be protected to ensure transparent billing, complaints procedures and protection against unfair charges, including through adherence to recognised customer service standards.

Heat Network Zones

22.54 Heat Network zones identify locations where heat networks are expected to provide an effective route to delivering low-cost, low-carbon heat and supporting the decarbonisation of buildings.

22.55 A committed heat network is one that has planning permission, funding approval, a delivery contract, or another clearly evidenced implementation programme

22.56 No Heat Network Zones have currently been identified within Haringey. However, the Council has previously undertaken decentralised energy network studies and the borough contains existing heat network infrastructure. This evidence provides an important foundation for understanding current and future opportunities for heat network development.

22.57 The Council will identify Heat Network Zones having regard to existing heat network infrastructure, projected heat demand, major growth locations, opportunities for waste heat recovery, Local Area Energy Planning evidence and other relevant energy infrastructure studies.

22.58 The identification and review of Heat Network Zones will be undertaken alongside the evolving Heat Network Zoning regulatory framework established under the Energy Act 2023, including any guidance, zone designation processes and future requirements introduced by the Heat Network Zoning Authority and other relevant bodies.

Heat Pumps

22.59 For both new-build and retrofit scenarios, fabric efficiency measures should be prioritised first so that heat pumps can run efficiently, including where they are retrofitted into existing wet heating systems. Heat pumps do not run efficiently in poorly insulated buildings, resulting in expensive heating bills.

22.60 Individual Air Source Heat Pumps should meet MCS EN12831 standards or equivalent.

Policy ZC6: Renewable Energy and Offsetting

A. Development proposals should demonstrate through an Energy Statement that opportunities to maximise on-site renewable energy generation, storage and use have been fully explored and incorporated where feasible.

B. Proposals should achieve net zero operational energy by meeting all their predicted operational energy demand through on-site renewable energy generation.

C. For new buildings, renewable energy generation should achieve a minimum annual yield of:

(1) at least 80 kWh/m2(building footprint) for all building types;
(2) at least 120 kWh/m2(building footprint) for industrial buildings;

D. In exceptional circumstances, where it is demonstrated that energy demand reduction measures and renewable energy generation have been optimised, and net zero operational carbon cannot be achieved on site, any residual operational carbon emissions should be offset by:

(1) The delivery of an agreed off-site carbon reduction project within the borough where delivery is certain and secured to the satisfaction of the Council; or
(2) Where is not feasible or viable, through a cash-in-lieu contribution to Haringey's Energy Offset Fund.

E. Proposals that would have a significant adverse impact on the performance of existing renewable energy installations on adjacent sites will be resisted where that impact cannot be reasonably mitigated.

F. Proposals for community renewable energy projects will be supported.

G. Solar panels will be supported in Conservation Areas except where there is guidance in an adopted Conservation Area Appraisal and Management Plan to indicate that this would be inappropriate or the proposal is otherwise inappropriate having regard to the special character and appearance of the conservation area.

Supporting Text

Operational Carbon Hierarchy – 'Be Green'

22.61 Once energy demand has been minimised through energy-efficient design, the remaining operational energy demand should be met through on-site renewable energy generation. Maximising on-site renewables helps reduce reliance on external energy sources and supports the delivery of net zero operational carbon development. A

building can be considered net zero operational carbon where annual on-site renewable energy generation is equal to or greater than its annual operational energy demand.

Energy Offsetting

22.62 Offsetting emissions is discouraged and should only be used in exceptional cases where it is demonstrated that it is not technically feasible to achieve Net Zero Operational Carbon on-site.

22.63 Where a development cannot achieve net zero operational carbon on site, the residual shortfall should be calculated as follows:

i. Energy Use Intensity (EUI) × Gross Internal Area (GIA) (expressed in kWh/sqm/GIA) – On-site Renewable Energy Generation (OREG) (expressed in kWh/sqm/GIA) = Required Energy Offset (REO)

22.64 The Council's preferred approach to a developer remedying a required energy offset is the delivery of an off-site carbon reduction project within the borough, where delivery is certain and secured to the satisfaction of the Council. This could include renewable energy generation, energy efficiency improvements, retrofit projects or other measures that deliver a quantifiable and verifiable reduction in operational carbon emissions.

22.65 Where an appropriate off-site energy reduction project cannot be secured, or it is demonstrated that delivery-based offsetting is not feasible or viable, a cash-in-lieu contribution should be made to Haringey's Energy Offset Fund.

Offset Rates

22.66 Financial contributions to the Energy Offset Fund will be calculated based on the Required Energy Offset (REO) of a development. The current Energy Offset Rate is £1.32 per kWh/year, reflecting the estimated cost of delivering equivalent operational carbon reductions through local energy projects and interventions within the borough. The rate is based on the indicative costs of delivering and administering solar photovoltaic installations and other measures capable of achieving comparable operational carbon savings.

22.67 The Council will keep the Energy Offset Rate under review to ensure it continues to reflect the actual cost of delivering equivalent operational carbon reductions. As technology, construction costs and energy markets evolve over the plan period, the Council may revise the rate and publish updated guidance. Applicants should have regard to the most up-to-date rate published by the Council, which will supersede the rate set out above.

22.68 To support the efficient reuse and upgrading of existing buildings, Energy Offset Fund contributions will not normally be sought for elements of proposals involving the retrofit

of existing buildings. This reflects the significant whole-life carbon benefits associated with retaining and improving existing building stock and supports the Council's Retrofit First approach.

Policy ZC7: Assuring Energy Performance

A. All applicable development proposals must use an assured performance method to ensure that operational energy performance reflects design intentions and minimises the performance gap between predicted and actual energy use. Compliance may be secured through planning condition.

B. Major development proposals must disclose anticipated operational energy demand at pre-application and planning application stages and predicted operational energy demand at pre-occupation stage based on the final as-built design and specification.

C. Major development proposals must monitor and report actual annual operational energy demand to the Council for a minimum period of five years following first occupation.

Supporting Text

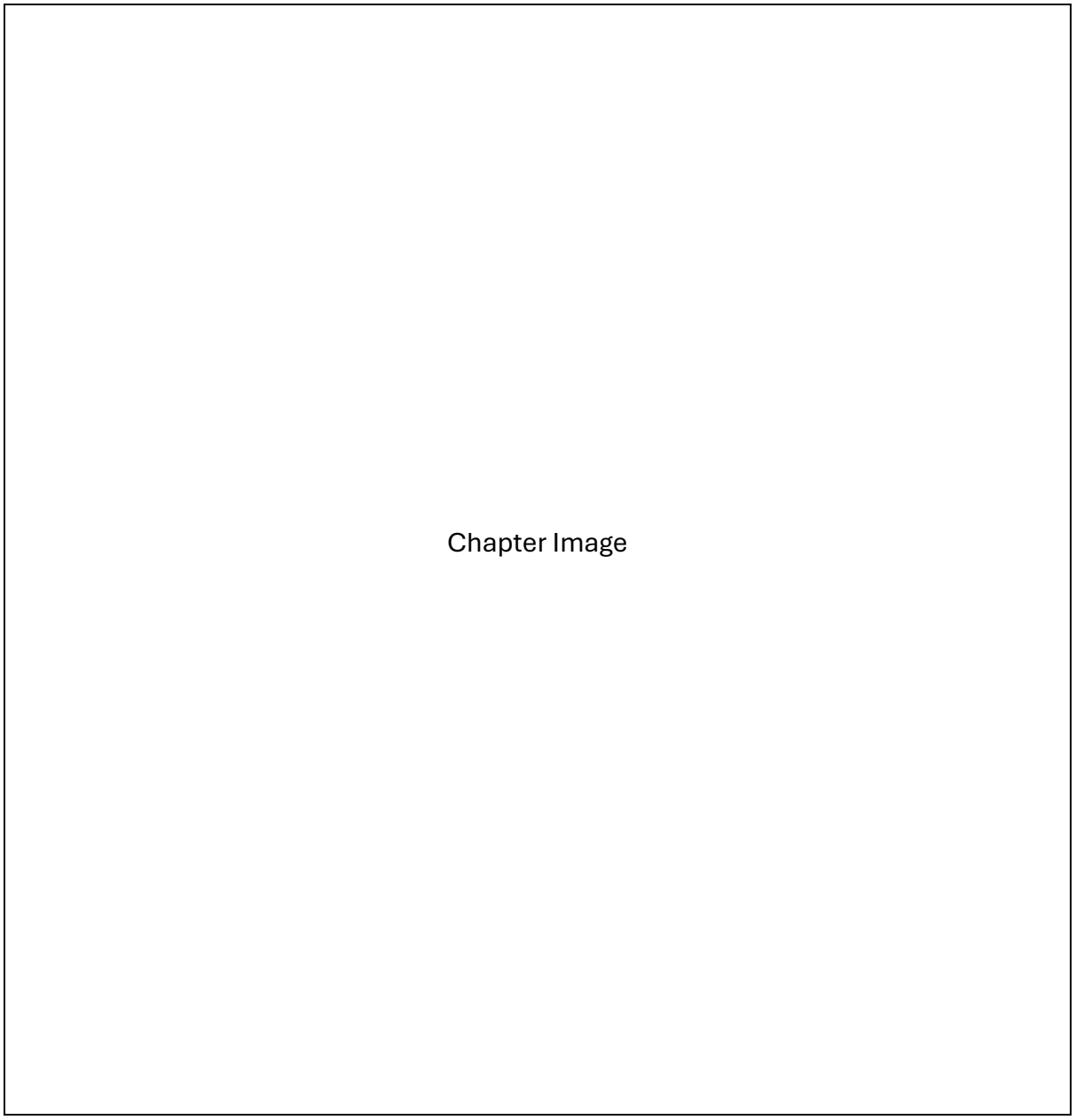
22.69 Achieving net zero carbon buildings require a better understanding of how buildings perform once occupied. While energy modelling plays an important role in predicting operational energy demand, evidence shows that completed buildings do not always achieve their anticipated performance. Reducing the gap between predicted and actual energy use is therefore essential to delivering genuine carbon reductions and ensuring that developments perform as intended.

22.70 To help minimise the performance gap, development proposals are required to apply an assured performance method that provides greater confidence that operational energy outcomes will be achieved in practice. This may include recognised standards such as Passivhaus or other Council-approved methodologies that incorporate quality assurance processes throughout design, construction and commissioning. Compliance should normally be demonstrated through independent certification or equivalent evidence to the Council's satisfaction. The Council may use planning conditions to secure the submission of relevant evidence prior to occupation.

22.71 Major development proposals are also required to monitor and report actual operational energy demand for a minimum period of five years following first occupation. Monitoring and reporting in-use performance helps improve understanding of building energy use, identifies any performance gap between design and operation, and supports continuous learning and improvement in the delivery of net zero carbon development. Applicants should comply with the GLA’s operational energy monitoring and reporting requirements and provide operational energy data in accordance with relevant guidance.

22.72

CHAPTER 23: SUSTAINABLE TRAVEL



INTRODUCTION

23.1 Our transport system comprises the transport infrastructure and transport modes that allow people and goods move from place to another. Sustainable travel that strives to maximise social, economic and environmental benefits for all users of the transport system within and connected with the borough, is crucial for the following reasons:

i. Accessibility of walking, wheeling, cycling, and public transport is central to being a fair borough where everyone has the same opportunities to live well,

ii. A well-functioning transport system supports our health and wellbeing, connecting us to the people and places we need to live healthy and productive lives,

iii. The way in which we move around impacts heavily on our goal to become a net-zero borough by 2041. Approximately a fifth of our carbon emissions derives from road-based motor transport.

23.2 Being a well-connected borough is key to the success of our economy, encouraging investment and enabling us to access business opportunities, goods, and markets across London and beyond.

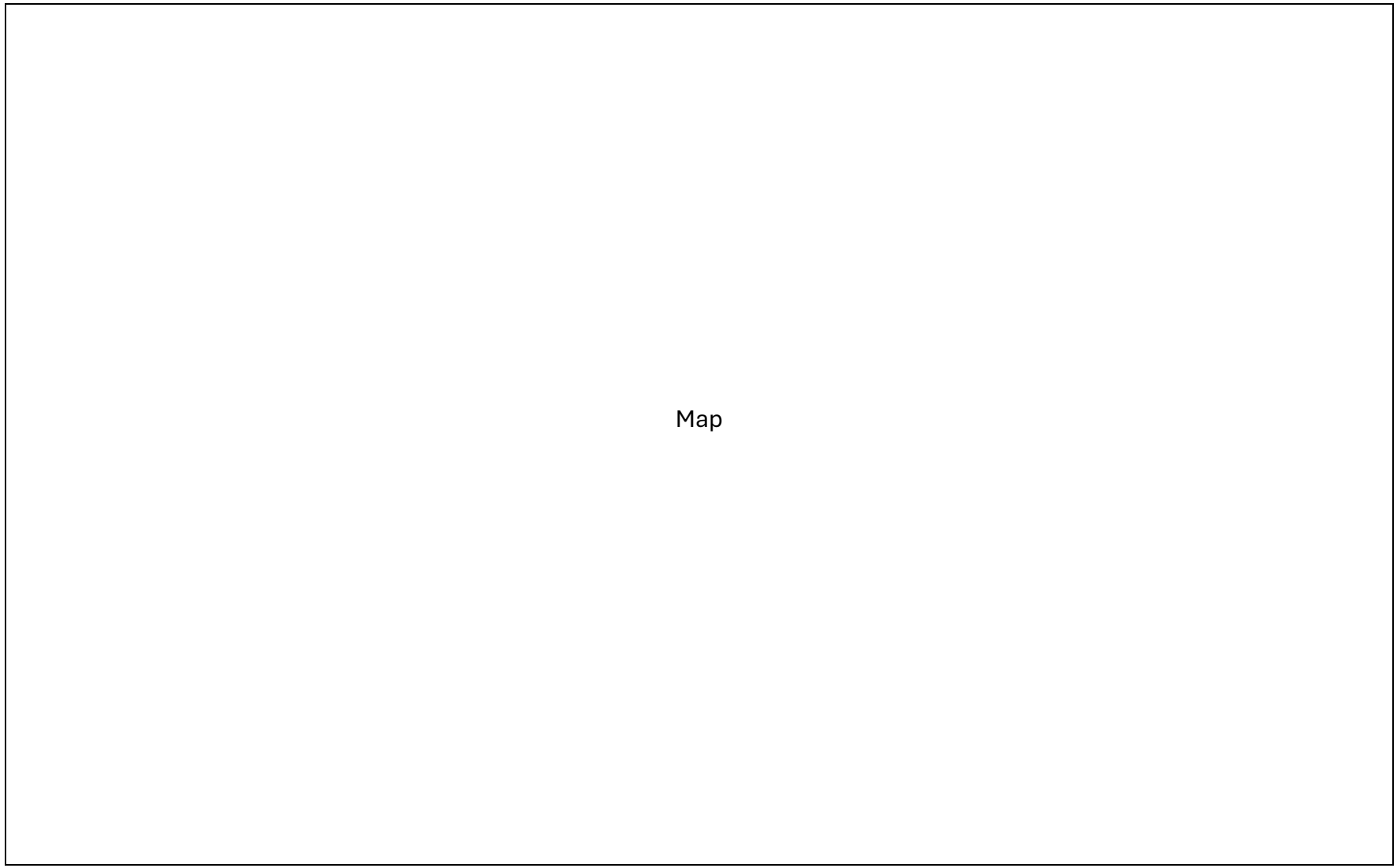
23.3 The NPPF and London Plan both require Local Planning Authorities to promote use of sustainable modes of travel. Local Plans are expected to support the Mayor of London's Transport Strategy and its strategic target of 80% of all trips in London being made by foot, cycle or public transport by 2041.

23.4 In recent years Haringey has taken big steps towards creating a more sustainable transport system. We have adopted an ambitious Walking and Cycling Action Plan (2022) to drive our active travel agenda, improve the health and wellbeing of residents and tackle climate change by reducing reliance on private motor vehicles (including electric vehicles) while supporting the transition to zero-emission vehicles where their use remains necessary. We have been delivering our ambitious Streets for People initiative at pace including implementing three Low Traffic Neighbourhoods, significantly expanding our School Streets programme, introducing the Haringey Dockless Bike Hire Scheme 2026, and improving key elements of our cycling network.

23.5 One of the six Placemaking Priorities of this Local Plan is 'Connecting to Opportunity: Improving active travel, public transport, and digital infrastructure so that people can easily and safely access the services and opportunities they need to reach their potential'. The Sustainable Travel policies that follow outline how future development in the borough should contribute positively to this priority.

23.6 The borough's highways and streets make an important contribution to the liveability of the borough. For example, a significant portion of our green infrastructure is integrated

within them. The design of our highways and streets is key as it affects how safe we feel as we navigate them and their contribution to the unique character of our communities.



Tables and Figures 11. Map of Transport Infrastructure in Haringey

Policy T1: Achieving Sustainable Travel

A. Development should take a vision-led approach setting out a transport planning vision for the site that delivers a safe, healthy, inclusive, and sustainable transport system in line with the Haringey Transport Strategy, Local Implementation Plan, Infrastructure Delivery Plan, Climate Change Action Plan, and Air Quality Action Plan, any successor or replacement documents, and the requirements of Part B of this policy.

B. Proposals will be supported where they:

(1) apply a Healthy Streets Approach, enabling walking, wheeling and cycling to be a first choice for travel for those who can, reducing the dominance of private vehicles;
(2) adopt a car-free development approach as the starting point;
(3) are in areas where day to day travel needs can be met in a sustainable manner, having regard to public transport, accessibility, walkability and proximity to key services and facilities;
(4) prioritise movement and the allocation of road space in accordance with the following transport hierarchy:

i. pedestrians and wheeling users
ii. cycling
iii. public transport
iv. shared mobility (including car clubs and shared services)
v. private motor vehicles;

(5) protect and safeguard existing and planned infrastructure and routes for walking, wheeling, cycling and public transport;
(6) create safe neighbourhood environments that improve personal and road safety in line with the Road Danger Reduction Action Plan, contributing to the Vision Zero objective, and reducing air and noise pollution;
(7) reduce transport-related and linked emissions;
(8) improve equity of access by ensuring that all users, including those with disabilities, older people, children and lower-income groups can safely, affordably and conveniently access jobs, services and opportunities;
(9) take a design-led approach to optimise the use of streets and transport infrastructure by treating them, where appropriate, as multifunctional spaces rather than solely movement corridors, ensuring they contribute to local character, climate resilience, social interaction and biodiversity, in accordance with Policy D1 (Haringey Design Principles);
(10) ensure that significant impacts on the operation, safety and sustainability of the regional and local transport system are avoided or mitigated; and
(11) support efficient and sustainable freight, deliveries, and servicing, including the use of zero and low emission vehicles, consolidation measures, and safe, well-designed servicing arrangements.

Implementation

C. All major development proposals and any other proposal that is likely to have a significant impact on the transport system should:

(1) be supported by a Transport Assessment or Transport Statement
(2) be supported by an Active Travel Zone Assessment (Day and Night time) and site Travel Plan
(3) support the transport vision by delivering and, where necessary, contributing to transport infrastructure improvements and other transport initiatives, provided they are directly related to the development and fairly and reasonably related in scale and kind.

D. All other development proposals should demonstrate, through the design vision and Design and Access Statement, how the development supports the transport vision and policies of this chapter, including the promotion of sustainable, active and inclusive travel choices.

E. All development proposals should support the transport vision by delivering and, where necessary, contributing to transport infrastructure improvements and other transport initiatives, provided they are directly related to the development and fairly and reasonably related in scale and kind.

Supporting Text

Vision-led Approach to Transport Planning

23.7 A vision-led approach to transport planning means establishing a clear and locally appropriate transport vision for how people and goods will move to, from and within a development, and then demonstrating how this can be achieved in practice.

23.8 The transport vision for a proposal must be derived from and consistent with the wider design vision developed in accordance with Policies D1 and D2 to help deliver relevant Council strategies and action plans. This plan also seeks to support the delivery of the London Mayor's Transport Strategy 2018 ambitions. The implementation of the policies would contribute to the Haringey's strategic target of 88% of trips to be made by foot, cycle or public transport by 2041.

A Healthy and Safe Transport System

23.9 Applying a Healthy Streets Approach aims to encourage walking, wheeling and cycling as the first choice, for those able to do so. The transport hierarchy reflects this prioritisation and guides the allocation of road space. However, the precise balance should be informed by the overarching transport vision, ensuring a strategic and context-led approach.

23.10 This policy seeks to create safe neighbourhood environments, supporting the Vision Zero objective to eliminate death and serious injury on the transport network. This includes enabling safe and convenient movement, reducing the risk of harm, addressing anti-social behaviour and perceptions of crime, and minimising the health impacts of transport through reduced noise and air pollution. Development proposals should have regard to the Road Danger Reduction Action Plan and the priority nodes and corridors it identifies.

A Sustainable and Resilience Transport System

23.11 Road-based motor transport accounts for nearly one fifth of Haringey's carbon emissions, making it a key focus for action to achieve the 2041 Net Zero Carbon target set out in the Haringey Climate Change Action Plan (2021). Supporting a shift to more sustainable modes of transport is central to this but must be complemented by directing development to more accessible areas to minimise the need to travel.

23.12 The role of freight, deliveries and servicing in transport movements is also increasing, reflecting changing travel patterns and the growth in online shopping. This policy reflects this change, requiring more efficient, strategic, and sustainable approaches to the movement of goods, including consolidation, low emission last-mile delivery and reduced reliance on motorised trips.

A Fairer Transport System

23.13 Development proposals should support the provision of safe, accessible and inclusive streets and transport options that allow people to access local services and facilities, as well as the wider opportunities available across London.

23.14 This is particularly important where inequities exist, for example communities in more deprived areas, where levels of car ownership are lowest, as well as for children with limited access to private outdoor space, and for people with disabilities or long-term health conditions, including respiratory and cardiovascular illnesses and diabetes.

23.15 While reducing reliance on private vehicles is a key objective, improving equity of access requires recognition that not all users are realistically able to rely on public transport or active travel. A vision-led approach should therefore prioritise improvements to inclusive and accessible sustainable transport infrastructure in the first instance to address those inequities. However, where needs cannot be fully met through these modes, development should ensure a range of appropriate and flexible transport options, so that equitable access to services, opportunities and everyday activities is secured for all users. In doing so the most sustainable alternative travel options should be prioritised, where feasible.

Implementation

23.16 Transport Assessments and Statements play an important role in ensuring that development is aligned with a vision-led approach to transport planning. Rather than relying solely on forecasts of future traffic growth, they should articulate a clear transport vision for a site and demonstrate how this can be delivered in practice, including, where appropriate, through the testing of reasonable scenarios. For smaller schemes where a Transport Assessment or Statement is not required, the transport vision should be set out within the Design and Access Statement.

23.17 Active Travel Zone Assessments should provide a focused understanding of the quality, safety and connectivity of walking, wheeling and cycling routes in the surrounding area, identifying where improvements are needed. Travel Plans should build on this by setting out targeted measures and monitoring arrangements to secure mode shift. Together, they should ensure that a vision-led approach is translated into effective on-the-ground outcomes.

23.18 The scope, methodology and level of detail of any supporting transport evidence should be proportionate to the scale, sensitivity and complexity of the proposal and its context, having regard to requirements in relevant local, regional and national guidance. Applicants are encouraged to confirm requirements with officers through pre-application discussions.

23.19 Transport infrastructure, measures and financial contributions will be secured through appropriate mechanisms, including planning conditions, planning obligations and highway agreements, to deliver targeted improvements in line with the transport vision. This ensures that development mitigates its impacts and actively supports a shift towards more sustainable, safe and efficient travel.

Policy T2: Walking and Wheeling

A. Proposals will be supported where they:

(1) prioritise pedestrian and wheeling movement in accordance with the transport mode hierarchy;
(2) respond to local context and need and deliver improvements that align with a vision for a safe, accessible, inclusive and high-quality walking environment;
(3) protect, enhance and expand the borough's existing and planned walking and wheeling infrastructure, with priority given to strategic routes and improvements identified in the neighbourhood chapters, Walking and Cycling Action Plan, Local Implementation Plan, Infrastructure Delivery Plan, Walk London Network, Smarter Travel Walking Guide, and other relevant or successor plans and guidance;
(4) improve walking and wheeling access to high streets, town centres, transport hubs, social infrastructure and open spaces by reducing severance over major roads and railways and enhancing the quality of the public realm and the space allocated for people to walk;
(5) support and complement the implementation of School Streets and Low Traffic Neighbourhoods;
(6) provide walking and wheeling environments that are inclusive and accessible to all users, including those with disabilities, older people, children and people with reduced mobility, in accordance with the principles of inclusive design;
(7) deliver walking and wheeling infrastructure that is high-quality, designed in accordance with the Pedestrian Network Design Principles and Haringey Streetscape Design Guide; and
(8) contribute to a vibrant, inclusive and high-quality public realm, which responds positively to local context, character and a sense of place, and, where appropriate, provides opportunities for resting, socialising and a range of activities and events, and delivers legible and well-connected routes with clear wayfinding.

Supporting Text

23.20 This policy supports Policy T1, the adopted Transport Strategy, and Walking and Cycling Action Plan by prioritising walking and wheeling first, in accordance with the transport hierarchy.

23.21 Development proposals should take a strategic approach to protecting and enhancing walking and wheeling infrastructure responding to local context and needs as well as opportunities to improve the strategic walking and wheeling network as identified in the neighbourhood chapters, Walking and Cycling Action Plan, Local Implementation Plan, Infrastructure Delivery Plan, Walk London Network, Smarter Travel Walking Guide, and

other relevant or successor plans and guidance. A key issue in Haringey is the provision and quality of east-west walking and wheeling routes, with major roads and railways acting as key barriers to movement.

23.22 This policy seeks to achieve equity of access, ensuring that people of all abilities are able to reach nearby opportunities including shops, transit nodes, schools, services, employment, leisure and recreation by walking or wheeling. Delivering a high-quality walking and wheeling environment is essential to this. Development proposals should demonstrate inclusive design in accordance with Policy D3 and the Haringey Streetscape Design Guide. This includes ensuring pavements are wide enough to support walking and wheeling, providing regular formal/ informal opportunities to sit and rest (so as not to impede walking and wheeling movement), particularly along strategic routes, and addressing key issues such as street clutter, and unsafe crossings, poor-quality surfacing and feelings of safety, particularly for women and girls.

23.23 Development is expected to deliver opportunities to expand the pedestrian network and address barriers to the use of its (for example busy main roads, railway lines) as well as improve its quality. Multifunctional environments should be created, which support people's ability and desire to walk, while creating attractive, safe spaces that support social interaction and are usable to as many people as reasonably possible without the need for special adaptation.

Implementation

23.24 Development proposals should demonstrate how they support and enhance walking and wheeling through proportionate assessment and design. This should identify existing barriers to movement and opportunities to improve route quality, safety and accessibility. For major developments and those with a significant impact on the transport system, this must be informed by an Active Travel Zone (ATZ) assessment (Day and Night), in line with Transport for London guidance, while for other developments this should be addressed within the Design and Access Statement. The findings of these assessments should directly inform the design of the proposal and the package of improvements proposed to delivery the transport vision.

23.25 Where appropriate, development will be expected to deliver new or improved walking and wheeling infrastructure and contribute to wider network enhancements. This should also include the provision of rest areas and wayfinding measures to help overcome barriers to walking and support access to key destinations. The scope, type and location of these improvements should be informed by relevant assessments and analysis and secured through planning conditions, obligations, section 278 agreements, or other mechanisms.

Policy T3: Cycling

A. Proposals will be supported where they:

(1) prioritise cycling in accordance with the transport mode hierarchy;
(2) respond to local context and need and deliver improvements that align with a vision for a safe, accessible, inclusive, legible, and high-quality cycling environment;
(3) protect, enhance, and expand the borough's existing and planned cycling infrastructure, with priority given to the local and strategic cycling network identified in the neighbourhood chapters, Walking and Cycling Action Plan, Local Implementation Plan, Infrastructure Delivery Plan, and other relevant or successor plans and guidance;
(4) provide a safe, coherent and continuous connection between the site and local or strategic cycling network and deliver cycling infrastructure that is inclusive and accessible to a wide range of users, including those with disabilities, older people, children and people with reduced mobility, in accordance with the principles of inclusive design; and
(5) deliver cycling infrastructure that is high-quality, designed in accordance with the Cycle Infrastructure Design local transport note and London Cycling Design Standards (Chapter 8), and other relevant or successor plans and guidance.

B. Proposals should meet or exceed the minimum cycle parking standards set in the London Plan, applying higher minimum cycle parking standards where they exist.

C. Proposals should provide inclusive, accessible, sheltered and secure cycle parking for all users.

(1) At least 20% of the total cycle parking spaces should be the most accessible type, such as 'Sheffield' stands;
(2) At least 10% of cycle parking provision must be designed and clearly designated to be specifically for disabled cyclists. These stands should be spaced further apart and close to access points to cater for users with disabilities;
(3) At least 5% of cycle parking provision should be designed and clearly designated for larger, non-standard cycles including cargo bikes; and
(4) Charging points for electric cycles should be provided where this can be delivered safely.

D. Major development proposals that include places of work should make provision for supporting facilities including changing rooms, lockers, showers, bike pump and repair facilities, and drying rooms proportionate to the required cycle parking provision.

E. Cycle storage in front gardens of residential properties will be supported provided it is of a high-quality design, secure, easily accessible, not visually intrusive, and does not harm the amenity of surrounding properties, having regard to:

(1) The size of the shed or storage shelter, the building and the garden;
(2) Its location and accessibility;
(3) Impact upon other front garden facilities, e.g. refuse storage facilities;
(4) Level of screening;
(5) The potential impact on the street and all users of the footway; and
(6) Appropriate and high-quality material selection, integrating sustainable solutions where possible.

Implementation

F. Local provision and need for on-street cycle parking, including cycle hire infrastructure (for example dockless and micromobility hire infrastructure) should be considered as part of Active Travel Zone Assessments.

Supporting Text

23.26 This policy supports Policy T1, the adopted and emerging Transport Strategy, and Walking and Cycling Action Plan by prioritising cycling in accordance with the transport hierarchy.

23.27 Development proposals should take a strategic approach to protecting and enhancing cycling infrastructure responding to local context and needs as well as opportunities to improve and expand the borough's cycling network as identified in the neighbourhood chapters, Walking and Cycling Action Plan, Local Implementation Plan, Infrastructure Delivery Plan, and other relevant or successor plans and guidance.

23.28 The Walking and Cycling Action Plan acknowledges that the borough is only fulfilling a small proportion of its potential cyclable trips and that improvements to the large gaps in cycle infrastructure will be required to realise this potential. Opportunities are greatest along key routes identified through strategic network analysis, in the centre and east of the borough where there is a greater reliance on walking, cycling and public transport, and around town centres, open spaces and social infrastructure. The Council will work with Transport for London to secure development contributions towards improvements to and the expansion of the strategic cycle network to meet the London Mayor's target of 70% of Londoners living within 400m of the strategic cycle network by 2041.

23.29 The 2021 Census showed that 3.9% of people in Haringey travelled to work by bicycle. This level of cycling is comparable to boroughs where higher cycle parking standards are already applied under the London Plan. Alongside the expected growth in cycling,

this supports the application of higher cycle parking standards in Haringey through this policy.

23.30 This policy seeks to ensure cycle parking meets the needs of users of non-standard cycles and disabled cyclists by ensuring that at least 20% of cycle parks are of the most accessible type, for example Sheffield stands. Sheffield stands must be provided as standalone units and not within double-deck arrangements, as upper tiers restrict space and reduce accessibility. 10% of parking spaces are required to be designed and designated for disabled cyclists in line with Wheels for Wellbeing Guidance. Provision of electric cycle charging points, where safe, means installing dedicated e bike charging infrastructure designed and located to minimise fire risks and manage lithium ion battery safety.

23.31 The Council will support cycle storage in front gardens where appropriate. Cycle storage in front gardens should be single-tiered and should have level access from the street, avoiding steps and narrow doorways. Provision of cycle storage should be designed to be in keeping with the locality and of high-quality and sustainable materials. If cycle storage in front gardens is not possible due to localised impacts or for other reasons, then applicants should work with Council officers to identify accessible alternatives. Full accessibility must be shown, either via side accessways or, as a last resort, through individual homes.

Implementation

23.32 Development proposals should demonstrate how they support and enhance cycling through proportionate assessment and design. This should identify existing barriers to movement and opportunities to improve route quality, safety and accessibility. For major developments and those with a significant impact on the transport system, this must be informed by an Active Travel Zone (ATZ) assessment (Day and Night), in line with Transport for London guidance, while for other developments this should be addressed within the Design and Access Statement. The findings of these assessments should directly inform the design of the scheme and the package of improvements proposed to support the transport vision.

23.33 Where appropriate, development will be expected to deliver and/or contribute to new or improved cycling infrastructure, including wider network enhancements. The scope, type and location of these improvements should be informed by relevant assessments and analysis and secured through planning conditions, obligations, section 278 agreements, or other mechanisms.

23.34 Where short-stay (visitor) cycle parking cannot be accommodated on site (for example if there is no public realm with direct access from the public highway or a dedicated off-street cycle store) then the Council will seek a financial contribution from applicants

towards the provision of general cycle parking to be installed on street in the vicinity of the site.

Policy T4: Public Transport

A. Proposals which adversely impact on the safety, functionality, reliability, or viability of existing public transport networks or are contrary to the safeguarding of public transport infrastructure, including Crossrail 2 will be refused.

B. Proposals should ensure that walking, wheeling and cycling infrastructure is seamlessly integrated with public transport, providing safe, direct, inclusive and accessible connections between modes to enable convenient door to door journeys.

Implementation

C. The Council will advocate for, and work proactively with, Transport for London, public transport operators, Network Rail/Great British Railways, developers and other partners to secure and deliver improvements to public transport infrastructure.

D. In accordance with Policy T1, proposals should, where appropriate:

(1) contribute towards improvements to the bus network and associated infrastructure, including bus capacity, bus priority measures and bus standing/driver's facilities;
(2) contribute to improving rail infrastructure at local stations, including travel interchange facilities and step free access; and
(3) contribute to improvements in the accessibility to and from public transport interchanges as part of an integrated transport system.

Supporting Text

23.35 Haringey benefits from good radial public transport links to central London, including the Northern, Piccadilly and Victoria lines, as well as London Overground and National Rail services. However, improvements such as the following are needed to support a growing population and enable more sustainable travel within the borough and beyond:

i. Better access to public transit stops and stations for disabled people, parents with pushchairs, and cyclists.
ii. Better east-west connections.
iii. Extra capacity to address overcrowding.
iv. Better bus speeds and more reliable journey times (particularly on congested corridors)
v. Better public transport connectivity in north and west Haringey

23.36 This policy seeks to protect existing and planned public transport infrastructure and support the delivery of an integrated transport system that provides high-quality, accessible connections between public transport, walking, wheeling and cycling networks, supported by clear and legible wayfinding.

23.37 Early engagement with Transport for London, Network Rail, and other relevant operators is essential to ensure that potential impacts on public transport infrastructure are identified, assessed and appropriately mitigated.

23.38 The Council will continue to support and advocate for improvements to the public transport system, working together with Transport for London, transport operators, developers and other key stakeholders. Key strategic projects include:

i. Crossrail 2
ii. Bus prioritisation measures, including through the Better Bus Partnerships Initiative
iii. Improvements to the Piccadilly line
iv. Step free access to stations and bus stops and pedestrian improvements
v. Low emission bus zones

23.39 Crossrail 2 is a proposed regional rail scheme that could serve the borough via routes including Tottenham Hale, Northumberland Park, Seven Sisters and Wood Green/ Turnpike Lane and Alexandra Palace. Although work was paused in 2020, the Council continues to advocate for its delivery, and safeguarding directions remain in place and must be respected by development.

23.40 A particular focus is required to ensure public transport is accessible to everyone, especially for those with disabilities, young children, the elderly and others who currently face barriers when seeking to use public transport.

23.41 There are several rail and tube stations within Haringey that do not offer step-free access. The Council will continue to advocate for the delivery of increased step-free rail and tube stations in the borough with Transport for London and Network Rail and seek contributions from appropriate development schemes to contribute to these projects.

Implementation

23.42 Development proposals should demonstrate how they support and enhance public transport use through proportionate assessment and design. This includes identifying existing barriers to movement and opportunities to improve easy, safe and inclusive walking, wheeling and cycling access to public transport as part of Design and Access Statements and/or Active Travel Zone (ATZ) assessments (Day and Night).

23.43 The findings of these assessments, as well as Transport Assessments, Statement and Travel Plans, where required, should directly inform the design of the scheme and the package of improvements proposed to support the transport vision.

23.44 Where appropriate, development will be expected to deliver and/or contribute to new or improved public transport infrastructure. The scope, type and location of these improvements should be informed by relevant assessments and analysis and secured through planning conditions, obligations, section 278 agreements, or other mechanisms.

Policy T5: Car Parking

A. All development proposals should adopt a car-free approach as the starting point.

(1) In locations that are, or are planned to be, well connected to opportunities and services by sustainable transport modes (including walking, wheeling, cycling and public transport), development will be expected to be car-free.
(2) In other locations, car-free development should remain the starting point. Where this is not achievable, proposals should be car-lite, providing the minimum necessary car parking only, within the relevant maximum parking provision standards. Any car parking proposed must be clearly justified, having regard to the development's vision-led approach to transport.
(3) Provision must be made in all locations for disabled persons' parking in accordance with Part E of this policy.
(4) Car parking may also be provided where it is essential for operational or servicing needs and where this is clearly justified.

Residential Parking

B. New residential development including conversions should not exceed the maximum parking standards set out in Table 141.

Location	Number of beds	Maximum parking provision
PTAL 4-6	All	Car-free (except for disabled person parking and any other parking essential for operational or servicing needs)
PTAL 3	1-2	Up to 0.25 spaces per home
PTAL 3	3+	Up to 0.75 spaces per home
PTAL 0 -2	1-2	Up to 0.5 spaces per home
PTAL 0 -2	3+	Up to 1 space per home
Development proposals in Opportunity Areas should comply with the above maximum parking standards and, in addition, must not exceed 0.5 spaces per home, whichever is the more restrictive.		

Tables and Figures 12. Residential Parking Standards

C. Student accommodation and large-scale purpose-built shared living developments should be car-free except for disabled parking where it is demonstrated to be necessary.

D. The Council will permit a higher level of car parking for estate regeneration proposals provided that:

(1) Car parking has been reduced to meet the minimum needs of returning residents, in line with the transport vision. Where parking exceeds the

Council parking standards, robust site-specific evidence of parking need should be provided;

(2) Existing occupiers with established parking spaces or permits are to return to the site once the development is completed and that the retained or re-provided parking is for those residents only; and

(3) The retained or re-provided parking is delivered alongside targeted measures to promote walking, wheeling and cycling.

E. On-site disabled persons parking should be provided for new residential developments. Residential development proposals delivering ten or more units must, as a minimum:

(1) Ensure that for at least 3% of homes, at least one designated disabled person parking bay per dwelling is available from the outset;

(2) Demonstrate clearly as part of the Design and Access Statement and Parking Design and Management Plan, how an additional 7% of home can be easily and quickly provided with one designated disabled persons parking space per dwelling in future, upon request. This should be secured at the planning stage;

(3) In relation to (1 and 2), the Council will require a higher proportion of disabled parking spaces to be provided from the outset where evidence indicates that the nature, tenure and/or location of a proposed development is likely to generate a higher level of demand;

(4) Provide disabled parking spaces that are designed and delivered to meet the needs of wheelchair user homes in the development; and

(5) Protect the provision of disabled spaces for intended users – they must not be sold off, leased or used by other residents irrespective of initial occupancy levels.

F. With regard to Table 141, where car parking is proposed, it must be allocated equitably, including between market and affordable homes. Applicants will be required to provide details on the allocation and management of on-site car parking. Car parking should be leased and allocated in the following order of priority:

(1) Wheelchair accessible homes or to residents with a disability and the need for a car parking space;

(2) Family sized homes (3 bedrooms and larger);

(3) 2 bed homes;

(4) Any other homes.

Non-residential car parking

G. Parking provision for non-residential development should not exceed the maximum car parking standards set out in the London Plan 2021. Parking for disabled people should be provided where it is demonstrated to be necessary.

H. Leisure or retail car parking within town centres should be shared with public parking and not reserved for customers of a particular development. On-site town centre parking should be:

(1) Appropriately located and sized to support the viability of the town centre and ensures the use of the site is optimised;
(2) Support the rapid turnover of spaces;
(3) Include maximum stay restrictions;
(4) Provide alternative access to the use of a car by providing car club bays; and
(5) Consider the need for safe parking options for motorcycles and mopeds

Electric Vehicle Charging

I. Where car parking is permissible, infrastructure for Electric and Ultra-Low Emission vehicle infrastructure should be provided in accordance with the London Plan (provision for both active and passive infrastructure).

Removal and redevelopment of car parking

J. Proposals for the redevelopment of existing car parks and garages for alternative uses will be supported, subject to a Transport Assessment/Statement. Adverse impacts of loss of parking on those with disabilities and mobility needs should be appropriately mitigated. Proposals for new standalone public car parks (and other motor vehicle public parking) will be refused.

K. The Council will support the removal of off-street parking where it accords with Policy T1.

Implementation

L. Parking Stress surveys may be required for residential development proposals involving a net gain of 5 or more homes, or any other proposals in areas of existing or potential parking stress, where the proposal is likely to result in a material increase in on-street parking demand.

M. Where a proposal would result in unacceptable parking stress, permission will only be granted where proportionate mitigation is secured. Mitigation may include, reducing proposed parking provision and/or planning obligations towards parking management, electric vehicle infrastructure, car clubs and/or local walking, wheeling and cycling improvements.

N. A Parking Design and Management Plan should be submitted alongside all proposals which include car parking provision. This must include how proposed parking will be managed and enforced, including how disabled persons parking spaces have been designed in accordance with relevant standards, a schedule of all disabled bays (initial and safeguarded) and how

the provision is to be handled at the outset as well as protected for future disabled parking use.

O. Car-free arrangement will be secured via Section 106 legal agreement with future owners and occupiers prevented from applying for an on-street residential parking permit. The only exception to this would be for blue badge holders.

Supporting Text

23.45 This policy seeks to reduce car usage and promote active travel. Limiting or reducing opportunities for parking can lessen congestion, improve health and safety, reduce air pollution and carbon emissions, and create environments that are more attractive for walking and cycling. Excessive car parking is also an inefficient use of scarce developable land in the borough.

23.46 The potential for encouraging people to shift their mode of travel away from the car is particularly strong in the most accessible parts of the borough. The Council encourages all proposals to be car-free development as a starting point, demonstrated through the vision-led approach to transport planning established for the site. Proposals in locations that have good access to public transport (PTAL 4-6 and Opportunity Areas) are required to be car-free development. Development in other parts of the borough should be car-free where possible or otherwise provide the minimum necessary parking which is known in the London Plan as car-lite.

23.47 Notwithstanding this, the Council recognises that the restriction of parking may have equity implications for some individuals and groups. New developments, even those that are car-free, will be required to provide on-site disabled parking.

23.48 The Council's policy aligns with the London Plan 2021 approach and additionally recognises that there is a local need to deliver more than the 3% of disabled parking spaces at the outset for some types of developments and situations. For example, social, affordable housing, specialist housing or other residential developments, where there is a higher baseline need for disabled parking, where there is a high proportion of blue-badge owners, or where there is an existing shortfall of disabled parking bays in the area. This approach is necessary for Haringey having regard to the number of people in the borough who have a physical disability or otherwise have accessibility needs, and additionally the high proportion of those people who are living in social housing accommodation.

23.49 Where disabled parking is provided, car parking spaces are to be located within the development and in close proximity to the nearest entrance or lift and should be designed and delivered ensuring a wheelchair user will be able to access and egress their car safely in accordance with best practice standards and guidance outlined in the

London Plan 2021. This standard is to be applied for both initial and future disabled parking provision.

23.50 For major residential developments, applicants must demonstrate in the Design and Access Statement and Parking Design and Management Plans how an additional 7% future disabled parking provision will be delivered. Schemes must identify convertible or safeguarded areas within the site layout that can be easily converted into disabled bays when required, with a clear explanation of the delivery mechanism.

23.51 Safeguarded areas must remain free of permanent structures, must not be re-purposed for other uses such as floorspace or plant rooms, and cannot be counted toward required open space or public realm provision that is otherwise required to make the proposal acceptable in planning terms. Section 106 obligations will secure that these spaces can be delivered without removing essential infrastructure or reducing required amenity or public realm.

23.52 It is expected that Parking Design and Management Plans are periodically reviewed to assess the demand for disabled parking, including at first occupation and thereafter as required, subject to agreement with the Council. Where a need for additional disabled parking is identified, owners will be expected to convert safeguarded spaces within 3-6 months of the request being made.

23.53 Where car parking is provided, it must be allocated equitably including between market and affordable homes. If the level of parking proposed for affordable homes is less than that proposed for market homes, the disparity will need to be fully justified taking account of the estimated demand and information on relative levels of car ownership. Residents in social housing (particularly families) do not have the same degree of choice over where they live compared with those in market homes and should not be unfairly disadvantaged by proposed parking allocations.

23.54 It is expected that all parking spaces should be provided within the development site and not on the public highway. Where evidence is presented that it is not possible to accommodate parking requirements (including disabled parking, i.e. due to land constraints) on-site, the Council will consider on-street parking as an alternative, if possible. Where such a proposal is deemed acceptable, the Council will require payment of a commuted sum, considering both the cost of implementation and maintenance of any parking bay and infrastructure for electric or other Ultra-Low Emission vehicles, feasibility and capacity, as well as the opportunity cost of lost kerbside space, for example in terms of parking revenues.

23.55 The provision of motorcycle parking as a substitute for car parking is supported within the maximum standards. As a guide, approximately five motorcycle spaces can be accommodated in place of each permitted car space.

Implementation

23.56 Where a parking stress survey is required, it should be undertaken in accordance with the methodology set out in the Lambeth Council Parking Survey Guidance Note 2021 to determine whether there is sufficient capacity within the existing on-street parking bays to accommodate the increased demand.

23.57 Matters to be consider when determining whether the proposed parking is likely to result in on-site parking stress could include location, occupancy levels, existing and future parking controls, cumulative development impacts and other local characteristics. Notwithstanding, the need for a parking stress survey will be determined on a case-by-case basis at the pre-application and/or planning application stage, having regard to any parking stress issues identified.

23.58 Where development proposals are required to support car club expansion, the roll out of electric vehicle fleet and supporting infrastructure will be prioritised to align with the aspirations of the emerging Haringey Electric Vehicle Strategy.

23.59 The Council will permit parking for essential operational or servicing needs where the need for this is justified within the associated Transport Assessment/Statement and measures have been applied to minimise the number of vehicle trips.

23.60 Where appropriate, contributions will be required for on-street/ off-street provision of electric vehicle and other low emission vehicle infrastructure.

Policy T6: Vehicle Crossovers and Front Gardens

A. Proposals for a new vehicle crossover will be resisted unless it can be demonstrated that the proposal will not:

(1) negatively impact walking, wheeling or cycling. This includes maintaining the comfort, accessibility, amenity and safety for people who are wheeling, walking or cycling where pavements or kerbside space is shared;
(2) negatively impact highway safety;
(3) reduce on-street car parking capacity within a Controlled Parking Zone;
(4) negatively impact on on-street electric vehicle charging infrastructure;
(5) lead to the loss of, or harm to, high-quality trees;
(6) detract from the street scene and the historic environment; and
(7) increase flood risk or compromise drainage systems.

B. Proposals for the removal of vehicle crossovers will be supported where the proposal will not result in a reduction in pedestrian or highway safety.

C. Where planning permission is required, the Council will only permit parking on front gardens where a minimum of 50% of the original soft landscaping area is retained. All proposals must appropriately manage flood risk and sustainable drainage in line with Policy CR4 and CR5. Any hard standing should incorporate the use of a permeable material.

Supporting Text

23.61 A vehicle crossover (also known as a dropped or lowered kerb) provides the legal means for motor vehicles to cross the footway and access off-street parking. New vehicle crossovers can adversely affect pedestrian safety and accessibility by increasing conflict between vehicles and people using the footway. The provision of front garden parking can also result in the loss of soft landscaping and vegetation. The cumulative effect of these changes can increase flood risk, reduce urban greening and biodiversity, erode local character, and undermine the Plan's sustainable travel and climate resilience objectives.

23.62 The Council will therefore seek to resist vehicle crossovers and minimise the loss of front garden landscaping where adverse impacts cannot be adequately mitigated. Any proposals for crossovers on the Transport for London Road Network will require approval by TfL. Proposals should be in line with TfL's Crossover Guidance and the Council's Crossover Guidance.

23.63 In accordance with the General Permitted Development Order 2015, planning permission for a new or replacement driveway is not required provided that the surface is permeable (or porous) which allows water to drain through, such as gravel,

permeable concrete block paving or porous asphalt, or provision is made to direct run-off water from the hard surface to a permeable surface within the curtilage of the dwelling. If the surface to be covered is more than five square metres planning permission will be needed and the policies in Policy T6 would apply.

23.64 Where the removal of vehicle crossovers are proposed and supported, it is expected that the applicant would contribute to the reinstatement of the footway in full, and an amendment to a Traffic Management Order (TMO) if required.

Policy T7: Freight, Deliveries and Servicing

A. Development will be supported where adequate provision is made for deliveries and servicing, and this is achieved in a safe, efficient and sustainable way. Provision must be:

(1) Appropriate to the scale, form and location of the proposed development;
(2) Acceptable in terms of impact on amenity of adjacent properties; and
(3) Acceptable in terms of impact on the highways network including the safe movement of pedestrians and cyclists. Any proposal which will result in an unacceptable impact to the safety of pedestrians, cyclists and the highway network will be refused.

B. Development proposals must provide for on-site servicing, wherever practicable. This should allow all goods and refuse collection vehicles likely to service the development at the same time to be conveniently loaded and unloaded. Access and egress to the site should be in forward gear with appropriate swept path analysis provided demonstrating that all servicing and delivery vehicles requiring access will be able to do so.

C. Major commercial and industrial development proposals should provide for freight consolidation to minimise the need for freight trips. Applicants should explore opportunities to work together with adjoining owners and occupiers to manage freight and servicing on an area-wide basis

D. Railheads will be safeguarded unless it can be demonstrated that a railhead is no longer viable or capable of being made viable for rail-based freight-handling.

E. Wherever possible, delivery to and servicing of development should take place outside of peak hours.

Implementation

F. Major development proposals should be accompanied by a Delivery and Servicing Plan to demonstrate that delivery and servicing matters have been appropriately considered and addressed, including for residents and business occupiers. This should identify how the chosen arrangements and minimise servicing trips and emissions and prioritise consolidation, cargo-cycle and walking deliveries and zero-emission vehicles.

G. Major development proposals should be accompanied with a Construction Logistics Plan, having regard to Policy D15.

H. All development proposals should provide details of refuse and recycling collections, indicating locations for collection vehicles to wait and locations of refuse and recycling bin storage.

Supporting Text

23.65 Commercial vehicles represent around one-sixth of all traffic in London, contributing to congestion, air pollution, and adverse effects on amenity. Taking this into account, it is important that development helps support a more efficient and sustainable transport network by planning to accommodate sustainable deliveries and servicing, taking opportunities for consolidation, and promoting deliveries at less busy periods of the day.

23.66 It is expected that servicing should be carried out on-site, outside of peak hours – morning and evening commuting peaks and school drop off and pick up times (i.e. 08:00-09:00, 15:00-16:00 and 17:00-18:00). Delivery storage facilities should be provided, such as secure unattended or concierge-managed delivery facilities.

23.67 Development proposals should consider ways to reduce congestion caused by servicing and deliveries, such as implementing last-mile deliveries by foot, cycle or zero-emission vehicle, and should justify where such measures are not possible. Applicants will be encouraged to engage early with the Council to identify opportunities for last-mile logistic hubs to support sustainable deliveries.

23.68 Servicing areas should provide sufficient space or facilities for all vehicles to enter and exit the site in a forward gear. Major development proposals should consider provision for on-site refuse compactors to reduce waste servicing vehicular trips.

23.69 Off-site consolidation to reduce the number of deliveries should be considered for major development proposals (in particular, non-residential and mixed-use developments) or where access to the site is constrained, such as urban consolidation centres, micro-consolidation centres and pick up drop off. While smaller developments should also include consolidation strategies such as common and local procurement.

23.70 Development proposals at logistics and industrial locations should identify opportunities to provide hydrogen refuelling stations and rapid electric vehicle charging points.

Implementation

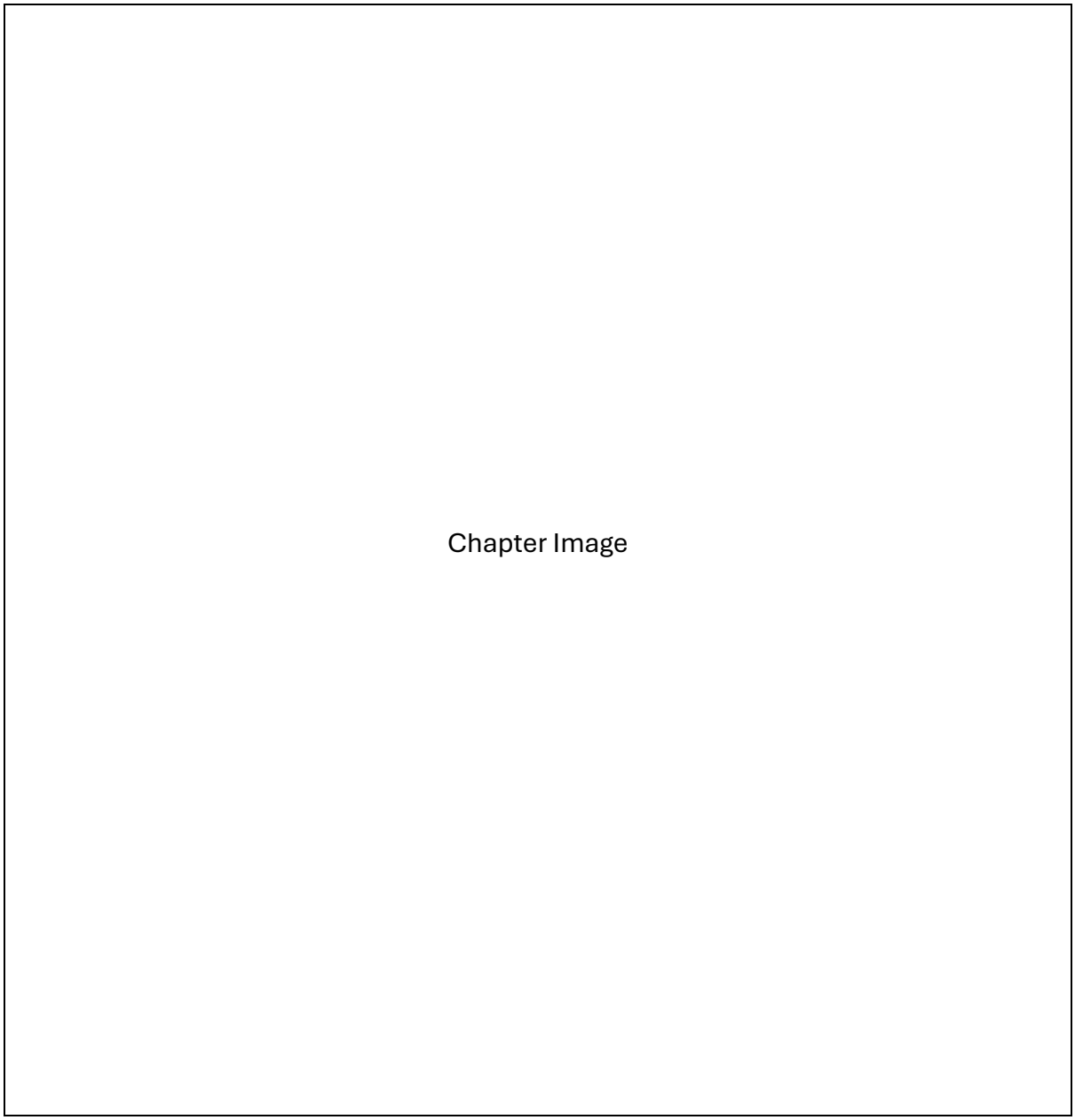
23.71 Major developments should be supported by a Delivery and Servicing Plan in accordance with the Council's Validation List and relevant Transport for London published guidance to demonstrate that adequate provision will be made for deliveries and servicing and that this will be achieved in an efficient and sustainable way. Swept path tracking should be provided to confirm that this is possible for all vehicles that are

anticipated to enter and exit the servicing and delivery area with consideration of 300mm error margins. Delivery and Servicing Plans should also identify how the chosen arrangements will support sustainable delivery and servicing such as through providing parking and recharging provision for e-cargo bikes.

23.72 Delivery and Servicing Plans will also be required to assess the ongoing freight impact of the development and minimise and mitigate impacts on the transport system and nearby area. Use of low-emission vehicles and efficient and sustainable delivery systems which minimise motorised vehicle trips is encouraged.

23.73 Where evidence is presented that it is not possible for servicing to be carried out on site, the Council may consider allowing servicing on the public highway where this can be done safely and does not conflict with other highway objectives, subject to Transport for London approval. In such situations the Council may seek a commuted sum, considering both the cost of implementation and maintenance of any loading bay, as well as the opportunity cost of lost kerbside space, for example in terms of parking revenues.

CHAPTER 24: GREEN AND BLUE INFRASTRUCTURE



INTRODUCTION

24.1 Green and blue infrastructure refers to the network of green and blue spaces and natural features in the borough. It includes our parks and playing fields, trees and woodlands, private gardens, green roofs, rivers, streams, and sustainable drainage systems.

24.2 Haringey is home to a wealth of such infrastructure. The east of the borough contains part of the unique Lee Valley Regional Park, while the west contains four nationally important ancient semi-natural woodlands: Highgate Wood, Queen's Wood, Coldfall Wood and Bluebell Wood. The borough also contains the Parkland Walk Local Nature Reserve and a network of Sites of Importance for Nature Conservation, alongside large public parks at Alexandra Palace and Finsbury Park and a network of smaller, local parks. The Moselle Brook originates in Muswell Hill and Highgate flowing onwards through Tottenham and towards the Lea Valley and River Lee Navigation.

24.3 The NPPF sets out that planning policies should contribute to and enhance the natural environment and sets out a range of ways in which biodiversity and geodiversity should be protected and enhanced.

24.4 Green and blue infrastructure provides a wide range of environmental, economic, health and wellbeing benefits for our communities, our natural environment, and the climate. It provides spaces for physical activity, healthy food growing, contemplation, and de-stressing, while reducing urban heat risk, noise pollution, flooding and poor air quality. In addition, it provides opportunities for our communities to socialise, play and hold events and pleasant routes to move through our borough, all of which serve to enrich our culture and sense of belonging.

24.5 The protection and enhancement of our blue and green infrastructure is key to mitigating and adapting to a changing climate and ensuring that our communities become more resilient in the future. Trees and vegetation play a key role in removing carbon dioxide from the atmosphere and blue and green infrastructure helps the borough cope with more extreme weather events.

24.6 As the impact of climate change on weather and habitats becomes more pronounced, we are increasingly needing to explore ways to manage extreme hot weather as well as heavier rainfall and more frequent storms.

24.7 The evapotranspiration-based cooling benefits of green and blue space in cities is critical to maintaining comfortable air temperatures in our warming climate. Vegetation and trees also provide much needed external shading, protecting people from harm during heat waves. Vegetation can also play an important part in sheltering people from strong winds by reducing the wind tunnel effect in urban environments. Sustainable

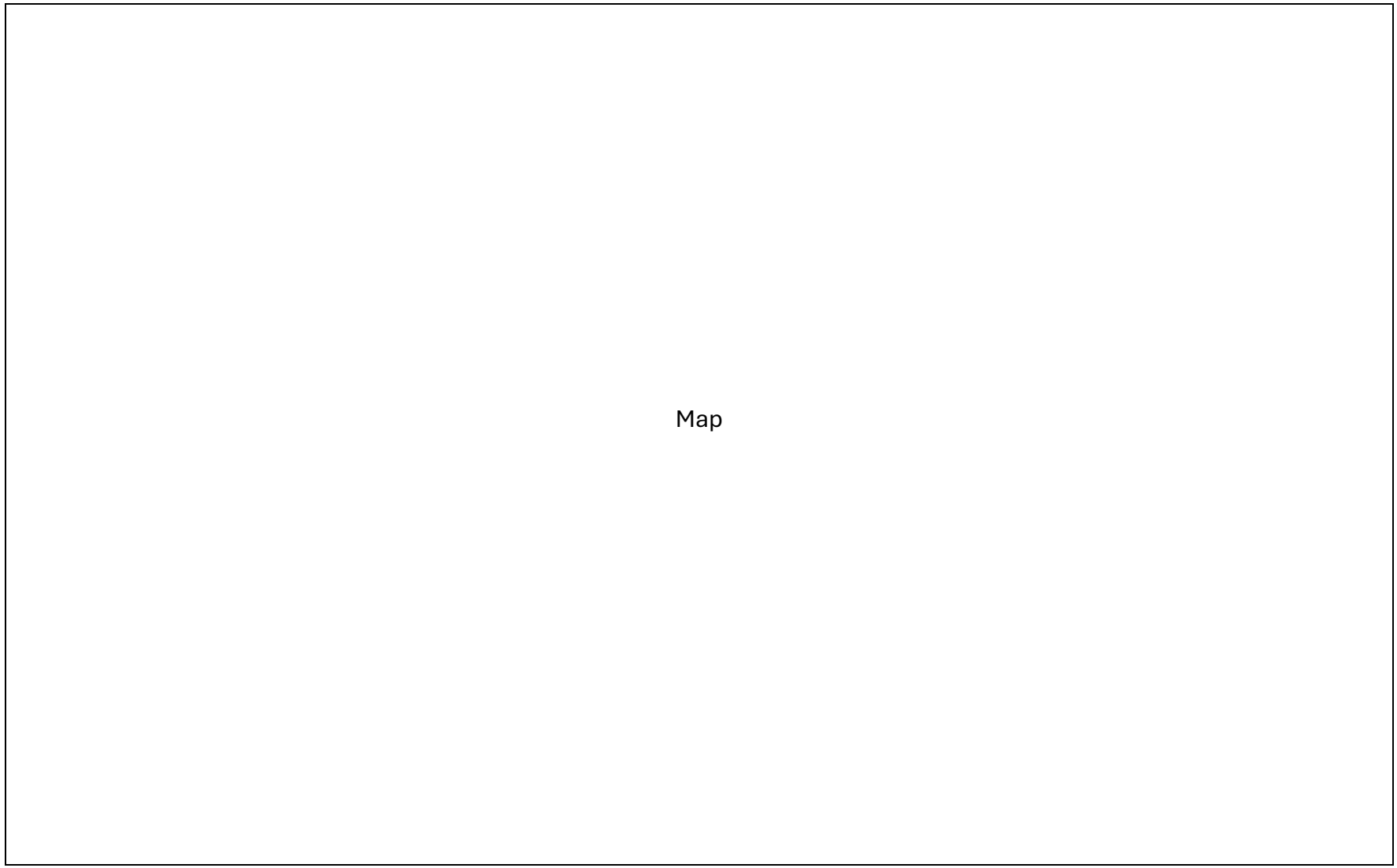
drainage systems can allow rainwater to be absorbed by the ground rather than flowing into the sewer network and thereby reduce risks of surface water flooding.

24.8 Local authorities in England have a legal duty to conserve biodiversity as part of policy and decision making, and restoration of river corridor wildlife and habitats also forms part of this responsibility. As part of this duty local authorities should consider what they can do to conserve and enhance biodiversity, agree policies and specific objectives based on this consideration, and act to deliver policies and achieve objectives.

24.9 The UK is consistently ranked in the 10% of worst-rated countries in the world for the extent to which its ecosystems have retained their natural animals and plants, so local authorities have a duty to prioritise nature recovery and environmental net gain in local plans to help restore the natural environment that has been lost so that we can protect the resilience and longevity of our planet.

24.10 Green and blue infrastructure can also deliver economic benefits by creating high-quality environments and places that attract visitors and investment that support the local economy.

24.11 It is essential that all people in our community have access to the significant benefits that green and blue infrastructure can provide.



Tables and Figures 13. Map of xxxxxxxxxxx

Policy G1: Green and Blue Infrastructure

A. Proposals should take a strategic approach to conserving, enhancing and expanding Haringey's habitats and green and blue infrastructure networks in line with the Haringey Parks and Green Spaces Strategy (and supporting plans), Haringey Climate Change Action Plan, London Green Infrastructure Framework, London Local Nature Recovery Strategy, London Urban Forest Plan 2025, the Council's upcoming Local Nature Recovery Action Plan, placemaking aspirations in the neighbourhood chapters, any successor or replacement documents, and in accordance with the policies in this chapter.

B. Proposals should protect, enhance existing green and blue infrastructure and deliver new green and blue infrastructure, ensuring such infrastructure is considered from the outset of the design process and fully integrated as a key asset within development in accordance with the following Green Infrastructure Principles:

(1) Optimise the benefits that nature provides to health and wellbeing, including encouraging physical activity and active travel, improving mental health, providing cooling and shading, enabling food growing, and addressing air, noise and water pollution;
(2) Make green and blue infrastructure accessible, connected and inclusive for all communities across the borough, while addressing inequities in both access to and the environmental, social and health benefits derived from it;
(3) Achieve an environmental net gain by restoring and enhancing our ecosystems, supporting ecologically diverse and species rich habitats, and protecting and connecting nature corridors and ecological networks across the borough;
(4) Deliver benefits for current and future generations by ensuring that green and blue infrastructure helps achieve the borough's 2041 Net Zero Carbon target, supports resilience and adaptation to climate change, is itself resilient to current and future pressures, and is designed, managed and maintained in a manner that is efficient, financially sustainable and capable of securing long-term benefits;
(5) Integrate with and build upon existing green and blue infrastructure to protect and enhance its value, while ensuring new and enhanced infrastructure strengthens local character, fosters social integration, allows for learning, reinforces a sense of place, and maximises community benefits; and
(6) Optimise the variety and multi-functionality of green and blue spaces, where appropriate, in a way which supports nature but also provides for the needs and aspirations of the borough's communities.

Implementation

C. All major development proposals and any other proposal that is likely to have a significant impact on protected open and natural spaces should:

(1) be supported by a Green and Blue Infrastructure Plan (which may be a component of a Design and Access Statement), proportionate to the scale and intensity of the development, setting out how the development responds to the policies in this chapter; and
(2) set out how green and blue infrastructure delivered or associated with the development will be managed, maintained and monitored over the long term

D. All other development proposals should:

(1) demonstrate through the design vision and Design and Access Statement, how the development responds to the policies in this chapter; and
(2) ensure that the green and blue infrastructure proposed can be practically and effectively managed and maintained over the long term.

E. To comply with the policies in this chapter, development proposals should, where necessary, deliver and/or contribute to green and blue infrastructure improvement/initiatives.

Supporting Text

Strategic approach to conserving and enhancing the natural environment

24.12 Haringey's green and blue infrastructure is one of the borough's most valued assets, with parks and open spaces consistently identified by residents as a key reason why Haringey is a good place to live.

24.13 This policy requires development proposals to take a strategic approach to conserving, enhancing and expanding habitats and green and blue infrastructure, in line with relevant plans and strategies and the priorities identified within the neighbourhood chapters, helping to realise the Council's ambition for parks and green spaces to be inclusive, shared places that advance wellbeing, climate resilience, biodiversity recovery and sustainability. Opportunities exist across the borough; however, the greatest opportunities are identified within the borough's Opportunity Areas of Wood Green and Tottenham and the Placemaking Focus Areas.

24.14 A strategic approach means considering green and blue infrastructure from the outset of the design process so that it is fully integrated into development, contributes a wider network across the borough and beyond, and helps realise placemaking objectives and priorities. The Council will expect site appraisals and early pre-application discussions to include issues, opportunities and a high-level strategy for green and blue infrastructure.

24.15 Given the scarcity of land in Haringey, green and blue infrastructure should maximise opportunities to deliver multiple benefits for people, place and nature. The form and extent of multifunctionality should respond to the infrastructure's location, function, ecological value, character and wider context, ensuring that additional benefits are secured in a way that complements and enhances its primary purpose and value.

More Sustainable and Resilient Green and Blue Infrastructure

24.16 Green and blue infrastructure has a critical role in helping Haringey respond to the climate and ecological emergencies while creating nature-rich places that support people and wildlife. Development should protect, enhance and expand habitats and ecological networks, improving habitat quality, supporting species recovery and strengthening connectivity across the borough.

24.17 The Environment Act 20211 was one of the most significant pieces of environmental legislation for a generation because it moved many environmental objectives from being largely aspirational to becoming statutory duties and requirements that must be reflected in plan-making, decision-taking and service delivery. It established statutory Biodiversity Net Gain as a requirement for most developments which require planning permission and together with the Urban Greening Factor in the London Plan provides key mechanisms for biodiversity uplift. Together they support habitat creation, ecological enhancement and urban greening, while contributing to wider environmental outcomes including improved air and water quality, climate resilience and nature recovery.

24.18 Green and blue infrastructure can help deliver the Council's ambition of becoming a net zero carbon borough by 2041, as set out in the Haringey Climate Change Action Plan. It can support carbon sequestration, urban cooling, improved air quality, sustainable drainage and flood risk management, helping create climate-resilient places that are better adapted to future environmental change. Green and blue infrastructure also plays an important role in improving water management by supporting natural filtration, maintaining the water cycle and reducing pressure on drainage infrastructure.

24.19 A strategic approach is essential to maximising these benefits. For example, increasing tree canopy cover is not simply a matter of planting additional trees. The location, species, supporting infrastructure and long-term management of trees and other green and blue infrastructure should be carefully considered to ensure they are resilient to future conditions and continue to deliver environmental benefits over the long term. Effective design, management and maintenance are therefore critical to securing lasting benefits for future generations.

Creating Healthier and Safer Places through Green and Blue Infrastructure

24.20 Green and blue infrastructure makes an important contribution to physical and mental health and wellbeing by supporting active lifestyles, recreation, relaxation, food growing and connection with nature. It can also help mitigate environmental health risks such as urban heat, flooding, noise and poor air quality. Development proposals should seek to improve access to high-quality natural environments that support healthier lifestyles and enhance quality of life for residents, workers and visitors.

24.21 Green and blue infrastructure should be designed to be attractive, welcoming and safe to use. Development proposals should consider factors such as accessibility, natural surveillance, visibility, ease of movement, maintenance and management to create spaces that encourage positive use and can be enjoyed confidently by all users. This supports the Council's ambition for parks and green spaces to be inclusive, shared spaces that promote wellbeing and foster a stronger connection with the local environment.

24.22 Our green and blue spaces contribute significantly to local identity and sense of place, helping people connect with their local environment. Development proposals should take account of local design codes, character studies, Conservation Area Appraisals and Management Plans, public feedback and stakeholder engagement to understand how green and blue infrastructure can be designed to enhance existing positive characteristics and address negative characteristics. Development should seek to reinforce local character, create attractive and distinctive places, and maximise opportunities for people to experience and connect with nature as part of their everyday lives.

Fairer and more inclusive Green and Blue Infrastructure

24.23 Green and blue infrastructure should help ensure that everyone can benefit from a healthy natural environment. While Haringey benefits from an extensive network of parks, open spaces and natural assets, access to green space, tree canopy cover and other environmental benefits is not evenly distributed across the borough. Access to green infrastructure is generally lower in the east of the borough than in the west. The eastern half of the borough is also exposed to a greater level of climate risk

24.24 Development should help address these inequalities by protecting and enhancing existing green and blue infrastructure and directing improvements to areas where need and opportunity are greatest. This includes increasing urban greening, improving access to green and blue spaces by walking, wheeling, cycling and public transport, and strengthening connections to the wider green and blue infrastructure network.

24.25 Access is about more than proximity. Even where people live close to green spaces, barriers relating to accessibility, inclusivity, safety, design quality or whether a space meets their needs can limit its use. Development proposals should therefore consider

how green and blue infrastructure can benefit people of different ages, abilities and backgrounds, helping to create places that are welcoming and accessible to all.

24.26 Green and blue infrastructure is more likely to deliver lasting benefits where local communities and stakeholders are involved in its design, delivery and management. Meaningful engagement and co-design can help ensure that proposals respond to local needs, support social integration and foster a sense of ownership and stewardship.

Green and Blue Infrastructure Plans

24.27 Green and Blue Infrastructure Plans should set out how green and blue infrastructure has been evaluated and integrated from the outset of design. They should include:

i. A site and context analysis of existing green and blue infrastructure
ii. A clear vision and objectives setting out how the scheme addresses all the policies in this chapter in line with relevant plans, strategies, guidance and placemaking aspirations.
iii. A landscape plan clearly setting out the existing and proposed green and blue infrastructure and landscape components
iv. Detail on how the proposal addresses/ contributes to achieving the standards in this chapter, including the Urban Greening Factor, Designated Open Space standards, Biodiversity Net Gain (where required), and tree canopy coverage.
v. Any proposed contributions to address to make the development acceptable.
vi. An overview of the proposed delivery, management and monitoring of the green and blue infrastructure.

24.28 Applicants may also refer to Natural England's Green Infrastructure Framework website for green infrastructure planning and design guidance.

Policy G2: Green Belt, Local Green Space and Metropolitan Open Land

A. The Green Belt will be protected from inappropriate development and proposals which constitute this will not be approved except in very special circumstances. Proposals within the Green Belt will be supported where this is in accordance with the NPPF.

B. Local Green Spaces will be protected in accordance with the NPPF.

C. Metropolitan Open Land should remain permanently open and distinct in character and function from the wider built-up area and will be protected as such and from inappropriate development unless very special circumstances exist.

D. When considering any planning application affecting Metropolitan Open Land, substantial weight will be given to any harm to its openness and to any of the following strategic functions performed by the land:

(1) publicly accessible open-air facilities for leisure, recreation, sport, the arts and/or culture;
(2) extensive green spaces, with natural or historic features or landscapes that contribute to the city's character, setting, biodiversity and/or access to nature;
(3) an important part of a strategic corridor, node or link in the city's network of green spaces.

E. Development involving the reconfiguration of existing buildings and structures on Metropolitan Open Land is not inappropriate where it is part of a comprehensive and masterplanned scheme that:

(1) results in no net loss of open space;
(2) does not have a greater impact on openness than the existing development; and
(3) enhances either capacity, quality, range of uses or public accessibility of the space with a focus on addressing any existing deficiencies

Supporting Text

24.29 The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. The Government attaches great importance to Green Belt and the NPPF provides clear policies to protect the essential characteristics of Green Belts which are their openness and their permanence. Haringey only contains a small amount of Green Belt as part of a larger expanse of Green Belt within the Lee Valley. Consistent with the NPPF, Green Belt in Haringey will be protected from inappropriate

development and proposals which constitute this will not be approved except in very special circumstances. The Framework does however provide for various exceptions where development in the Green Belt is not inappropriate. Notably, this includes development of homes, commercial and other development on 'grey belt' land, subject to specific criteria.

24.30 The Local Plan preserves the general extent of Green Belt in Haringey. It makes one limited alteration to the Green Belt to remove a small area of 'grey belt 'land on Ferry Lane in Tottenham Hale which is allocated for new homes in the Tottenham Hale chapter of this plan. In accordance with the NPPF, the exceptional circumstances required to make the change are fully evidenced and justified.

24.31 The NPPF identifies that Local Plans may designate land as Local Green Space where this would safeguard green areas of particular value to the local community. Local Green Space should be limited to situations where the land concerned is:

i. In close proximity to the community it serves;
ii. Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
iii. Local in character and not an extensive tract of land.

24.32 The Local Plan designates one Local Green Space in the borough, Railway Fields, which was formerly a railway depot and is now a thriving Local Nature Reserve located just off Green Lanes. The space will be protected consistent with land in the Green Belt (excluding provisions relating to grey belt and previously developed land) as set out in the NPPF.

24.33 Metropolitan Open Land (MOL) is a long-established London-specific designation that protects the city's most strategically significant green infrastructure for the benefit of Londoners and the environment. It safeguards open landscapes and improves Londoners' quality of life by protecting areas which offer sporting and leisure use, heritage value, biodiversity, food growing, and health benefits through encouraging walking, running and other physical activity. MOL also plays a key role in linking London's wider green infrastructure network and strengthening biodiversity across the city. Strong protection and positive management strategies for MOL are essential, even more so as growth and climate change places increasing demand for, and pressure on these spaces.

24.34 In Haringey, MOL provides some of the borough's most important open land, helping to provide structure and distinguishment to the built-up area as well as making a valuable contribution to the London-wide green infrastructure network. This includes part of the Lee Valley Regional Park, and significant public open spaces such as Alexandra Park

and Highgate Wood and Queen's Wood. MOL plays a key role in delivering many wider green infrastructure benefits such as enhancing biodiversity, combating flooding and mitigating the urban heat island effect. As such, the Council must give these spaces a high level of protection.

Policy G3: Open Space

Protection and Reconfiguration of Open Space

A. Designated open space, as set out in Schedule 6, will be protected and, where possible, enhanced.

B. Proposals involving the loss of designated open space will not be supported unless development:

(1) constitutes essential ancillary facilities (e.g. changing rooms, play equipment, outdoor gyms, pedestrian and cycle links, public toilets, cafes) that will enhance the function, use, accessibility and enjoyment of the open space;
(2) constitutes new outdoor recreational and sporting uses whose benefits would outweigh the harm resulting from the loss of open space;
(3) is temporary in nature and the open space will be restored back to its original purpose; or
(4) re-provides replacement open space (as part of the wider development site or within a suitable alternative location within the catchment area) of equivalent or better-quality provision which is accessible to the public.

C. Development involving the reconfiguration of existing buildings and structures on designated open space will only be supported where it is part of a comprehensive and masterplanned scheme that:

(1) results in no net loss of open space; and
(2) enhances either capacity, quality or accessibility of the space with a focus on addressing any existing deficiencies.

D. All development proposals on designated open space must optimise the value of open space by:

(1) supporting the objectives of Policy G1 and the Haringey Parks and Greenspaces Strategy (2024) or any successor or replacement documents;
(2) being informed by engagement with open space users, residents, and Friends of Park groups, where appropriate;
(3) promoting the inclusive use and enjoyment of the open space, ensuring it is welcoming, safe and attractive for all sections of the community, particularly people who experience barriers to participation or are underrepresented in the use of parks and open spaces;
(4) protecting and, where possible, enhancing the environmental value and functions of the open space, including nature and habitat connectivity, having regard to Policy G5; and

(5) improving inclusive access to and through the space, including by enhancing opportunities for walking, wheeling and cycling, removing barriers to access, and strengthening green corridor connections where appropriate.

Provision of new Open Space

E. Major residential and mixed-use development should deliver new open space in line with the following approach, having regard to the quantity, quality and accessibility standards set out in the Haringey Open Space and Biodiversity Study (2014) and the objectives in the Haringey Parks and Greenspaces Strategy (2024):

(1) As a starting point, new accessible open space will be sought on-site in line with the recommended quantity standard of 1.64ha per 1,000 residents based on the GLA's population yield calculator;
(2) In areas identified as deficient in access to open space typologies, the Council will require on-site provision to address those deficiencies;
(3) To be counted towards the provision of open space, the open space should be publicly accessible and meet the relevant criteria for its typology/s in the Haringey Open Space and Biodiversity Study (2014);
(4) Where it is demonstrated that on-site provision is not feasible or the site cannot provide sufficient usable open space in an appropriate location to address identified deficiencies, financial contributions in lieu will be required towards:

i. the provision of new open space,
ii. the enhancement of existing designated open spaces, and/or
iii. improvements to access to open spaces by walking, wheeling and cycling

Recreation

F. New indoor sports and recreation facilities should be prioritised on brownfield land and will only be considered appropriate on designated open space where it is demonstrated there are no appropriate alternatives.

G. The provision of small pocket parks, functional amenity space including SUDs, play space and recreational facilities will be supported within new developments.

H. The provision of water features, water fountains, children's paddling pools and cooling facilities will be supported.

Supporting Text

24.35 This policy supports Policy G1 by protecting and enhancing existing designated open spaces and, where appropriate, securing the provision of new open spaces and

ensuring that, as the borough grows, everyone has access to high-quality, inclusive spaces that support health, wellbeing, nature and biodiversity.

24.36 Given the limited opportunities to create new designated open spaces in urban borough such as Haringey, there is a strong presumption against the loss of designated open space, with exceptions limited to those set out in Part B of the policy. The reconfiguration of existing buildings and structures on designated open space may be appropriate where it enhances the capacity, quality or accessibility of that space and address identified deficiencies. The Council will support such proposals where they deliver demonstrable improvements to the function, accessibility, and public use of open space and form part of a deliverable and comprehensive development scheme that has positively addressed open spaces requirements.

24.37 All open spaces (including non-designated open space) benefit from protection in accordance with the NPPF which states that existing open space, sport and recreation facilities should not be built on unless clearly surplus to requirements, or where the loss would be replaced by equivalent or better provision in terms of quantity and quality, or where the need for and benefits of the development clearly outweigh the loss.

24.38 Haringey's Open Space and Biodiversity Study (2014) establishes locally derived standards for the quantity, quality and accessibility of open space.

24.39 The Council's preferred approach is for new designated open space to be provided on-site in line with the quantity standard of 1.64 hectares per 1,000 residents. The provision of new open space should be considered from the earliest stages of site planning and design, ensuring that opportunities for meaningful and usable open space are embedded within development proposals rather than treated as a residual consideration.

24.40 The need for onsite provision is stronger where there are deficiencies in access to open space, and the Council will take a robust approach to addressing these inequities, ensuring that growing communities have access to a network of open spaces within recommended walking distances. Consideration will also be given to population density and levels of deprivation, recognising that communities living in more densely populated and disadvantaged areas often have greater reliance on publicly accessible open space for recreation, play, physical activity, social interaction, health and wellbeing.

24.41 In particular, the Council will strongly support the delivery of new, enhanced and more accessible open spaces within the Wood Green and Tottenham Opportunity Areas and the borough's Placemaking Focus Areas, where they will be required to support planned population growth, improve quality of life, address existing deficiencies in

provision, and help reduce inequalities in access to high-quality green and open spaces across the borough.

24.42 The Council recognises that, in a densely developed urban borough, on-site provision may not always be feasible or represent the most effective way of addressing identified deficiencies. A pragmatic approach will therefore be taken, having regard to site constraints and local needs. Where on-site provision cannot deliver sufficient usable open space in an appropriate location, financial contributions will be sought towards the provision of new open space, improvements to the quality and inclusivity of existing open spaces, and/or enhanced access by walking, wheeling and cycling.

24.43 This approach recognises that improving the quality, accessibility and connectivity of open spaces can, in some circumstances, deliver greater benefits than small or fragmented areas of new provision, whilst continuing to prioritise the creation of new open space where it is most needed.

24.44 When considering opportunities to improve the quality of open spaces, the Council will have regard to the Parks and Greenspaces Strategy (2024), the Sites of Importance for Nature Conservation (SINC) Study, the Open Space and Biodiversity Study (2014), and other relevant evidence base documents. This will include consideration of the recreational, environmental, biodiversity, landscape, heritage, health and wellbeing, and accessibility benefits that open spaces provide.

Policy G4: Urban Greening

A. All development proposals should integrate green infrastructure and provide for urban greening. Green infrastructure should be considered at an early stage of the design process and be incorporated as part of an integrated design approach as set out in Policies D1 and D2.

B. Any new urban greening element should focus on increasing climate resilience, complement the site's existing wildlife value, and contribute to an overall gain in biodiversity. Greening should prioritise native, low maintenance, perennial and pollinator-friendly planting and avoid ornamental species with limited biodiversity value.

C. Management of green spaces and assets, including living roofs and walls, must be secured to ensure that they can be maintained to fulfil their function for the expected life of the development.

D. Roof loading must be able to support the weight of living roofs plus other equipment such as solar and hear pumps. The Council supports biodiverse living roofs which are substrate-based and plug planted and seeded with wildflowers. Sedum blanket roofs are not supported as they do not offer biodiversity benefits.

Implementation

E. Major development proposals and minor residential development proposals of 5 homes and above (net) are required to conduct an Urban Greening Factor assessment in accordance with the methodology set out in the London Plan and achieve an UGF of:

(1) a minimum of 0.4 where the development is predominantly residential
(2) minimum of 0.3 where the development is predominantly commercial
(3) a minimum of 0.2 where the development is predominantly industrial development

F. The delivery of Urban Greening Factor under Part E of this policy will be secured via planning condition.

G. All other developments are required to include urban greening elements although no UGF calculation needs to be submitted. Applicants will however be required to provide:

(1) detail on the type(s) of green infrastructure proposed;
(2) justification for why the type(s) of green infrastructure has been proposed;
(3) information on how the urban greening elements will be maintained and managed over the lifetime of the development.

H. Where it has been demonstrated that best efforts have been undertaken to meet the UGF but it is unfeasible to be met on site, off-site contributions to local greening initiatives will be sought.

Supporting Text

24.45 Urban greening covers a wide range of options including, but not limited to, street trees, living roofs, living walls, and rain gardens. It can help to meet other policy requirements and provide a range of benefits including amenity space, enhanced biodiversity, addressing the urban heat island effect, sustainable drainage and amenity.

24.46 Urban greening can also make important contributions to addressing deficiencies in open space, helping to improve social and environmental outcomes for people living in these areas.

24.47 Examples of how an urban greening scheme could demonstrate that it is locally appropriate include, but are not limited to:

i. Providing green routes that promote active travel where current opportunities are limited;

ii. Delivering a SUDS scheme which reduces surface water run-off where there are issues of surface water drainage or flooding;

iii. Taking design cues from local habitat types or the London Local Nature Recovery Strategy (LNRS) (2026) or Haringey Biodiversity Action Plan (2022)

iv. Delivering publicly accessible open space to reduce local deficiencies; or

v. Providing other types of accessible greening where a reduction in deficiency in access to public open space cannot be achieved.

24.48 Where protected species or priority habitats or species are found on a development site, a priority for any new urban greening should be to help avoid or mitigate the impacts of the proposed development on these as well as to provide locally relevant greening that complements the site's existing wildlife value and will achieve an overall gain in biodiversity.

24.49 Living roofs can include green roofs, roof terraces and roof gardens. There are two main types of living roof:

i. Intensive: often referred to as 'roof gardens', with lush vegetation and deep substrate that are often accessible for recreational use.

ii. Extensive: lower maintenance with shallower substrate with good potential to accommodate biodiversity gains.

24.50 Biodiverse living roofs (sometimes referred to as 'brown roofs') are extensive roofs which are designed to improve biodiversity by providing habitats and diversity of plant species. Seeds and plants are introduced into the substrate at the time of construction, rather than left to self-vegetate from windblown and bird lime seed dispersal.

24.51 The Council expects biodiverse living roofs should have a minimum substrate depth of 150mm, include features for fauna and not require irrigation long-term (temporary irrigation provided after installation is appropriate). The Council discourages use of high carbon content soil substrate and growing mats and sedum. A suitably qualified ecologist should witness and sign-off completion of installed biodiverse roofs to confirm compliance with the design.

24.52 The Council supports the use of living walls as another way to improve the urban greening factor of development proposals. Living walls (sometimes referred to as 'vertical greening') can improve urban cooling through shading and evapo-transpiration, as well as contributing to biodiversity net gain. Proposals for living walls must ensure that regulations regarding fire safety of building facades and safe access for maintenance are adhered to, and should follow best practice guidance, such as Biotecture's External Cladding: Living Walls and Fire Safety Best Practice Guide (2022).

Implementation

24.53 The policy requires the use of an Urban Greening Factor (UGF) for certain proposals to evaluate the quantity and quality of urban greening due to be provided. The Mayor of London's UGF calculator should be used alongside the Mayor's UGF Guidance document in establishing the appropriate greening to be achieved on a site.

24.54 The GLA's London Plan Guidance on Urban Greening Factor should be used to guide the achievement and calculation of the required UGF, with those surface cover types that contribute to other Local Plan policy objectives such as Biodiversity Net Gain prioritised. Haringey's Biodiversity Action Plan can assist in identifying priority typologies of green cover.

24.55 Offsite contributions will be based on delivering the required proportion of the factor requirement that is missing using the GLA Urban Greening Factor Calculator. The cost of provision will be based on the proportionate cost of delivering, implementing and maintaining the surface cover that could theoretically be achieved on site to meet the full UGF over a period of 30 years. The Council will then deliver this urban greening in open spaces, streets or parks within close proximity of the development site to deliver priorities in the Council's Biodiversity Action Plan and the London Local Nature Recovery Strategy (LNRS) (2026).

Policy G5: Biodiversity and Biodiversity Net Gain

Protection of Biodiversity

A. The Council will protect and enhance the borough's biodiversity. This includes sites designated for their biodiversity and nature conservation value as well as undesignated sites with nature conservation value.

B. Proposals must enhance and not adversely affect (either directly or indirectly) any land or area within Sites of Importance for Nature Conservation (SINC), Ecological Corridors, Local Nature Reserves, Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC) , Special Protected Areas, and Ramsar sites, as well as geodiversity sites, including Regionally Important Geological Sites (RIGS) and Locally Important Geological Sites (LIGS), which provide habitats for biodiversity.

C. Proposals should support the delivery of the London Local Nature Recovery Strategy (LNRS) (2026) and the Haringey Biodiversity Action Plan (BAP) (2022), protecting and conserving priority species and habitats, including where these sit outside the nature conservation network of designated sites. Provision should explore projects that contribute to priorities in Haringey's BAP 2022 and the London LNRS (2026), or to improve nearby SINCs or Local Nature Reserves where possible.

D. Proposals should protect existing valuable ecological features of the development site and/or those adjacent to it. Proposals that would result in loss, reduction in area or significant harm to the nature conservation or biodiversity value of a site or land adjacent to it will be refused unless adequate mitigation or compensatory measures of equivalent or better biodiversity value are included. Compensation will only be permitted after the London Plan's mitigation hierarchy has been exhausted.

E. Development proposals should protect and strengthen existing ecological corridors and stepping-stone habitats. Fragmentation of ecological corridors will be resisted unless exceptional circumstances exist and biodiversity connectivity is maintained or enhanced through mitigation and compensation measures.

F. The Epping Forest SAC, which is outside Haringey, will be protected and enhanced by requiring all additional residential development within 6.2km of the boundary of the SAC (known as the 'zone of influence') to put in place measures prior to occupation as follows to avoid or mitigate any potential adverse effects on the integrity of the SAC:

(1) developments involving a net addition in homes or other type of residential housing including Houses in Multiple Occupation will contribute towards the

delivery of the Epping Forest SAC Strategic Access Management and Monitoring Strategy; and

(2) developments of developments involving a net addition in homes or other type of residential housing including Houses in Multiple Occupation will contribute to the provision of Suitable Alternative Natural Greenspace in Haringey.

Biodiversity Net Gain

G. Development proposals should deliver robust and measurable net gains for biodiversity by incorporating and/or creating new habitats or biodiversity features, such as expansion and improvement of habitats, green and blue links or habitat restoration, incorporation of green roofs and walls, tree planting as well as micro-habitat features including swift bricks, bird nesting features, bat roosting features, hedgehog access routes and habitat provision for pollinators. Where opportunities exist, development should create new nature corridors linking parks, Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves, watercourses, street trees, green roofs, sustainable drainage features and other green infrastructure.

H. Development proposals shall conserve and make best use of existing soil resources. Where development results in the removal of topsoil or subsoil, applicants must demonstrate that soils will be retained and reused on site wherever practicable. Where on-site reuse is not possible, proposals should demonstrate how soils will be beneficially reused for habitat creation, landscaping or land restoration.

Implementation

I. Schemes and sites which are subject to statutory biodiversity net gain (BNG) must:

(1) Submit a BNG Plan setting out how a minimum of 20% net gain in biodiversity value will be achieved in line with the latest available version of Natural England Statutory Biodiversity Metric;

(2) Prioritise on-site biodiversity net gain, with on-site gains suitably integrated with existing nearby wildlife habitats, corridors and features and additional to measures required to avoid, minimise and mitigate impacts on existing biodiversity.

(3) Only provide off-site delivery where there is no possibility of on-site gains being achieved, or where off-site gains can be delivered within Haringey on sites designated for their biodiversity and nature conservation value or otherwise identified by the Council as appropriate for biodiversity gain, having regard to the London LNRS and Haringey BAP;

(4) Submit a Habitat Management and Monitoring Plan, prepared with and ecologist or competent professional, setting out how gains will be secured for a minimum of 30 years. The Council will require developers to pay a

biodiversity net gain monitoring contribution to fund statutory monitoring of the proposed gain.

J. **Applicants will be required to submit an ecological assessment where a proposal may have direct, indirect or cumulative effects on biodiversity interests. The assessment must be proportionate to the scale, nature and likely ecological impacts of the development.**

Supporting Text

24.57 The aim of this policy is to protect and enhance the borough's biodiversity. This includes biodiversity in, and adjacent to, the borough's designated sites as well as other non-designated existing habitats and features of biodiversity and geodiversity value. It seeks to ensure that nature conservation is fully considered as part of the site selection, design and development process.

24.58 There are various designated nature conservation sites located within the borough including Sites of Special Scientific Interest, Local Nature Reserves, Sites of Importance for Nature Conservation and Ecological Corridors. These are provided protection under planning policies and legislation including Wildlife and Countryside Act 1991 and National Parks and Access to the Countryside Act 1949. Whilst no internationally designated sites are located within the borough, there are several within a 10km radius of its boundary and therefore merit consideration in relation to development proposals.

24.59 Epping Forest is the largest green space in London, a designated Site of Special Scientific Interest, and a portion is designated as a Special Area of Conservation (SAC). The Epping Forest SAC lies within Epping Forest District Council, the London Borough of Waltham Forest and the London Borough of Redbridge administrative areas. SACs are internationally important areas given special protection under the EU's Habitats Directive (92/43/EEC) which is transposed into UK law by the Conservation and Habitats of Species Regulations 2017 as amended (known as the Habitats Regulations). Additional residential development can result in an increase in the number of visitors to Epping Forest with subsequent impacts upon the integrity of SAC. Where additional residential development is delivered within the 6.2km recreational 'Zone of Influence' it will therefore be required to contribute financial contributions for Strategic Access Management Measures (SAMMs) and Suitable Alternative Natural Greenspaces (SANGs) to avoid or mitigate potential harm to the SAC.

24.60 The London Local Nature Recovery Strategy (LNRS) is a new spatial tool for London's nature. It is a statutory requirement for the London region under the Environment Act 2021 Act and sets out which parts of our city's nature need most urgent attention, what

we need to do, and where we need to do it, to help nature flourish. The LNRS is in two main parts.

24.61 The Statement of Biodiversity Priorities presents the 'what' (biodiversity priorities) and 'how' (measures) for nature recovery activity in London.

24.62 The Local Habitat Map sets out the 'where', by showing where measures could be carried out to deliver biodiversity priorities.

24.63 The LNRS Local Habitat Map includes various sites in Haringey for potential beneficial measures including Pinkham Way, Hornsey Filter Beds, the Moselle Brook and Queens and Highgate Woods.

24.64 Alongside the requirement to prepare a London LNRS, The Environment Act 2021 introduced two major biodiversity measures. First, it strengthened the pre-existing biodiversity duty on public authorities. Accordingly, the conservation and enhancement of biodiversity is embedded in this Local Plan. Second, it created mandatory Biodiversity Net Gain for new development (with specified exemptions). This

24.65 Biodiversity Net Gain (BNG) is an approach to development which leaves biodiversity in a measurably better state than before the development occurred. Currently most developments on sites of 0.2 hectares are required by law to achieve at least a 10% net gain in biodiversity value compared with the site's pre-development biodiversity value. This is measured using Natural England's statutory Biodiversity Metric

24.66 The statutory BNG framework is intended as a minimum rather than an optimum level of biodiversity enhancement. The Council will require schemes and sites which are subject to statutory BNG to achieve a minimum 20% net gain in biodiversity value. This is justified on the following basis:

i. Haringey is a densely developed inner-London borough with significant development pressure and relatively limited opportunities for habitat creation compared with other locations in England

ii. Open space covers 27.8% of the borough (822.7 hectares), which falls significantly short of the Greater London average of 42.4%.

iii. The borough suffers from significant ecological deficits and habitat fragmentation. Greenspace Information for Greater London (GiGL) data show that 513 hectares of land in Haringey (17.3% of the borough) is classified as an Area of Deficiency in Access to Nature defined as areas where people have to walk more than one kilometre to reach an accessible Site of Importance for Nature Conservation (SINC) of Metropolitan or Borough Importance.

iv. The greatest nature depletion has occurred in the borough's central and eastern neighbourhoods. These areas are characterised by higher levels of deprivation and higher development densities.

24.67 In these circumstances, delivering only the statutory minimum 10% gain would be unlikely to secure the scale of habitat creation and ecological enhancement required to contribute meaningfully to biodiversity recovery over the plan period.

24.68 The statutory requirement for 10% biodiversity net gain was established as a nationally applicable baseline to be applied across a wide range of development contexts. As a minimum standard, it does not reflect the specific environmental challenges, development pressures and nature recovery priorities of individual authorities. In Haringey, there is a compelling need to secure more ambitious outcomes to address historic biodiversity decline, strengthen ecological networks and increase the resilience of habitats and species to the impacts of climate change.

24.69 A 20% biodiversity net gain requirement will help ensure that development makes a more proportionate contribution to nature recovery within a highly urbanised borough where opportunities to create new habitat are inherently constrained. The enhanced requirement will support the restoration and expansion of ecological corridors, improve habitat connectivity between the borough's parks, waterways, open spaces and Sites of Importance for Nature Conservation, and contribute towards the creation of a more coherent and resilient ecological network.

24.70 The Council considers that a 20% requirement is also justified by the multiple wider benefits associated with biodiversity enhancement. Increased habitat provision can assist in addressing the effects of climate change through urban cooling, carbon sequestration, sustainable drainage and improved resilience to extreme weather events. Biodiversity improvements also support healthier communities by improving access to nature, enhancing local environmental quality and strengthening the green infrastructure network upon which residents and wildlife depend.

24.71 Biodiversity gains must follow the biodiversity mitigation hierarchy and should be delivered on-site wherever reasonably practicable, with habitats designed with nature-based solutions to provide long-term ecological value and contribute to the borough's ecological network. Where the required net gain cannot reasonably be delivered on-site, any off-site biodiversity gain must, wherever practicable, be delivered within Haringey and should contribute to identified priorities in the Haringey BAP and London LNRS Strategy.

24.72 BNG must be additional to measures required to avoid, minimise and mitigate impacts on existing biodiversity. The achievement of BNG must not be used to justify the loss or degradation of existing habitats that could reasonably be retained.

24.73 Proposals which are exempt from mandatory BNG are encouraged to deliver a level of voluntary BNG, recognising the benefits of taking a consistent, evidence-based approach to nature conservation and recovery

Implementation

24.74 BNG measurements should be calculated using Natural England's BNG metric. BNG Plans should include:

i. A statement outlining how the proposed development is intending to achieve BNG, and where and how this will be done.
ii. How the Mitigation Hierarchy and Biodiversity Gain Hierarchy has been followed.
iii. How the Biodiversity Metric Principles and Good Practice Principles are being adhered to.
iv. Consideration of whether the proposals for on-site habitat creation or enhancement are appropriate and feasible, taking account of how the site will be used.
v. Evidence such as soil sampling, should be included to support any delivery of habitats with a distinctiveness score of high or above.
vi. The provision of sufficient information to support the allocation of habitat type and condition score for both baseline habitats and any proposed habitat enhancement or creation.
vii. Baseline and proposed post-development plan. As per BNG Regulations, if a habitat has been cleared or degraded since 30 January 2020 without a prior planning permission, the pre-degraded state of the site must be taken as the baseline
viii.
ix. Brief statement of how strategic significance has been applied.
x. A statement to support the document has been prepared by a professional ecologist with suitable qualifications and experience and be in accordance with the British Standard BS8683 'Process for designing and implementing biodiversity net gain: specification'.

24.75 Applicants should provide supporting Geographical Information System (GIS) files of both the baseline map and post-intervention (development proposals) map. The GIS files must be correctly georeferenced, and in a format that holds all relevant data. The provision of compensation to address residual biodiversity impacts will not be permitted unless the steps of the mitigation hierarchy (enhance, avoid or minimise, restore, compensate, and offset habitat loss) set out in the London Plan have been followed and all opportunities to avoid and then minimise negative impacts have been pursued.

24.76 How biodiversity gains will be secured and managed for a minimum of 30 years should be set out in the Habitat Management and Monitoring Plan. This should include:

i. A plan to manage on-site or off-site gains, taking account of any legal restrictions and requirements
ii. When and how habitats will be monitored according to different types of habitats
iii. When and how monitoring results will be reported
iv. when and how management proposals will be reviewed
v. The changes made to manage the habitat so that the habitats or wider outcome can be achieved

24.77 Ecological assessments should detail the habitat(s) (type and size) and species present currently on site, alongside data on the proposed size and type of open space and 'living building' features which should be shared with the Council and Greenspace Information for Greater London (GiGL). Ecological assessments should be undertaken at the earliest stage possible to ensure that ecological impacts can be adequately mitigated.

Policy G6: Trees

A. Proposals should protect, maintain and enhance Haringey's urban forest comprising trees and woodlands, as well as shrubs, hedgerows and other vegetation of significance and must contribute to the Council's strategic target of a minimum of 30% tree canopy cover in every ward

B. New development should accommodate as many new high-quality trees as the site can sustain to maturity. New tree planting should:

(1) be located where it will deliver the greatest long-term environmental, biodiversity, climate resilience and amenity benefits, including along streets, within public spaces, around sustainable drainage features, and as part of continuous nature corridors and urban woodland links that connect up existing ecological assets;
(2) prioritise large-canopy, long-lived species where site conditions allow;
(3) provide sufficient rooting volume, soil quality and growing conditions to enable trees to reach their mature size and maximise canopy cover;
(4) comprise suitable, generally native species appropriate to the site and resilient to projected climate conditions and known pests and diseases;
(5) avoid conflict with buildings, utilities and infrastructure throughout the tree's anticipated lifespan; and
(6) include arrangements for establishment, maintenance and replacement of failed trees.

C. The Council will robustly resist the loss of existing trees within development proposals and will strongly resist the loss of significant existing trees. Significant trees include those that:

(1) are subject to a Tree Preservation Order (TPO);
(2) contribute to the character, appearance, or heritage significance of a Conservation Area;
(3) are of high quality and value or moderate quality and (BS 5837 Categories A and B);
(4) notable by reason of size, age, or rarity, including veteran and ancient trees; or
(5) otherwise have demonstrable significance, including trees that have modest individual quality but as a group have substantial collective importance.

D. Only in circumstances where substantial public benefits exist to outweigh ecological harm, and options that would allow retention have been fully explored and discounted, may significant existing trees be removed.

E. Development proposals, including extensions and outbuildings, will only be supported where they:

(1) Retain significant existing trees. The only exception to this is where the tests in Part D of this policy are met;
(2) Retain as many other trees as possible;
(3) Provide an appropriate replacement for any tree that is felled meeting the minimum replacement standard in Table x or where this is not possible provide a compensatory financial contribution for the provision of off-site tree planting in line with the monetary value of the trees to be felled to be calculated in accordance with the 'Capital Asset Value for Amenity Trees' (CAVAT);
(4) Would not give rise to any threat, immediate or long term, to the continued well-being of significant existing trees and any other trees that would be retained, including via appropriate protection measures and buffer zones in accordance with relevant national guidance and best practice;
(5) Positively integrate retained trees as part of well-considered, sustainable, regenerative, ecology-focused design such as sustainable drainage and rain gardens;
(6) Demonstrate that retained trees can be robustly protected from construction impacts and site works, meeting as a minimum BS 5837: 2012 (Trees in Relation to Design, Demolition and Construction to Construction – Recommendations) or any successor or replacement standard;
(7) Are constructed in accordance with the recommendations set out in NHBC Standards - Building near trees, to ensure against future root damage from existing trees;
(8) Maximise new tree-planting on-site in accordance with Part B of this policy.

Trunk diameter of tree to be felled (cm at DBH)	Representative crown area (ha)	Minimum number of replacement trees required
Over 7.5 to 30	0.0041	2
Over 30 to 60	0.0163	5
Over 60 to 90	0.0366	10
Over 90	0.0765	21

Tables and Figures 14. *The Bristol Tree replacement standard*

F. On-site replacement trees must be planted at the earliest opportunity following the commencement of development and must be maintained and retained for a period of 30 years.

Implementation

G. Development proposals with the potential to negatively impact existing trees, hedges, shrubs and other significant vegetation, both on site and on adjoining land, should consider such issues from the earliest stage of development design and be designed to avoid, minimise, and/or remedy these impacts. This should be informed by an independent arboricultural study carried out by a suitably qualified professional in accordance with BS 5837: 2012 (Trees in

Relation to Design, Demolition and Construction to Construction – Recommendations) or any successor or replacement standard.

Supporting Text

24.78 The abundance of trees and woodland in Haringey is a great asset for the borough and has significant benefits for biodiversity, health mitigation, air quality and urban greening. It is essential therefore that new development should protect, maintain and enhance this urban forest, as well as shrubs, hedgerows and other vegetation of significance.

24.79 The Council has set a strategic target in its Tree and Woodland Plan (2023) of planting at least 10,000 new trees by 2030 including achieving a minimum of 30% canopy cover across all Council wards. The Canopy Cover Assessment and Tree Planning Opportunity Mapping 2023 has identified locations with tree planting opportunities. New development in Haringey will be required to contribute to this and should maximise opportunities for new trees of appropriate native/climate and drought resistant species, especially at these strategic locations. Aftercare is essential for long-term tree health and should be provided for as part of development proposals.

24.80 Tree planting should be recognised from the outset as an integral part of any development scheme and should be purposefully designed to complement the proposed features of the development, and those existing features intended for retention.

24.81 The Haringey Streetscape Design Guide 2023 provides guidance for designing with street trees. New tree species should accord with recommendations in the Council's Biodiversity Action Plan and Parks and Greenspaces Strategy.

24.82 Where trees are located within a development site, the appropriate arboricultural information should be obtained and applied to demonstrate that layouts have been informed using the survey and tree constraints mapping information. NHBC Standards 4.2 - Building near trees, gives guidance on avoiding damage.

24.83 Planting should be in a co-ordinated way that maximises the green infrastructure network. Wherever possible, tree planting and hedgerow schemes should strengthen ecological connectivity between parks, open spaces, SINCs, watercourses and neighbouring boroughs.

Policy G7: Food Growing

A. The provision of community food growing sites will be supported as part of new development and as a meanwhile use on vacant or under-utilised sites which are proposed for future development.

B. Proposals for major residential development will be expected to include measures that increase or promote food production, unless it can be demonstrated that this is not feasible. This includes growing spaces such as roof gardens, allotments and community orchards.

C. New food growing spaces should be accessible to everyone and integrated with other supporting services (e.g. water supply and irrigation, storage of equipment and composting), where possible. Such spaces should also have no detrimental impact on the character, appearance, amenity and security of the surrounding area.

D. Existing allotments will be safeguarded from new development. Proposals that would involve the loss of allotments will be refused unless replacement allotment space of the same size and quality is re-provided within walking distance.

Supporting Text

24.84 Community food growing sites deliver multiple physical and mental wellbeing benefits to residents including the production of healthy, fresh food, greater exposure to natural environments and wildlife physical activity and social connections.

24.85 Haringey currently has 27 allotment sites but these are at capacity and have long waiting lists. The Council will support new community food growing opportunities as part of new development and encourages imaginative approaches to provision, subject to technical and practical considerations.

24.86 Provision within new development could take the form of dedicated food growing areas as well as within communal planting schemes, such as fruiting trees, shrubs and bushes. Where sites are constrained or tightly defined, developments should utilise rooftops, walls, atriums, courtyards or balconies as growing spaces and innovative solutions, where possible. The use of edible plants could also be considered as part of the landscaping of new developments, rather than the use of ornamental trees and shrubs.

24.87 Growing spaces should ideally be south facing and with adequate protection planned (e.g., from exposure to strong winds particularly on balconies and roof terraces) into any growing space to allow crops to thrive. Soil in urban settings may need to be

checked for contamination and quality. Any site must be made safe for its existing use. Management and maintenance arrangements must be in place and consideration given to whether on-going management of the growing areas by a caretaker or external contractor will be required.

Policy G8: Watercourses

A. Proposals should provide or help to deliver a network of improved, high-quality water spaces. This will be achieved by:

(1) protecting and, where possible, enhancing all existing water spaces; and
(2) supporting the aims and objectives of the Water Framework Directive, Thames River Basin Management Plan, London Lea Catchment Plan, Clean Rivers and Waterways Plan, Haringey Biodiversity Action Plan, and Haringey Local Flood Risk Management Strategy.

B. Proposals in, adjacent to, or affecting the borough's watercourses (including culverted watercourses) must:

(1) Avoid the net loss or covering of watercourses or harm to the openness of water spaces, unless it is a water-related or water-dependent use at appropriate locations and of appropriate scale and design;
(2) Avoid adversely affecting the natural functioning of watercourses, including navigation, water quality, biodiversity, visual amenity, character, and heritage value, having regard to its character and context;
(3) Contribute to the restoration and enhancement of the borough's Blue Ribbon Network, including but not limited to the New River, Pymmes Brook, Moselle Brook, Stonebridge Brook, Lee Navigation, River Lea and its tributaries and various other culverted watercourses;
(4) Incorporate suitable setbacks to provide an adequate undeveloped buffer zone around watercourses. This should be 8 meters from the bank of a main river and an ordinary watercourse, or at an appropriate width as otherwise agreed by the Council as the Lead Local Flood Authority and the Environment Agency;
(5) Protect and where possible improve access to and alongside water spaces, including waterside walkways and cycle paths, and provide for increased opportunities for public access and use of the water spaces where appropriate and where this does not adversely impact the biodiversity, ecology or health of the water space;
(6) Maximise opportunities to reduce fluvial flood risk and strengthen climate resilience;
(7) Where possible, secure morphological, ecological and biodiversity enhancements to sections of watercourses;
(8) Actively seek to de-culvert sections of Haringey's lost natural watercourses and provide better provision of daylight exposure to watercourses, wherever possible and appropriate. This should be investigated early in the design process; and
(9) Where appropriate, be supported by evidence to demonstrate how watercourse infrastructure will adequately function for the lifetime of the

development, and if necessary, make provision for repairs, improvements or replacements.

Supporting Text

24.88 The term watercourse applies to both main rivers and ordinary watercourses. Main rivers are all watercourses shown on the statutory main river maps held and maintained by the Environment Agency and the Department of Environment, Food and Rural Affairs. Ordinary watercourses are all other watercourses.

24.89 Watercourses in Haringey form part of the network of rivers and streams within the London basin. They are an important resource that offers amenity, support biodiversity and play a critical role in sustainable flood management (such as by reducing the speed of water run-off and providing capacity for flood storage).

24.90 New development needs to be set back from watercourses and flood defences to provide an appropriate buffer zone to ensure the natural functioning of watercourses. Buffer zones offer many benefits including for flood resilience and biodiversity. Adequate space is also needed to allow for access and future maintenance of flood defences. Buffer zones should be left free of any permanent structures and carefully integrated with new developments to maximise their amenity value.

24.91 Any development proposals within 8m of the bank of a main river, including culverted main rivers will be required to engage with the Environment Agency or Thames Water as relevant, to ensure that appropriate risk mitigation is undertaken and necessary environmental permits are obtained. Development within 8m of an ordinary watercourse will require Council consent in accordance with Haringey Flood Risk Management – Consenting of Works to Ordinary Watercourses guidance.

24.92 The improvement of waterbodies to 'good' ecological status or potential, and not allowing any deterioration in the status of waterbodies, are key requirements of the Water Framework Directive. This policy is set in the context of the Directive and will ensure that new development supports its objectives.

24.93 Haringey lies in the Lower Lee River catchment and the River Lee has historically suffered from poor water quality. Further, the River Lee, Pymmes Brook and Moselle Brook are currently classified as having 'bad to moderate' ecological status and steps are needed to enable them to reach 'good' status.

24.94 Many watercourses have been significantly altered from their original state thus compromising these key functions. This is owing to a legacy of urban development in which watercourses were redirected away from sites or piped into culverted sections below ground. The Council aims to stop this practice of culverting and reverse such unsustainable alterations by requiring proposals for site redevelopment to fully exploit

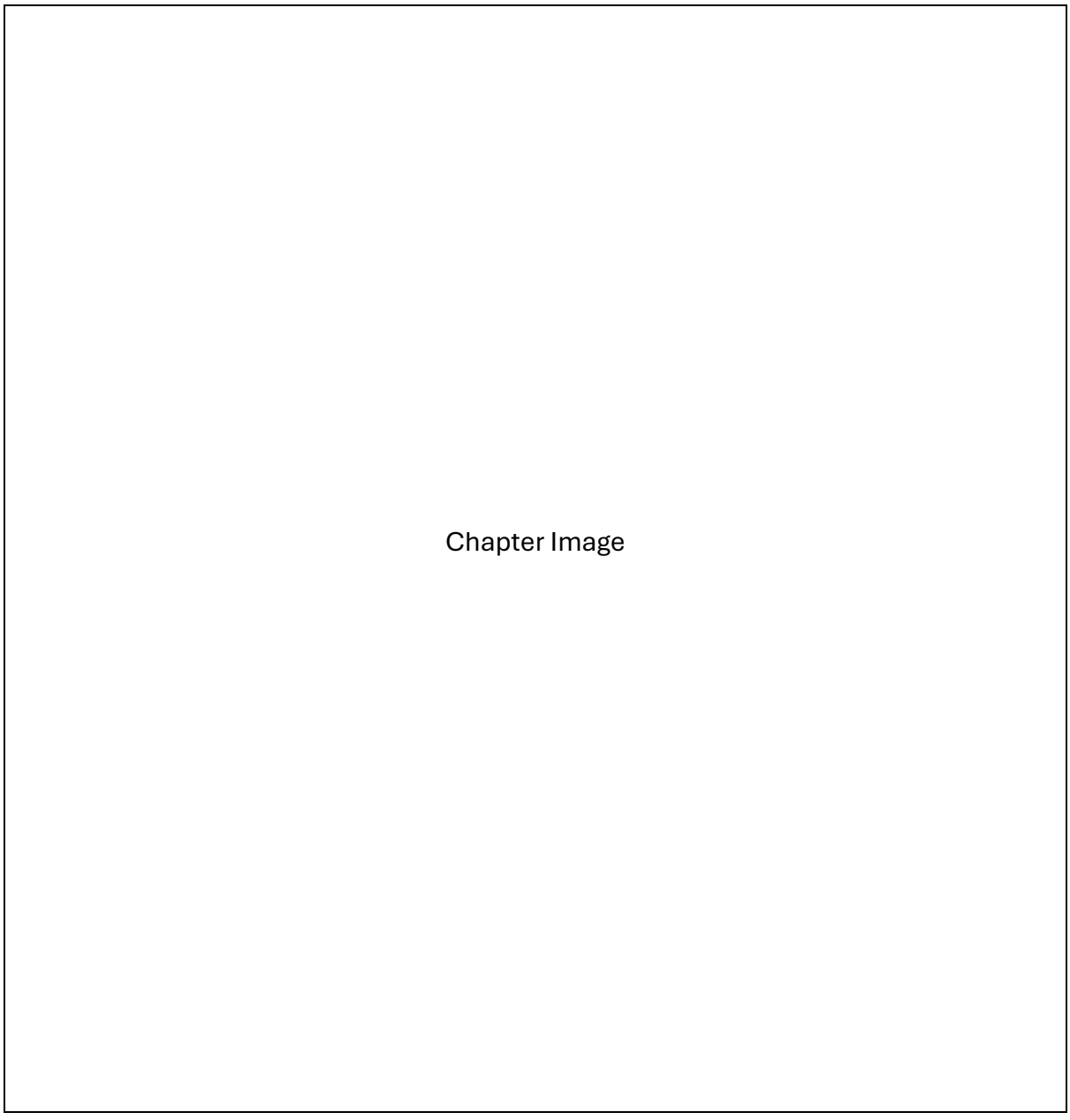
opportunities to restore and enhance the natural functioning of watercourses (a practice often referred to as 'deculverting', or 'daylighting'). This approach aligns with the Blue Ribbon Network objectives of the London Plan and with Environmental Agency advice. The Council will extend these policy principles to all watercourses in Haringey.

24.95 Sites with existing culverts will be expected to robustly investigate opportunities to re-open culverted sections of watercourses supported by site-specific assessments of technical potential and financial viability and in consultation with key stakeholders including the Council as the Lead Local Flood Authority, the Environment Agency and Thames Water. These assessments should be undertaken at the earliest stage possible to maximally integrate the naturalisation of the watercourse into the development design. Where the implementation of measures to restore sections of the watercourse is not considered possible, clear and robust justification must be provided. There are opportunities for deculverting in various parts of the borough, in particular the Moselle Brook and Stonebridge Brook which are both heavily modified waterbodies and largely in culverts.

24.96 Where development takes place close to a culvert, it should be demonstrated that works will not cause any damage or hinder future maintenance activities. Where necessary a structural survey and/or CCTV survey should be undertaken of the culvert. The findings should inform a method statement to ensure that the structural integrity of the culvert is not compromised. Following completion of the works, the development may also be required to carry out a further survey to confirm that no damage has been caused to the culvert.

24.97 The Thames Basin River Management Plan aims to prevent the deterioration and improve the quality of London's waterways. The plan's objectives and actions for watercourses in Haringey should be considered for all new proposals where relevant.

CHAPTER 25: HOUSING



INTRODUCTION

25.1 The Council considers that the right to a home is a fundamental human right. A good quality, secure home allows people to put down roots in a community. It gives children a safe place to play and learn. Good housing contributes to good health, both physical and mental. It helps with access to local jobs. And well-designed homes create pleasant, secure neighbourhoods that allow residents to belong and thrive.

25.2 The Council wants everyone in Haringey, whatever their circumstances, to have a safe, stable, and genuinely affordable home. It is recognised that this far from being the case at present and that significant work is needed to address this. There is a housing crisis in Haringey as there is across London, and the UK and tackling it will be a major challenge.

25.3 The Council's Housing Strategy 2024-2029 contains four strategic objectives to help address identified housing challenges, the first of which is delivering the new homes Haringey needs.

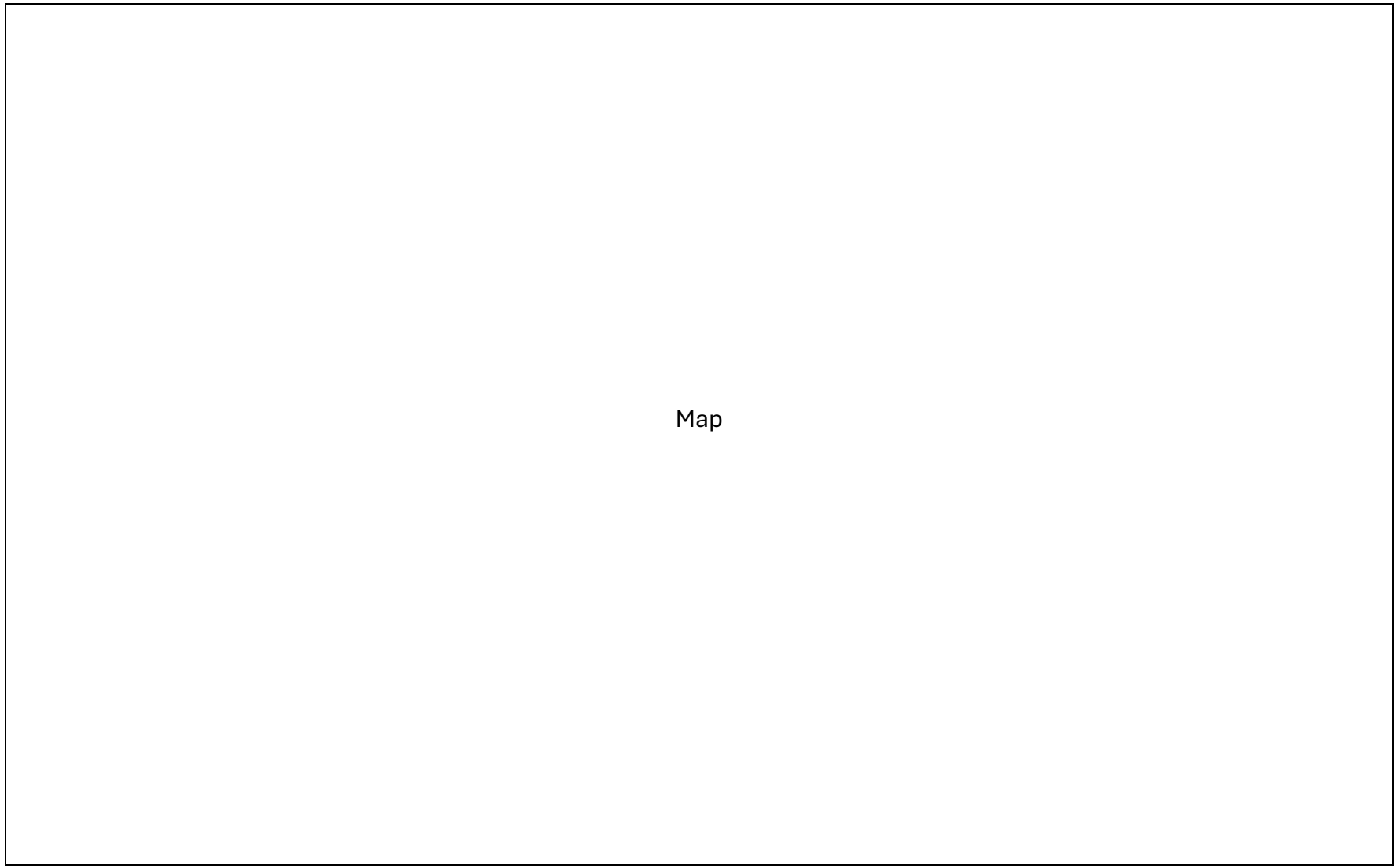
25.4 As part of delivering sustainable development, the NPPF requires Local Plans to meet the development needs of their area. In London, the need for new homes is assessed on a capital wide basis by the Mayor of London and then minimum housing targets are apportioned to boroughs via the London Plan based upon their capacity to accommodate housing. The London Plan 2021 sets Haringey a ten-year housing target of 15,920 homes which equates to 1,592 homes per year.

25.5 Through the Local Plan, we aim to ensure that this target is met and where possible exceeded. To support this, the Council is delivering at least 3,000 new Council homes with as many as possible built on council-owned land. This is an important priority for Haringey, as for many of those in the greatest need a council home offers their only real chance to put down roots in the borough.

25.6 To meet our community's diverse needs, we need to ensure that new homes are good quality, healthy and comfortable, and that as many as possible are genuinely affordable for our communities.

25.7 This Local Plan contains policies to ensure that:

i. the housing requirement for Haringey is clearly established over the plan period
ii. a sufficient amount and variety of land can come forward to meet the need for new homes, including small and medium sized sites
iii. an appropriate mix of housing is provided for the local community, with the size, type and tenure of housing need clearly reflected, including providing for genuinely affordable homes to meet identified local needs
iv. the needs of groups with specific housing requirements are addressed



Tables and Figures 15. Map of Housing Policy Designations

Policy H1: Meeting Housing Needs

A. The Council will work positively with stakeholders and partners to make full use of Haringey's capacity for housing and will seek to significantly increase the supply of new homes and other housing in the borough to meet local housing needs and deliver the objectives of the Haringey Housing Strategy 2024.

B. The Council will meet a minimum housing target of 21,535 homes (net) over the period 2026/7 to 2037/38. This will be achieved through:

(1) optimising potential housing delivery on all suitable and available brownfield sites;
(2) realisation of the borough-wide spatial strategy set out in Policy SS1;
(3) development of allocated residential and mixed-use sites encouraging development on appropriate windfall sites;
(4) supporting the delivery of well-designed new homes on small sites;
(5) resisting proposals for the development of alternative uses on allocated residential and mixed-use sites unless it can be demonstrated that there is an overriding public benefit; and
(6) maintaining a five-year housing land supply with appropriate buffer.

C. The focus of new development will be on providing the right mix of homes and housing to meet the diverse needs of Haringey's communities. This will be achieved through:

(1) ensuring that all homes and residential accommodation are of a high-quality design that promotes health and wellbeing;
(2) maximising the delivery of new affordable homes which are genuinely affordable to most people in housing need, including essential local workers;
(3) delivery of an appropriate mix of housing sizes and types, with priority for homes suitable for families;
(4) supporting Build to Rent development;
(5) supporting proposals for new homes on small sites supporting proposals for self-build, custom-build and community-led housing;
(6) encouraging housing proposals for older and vulnerable people which meet an identified local need;
(7) prioritising self-contained residential homes over large-scale purpose-built shared living and purpose-built student accommodation. Self-contained residential homes (use class C3) are the priority need in Haringey therefore proposals for large-scale purpose-built shared living and purpose-built student accommodation will only be permitted in limited circumstances; and
(8) supporting proposals for gypsy and traveller accommodation

D. To ensure the borough's existing stock of homes continues to meet the needs of Haringey's communities, the Council:

(1) resist proposals which involve a net loss of self-contained homes restrict the conversion of existing family sized homes to smaller units or to houses in multiple occupation;
(2) resist proposals for the change of residential accommodation to short-term lets; and
(3) otherwise resist proposals involving the loss of accommodation that meets an identified housing need

Supporting Text

25.8 Haringey faces a significant and growing housing challenge, driven by population growth and affordability pressures. The Haringey Housing Strategy 2024–2029 sets out a clear vision for ensuring that everyone in the borough has access to a safe, stable, and genuinely affordable home. This Local Plan policy supports that vision by setting out a comprehensive policy framework to meet housing needs through increased supply, improved quality, and a better match between housing types and community needs.

A fairer place

25.9 There are significant housing inequities in Haringey. As of October 2026, there were close to 14,500 households on the Council's housing register and over 2,600 households in the borough living in temporary accommodation. Evidence is clear that housing inequality is linked to systemic inequality.

25.10 The Council's Housing Strategy sets out the key steps the Council will take to address housing inequities including meeting the minimum housing targets for the borough set in the London Plan 2021. Policy H1 seeks to significantly boost the supply of new homes in the borough containing a commitment to delivering at least 21,535 homes (net) over the period 2026/7 to 2037/38. This target is capacity-based target and comprises twelve years of Haringey's London Plan 2021 annualised housing target plus the borough's delivery shortfall against the same annualised housing target over the period 2021/2 to 2024/25. To help meet the target, the policy promotes development on brownfield land, allocated sites, and appropriate windfall and small sites.

25.11 The policy focuses on providing the right mix of homes and housing to meet the diverse needs of Haringey's communities. The Council's Housing Strategy and the Haringey Strategic Housing Market Assessment (2026) identifies a critical need to increase the supply of genuinely affordable homes in the borough, particularly social rent homes. Accordingly, the policy aims to maximise the delivery of new affordable homes which are genuinely affordable to most people in housing need, including essential local workers. Recognising the diversity of housing needs that exist in the borough the policy supports a range of other housing types to meet the needs of all residents. To help ensure evidenced needs are met the policy prioritises conventional homes over large-

scale purpose-built shared living and purpose-built student accommodation and ensures the borough's housing stock is protected and used efficiently.

A healthier and safer place

25.12 The policy will support the creation of a healthier and safer Haringey by ensuring that sufficient, high-quality housing is delivered to meet the needs of existing and future residents. Increasing the supply of genuinely affordable homes, family housing, specialist accommodation for older and vulnerable people, and support for self-build and community-led housing will help reduce housing stress, overcrowding and insecurity, all of which are closely linked to poorer health outcomes. The policy places a strong emphasis on high-quality design that promotes health and wellbeing, ensuring new homes provide safe, comfortable and sustainable living environments. By protecting existing homes, resisting the loss of family housing and limiting conversions that can lead to overcrowding and poor living conditions, the policy helps maintain stable and balanced communities. The delivery of a diverse range of housing within well-planned neighbourhoods, supported by the borough-wide spatial strategy, will enable more people to access suitable homes close to jobs, services, public transport and community facilities, contributing to healthier lifestyles, stronger social cohesion and safer places for residents of all ages.

A sustainable and resilient place

25.13 The policy will contribute to a more sustainable and resilient borough by directing housing growth towards suitable and available brownfield land, making efficient use of previously developed sites and reducing pressure for development on open spaces and other environmentally valuable land. The policy supports the delivery of compact, well-connected neighbourhoods in accordance with the borough-wide spatial strategy, helping to reduce reliance on private car travel and enabling more residents to access public transport, employment opportunities, services and community facilities locally. By maintaining a strong supply of self-contained homes, delivering a diverse mix of housing types, and supporting specialist accommodation that responds to changing demographic needs, the policy helps create communities that are better able to adapt to future social, economic and demographic change. The emphasis on high-quality housing design, affordable housing provision and long-term housing supply will also strengthen the borough's resilience by improving housing security, supporting social sustainability and ensuring that Haringey can continue to accommodate population growth in a way that supports thriving, inclusive and enduring neighbourhoods.

Policy H2: Genuinely Affordable Housing

A. The Council will aim to secure 50% of all new homes over the plan period as genuinely affordable consistent with the Mayor of London's strategic target in the London Plan. To achieve this the Council will:

(1) deliver its extensive Council Housing Delivery Programme;
(2) work actively with Registered Providers of Social Housing to facilitate their delivery of affordable housing; and
(3) maximise the delivery of genuinely affordable housing in all private housing developments, subject to viability, including in Build for Sale, Build for Rent, other developments comprising self-contained units with Use Class C3, purpose-built student accommodation and large-scale purpose-build shared living.

B. Proposals for 10 or more self-contained homes (gross) will be required to deliver a minimum of 40% affordable housing on-site, except on types of land for which the London Plan 2021 sets a higher target (e.g. public sector land and industrial land) and subject to any portfolio approaches permitted by the Mayor of London.

C. Off-site affordable housing or payments in-lieu will only be acceptable in exceptional circumstances where the Council is satisfied that this form of provision would secure a better outcome in meeting the borough's housing need.

D. The Council will require an affordable housing tenure split of 70% low-cost rent housing and 30% intermediate housing.

E. Low-cost rent is defined as homes rented based on social rent levels, including Social Rent and London Affordable Rent. To ensure new affordable homes are genuinely affordable to most people in affordable housing need, most intermediate homes should be homes for rent at London Living Rent or Key Worker Living Rent levels. Other intermediate affordable housing tenures will be permitted where it can be demonstrated that these are genuinely affordable. Affordable housing tenures which are not considered to be genuinely affordable will be resisted and not be counted towards the level of affordable housing provision on individual schemes. Where developments propose more than 50% affordable housing, some flexibility may be considered in the tenure mix provided the proposed tenures are demonstrated to be genuinely affordable.

F. The percentage of affordable housing on a scheme should be measured in habitable rooms to ensure that a range of sizes of affordable homes can be delivered, including family-sized homes to ensure compliance with the size mix targets in Policy H3.

G. Proposals that meet or exceed the targets specified in part B and D of this Policy will not be required to provide viability evidence and will follow the Fast Track Route as set out in the London Plan. Only those proposals that cannot meet the relevant targets will be required to undertake the Viability Tested Route as set out in the London Plan including submitting site-specific viability information to the Council for its review. For schemes which undertake the Viability Tested Route, the targets set out in Parts B or D must remain the starting point. Site-specific viability assessments will be tested rigorously and the maximum viable amount of affordable housing must be delivered. Such proposals will be subject to detailed review mechanisms throughout the period up to full completion of the development, including a late-stage review mechanism.

H. Proposals for 5 to 9 self-contained homes (gross) will be required to provide a financial contribution to fund the development of affordable housing off-site.

I. Where development sites are split, or separate proposals are brought forward on neighbouring or nearby sites which are physically or functionally linked, affordable housing requirements will be assessed on the total number of net housing units proposed across all related sites.

J. Affordable housing requirements are not limited to use class C3 and will be sought from alternative housing products consistent with other policies in this plan.

K. For proposals which trigger affordable housing requirements in Haringey (either on-site or through financial contributions), exceptional reasons will be required to justify application of the Vacant Building Credit and the following criteria must all be met:

(1) All buildings within the site boundary must be vacant at the time the application is submitted and it should be demonstrated that the buildings have been vacant for 3 years or more;
(2) There are no extant or recently expired permissions on the site, for any proposed use class; and
(3) It is clearly demonstrated that the site would otherwise not come forward for any form of redevelopment and the building has not been made vacant for the sole purpose of redevelopment. This should be evidenced by provision of marketing evidence for a continuous period of 24 months (up to the point of submission of an application). Evidence should also be provided setting out any site-specific issues which form a barrier to the redevelopment of the site.

L. Development involving the provision of affordable housing will be required to ensure affordable housing is equivalent in siting, appearance and layout to the rest of the development and provide equivalent access to amenity and play space. Proposals will be required to demonstrate that the integration of different tenures has been considered from the outset of the design process.

Supporting Text

25.14 As set out in the Haringey Housing Strategy, the Council wants everyone in Haringey, whatever their circumstances, to have a safe, stable, and genuinely affordable home.

25.15 The Council's Strategic Housing Market Assessment (SHMA) (2026) set out a need for 17,250 affordable homes over the period 2027-2042 with 67% of these needed as social rented homes. The SHMA identifies that many affordable housing tenures are not genuinely affordable for the borough's residents and communities. It is therefore critical that the Local Plan maximises the supply of genuinely affordable housing through the planning system with a focus on the affordable tenures which are most affordable. The Council is already having a major impact with the delivery of its ambitious council house building programme but private developments must also meaningfully contribute to the delivery of genuinely affordable housing to meet need and ensure the borough continues to have mixed and balanced communities.

25.16 There are many types of affordable housing product which fall within the definition of affordable housing in the NPPF. The Council's preferred affordable housing tenures are:

i. homes based on social rent levels, including Social Rent and London Affordable Rent
ii. London Living Rent
iii. Key Worker Living Rent

25.17 Definitions of preferred affordable housing tenures

Tenure	Category of Affordable Housing	Definition
Social Rent	Low-cost rent	Social Rent homes are for households on low incomes where the rent levels are based on the formulas in the Social Housing Regulator's Rent Standard Guidance. The rent levels for Social Rent homes use a capped formula and are significantly less than 80% of market rents, which is the maximum for affordable housing for rent in the NPPF. Social Rent is sometimes also known as Formula Rent, Target Rent, or Council Rent.
London Affordable Rent	Low-cost rent	London Affordable Rent (LAR) was introduced by the Mayor of London in 2016 for new affordable homes in London and is set at the Social Rent Cap increased every year by one percentage point more than inflation. LAR is for households on low incomes where the rent levels are based on the formulas in the Social Housing Regulator's Rent Standard Guidance. The rent levels are capped at benchmark levels published by the GLA and

		are significantly less than 80% of market rents, which is the maximum level permitted in the NPPF.
London Living Rent	Intermediate	London Living Rent (LLR) offers Londoners on average incomes a lower rent, enabling them to save for a deposit. LLR is an intermediate affordable housing product with low rents that vary by ward across London. Where funded by the GLA, LLR will be a Rent to Buy product, with sub-market rents on time-limited tenancies, which will help households on average income levels to save for a deposit. As London Living Rent can be a step to homeownership, it can be considered as an affordable homeownership product
Key Worker Living Rent	Intermediate	Key Worker Living Rent is a type of affordable housing designed by the GLA for middle-income Londoners – especially key workers – with rents (including service charges) set by the GLA using key workers' average household incomes.

Tables and Figures 16. Affordable Housing Definitions

25.18 Other affordable housing products may be acceptable if, as well as meeting the broad definition of affordable housing, they also meet the London Housing Strategy definition of genuinely affordable housing and are considered by Haringey to be genuinely affordable. For the avoidance of doubt, homes set at 80% of the local market rent are not considered to be a low-cost rent home in Haringey.

25.19 The Haringey Housing Strategy commits the Council to preparing an Intermediate Housing Policy. Once adopted, applications should have regard to this in terms of proposed intermediate housing.

25.20 Currently all intermediate rented products such as London Living Rent, Key Worker Living Rent and Discounted Market Rent should be affordable to households on incomes of up to £75,000. Intermediate ownership products such as London Shared Ownership and Discounted Market Sale (where they meet the definition of affordable housing), should be affordable to households on incomes of up to £90,000. Further information on the income caps and how they are applied can be found in London Plan Annual Monitoring Reports.

25.21 For homes to be considered affordable, annual housing costs, including mortgage (assuming reasonable interest rates and deposit requirements), rent and service charge, should be no greater than 40% of net household income, based on the household income limits set out above.

25.22 For proposals of 10 or more self-contained homes (gross), affordable housing should be provided on-site to help deliver mixed and inclusive communities. Affordable housing will only be accepted as an off-site contribution in exceptional circumstances

where it can be robustly demonstrated high-quality affordable housing cannot be delivered on-site or where an off-site contribution would:

i. secure a higher level of affordable housing on an alternative site;
ii. better address priority needs, especially for affordable family housing; or
iii. secure a more mixed and inclusive community than an on-site contribution.

25.23 Justifiable cases where high-quality affordable housing cannot be delivered on-site could include where:

i. no Registered Provider is identified and the Council is not willing to take the units on itself;
ii. the size of the site is too small; or
iii. practicalities of design and management mean this on-site delivery is not possible.

25.24 Cash in lieu contributions will be accepted where off-site options have been explored but are not acceptable and where accepting a cash in lieu contribution will not be detrimental to the delivery of mixed and inclusive communities.

25.25 In each case, the approach must result in additional affordable homes, meaning the funding should not be used for affordable homes that would otherwise have been delivered on-site. It should also take account of the fact that all sites are expected to deliver at least the threshold level of affordable housing and any cash in lieu or off-site contribution should deliver homes in addition to this.

25.26 To avoid incentivising off-site provision or in lieu contributions, agreements for this may not provide any financial benefit to the applicant relative to on-site provision and should include review mechanisms in line with the Viability Tested Route.

25.27 In instances where it is accepted that off-site provision is appropriate, the onus will be on the developer to find and acquire a more suitable site that would not otherwise be expected to come forward for affordable housing, within the vicinity of the originating development.

25.28 Where the Council agrees a cash in lieu of provision contribution may be suitable, the financial contribution sought will be in accordance with the Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance (SPG). This states that all developments not meeting the affordable housing threshold should be assessed for financial viability through the assessment of an appropriate financial appraisal, with early and late-stage viability reviews applied where appropriate. It states that all schemes which propose cash in lieu payments are required to provide a detailed viability assessment as part of the justification. The SPG states "The starting point for determining in-lieu contributions should be the maximum reasonable amount of affordable housing that could be provided on-site as assessed through the Viability

Tested Route. The value of the in-lieu contribution should be based on the difference in Gross Development Value arising the affordable units are changed to market units within the appraisal. This is to ensure that where the on-site component of market housing is increased as a result of the affordable contribution being provided as a cash in-lieu payment, this does not result in a higher assumed profit level for the market homes within the assessment which would have the effect of reducing the affordable housing contribution".

25.29 For proposals for 5 to 9 self-contained homes (gross), developers will be required to provide a financial contribution to fund the development of affordable housing off-site. This will be calculated in accordance with the formula A-B=C, where A is the value of the proposed development assuming 100% of the units are market housing and B is the value that would otherwise have been be achieved by the proposed development incorporating affordable housing in line with the Council's 40% affordable housing requirement and required tenure split. C is the level of payment in lieu. If it is demonstrated to the satisfaction of the Council that the payment required for a policy compliant level of affordable housing would render the scheme unviable, then a lower payment will be acceptable.

25.30 All proposals requiring provision for affordable housing or a linked financial contribution should have regard to the Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance and Development Viability London Plan Guidance.

Policy H3: Housing Mix

A. The Council will support proposals which offer a range of housing sizes and types to meet local need, with priority for homes suitable for families.

B. All proposals for conventional homes (including conversions and extensions) are expected to provide a mix of home sizes as set out below:

Tenure	Studio/Bedsit	1 bed	2 bed	3+ bed
Social rent	None	Lower % than 2 bed	Higher % than 1 bed	At least 30%
Intermediate rent e.g. London Living Rent/Key Worker Living Rent	None	Lower % than 2 bed	Higher % than 1 bed	At least 30%
Intermediate affordable home ownership e.g. shared ownership	None	Higher % than 2 bed	Lower % than 1 bed	At least 15%
Market	None	Lower % than 2 bed	Higher % than 1 bed	At least 30%

Tables and Figures 17. Housing Size Mix targets

C. The Council will consider variations to the size mix if this can be justified based on the tenures and type of homes proposed, site location, area characteristics, the objective of optimising housing potential, design constraints, scheme viability and for intermediate affordable home ownership the ability of potential owners to afford the homes proposed.

D. Concentrations of one-bedroom units, either overall and as part of constituent market and affordable elements of a proposal, will not be acceptable.

E. Studio and bedsit units will only be permitted where:

(1) these would constitute a very small proportion of the housing mix of a development proposal, both overall and/or in any constituent market or affordable elements;
(2) the delivery of larger homes is not possible; and
(3) provision of studios/bedsits would result in a high-quality home in accordance with relevant design policies.

Supporting Text

25.31 Delivering the right mix of housing is essential to meeting the diverse needs of Haringey's residents, supporting inclusive communities, and addressing housing inequalities. Policy H3 sets out the Council's approach to ensuring that new housing developments provide a mix of unit sizes and tenures appropriate to the borough's demographic profile and housing needs.

25.32 The target housing size mix is informed by the Haringey SHMA (2026) and the Council's Housing Register. Together these highlight that larger family homes, including affordable homes, are a key ongoing need in the borough. The Haringey Housing Strategy commits to prioritising the delivery of larger homes to address this need, particularly for social rent and London Living Rent tenures. Policy H3 reflects this priority by requiring that at least 30% of homes in each tenure category are three-bedroom or larger.

25.33 The mix varies by tenure to reflect differences in affordability, demand, and household composition:

i. For social rent and intermediate rent (e.g. London Living Rent), the emphasis is on two- and three-bedroom homes, with a minimum of 30% of homes being family-sized (3+ bedrooms).
ii. For intermediate home ownership (e.g. shared ownership), the focus is on smaller units, reflecting affordability constraints and the limited number of households in need who can afford larger shared ownership homes.
iii. For market housing, an emphasis on larger homes is required to meet need, with at least 30% of homes being family-sized.

25.34 While the Council expects developments to broadly comply with the target housing mix, flexibility will be applied where justified. Factors such as site constraints, design considerations, scheme viability, and the specific tenure mix proposed may warrant a variation. For example, higher proportions of smaller units may be appropriate in town centre locations or where intermediate home ownership is proposed, provided the overall mix remains balanced and contributes to meeting local needs.

25.35 To support mixed and sustainable communities, the Council will resist proposals that result in an over-concentration of one-bedroom units, either overall or within specific tenure components. This is particularly important in areas already characterised by high densities of small units or where there is a known shortfall of family housing.

25.36 Studio and bedsit units will only be permitted in exceptional circumstances, where:

i. They form a very small proportion of the overall mix;
ii. Larger homes cannot be delivered due to site constraints; and
iii. The units meet high design standards, including space, light, and amenity, in accordance with the design policies in this plan.

25.37 The SHMA and Housing Strategy both indicate that the need for studio units is limited, and that priority should be given to homes that can accommodate a range of household types and support long-term occupation.

Policy H4: Build to Rent

A. The Council will support standalone Build to Rent developments or Build to Rent blocks within large mixed tenure schemes where these meet the definition in the London Plan and comply with Parts B to D of this policy.

B. Proposals for Build to Rent will be required to provide affordable housing on-site in accordance with the London Plan, subject to the following additional requirements:

(1) Where a development proposal involving Build to Rent has potential to include more than one residential core and/or block, applicants should use this separate core and/or block to provide social rented and intermediate rented homes to be managed independently by a registered provider of affordable housing. To follow the Fast Track Route, the council will seek 70% of the overall requirement for the development as social rented homes within this separate core and/or block. The 30% intermediate affordable housing requirement will normally be accepted as discount market rent accommodation within the Build to Rent element of the scheme at London Living Rent levels. If the low cost rented accommodation to be managed by a registered provider in the separate core and/or block equates to less than 70% of the overall affordable housing requirement for the development, the proposal must follow the Viability Tested Route. In these circumstances, the Council will seek the optimum affordable housing offer for the development as a whole.

(2) Where an applicant can demonstrate that it is not feasible to include a separate residential core and/ or block in the development proposal, the Council will accept the full affordable housing requirement for the scheme as discount market rent units managed alongside the market rent units, in accordance with the requirements of the London Plan. To follow the Fast Track Route, the Council will seek 30% of the affordable provision at rents equivalent to London Living Rent level, with the remainder at a range of genuinely affordable rents to meet priority housing need in Haringey. If these requirements are not met, the scheme must follow the Viability Tested Route.

(3) The package of discounted units below market rent will be secured through a section 106 legal agreement.

C. The minimum covenant period for all Build to Rent proposals in Haringey will be 15 years, which will be secured through a section 106 legal agreement. In accordance with the London Plan, a clawback mechanism will apply in the event of units being sold out of the Build to Rent sector.

D. A management plan that commits to high standards in the ongoing management of Build to Rent properties and premises must be provided and secured through a section 106 agreement.

Supporting Text

25.39 Build to Rent is a distinct form of housing development that contributes to housing supply, supports housing choice, and meets the needs of a growing segment of London's population. Build to Rent schemes are purpose-built, professionally managed, and typically offer longer tenancies, on-site amenities, and a consistent rental product. The London Plan 2021 (Policy H11) formally recognises Build to Rent as a distinct asset class and sets out specific policy requirements to support its delivery while ensuring affordability and quality standards are met.

25.40 PPG also provides a framework for Build to Rent, defining it as housing designed for rent rather than sale, typically offering longer tenancy agreements and managed by institutional investors or specialist operators.

25.41 The Council supports Build to Rent development as part of a diverse and balanced housing market. Build to Rent can help accelerate housing delivery, particularly on large or complex sites, and provide high-quality rental accommodation with professional management.

25.42 Proposals must meet the definition of Build to Rent in the London Plan, including having a single ownership and management structure, offering tenancies for at least three years, providing on-site management and being subject to a covenant for accommodation to remain in the rental sector for a minimum period of 15 years.

25.43 Build to Rent schemes may come forward as standalone developments or as part of larger mixed-tenure schemes, where they can contribute to housing mix and delivery. In accordance with London Plan Policy H11, Build to Rent schemes must provide affordable housing on-site, with a minimum of 35% (by habitable room) to qualify for the Fast Track Route. The Council applies additional local requirements to ensure that affordable housing within Build to Rent schemes meets local needs and is appropriately managed:

i. Separate Core Provision for Social Rent: Where feasible, schemes with multiple cores or blocks should deliver 70% of affordable housing as social rented homes in a separate core or block, managed by a Registered Provider. The remaining 30% may be provided as Discount Market Rent (DMR) units at London Living Rent levels within the Build to Rent element. This approach ensures that social rented homes are delivered at scale and managed by experienced providers.

ii. Integrated Affordable Housing Where Separate Core Not Feasible: Where a separate core is not feasible, the Council will accept all affordable housing as DMR units within the Build to Rent scheme. To qualify for the Fast Track Route, 30% of these units must be at London Living Rent levels, with the remainder at a range of

genuinely affordable rents to meet local needs. This ensures affordability is maintained even where integration is necessary.

iii. Legal Agreements: All affordable housing will be secured through Section 106 agreements, including rent levels, eligibility criteria, and long-term affordability. This approach aligns with the London Plan's emphasis on affordability and flexibility in Build to Rent delivery, while ensuring that schemes contribute meaningfully to meeting Haringey's housing needs

25.44 To ensure that Build to Rent schemes remain in the rental sector and deliver long-term benefits, the Council will require a minimum covenant period of 15 years, secured through a Section 106 agreement. In line with the London Plan, a clawback mechanism will apply if units are sold out of the Build to Rent sector before the end of the covenant period. This ensures that any loss of affordable housing is mitigated through financial contributions or replacement provision.

25.45 High-quality management is a defining feature of Build to Rent. To ensure that Build to Rent schemes maintain high standards of service and contribute positively to neighbourhoods over the long term, the Council will require a management plan to be submitted and secured through a Section 106 agreement. This should include:

i. On-site management arrangements;
ii. Maintenance and repairs protocols;
iii. Tenant engagement and complaints procedures;
iv. Lettings and affordability commitments.

Policy H5: Small Sites and Smaller Housing Development

A. As a component of the borough's overall housing target, the Council will meet a minimum housing target of 3,120 homes (net) over the period 2026/7 to 2037/8 on sites of less than 0.25 hectares. To support delivery and high-quality design outcomes, the Council will prepare a Haringey Small Site Design Guide.

B. Development of new homes, community-led housing, and intensification of existing housing will be particularly supported on appropriate small sites with good public transport accessibility (PTAL 3-6) and/or are within 800 metres of a tube, rail station or the boundary of an identified town centre.

C. Proposals for additional housing within street frontages and on street corners in existing residential areas will be supported where they are sensitively integrated into the street frontage, including by respecting the proportions and spaces of and between existing buildings.

D. Proposals should be carefully and creatively designed and innovative design solutions should be used to ensure harm is avoided to the amenity of surrounding properties and uses, especially in terms of outlook, privacy, daylight and sunlight.

E. Proposals for additional housing on private residential gardens will not normally be permitted and loss of garden land will only be considered acceptable where the proposal is for comprehensive redevelopment of multiple whole land plots where adequate gardens from the donor properties are secured.

Supporting Text

25.46 Small sites play a vital role in delivering new homes across London and will be a key component of meeting evidenced housing needs in Haringey. The London Plan 2021 recognises that small sites (defined as those below 0.25 hectares) are a significant and underused source of housing capacity. Policy H2 of the London Plan sets a borough-wide minimum target for small site delivery, with Haringey expected to deliver at least 2,600 net additional homes on small sites over a ten-year period.

25.47 This policy supports the borough's contribution to meeting London's housing needs, diversifying housing supply, and encouraging high-quality, context-sensitive intensification.

25.48 This will be achieved through a combination of:

i. Windfall development;
ii. Intensification of existing residential areas;
iii. Redevelopment of underused land and infill opportunities;
iv. Site allocations and placemaking focus area policy support.

25.49 The Council will support innovative approaches to unlocking small sites, including modular construction, community-led housing, and design-led intensification.

25.50 Consistent with London Plan, the Council will particularly support small site development in locations with:

i. Good public transport accessibility (PTAL 3–6); and/or
ii. Proximity (within 800 metres) to a rail or tube station or the boundary of a designated town centre.

25.51 These locations are considered suitable for sustainable growth and can accommodate higher densities without reliance on private car use. The Council will also consider the cumulative impact of small site development in these areas to ensure infrastructure and services can support growth.

25.52 The redevelopment or intensification of street frontages and corner plots can make a valuable contribution to housing supply. However, such proposals must be sensitively integrated into the existing urban fabric. Proposals should:

i. Respect the rhythm, scale, and proportions of neighbouring buildings;
ii. Maintain or enhance the character of the street;
iii. Avoid overdevelopment or visual dominance.

25.53 This approach aligns with the London Plan's design-led principles and the Mayor's Small Sites Design Code guidance, which encourages context-sensitive intensification and should be utilised in designing proposals.

25.54 High-quality design is essential to ensure that small site development contributes positively to neighbourhoods. Proposals must comply with the design-led approach in Policy D2 and deliver high-quality housing in accordance with Policy D11. The Haringey Urban Character and Placemaking Study should be used to establish the appropriate character and density of development and be consistent with any adopted design guides and/or codes where these apply. Proposals must also:

i. Be carefully and creatively designed to respond to site constraints;
ii. Avoid harm to the amenity of neighbouring properties, particularly in terms of daylight, sunlight, privacy, and outlook;
iii. Demonstrate compliance with relevant design standards, including the Housing Design Standards London Plan Guidance.

25.55 Innovative design solutions, including split-level layouts, dual-aspect units, and green infrastructure, are encouraged to optimise site potential while maintaining liveability.

25.56 The London Plan and national policy discourage inappropriate development on private residential gardens, recognising their value for biodiversity, character, flood prevention and amenity. In line with this, the Council will resist piecemeal development of garden land. Proposals involving the loss of garden space will only be considered acceptable where:

i. They form part of a comprehensive redevelopment of multiple plots;
ii. They deliver high-quality, well-integrated housing;
iii. They retain or enhance green infrastructure and biodiversity.

25.57 This approach ensures that intensification does not come at the expense of local character or environmental quality, and retains sufficient useable garden space to meet the needs of the donor properties.

25.58 Where schemes are for 5 units or more (gross), affordable housing will be required in accordance with Policy H2.

Policy H6: Self-build, Custom-build and Community-led Housing

A. The Council will support proposals for self-build and custom-build homes.

B. The Council will take a positive approach to non-traditional forms of housing and will support and facilitate community-led housing, including community land trusts, housing co-operatives, cohousing and other resident-led housing models. Proposals must be of high-quality, delivering a permanently affordable form of housing with long-term community stewardship.

C. Having regard to the characteristics and constraints of the site and area, developments containing more than 150 homes should seek to make provision for:

(1) serviced plots of land for self/custom build housing, subject to identified need for self-build or custom housebuilding as identified on the Haringey self-build and custom housebuilding register; and
(2) community-led housing with consideration given to specific housing needs identified by local communities

Supporting Text

25.59 Self-build, custom-build, and community-led housing offer important opportunities to diversify housing supply and promote innovation in design and construction. These forms of housing are recognised in national policy to increase consumer choice and support sustainable, inclusive development.

25.60 In accordance with the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) the Council maintains a register of individuals and associations seeking to acquire serviced plots for self- or custom-build housing. There is currently minimal demand on Haringey's Register.

25.61 Self- and custom-build proposals will be supported where they comply with relevant planning policies, including those relating to design, sustainability, and site suitability.

25.62 Community-led housing is housing brought forward by, or with, a not-for-profit organisation, that is primarily for the purpose of meeting the needs of its members or the wider local community, rather than being a primarily commercial enterprise. In line with the requirements of the NPPF, the organisation should be created, managed and democratically controlled by its members, and membership of the organisation should be open to all beneficiaries and prospective beneficiaries of that organisation. It may

take any one of various legal forms including a co-operative society, community benefit society and company limited by guarantee.

25.63 The Council is supportive of community-led housing being delivered in Haringey provided the benefits of the development are clearly defined, the scheme is high-quality, and suitable arrangements are in place to secure such benefits over time, including affordability and management and stewardship.

25.64 The St Ann's development in Tottenham will include one of the largest community-led housing schemes in London with 58 community-led homes to be managed by the Gida Housing Co-operative, an organisation dedicated to improving the quality and accessibility of housing for Black and racially minoritised communities in Tottenham and across London

25.65 To ensure a pipeline of opportunities for self, custom-build housing and community-led housing, the Council seeks, where appropriate, for larger development sites of 150 homes and up to 0.25 hectares or more) to make provision for such housing, subject to:

25.66 The level of evidenced local need;

i. The characteristics and constraints of the site;
ii. The need to balance delivery of other policy priorities, including the efficient use of land, affordable housing and infrastructure.

Policy H7: Housing Older People and Vulnerable People

A. The Council will aim to facilitate the provision of housing for older people and vulnerable people (including younger people) to meet the needs of the borough's communities. The Council encourages specialist housing types that allow people to live as independently as possible and specialist housing options at a range of costs to accommodate the different financial circumstances of residents, in line with evidenced local need.

B. Proposals for housing aimed at meeting the specific needs of older people and vulnerable people, including new-build schemes and change of use, will be supported where all the following criteria are met:

(1) There is a demonstrable need in Haringey for the type of accommodation proposed, having regard to London Plan benchmarking, the Council's most up-to-date Strategic Housing Market Assessment, where this is relevant, and the Council's commissioning and housing strategies, including the Haringey Adult social services market position statement;
(2) The use is suitable for the site considering the surrounding neighbourhood, potential for development of other priority land uses and its contribution to mixed and balanced communities;
(3) The scheme provides a good level of accessibility to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers;
(4) The scheme is of a high-quality and meets relevant best practice guidance for the form of accommodation proposed;
(5) It is demonstrated that proposed accommodation has considered needs of the intended occupiers and the type of facilities proposed, the level of independence promoted and the amount of management, supervision, support and/or care proposed is appropriate for the intended occupiers;
(6) The location, internal and external design of the buildings, and their accessibility help facilitate independence and social integration;
(7) The impact of the proposed development would not be detrimental to the amenity of the local area or to local services including not resulting in a harmful over-concentration of supported and specialist accommodation within the locality;
(8) There are arrangements in place for appropriate long-term management of the housing; and
(9) Provision is made for affordable housing in accordance with Policy H2.

C. Existing accommodation for older and vulnerable people will be protected. The Council will resist proposals which involve the loss of floorspace of accommodation for older people and vulnerable people unless:

(1) Adequate replacement on-site accommodation, including affordable housing, will be provided for the same need group that results in improved standards and quality of accommodation and meets the criteria in Part A of this policy; or
(2) It can be robustly demonstrated that there that the accommodation is no longer needed for the same group or other relevant groups in need and it can be demonstrated that the existing accommodation is unsatisfactory for modern standards and/or not fit for purpose for its current use or other related types of accommodation.

Sheltered housing, specialist older person accommodation and extra-care

D. Sheltered housing, specialist older person accommodation and extra care accommodation will be classed as a C3 use where the accommodation comprises self-contained homes. Such accommodation will be required to provide affordable housing in accordance with Policy H2. Alternative affordable tenures will be considered where it is demonstrated that the accommodation proposed is genuinely affordable to older people in the borough and suitable to their needs.

E. Proposals for sheltered, specialist older person and extra care accommodation must demonstrate that the following design issues have been considered and addressed to ensure the accommodation is suitable for the intended occupiers:

(1) homes and rooms meet or exceed minimum space standards and addresses other requirements for private internal space;
(2) there is appropriate privacy of internal spaces in the building for relevant groups, namely residents and any staff accommodation/rooms;
(3) appropriate bathrooms, kitchen/laundry facilities and appropriate rooms for activities/therapy/community use are provided;
(4) appropriate wheelchair accessibility, with all accommodation for older persons complying with Building Regulations M4(3) standard;
(5) good quality guest and/or staff accommodation (where appropriate) is provided in line with minimum space standards, with sufficient storage space and facilities for visitors and staff; and
(6) servicing access and a safe drop off point is within 50m of the main entrance

Care home and nursing home accommodation

F. Proposals for care home and nursing home accommodation must demonstrate that the following design issues have been considered and addressed to ensure the accommodation is suitable for the intended occupiers:

(1) there is appropriate privacy of internal spaces in the building for relevant groups, namely residents and staff;
(2) 100% of all habitable rooms are wheelchair accessible;
(3) accommodation is provided in line with relevant design guidance and best practice standards;
(4) servicing access and a safe drop off point is provided within 50m of the main entrance. This must be appropriate for ambulance/mini bus drop-off; and
(5) provision of accessible communal outdoor space for use by residents, staff and visitors of a good quality and which is designed to ensure a good level of amenity.

Supporting Text

25.67 Haringey's population is experiencing increasing demand for housing that meets the needs of older people and vulnerable groups. The Council recognises the importance of enabling residents to live independently, safely, and with dignity in homes that are accessible, affordable, and integrated into the wider community.

25.68 The Haringey Housing Strategy identifies the need for supported housing for vulnerable groups, including people experiencing homelessness, those with mental health needs, and young adults with special educational needs and disabilities (SEND). It also commits to co-producing supported housing with residents and ensuring that it is safe, inclusive, and well-managed.

25.69 The Haringey Strategic Housing Market Assessment (SHMA) (2026) identifies that a variety of housing needs exist in the borough including housing for older people, housing for people with dementia and housing for people with health problems and disabilities.

25.70 Over a third of the borough's household growth to 2042 will be from households headed by someone aged 55 or over and there is a linked need for 1,426 additional specialist older person housing units over the period 2027-2042, including sheltered and extra-care accommodation.

25.71 This policy supports the provision of appropriate housing for older and vulnerable people to meet the needs of the borough's communities.

25.72 To ensure that new housing is well-located, of a high-quality designed to meet the specific needs of the intended users including at-risk groups, and contributes positively to the wider community, proposals must satisfy a range of suitability criteria. Sites should be appropriate for the proposed use, taking into account surrounding land uses, the potential for mixed and balanced communities, and be well-located in relation to public transport, shops, health services, and community facilities, ensuring residents can access essential services independently.

25.73 All schemes must meet best practice design standards for the relevant accommodation type. This includes compliance with Building Regulations M4(2) and M4(3), as required by London Plan and proposals must demonstrate that the level of care, support, and facilities is tailored to the needs of the intended occupiers, whether independent living or higher levels of support are required. The design and layout should support social interaction, independence, and integration with the wider community.

25.74 Applicants must demonstrate that robust management arrangements are in place to ensure the long-term sustainability and quality of the accommodation.

25.75 The SHMA identifies a current shortfall in specialist older person. The Council will therefore resist the loss of existing accommodation unless it is clearly demonstrated that the accommodation is no longer needed or is not fit for purpose, and that suitable replacement provision is made.

25.76 Where accommodation comprises self-contained units, it will be treated as C3 use and subject to affordable housing requirements. The Council will consider alternative affordable tenures where it can be demonstrated that these are genuinely affordable and suitable for older people in Haringey.

25.77 Design considerations must include:

i. Compliance with minimum space standards
ii. Privacy for residents and staff
iii. Provision of appropriate communal and support facilities
iv. Wheelchair accessibility (M4(3))
v. Guest and staff accommodation
vi. Safe and convenient servicing and drop-off access

25.78 Care and nursing homes must be designed to meet the specific needs of residents, including:

i. Full wheelchair accessibility
ii. High-quality communal outdoor space
iii. Privacy and dignity for residents
iv. Safe and accessible servicing and drop-off areas

Policy H8: Large-scale Purpose-built Shared Living

A. Proposals for large-scale purpose-built shared living (LSPBSL) must not compromise the supply of land for conventional self-contained homes (use class C3) and will only be supported where a site allocation provides for such uses and such uses are ancillary to conventional housing across the allocation as a whole. Development proposals will otherwise be resisted.

B. Proposals for LSPBSL must meet the criteria for such development in the London Plan and in addition:

(1) demonstrate the use contributes to a mixed and inclusive neighbourhood and would not result in an over-concentration of single-person accommodation in the local area;
(2) provide a high-quality living environment in line with the relevant policy requirements set out in Policy D11 and London Plan guidance;
(3) contain good-sized rooms with adequate daylight, sunlight, aspect and functional living space and layout, but are not designed as self-contained homes or capable of being used as self-contained homes;
(4) provide high-quality and well-integrated communal facilities and services sufficient to meet the requirements of the intended number of residents including providing convenient access to a communal kitchen, access to both internal and outside communal amenity space;
(5) provide at least 10% of rooms which are wheelchair accessible or readily adaptable for occupation by wheelchair users as well as suitable access for wheelchair users throughout all communal facilities, circulation areas and accessible bed spaces;
(6) demonstrate through the submission of a management plan that the development will be managed and maintained over its lifetime so as to ensure an acceptable level of amenity and access to facilities for its occupiers and would not give rise to unacceptable impacts on the amenities of existing residents in the neighbourhood; and
(7) provide a contribution towards the provision of conventional affordable housing in the borough in accordance with the London Plan.

C. Proposals should provide communal workspace and promote use of this by the surrounding local community to promote integration with the local area.

D. The conversion of student or visitor accommodation to LSPBSL will be supported where it meets the criteria above, and where it is proven there is no longer a current or future need for the student or visitor accommodation.

Supporting Text

25.79 The policy ensures that large scale purpose built living developments (LSPBSL) are only brought forward in appropriate locations, meet high standards of design and

management, and do not compromise the delivery of conventional housing, particularly affordable homes.

25.80 The Haringey Housing Strategy 2024–2029 identifies a pressing need for genuinely affordable, self-contained homes, particularly for families and vulnerable groups. It states that there is no identified need for additional co-living accommodation in the borough and that such schemes should not be brought forward where they would displace conventional housing.

25.81 This approach is consistent with London Plan Guidance (LPG) which is clear that LSPBSL should:

i. not compromise the supply of self-contained housing (Use Class C3).
ii. contribute to a mixed and inclusive neighbourhood.

25.82 To protect land for conventional housing, this policy restricts LSPBSL to sites where it is explicitly supported by a site allocation as part of a mixed-tenure development. This ensures that the borough's limited land supply is used efficiently and in line with local housing priorities, and on sites that are large enough to deliver genuinely mixed and balanced communities, by providing for a combination of tenures together e which cannot be achieved on smaller, standalone sites.

25.83 The Council will resist LSPBSL where it would undermine the delivery of affordable housing or lead to an overconcentration of single-person accommodation

25.84 The policy requires that LSPBSL schemes:

i. Provide good-sized private rooms with adequate daylight, aspect, and layout, but are not designed to be self-contained homes.
ii. Include high-quality communal facilities, such as kitchens, lounges, and outdoor amenity space, in line with LPG benchmarks.
iii. Deliver inclusive design, with at least 10% of rooms wheelchair accessible or adaptable, and full accessibility across communal areas.

25.85 These requirements reflect the London Plan Guidance (LPG) emphasis on ensuring that LSPBSL schemes are fit for purpose, meet the needs of residents, and are safe, inclusive, and well-integrated into their neighbourhoods

25.86 The policy requires a comprehensive management plan to demonstrate how the scheme will be operated and maintained over its lifetime. This is essential to ensure:

i. A high standard of living for residents.
ii. Minimal impact on neighbouring properties.
iii. Effective control of noise, waste, and communal space use.

25.87 The LPG highlights the importance of long-term management in ensuring that LSPBSL schemes remain high-quality and do not negatively affect surrounding communities

25.88 In line with the London Plan, the policy requires that LSPBSL schemes make a financial contribution toward affordable housing elsewhere in the borough. This ensures that such developments contribute to meeting local housing needs, even if they do not provide affordable units on-site.

25.89 Schemes that incorporate affordable workspace can help improve the attractiveness of this form of accommodation and supports a diverse mix of uses and users. It also aligns with LPG which encourages developments to contribute to mixed and inclusive neighbourhoods. It can also provide services that benefit residents directly—such as cafés, studios, or co-working spaces. In dense urban areas such as Haringey, combining residential and employment uses makes efficient use of land, especially where ground floor units may not be suitable for residential use due to noise, access, or privacy concerns.

25.90 The policy supports the conversion of obsolete student or visitor accommodation to LSPBSL where there is no longer a need for the original use and where the new use meets all relevant criteria. This promotes the efficient reuse of existing buildings while ensuring that new uses are appropriate and well-managed.

Policy H9: Purpose-built Student Accommodation

A. Proposals for new purpose-built student accommodation (PBSA) must not compromise the supply of land for conventional self-contained homes (use class C3) and will only be supported where a site allocation provides for such uses, such uses are ancillary to conventional housing across the allocation as a whole, and it is demonstrated the accommodation will contribute to meeting an identified strategic need. Development proposals will otherwise be resisted.

B. In addition, proposals for new PBSA must meet all the following criteria:

(1) demonstrate the use contributes to a mixed and inclusive neighbourhood and would not result in an over-concentration of single-person accommodation in the local area;
(2) be secured via nomination agreement for sole occupation of students from one or more specific educational institutions based in Haringey or within London;
(3) locate student accommodation in separate buildings from other residential uses in the development;
(4) contain good-sized rooms with adequate daylight, sunlight, aspect functional living space and layout;
(5) provide high-quality and well-integrated communal facilities and services sufficient to meet the requirements of the intended number of residents including providing convenient access to communal cooking facilities and both internal and outside communal amenity space;
(6) provide at least 10% of student rooms which are wheelchair accessible or readily adaptable for occupation by wheelchair users as well as suitable access for wheelchair users throughout all communal facilities, circulation areas and accessible bed spaces;
(7) be accompanied by a site management and maintenance plan which demonstrates that the accommodation will be managed and maintained over its lifetime so as to ensure an acceptable level of amenity and access to facilities for its occupiers, and would not give rise to unacceptable impacts on the amenities of existing residents in the neighbourhood; and
(8) provide affordable student accommodation in line with the London Plan.

C. The loss of existing student accommodation will be permitted when it is demonstrated that it no longer caters for current or future needs and the floorspace is replaced by another form of residential accommodation that meets relevant policy requirements for that type of use.

Supporting Text

25.91 Haringey faces a severe housing shortage and to help meet this the Council's Housing Strategy prioritises the delivery of:

i. Family-sized homes.
ii. Supported housing for vulnerable groups.
iii. Genuinely affordable homes for rent.

25.92 The Strategy states that purpose-build student accommodation should not be brought forward where it would displace opportunities for conventional housing, especially in areas of high housing need. As student accommodation is not currently a strategic priority in Haringey the policy therefore ensures that purpose-built student accommodation (PBSA) is only permitted where it meets a clearly evidenced need, that it does not displace opportunities for conventional housing, and that it contributes to the borough's wider housing, design, and sustainability objectives.

25.93 This approach is consistent with the London Plan 2021 which requires boroughs to plan for purpose-build student accommodation only where there is demonstrable local or strategic need, and where it would not compromise the delivery of conventional housing. The LPG on PBSA (2024) further clarifies that PBSA should:

i. Be located in well-connected, well-served areas with good access to public transport and local services.
ii. Avoid over-concentration in any one area to support mixed and inclusive neighbourhoods.
iii. Be integrated into the surrounding community, with high-quality design and public realm.
iv. Include a proportion of affordable student accommodation, secured through nominations agreements with higher education institutions

25.94 Proposals should accord with the principles in this policy and the standards set out in the LPG.

25.95 The policy requires PBSA schemes:

i. Are of high design quality, respecting local character and amenity.
ii. Provide appropriate internal and external amenity space, including communal areas and cycle storage.
iii. Are inclusive and accessible, with a proportion of rooms meeting wheelchair standards.
iv. Are supported by a management plan to ensure long-term quality and minimise impacts on neighbours.

25.96 These requirements reflect LPG which emphasises the importance of place-making, wellbeing, and integration with the wider community.

Policy H10: Gypsy and Traveller Accommodation

A. The Council will safeguard the two existing permanent gypsy and traveller sites in borough and will not permit their redevelopment unless they are replaced by equivalent or improved accommodation in suitable locations within Haringey:

(1) Wallman Road, N22 (6 pitches)
(2) Clyde Road, N15 (4 pitches)

B. The Council will seek to meet identified need of at least 40 gypsy and traveller pitches over the period to 2022/3 to 2037/8. To achieve this, it will:

(1) Deliver new permanent gypsy and traveller sites on council owned land including 2 pitches at allocation BGSA14 and 3 pitches at allocation BGSA15;
(2) Continue to cooperate actively with other public sector bodies and private landowners to identify further land suitable for gypsy and traveller accommodation and to facilitate delivery; and
(3) Support proposals for gypsy and traveller accommodation on windfall sites, subject to compliance with Part C of this Policy.

C. Proposals for new sites and/or pitches will be supported where they meet all the following criteria:

(1) they meet a demonstrable accommodation need supported by relevant evidence;
(2) the site does not have any relevant pre-existing policy designations that restrict the use of the site such as being designated as Metropolitan Open Land or being at unacceptable risk from flooding;
(3) the land is not allocated for other specific uses;
(4) the site is suitable for residential development and occupation;
(5) the site has, or will have, a supply of essential services, such as mains gas and electricity, water, sewerage and drainage and waste disposal;
(6) the site is easily accessible from the public highway and provides safe and suitable access for the type of vehicles that could reasonably be expected to use the site;
(7) the site has good access to public transport, services and facilities, in particular schools and health services, and provides access to nature wherever possible;
(8) the layout of the site, associated facilities and landscaping, including pitches, hard-standings, amenity blocks, parking and turning areas, amenity and play spaces and boundary and landscaping treatments, are well planned to ensure the amenity of site residents and adjoining occupiers and facilitate the proper integration of the site within the surrounding environment and communities;

(9) the development does not cause detriment to the natural environment including harm to/the loss of designated Metropolitan Open Land, Sites of Importance to Nature Conservation, woodland and watercourses;
(10) the development and the proposed use would not harm neighbours' living conditions and would be compatible with surrounding uses, including as a result of potential disturbance from vehicular movements and on-site activities; and
(11) development is respectful of and sensitive to the local character.

Supporting Text

25.97 This policy sets out the Council's approach to meeting the accommodation needs of Gypsy, Roma, and Traveller (GRT) communities in Haringey. It reflects the Council's commitment to inclusion, equality, and the right to a safe, secure home for all residents, as articulated in the Haringey Housing Strategy 2024–2029.

25.98 The Housing Strategy recognises that GRT communities face systemic discrimination, social exclusion, and acute housing need, including overcrowding and insecure living conditions. It commits to increasing the number of pitches available to the local Gypsy, Roma, and Traveller community, in partnership with those communities.

25.99 The NPPF requires local authorities to assess and plan for the accommodation needs of travellers. It also requires that local plans:

i. Identify a supply of deliverable sites to meet the identified need for Traveller accommodation.
ii. Ensure that sites are sustainable, with access to local services and infrastructure.
iii. Protect the best interests of children and promote peaceful and integrated co-existence between the site and the local community.

25.100 The London Gypsy and Traveller Accommodation Needs Assessment (2025), prepared by the GLA assessed London-wide accommodation needs for Gypsy, Traveller, Travelling Showpeople and Roma households over a 10-year period from 2022-23 to 2031-32. It identifies a need in Haringey for 33 additional pitches over the period 2022/3 to 2031/2. Taking account of expected household growth, a further 7 pitches will be needed over the period 2032/3 to 2037/8 giving a total target of 40 additional pitches over the period 2022/3 to 2037/8.

25.101 Having regard to identified need in the borough, the policy seeks to:

i. Safeguard existing authorised sites in the borough
ii. Support the delivery of new pitches including on council-owned land
iii. Ensure that new provision is well-designed, safe, and appropriately located.

25.102 This policy is underpinned by the Council's broader commitment to tackling inequality and promoting inclusive communities. The Housing Strategy explicitly recognises the disproportionate barriers faced by GRT communities in accessing housing and services. By planning positively for their accommodation needs, the Council aims to reduce inequality, promote social inclusion, and uphold the rights of all residents.

25.103 Consistent with the above commitment, the Council is taking the lead on delivery of new permanent gypsy and traveller pitches as part of its council housebuilding programme.

25.104 The site assessment criteria for windfall are designed to ensure that proposals for Gypsy and Traveller accommodation in Haringey are evidence-based, sustainable, inclusive, and compatible with their surroundings. They reflect national and regional planning policy, as well as local strategic priorities.

25.105 To ensure efficient land use and avoid undermining strategic employment or infrastructure objectives, sites allocated for other uses (e.g. employment land) should not be used for traveller accommodation unless there is clear justification and no conflict with wider planning priorities.

25.106 Traveller sites are a form of residential development and must meet the same basic standards of habitability, safety, and amenity as other forms of housing. This includes considerations such as noise, air quality, and proximity to incompatible land uses.

25.107 The Haringey Housing Strategy emphasises the importance of ensuring that all homes, including traveller accommodation, are safe, healthy, and well-serviced. Sites must be accessible from the public highway and capable of accommodating the types of vehicles typically used by Traveller households. This is essential for safety, emergency access, and integration with the wider transport network. It is important sites are located in areas with good access to local services, particularly schools and healthcare. This supports the social inclusion of traveller families and ensures that children can attend school regularly and residents can access healthcare and employment opportunities.

25.108 Well-planned site layouts are essential for the health, safety, and wellbeing of residents. The layout should include adequate space for pitches, amenity blocks, play areas, and landscaping. The Haringey Housing Strategy commits to ensuring that all new housing, including Traveller accommodation, is well-designed and integrated into the surrounding community to promote inclusion and reduce stigma.

25.109 Traveller sites must not cause harm to designated natural assets such as Sites of Importance for Nature Conservation (SINCs), woodland, or watercourses. This aligns with the NPPF's overarching environmental objectives and Haringey's commitment to environmental gain and climate resilience.

25.110 Traveller sites should be designed to respect the character and appearance of their surroundings. This includes appropriate boundary treatments, landscaping, and materials. The Haringey Housing Strategy supports inclusive, place-based approaches that celebrate and enhance local identity.

Policy H11: Loss of Existing Housing

A. Proposals involving the loss of existing self-contained homes will only be permitted where homes lost are replaced with new self-contained homes at existing or higher densities with at least the equivalent level of overall floorspace and no loss in family-sized homes or where one of the following criteria is met:

(1) the land or buildings are no longer suitable for residential use and it is considered inappropriate to re-provide homes;
(2) the proposal will enable sub-standard units to be enlarged to meet minimum residential space and amenity standards;
(3) the proposal is for an essential community use or infrastructure for which there is demonstrable need, and it can only be provided by the loss of existing residential floorspace; or
(4) the proposal involves combining no more than two non-family-sized dwellings to create a family-sized dwelling and the total floorspace of the new dwelling created will be less than or equal to 125 square metres. Conversion of two units into a single dwelling is considered material and would require planning permission.

B. Proposals that involve the loss or demolition of existing affordable housing, including estate renewal, will not be permitted unless it is replaced by an equivalent amount of affordable housing floorspace, with an uplift in affordable housing floorspace wherever possible. Affordable housing that is replacing social rent housing must be provided as social rent housing. Any Council schemes which come forward should be delivered in accordance with the principles and commitments to tenants and leaseholders in the Council's Housing Strategy.

Supporting Text

25.111 This policy seeks to safeguard Haringey's existing housing stock, particularly self-contained and affordable homes. It aligns with the strategic objectives of the Haringey Housing Strategy 2024–2029, especially the commitments to prevent homelessness, reduce overcrowding, and ensure that housing remains genuinely affordable and accessible to all.

25.112 To address this, the policy:

i. Resists the loss of self-contained homes unless they are replaced at equal or higher density and with no net loss of family-sized units.
ii. Supports the consolidation of substandard units into larger, higher-quality homes where this results in improved living conditions and aligns with space standards.

iii. Allows for the conversion of smaller units into family-sized homes, helping to rebalance the housing stock in favour of larger dwellings.

25.113 This approach is consistent with London Plan which encourages boroughs to resist the net loss of housing, particularly where it would reduce the availability of homes for families.

25.114 The Housing Strategy commits to delivering 3,000 new council homes by 2031 and prioritises genuinely affordable housing, particularly for social rent. However, it also recognises that the loss of existing affordable homes through redevelopment or estate renewal can undermine these efforts if not carefully managed.

25.115 In line with London Plan, this policy:

i. Requires that any loss of affordable housing is replaced on a like-for-like basis in terms of floorspace, tenure, and affordability.
ii. Emphasises the importance of achieving an uplift in affordable housing provision wherever possible.
iii. Reinforces the Council's commitment to its own Housing Strategy principles, including tenants' rights, co-production, and a right of return for residents affected by estate renewal.

25.116 This ensures that renewal schemes do not displace existing communities or reduce the overall supply of affordable homes, and that they are delivered in a way that is equitable, transparent, and accountable.

Policy H12: Residential Conversions and Houses in Multiple Occupation

Residential conversions

A. To maintain a supply of family homes, the conversion of a home into a larger number of self-contained units will only be permitted where the following criteria are satisfied:

(1) The original gross internal floor space of the original dwelling is greater than 125 square metres;
(2) At least one family-sized home is provided with direct access to a dedicated rear garden;
(3) The total number of new homes resulting from the conversion is optimised in line with the housing size mix priorities in Policy H3; and
(4) The housing mix does not contain any studio/bedsit units.

B. Proposals must be high-quality, comply with relevant space and amenity standards and design policies, including policy D11, and in addition should:

(1) Provide only self-contained homes;
(2) Ensure adequate access is provided to each home;
(3) Deliver an appropriate layout that is practical and fit for purpose and protects the amenity of occupiers and neighbours, including the relationship of rooms on different floors within the scheme, and the position of entrances, extensions and fire escapes;
(4) Ensure design of any external alterations does not detract from the appearance of the property or the street scene and, wherever possible, retains a single door to the front elevation of the property in residential areas; and
(5) Be supported by a car parking survey which demonstrates that there is residual car parking supply to meet the need created by the proposal

Houses in Multiple Occupation

C. Proposals for the conversion of homes to Houses in Multiple Occupation (HMOs), including to small HMOs (3-6 unrelated people) where planning permission is required due to the Council's Article 4 Direction, will only be permitted where:

(1) The original gross internal floor space of the existing dwelling is greater than 125 square metres;
(2) Fewer than 10% of dwellings in the ward have a property licence as a HMO;
(3) Fewer than 20% of dwellings on the street have a property licence as a HMO; and

(4) There are acceptable levels of public transport accessibility (PTAL 3 or higher), and access to shops and services appropriate to the needs of the intended occupiers

D. Where more than 10% of dwellings on the street have a property licence as an HMO but less than 20%, the Council will take a precautionary approach to further HMOs. In these circumstances, a proposal for a new HMO will only be supported where it is robustly demonstrated that it will not result in an over-concentration of HMOs that is harmful to neighbourhood character and residential amenity, taking account of existing local conditions including noise, parking, anti-social behaviour and waste management.

E. Subject to compliance with Part C of this policy, new HMOs will be supported provided the following criteria are met:

(1) The proposal provides a good standard of accommodation and is in accordance with the Council's House in Multiple Occupation Standards including relevant space standards;
(2) The clear design intent is for the property to be used as an HMO rather than as bedsits or flats;
(3) Suitable provision is provided for storage and collection of waste in accordance with Policy D12; and
(4) It is demonstrated through the submission of a management plan that the development will be suitably managed and maintained over its lifetime to avoid impacts on the amenities of existing residents or neighbourhood's character, including with respect to refuse provision, cycle parking and car parking.

F. The Council will resist the loss of good quality licensed HMOs except where these are proposed to be returned into use as a family-sized home.

Supporting Text

25.117 This policy seeks to ensure that the borough's housing stock continues to meet the needs of Haringey's diverse and growing population by managing the quality, type, and distribution of residential conversions and Houses in Multiple Occupation (HMOs). It aligns with the strategic objectives of the Haringey Housing Strategy 2024–2029, particularly in relation to improving housing quality, protecting family housing, and ensuring that all homes are safe, decent, and well-managed.

25.118 The conversion of single-family homes into multiple smaller units can contribute to housing supply but must be carefully managed to avoid the loss of much-needed family-sized accommodation. The Housing Strategy identifies a chronic shortage of larger homes. Only one-third of council homes have three or more bedrooms, and overcrowding is a significant issue.

25.119 To address this, the policy:

i. Requires a minimum original gross floor area of 125 sqm to ensure that conversions are only permitted where the original dwelling is large enough to accommodate multiple high-quality units.
ii. Mandates the retention of at least one family-sized unit (3 bedrooms+) with access to a private garden, supporting the Housing Strategy's emphasis on family-friendly housing and healthy living environments.
iii. Prohibits studio flats to avoid poor-quality, cramped accommodation that does not meet the borough's housing needs.

25.120 This approach is consistent with London Plan which encourages boroughs to resist the loss of housing that is in short supply, particularly family-sized homes.

25.121 HMOs play an important role in providing low-cost housing, particularly for younger people and those on lower incomes. However, the Housing Strategy highlights that over 25% of private rented homes in Haringey are in poor condition, and HMOs, especially those poorly managed, pose greater risks to health and safety.

25.122 To address these risks and avoid overconcentration, the policy:

i. Sets thresholds for HMO saturation, in line with the Housing Strategy's commitment to balanced communities and neighbourhood cohesion.
ii. Requires a minimum original gross floor area of 125 sqm to ensure adequate space and living conditions.
iii. Aligns with the Council's Article 4 Direction, which removes permitted development rights for small HMOs in parts of the borough, particularly in the east where concentrations are highest.
iv. Requires compliance with the Council's HMO Standards and submission of a management plan to ensure long-term quality and minimise impacts on neighbours.

25.123 This is supported by the London Plan which emphasises the need for high-quality, well-managed shared accommodation and the avoidance of over-concentration.

25.124 HMOs should be clearly designed to be used as HMOs rather than as bedsits or flats (e.g. with no cooking and washing facilities in bedrooms)

Policy H13: Temporary Accommodation

A. The Council will support the delivery of temporary and emergency accommodation in appropriate locations that meet the accommodation needs of Haringey residents, is of highest design quality, and provides a good standard of living for its residents including families and young people.

B. Purpose-built temporary and emergency accommodation will be supported provided that all the following criteria are met:

(1) The use is suitable for the site considering the surrounding neighbourhood and will contribute positively to mixed and balanced communities**;**
(2) The scheme provides a good level of accessibility to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers**;**
(3) The scheme is of a high design quality**;**
(4) The scheme meets needs of the intended occupiers and the type of facilities proposed, the level of independence promoted and the amount of management, supervision, support and/or care proposed is appropriate for the intended occupiers**;**
(5) The location, internal and external design of the buildings, and their accessibility help facilitate independence and social integration, where appropriate**;**
(6) The impact of the proposed development would not be detrimental to the amenity of the local area or to local services including not resulting in a harmful over-concentration of such accommodation within the locality**;**
(7) There are arrangements in place for appropriate long-term management of the accommodation; and
(8) The applicant has engaged with the Council's Temporary Accommodation service to confirm that the accommodation provision is appropriate and to confirm the rents that will be set would be suitable and meet evidenced Haringey needs**;**

C. The Council will support modular temporary accommodation as a meanwhile use, including where appropriate on land safeguarded for Crossrail 2.

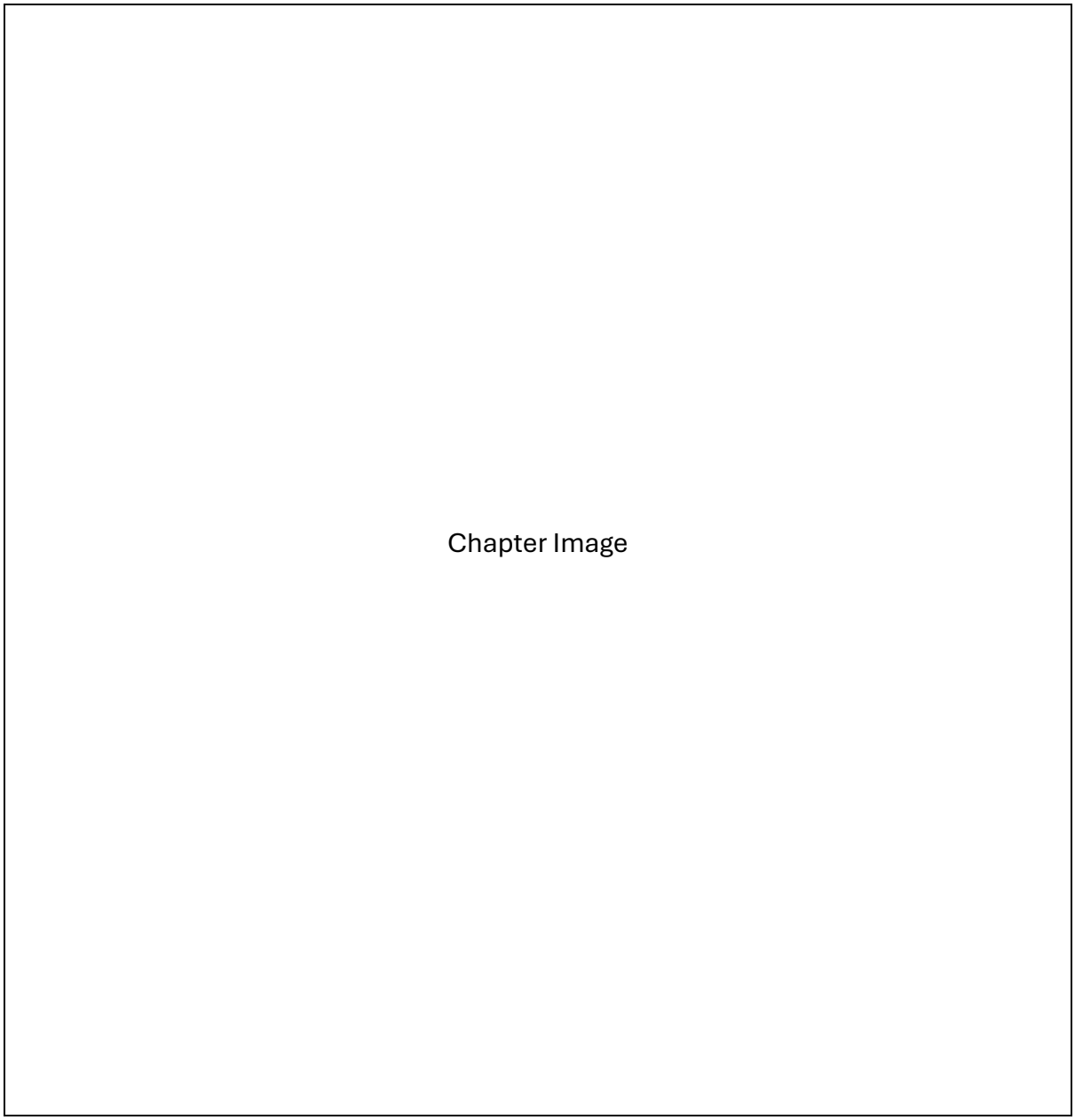
Supporting Text

25.126 As of 2026, Haringey had over 2,600 households in temporary accommodation. The Council's overall emphasis is on the development of a pipeline of genuinely affordable housing that meets the permanent needs of Haringey's communities and reduces the need for temporary accommodation to the point where this is ultimately no longer required. It is recognised, however, that this will take time to achieve and therefore the Local Plan provides support for purpose-built temporary and emergency accommodation, subject to a range of suitability criteria. It is vital that such

accommodation provides a good living environment for families, young people and others in need of this type of temporary accommodation, until they have a more permanent home.

25.127 Before submitting a planning application, applicants should contact Haringey's Temporary Accommodation service to confirm that the accommodation provision is appropriate and to confirm the rents proposed would be suitable. This evidence should be submitted alongside the planning application. The Council's Temporary Accommodation service will also be consulted as part of the application process to confirm these details are correct.

CHAPTER 26: SOCIAL INFRASTRUCTURE

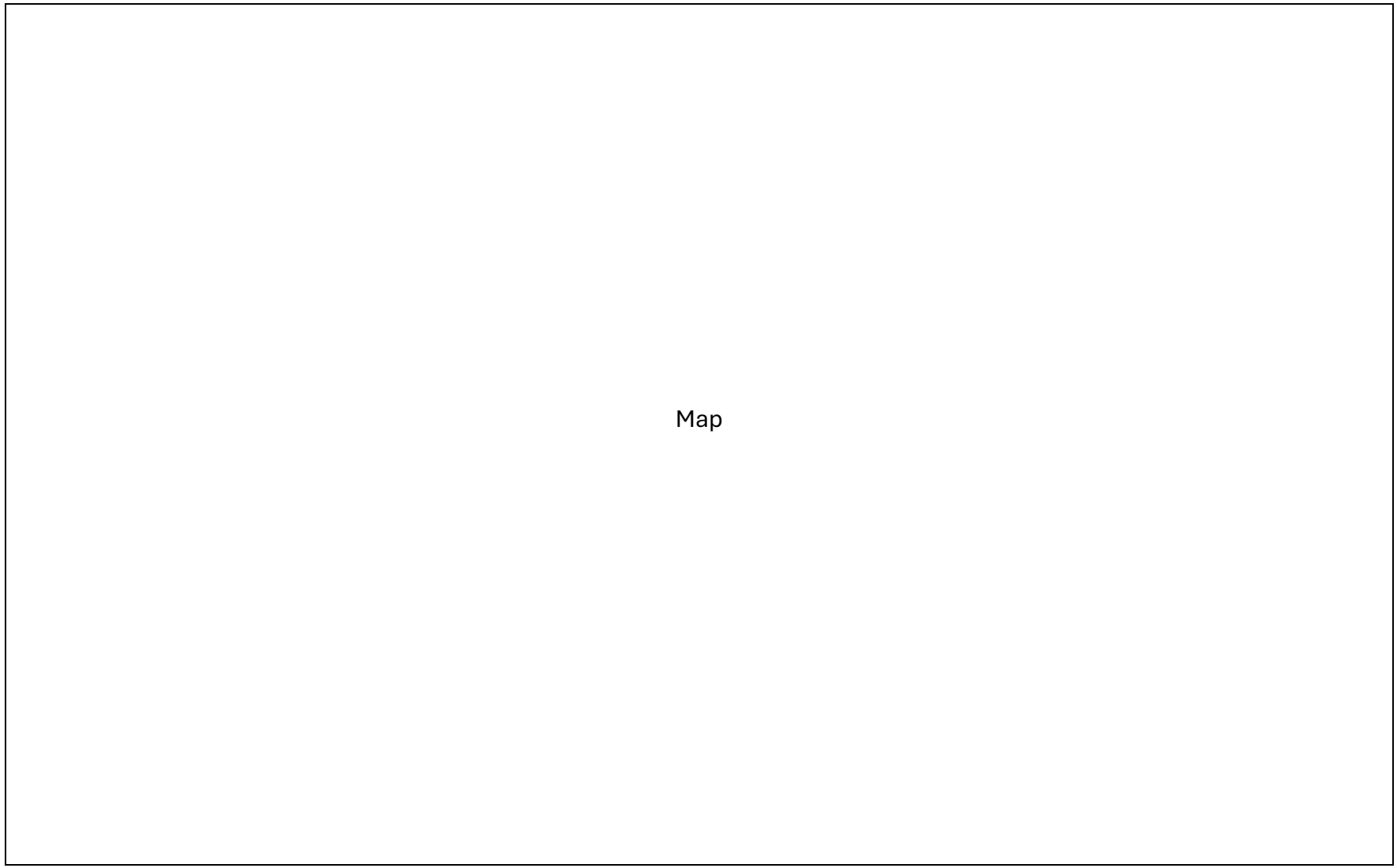


INTRODUCTION

26.1 Social infrastructure is fundamental to achieving Haringey's vision of a place where we can all belong and thrive. It encompasses the facilities, services, community assets and social networks that help people live well, participate in community life, access opportunities and support one another. Together, formal provision and informal community support form a social infrastructure ecosystem that supports social integration, wellbeing and resilient communities.

26.2 This chapter focuses on social infrastructure facilities, including education, health, social care, community, youth, faith, civic and emergency service provision. The policies in this chapter also apply to cultural, sport and recreation facilities as they form part of Haringey's wider social infrastructure ecosystem. This ecosystem additionally includes parks and green spaces, the public realm, streets, town centres and high streets, and the social networks and relationships that contribute to community wellbeing and resilience.

26.3 Haringey is fortunate to have a wide array of excellent social infrastructure facilities from the purpose-built Welbourne Health Centre in Tottenham to the Rising Green Youth Hub in Wood Green and the wonderfully preserved Grade II Listed Hornsey Library. However, not all our social infrastructure is in the right location, in good condition, or capable of responding to the changing needs and aspirations of our growing communities and the challenges posed by the economy and a changing climate. In this context it is vital that a strategic approach is taken to the future provision of infrastructure in the borough. The Local Plan policies which follow set out how land use and development will protect and invest in our social infrastructure, helping deliver new and improved provision that is better connected and able to serve our residents, particularly the most vulnerable.



Tables and Figures 18. Map of xxxxxxxxxxxxx

Policy S1: Social Infrastructure

A. The Council will plan strategically to enable delivery of an integrated, efficient, accessible, inclusive and resilient social infrastructure network which optimises the benefits of such infrastructure for residents and communities and helps them to live well. This will be achieved through:

(1) supporting a place-based approach to understanding, planning and delivering social infrastructure and facilitating social integration;
(2) working collaboratively with delivery partners, developers, infrastructure providers, the voluntary and community sector, local communities and other stakeholders to understand and respond to social infrastructure needs and opportunities;
(3) protecting existing social infrastructure facilities in accordance with Policy S2;
(4) supporting and securing the timely delivery of new, enhanced or replacement social infrastructure facilities identified through site allocations;
(5) securing new social infrastructure facilities, improvements to existing social infrastructure facilities, or developer contributions towards such provision where necessary to mitigate the impacts of development; and
(6) ensuring that social infrastructure facilities are integrated within wider social infrastructure ecosystems and designed to be accessible, inclusive, adaptable, resilient and sustainable over the long term in accordance with Policy S3.

B. The following types of development proposals should be supported by a Social Infrastructure Statement (which may be component of a Design and Access Statement or combined with a Cultural Infrastructure Statement):

(1) proposals including 50 or more dwellings;
(2) proposals which are likely to give rise to significant numbers of additional people working in or visiting an area;
(3) proposals involving the loss, whole or in part, of social infrastructure; and
(4) proposals involving the provision of new, expanded, reconfigured or significantly enhanced social infrastructure.

C. Proposals for social infrastructure will, where appropriate, be:

(1) secured for the specific intended use/s of the facility; and
(2) subject to a Community Use Agreement with the Council

Supporting Text

A place-based approach

26.4 A place-based approach seeks to facilitate more integrated and collaborative working to ensure that social infrastructure facilities, care and services are more joined-up, efficient, closer to local places and communities they seek to support, and responsive to the unique needs and aspirations of those local communities. This includes taking opportunities, where appropriate, to better integrate or co-locate services, make more effective use of existing assets and maximise the benefits of future provision. It aligns with national strategies including the creation of Integrated Care Boards, the neighbourhood health services approach set out in the 10-year Health Plan for England, and Family Hubs.

26.5 The Council will work collaboratively with partners and local communities to identify and address local social infrastructure needs, including through the Infrastructure Delivery Plan.

26.6 Development proposals should support a place-based approach by considering the wider social infrastructure network serving the site and taking opportunities to strengthen local networks, improve connections between facilities and services, support shared use, co-location and more efficient use of community assets, where appropriate. This should be informed by the priorities and requirements identified in the Infrastructure Delivery Plan, neighbourhood chapters, site allocations, relevant Council, GLA and infrastructure provider plans and strategies, and by engagement with infrastructure providers, the voluntary and community sector, local communities and other stakeholders.

26.7 To ensure that social infrastructure remains at the heart of planning for our neighbourhoods, where a development proposal is likely to have a significant impact on social infrastructure needs or on the provision, capacity or operation of social infrastructure facilities, a Social Infrastructure Statement will be required to demonstrate how the proposal supports responds to the policies in this chapter.

26.8 The Council will seek the timely provision of new and enhanced social infrastructure to support planned growth and ensure that facilities are ready to support new residents and facilitate social integration.

Sustainable and Resilient Social Infrastructure

26.9 Social infrastructure plays a vital role in supporting community wellbeing and strengthening community resilience. A strong and accessible social infrastructure network can help communities respond and adapt to social, economic and climate-related challenges.

26.10 Delivering and sustaining social infrastructure can be challenging in the context of constrained public funding, rising operational costs and increasing demand for services. Haringey has many social infrastructure facilities; however, existing facilities

are not always fit for purpose or fully utilised, which may reflect their location, accessibility, quality, management arrangements, poor visibility, or lack of flexibility to accommodate multiple uses.

26.11 For this reason, the Council will seek to optimise the borough's social infrastructure, making decisions based not solely on the only the quantity of social infrastructure provision, but also its quality, accessibility, flexibility, affordability and long-term viability. The focus will be on maximising the social value and sustainable benefits of infrastructure assets, particularly for communities and groups with the greatest need.

Healthy and Safe Social Infrastructure

26.12 Social infrastructure is a key determinant of mental and physical health and wellbeing. Facilities such as healthcare centres, libraries, community centres, youth hubs, places of worship and emergency services provide essential services, support social connections and help residents lead healthy, active and fulfilling lives.

26.13 This plan is informed by Joint Strategic Needs Assessments, which identify local health and wellbeing priorities. Where a Social Infrastructure Statement is required, these assessments should inform the evaluation of social infrastructure needs and provision.

Fairer access to Social Infrastructure

26.14 The Council seeks to ensure equitable access to social infrastructure across the borough. Barriers to access can arise from deprivation, age, disability, health inequalities, cultural factors, affordability, connectivity and mobility constraints, as well as differences in the distribution of facilities.

26.15 Significant disparities exist across Haringey. Communities in the east experience concentrated deprivation and poorer health outcomes, increasing demand for affordable community facilities, sports and leisure provision and preventative healthcare services. In contrast, the west is expected to experience the greatest growth in its older population, increasing the need for accessible local services and social infrastructure.

Social Infrastructure Statements

26.16 The scope and level of detail of a Social Infrastructure Statement should be proportionate to the scale, nature and likely impacts of the proposal. As appropriate, the Statement should demonstrate:

i. an understanding of the characteristics and needs of the people likely to live, work, study or visit the development, including the likely population, vulnerable communities or groups who are more reliant on social infrastructure, and workforce or visitor demand generated by the proposal;

ii. an understanding of the social infrastructure ecosystem that will support users of the proposed development. Accessibility to social infrastructure should be considered through an Active Travel Zone assessment where required;

iii. how the proposal has responded to identified local needs, priorities and requirements and been informed by engagement and consultation of local communities and other stakeholders

iv. where the proposal involves the loss of existing social infrastructure, or the provision of new or enhanced social infrastructure, how it accords with the requirements of Policies S2 and S3.

Community Use Agreements

26.17 The Council will seek opportunities to improve access to social infrastructure facilities through Community Use Agreements, enabling shared use by the wider community and extending hours of community access where appropriate. These agreements will also address the ongoing revenue costs associated with operating the facility, helping to ensure its long-term sustainability. Applicants will be expected to demonstrate how the future of the facility will be secured, including through partnerships and management arrangements that support place-based provision and maximise community benefit.

Policy S2: Protecting Social Infrastructure

A. Social infrastructure facilities will be protected and proposals involving their loss (whole or part) will only be permitted where:

(1) A replacement facility is provided either on site or off-site in accordance with Part B of this policy;
(2) It is clearly demonstrated that is no current or future need for the existing uses or an alternative social infrastructure through a robust assessment including appropriate active marketing for a continuous 18-month period. Prior to beginning the marketing process, applicants should consult with the Council to confirm that the marketing campaign is suitable;
(3) the social infrastructure is a meanwhile use; or
(4) the development is necessary as part of an agreed programme of public service transformation that supports place-based provision, aiming to achieve or sustain service improvements and related investment in social infrastructure that will benefit the neighbourhood and wider community.

B. Replacement facilities will be supported where replacement facilities are:

(1) of an equivalent or better quality than the facilities which are being replaced;
(2) still accessible to their existing users; and
(3) provided in a timely manner to ensure that the needs of the neighbourhood and wider community will continue to be met.

C. Where the previous use of a site was social infrastructure, redevelopment of the site will be expected to re-provide social infrastructure, unless it meets the criteria in Part A of this policy.

D. Where social infrastructure located on designated open space, proposals should also comply with Policy G3 Open Space.

E. In exceptional circumstances, where the tests in Part A of this policy are not met and it is satisfactorily demonstrated that it would not be feasible and/or effective to include replacement facilities in the proposed development, a payment in lieu may be acceptable.

F. Where it has been satisfactorily demonstrated that there is no reasonable prospect of a replacement community infrastructure use on a site located in a town centre or Cultural Quarter, the preferred type of development use will be cultural infrastructure:

G. The designation of a site or building as an Asset of Community Value will be a material consideration in the determination of planning applications affecting its use or redevelopment.

Supporting Text

26.18 Social infrastructure in Haringey will be protected unless there is strong justification for its loss or provision of replacement facilities.

26.19 Where replacement social infrastructure is provided, it should be demonstrated that the replacement provision is equivalent to or better than the existing provision. New provision should not usually result in a net loss of floorspace of community uses, however flexibility may be applied where it would improve and not compromise the provision of facilities and delivery of services and/or is part of a wider strategy to secure more efficient locality-based provision that will sustain service delivery and benefit the neighbourhood and wider community.

26.20 Where there is a loss of a facility, other social infrastructure uses should be actively sought before alternative uses are considered. This includes sites where the previous use was social infrastructure and are now vacant or have been demolished. For clarity, where social infrastructure is located on designated open space, development must also accord with Policy G3: Open Space and Recreation.

26.21 Where a loss is proposed under part A of the policy, applicants will be required to provide robust evidence to demonstrate there is no current or future need for the existing uses or appropriate alternative social infrastructure. This should be informed by the Council's evidence base, including the Infrastructure Delivery Plan, relevant needs assessments and service strategies, national guidance, and any guidance published by relevant service providers, statutory bodies or governing organisations.

26.22 An active marketing campaign for social infrastructure uses should be designed to attract social infrastructure providers that will address local need. Prior to beginning the marketing campaign, applicants should work with the Council and social infrastructure partners to ensure that relevant providers are reached through the marketing campaign. The marketing campaign should be conducted continuously for a period of at least 18 months and offer rent or sale prices that align with the reasonable local market value for the relevant social infrastructure. Where agreed by Council officers, the marketing period may be reduced to a minimum of 12 months.

26.23 Evidence of a marketing campaign is not required where it can be demonstrated that redevelopment of the social infrastructure is required to support the viability of appropriate replacement provision or a wider public service transformation plan. This includes where facilities are formally declared as surplus to operational requirements or as part of a published estates strategy or service transformation plan. In these situations, applicants should still demonstrate that they have engaged with the Council to explore opportunities for alternative provision in accordance with the place-based approach.

26.24 To meet the policy requirement for this:

i. The facility must be marketed for appropriate community, cultural, sports or recreational uses at or below the reasonable local market value; and
ii. Before starting the marketing campaign, applicants must engage with the Council to ensure that the marketing campaign is appropriately targeted.
iii. Applicants must maintain a log of enquiries and reasons why the facility was not considered suitable and set out why measures to make the facility suitable are not viable, feasible or appropriate.

26.25 Where appropriate, the Council will seek confirmation in writing from the relevant social infrastructure provider that the proposed loss is consistent with the agreed strategy for delivery of that service in Haringey.

26.26 Payment in lieu of replacement facilities will only be considered in exceptional circumstances. Applicants will need to justify why in-kind provision would not be feasible and/or effective. Payments in lieu will be calculated on a case-by-case basis, depending on the nature of the facility lost, the impact of the development and local context and need.

Policy S3: New and Enhanced Social Infrastructure

A. The Council will support the provision of new, replacement and enhanced social infrastructure to meet community needs and aspirations.

B. New and replacement social infrastructure should be located:

(1) in accessible areas where people of all ages and abilities can safely reach them. Special consideration must be given to ensure that individuals with disabilities can access these spaces easily and independently;
(2) to complement the wider network of facilities, with opportunities taken to consolidate and co-locate services, address gaps in existing and future provision, and complement the development of town centres and cultural quarters; and
(3) where appropriate, to be integrated as a prominent and visible element of the urban environment, reinforcing the role of social infrastructure in everyday community life and enhancing its accessibility and identity.

C. Proposals to enhance existing social infrastructure will be supported where these benefit users, help ensure the long-term sustainability of the facility and do not have any unacceptable impacts on neighbouring uses or communities.

D. Social infrastructure should be designed to:

(1) provide welcoming, safe and accessible spaces for all, regardless of age, ability or background, that foster social interaction, community cohesion and a sense of belonging;
(2) be easily accessible by walking, wheeling and cycling;
(3) include multi-functional spaces that can accommodate a range of activities and adapt over time to meet changing cultural and community needs, where appropriate for the intended use/s;
(4) be climate resilient, incorporating sustainable design principles, and supporting environmental stewardship and community resilience to future challenges. Where possible, social infrastructure should be designed to meet the requirements to be a Cool Space in accordance with Policy CR2;
(5) provide opportunities to connect with nature, either through proximity to existing greenspace or provision of new and/or improved green infrastructure;
(6) provide free, publicly accessible toilets (including Changing Places toilets, where appropriate), baby change, Wi-Fi and drinking water facilities, where practical;
(7) be durable, easy to maintain and have long-term management in mind, supported by realistic plans for ongoing operation and care; and
(8) have regard to relevant design guidance and standards for such facilities and demonstrate that the provision is suitable for its intended uses and users.

Supporting Text

26.27 As Haringey's population continues to grow, it is essential that new social infrastructure is provided and that this is appropriately located, well-designed, and effectively managed to meet the evolving needs of residents. Future provision must be responsive to existing and projected local needs and integrated into the fabric of neighbourhoods to support inclusive and resilient communities.

26.28 When planning for social infrastructure provision, applicants should have regard to the Haringey Infrastructure Delivery Plan, placemaking aspirations set out in the relevant neighbourhood chapters, engagement with local communities and stakeholders and relevant plans, and strategies and needs assessments from social infrastructure providers.

Policy S4: Play Space

A. The Council seeks to ensure that all children and young people in the borough have safe access to good quality, well-designed, secure and stimulating play and informal recreation. To help achieve this:

(1) New development must provide at least 10sqm of play space per child based upon expected child yield indicated by the GLA Population Yield calculator;
(2) Provision of play space in new development should accord with the benchmark standards and guidance in the GLA's Play and Informal Recreation SPG or any subsequent adopted London Plan Guidance. In areas identified as deficient in public play provision, major developments should exceed the minimum standards to address local need and improve spatial equity; and
(3) Provision of play space should be considered from the very start of the design process with play for all ages of children and young people considered and opportunities maximised to embed 'playable' spaces into the landscape and public realm.

B. Play spaces should be located in appropriate and accessible locations and:

(1) prioritise locations adjacent to residential and community uses that enable informal surveillance and foster a sense of ownership;
(2) avoid sites that are isolated, severed by major roads, or affected by poor air quality, noise, or other environmental hazards;
(3) support the co-location of children's amenities (e.g. play, early years, schools) to create compact, walkable neighbourhoods;
(4) ensure doorstep play opportunities are provided, particularly in higher-density developments, to support independent mobility and social interaction; and
(5) be located at ground floor level wherever possible.

C. Play spaces must be designed to respond to the local context, demographic needs, and inclusive design principles, including:

(1) ensuring full accessibility for disabled children, parents, and carers, in line with inclusive design standards as well has considering the needs of neurodiverse children;
(2) being of an appropriate size, layout and design to provide safe, usable and functional play opportunities for the intended age group;
(3) engaging children, families, and local communities early in the design process to ensure spaces reflect their needs and aspirations, particularly groups of children who are under-represented in the use of play spaces;
(4) integrating play into the wider public realm, creating multifunctional, intergenerational spaces that support informal recreation, social interaction, and biodiversity;

(5) incorporating natural elements such as trees, planting, and water features to enhance sensory play, shade, and environmental quality;
(6) providing ample wayfinding signage so it is easy for children to identify where nearby play spaces are; and
(7) not being segregated by housing tenure.

D. All play spaces must be supported by a clear management and maintenance plan, including detail on funding mechanisms, responsibilities, and community involvement.

E. Existing play and informal recreation facilities will be safeguarded. Proposals that result in the loss of such spaces will only be supported where replacement provision of equal or greater size, quality, and functionality is delivered either on-site or within the surrounding neighbourhood. Replacement spaces must be well-connected, publicly accessible without restriction, and designed to meet the needs of both existing and future users.

Supporting Text

26.29 Access to safe, inclusive, and high-quality play spaces is a key priority for the Council, reflected in the Haringey Vision's 'call to action' to support children and young people's experiences and skills. Over 20% of Haringey's population is under 18 and many of the borough's youngest communities are located in areas expected to undergo significant change over the plan period.

26.30 To ensure development supports the play needs of children and young people, the Council will protect and enhance existing play space and maximise opportunities to deliver additional play space, particularly in communities with the greatest needs.

26.31 On-site play provision is expected in line with the London Plan. Off-site provision will only be acceptable where on site provision is not possible due to site-based constraints and where off-site provision of that element of play space continues to meet the needs of the development and benefit the wider community. This is more appropriate for older children and is only acceptable provided facilities are within a safe walking distance of 400 metres measured by actual routes rather than straight-line distance.

26.32 Where there are deficiencies in access to public play space, major developments will be expected to exceed minimum standards to help address the need. Where minimum standards cannot be exceeded this may be achieved by delivering part of the formal play space requirements within the public realm. Deficiencies will be considered across different age groups to ensure inclusive and equitable provision.

26.33 The location of formal play spaces should be considered from the earliest stages of the design and planning process, as part of a holistic public realm strategy. Play should be embedded throughout the development, not confined to isolated zones, ensuring that

children encounter opportunities for play and social interaction as part of their everyday movement through the neighbourhood.

26.34 Play spaces must be easily and safely accessible, with clear sightlines and informal surveillance from surrounding homes and community uses to foster a sense of safety and ownership. Care should be taken to avoid locating play areas near sources of poor air quality as children are especially vulnerable to the health impacts of pollution.

26.35 Play spaces must be designed to reflect the local context and the diverse needs of children and families. This includes ensuring full accessibility for disabled children, parents, and carers, and considering the sensory and spatial needs of neurodiverse children. Inclusive design should be embedded from the outset, avoiding segregation by tenure and ensuring all residents can access shared spaces equally.

26.36 Early engagement with children, families, and community groups is essential to ensure play spaces reflect lived experiences and aspirations, particularly those of children who are under-represented in the use of public space. Girls often feel less welcome in public play spaces due to design biases that favour competitive or physically dominant activities. To ensure play spaces are inclusive and equitable, it is essential to consider how girls use and experience space differently. This includes designing for social interaction, creative expression, and safety.

26.37 Play should be integrated into the wider public realm, creating multifunctional, intergenerational environments that support informal recreation, social interaction, and biodiversity.

26.38 Without ongoing care, even well-designed spaces can quickly fall into disrepair, limiting their use and undermining their value to the community. Maintenance plans should address long-term responsibilities, funding arrangements, and mechanisms for regular upkeep, including cleaning, repairs, and replacement of equipment and planting.

26.39 Community involvement in stewardship of theses spaces, such as through resident groups, schools, or local organisations, can help foster a sense of ownership and ensure that spaces are responsive to changing needs. This is particularly important in high-density areas, where play spaces may serve a wide range of users and require active oversight to remain welcoming and accessible.

Policy S5: Public Toilets

A. Developments of 15,000 sqm and above that are open to the public and developments that contain large areas of public realm should provide and secure the future management of:

(1) free publicly accessible toilets suitable for a range of users including disabled people, families with young children and people of all gender identities; and
(2) free 'Changing Places' toilets designed in accordance with the guidance in British Standard BS8300-2:2018 or any successor standard published.

B. Major developments in areas of deficiencies that do not meet the criteria in Part A of this policy should also provide or contribute to the delivery of public toilets.

C. All public toilets must be supported by a clear management and maintenance plan, including funding mechanisms and responsibilities.

Supporting Text

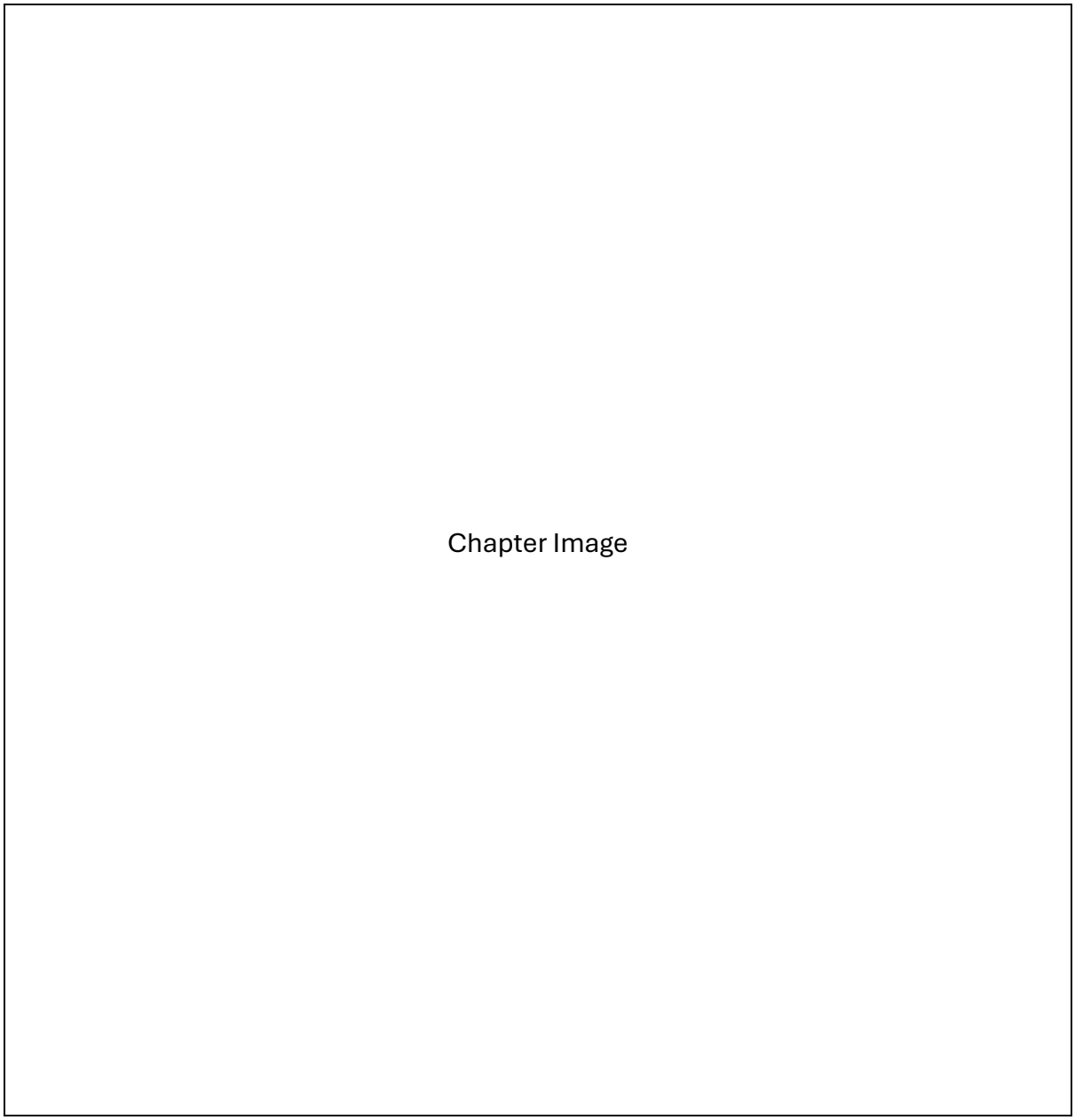
26.40 Public toilets are essential infrastructure that supports health, dignity, and inclusion. Their absence can restrict mobility, increase social isolation, and disproportionately affect older people, disabled people, families with young children, and those with long-term health conditions. In Haringey, many residents report avoiding public spaces due to a lack of accessible toilets, a phenomenon known as the "loo leash." This has direct implications for physical and mental health, economic participation, and community wellbeing.

26.41 The Council's adopted Haringey Toilet Strategy and Action Plan 2025-30 is designed to support and improve the provision and accessibility of public toilets across the borough. The actions prioritise those parts of the borough regarded as "loo deserts" due to having poor public toilet access, primarily in the east of Haringey in and around Tottenham.

26.42 Provision of public toilets should be integrated into large-scale developments and public realm schemes, particularly in areas identified as loo deserts. Facilities must be clean, safe, and accessible to all users, including gender-neutral and Changing Places toilets. In parks and high streets, where footfall is high and needs are diverse, toilet provision should be treated as a core component of the social infrastructure network.

26.43 To ensure long-term viability, all public toilets must be supported by a clear management and maintenance plan, with defined responsibilities and adequate funding.

CHAPTER 27: EMPLOYMENT AND INDUSTRY



INTRODUCTION

27.1 The NPPF sets out that one of the three overarching objectives of the planning system is an economic one - to help build a strong, responsive and competitive economy. It requires planning policies to set out a clear economic vision and strategy, which takes a positive, proactive and realistic approach to encouraging sustainable economic growth, take account of both local business needs and wider needs and opportunities for economic growth and investment.,

27.2 The Council's current economic vision for Haringey is set out in Opportunity Haringey, our 2023 Inclusive Economy Framework, which seeks to create a fairer and greener local economy that builds on local creativity to harness Haringey's strengths. A new Inclusive Growth Plan is however under development which, among other things, will set out the planned response to borough growth opportunities outlined in the London Growth Plan, including the designation of Tottenham as an internationally significant visitor destination.

27.3 The Council wants a more inclusive and resilient economy with a broad range of employment opportunities across a variety of sectors with good pay and conditions and where our businesses can grow and thrive and make a meaningful contribution to Haringey's communities. A good economy provides good work; promotes fairness and equality; supports business and enterprise resilience; contributes to environmental sustainability; and promotes positive health and wellbeing. We are committed to a community wealth building approach which builds the prosperity of local people and businesses as opportunity travels through the local economy and supports and enriches Haringey's residents and communities – economically, through employment, and socially - with an emphasis on those who are struggling.

27.4 The Local Plan builds on the Council's current and emerging provision providing a long-term planning framework to support the development of Haringey's economy and to aid in the delivery of employment intensification on key sites.

27.5 This Local Plan contains policies to ensure that:

i. there is sufficient land available to meet the demands of various types of employment in the future including office, industrial, logistics, warehousing and other related types of employment floorspace

ii. employment premises are delivered that are fit for changing work styles such as flexible, hybrid and co-working space

iii. affordable employment space is delivered to meet identified local needs

iv. improvements are secured to the local environment of our industrial and other employment areas

v. development contributes to increased employment, skills development, apprenticeships, and other education and training opportunities for the borough's residents.

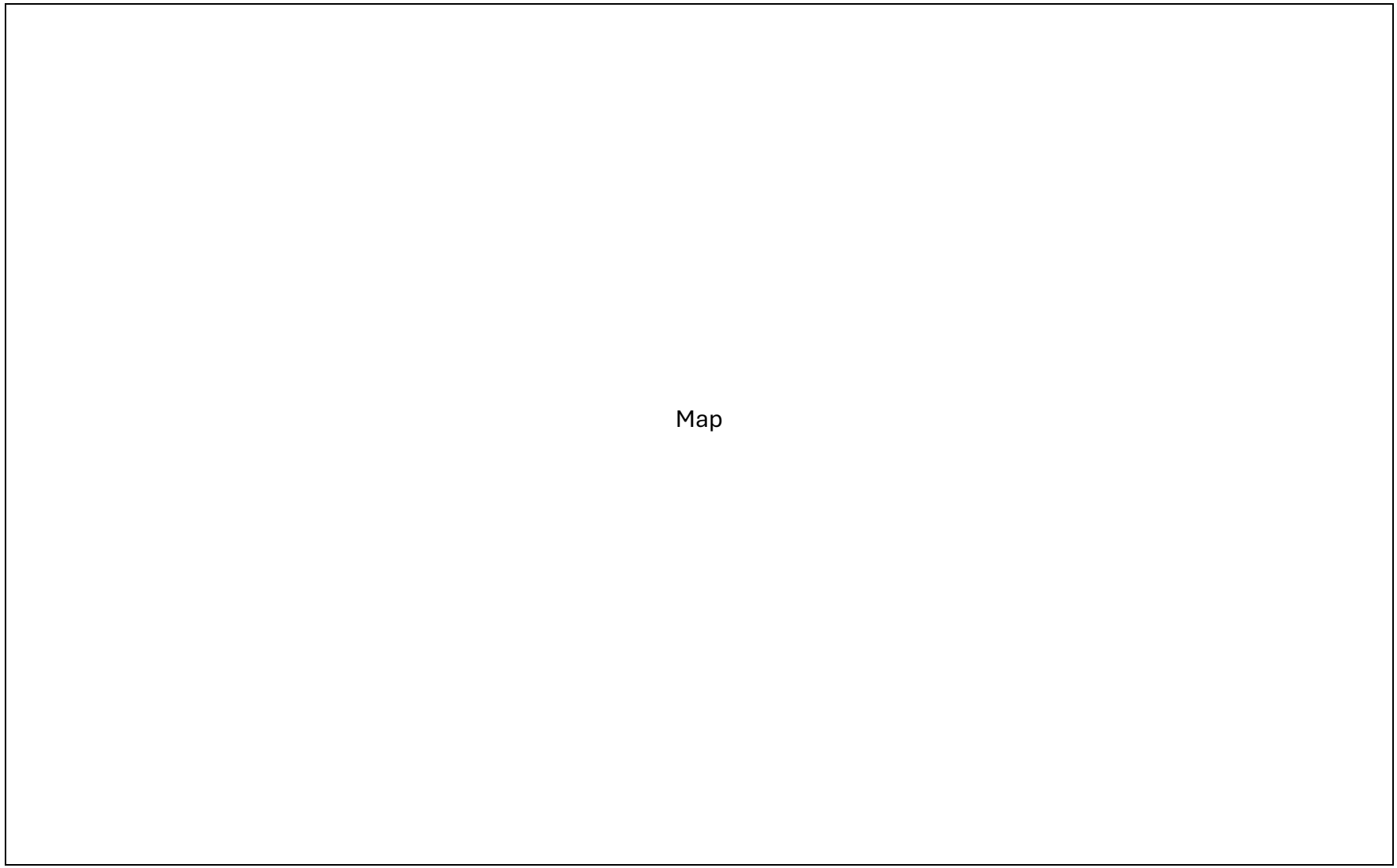
27.6 Employment uses, for the purposes of the Local Plan, are:

i. Class B2 – general industrial (buildings used for any industrial process)

ii. Class B8 – storage and distribution (all types of storage e.g. warehouses or outside storage as well as distribution use)

iii. Specific subclasses of Class E - Commercial, Business and Service, including (g)(i) office, (g)(ii) research and development, and (g)(iii) any industrial process which can be carried out in any residential area without detriment to the amenity of that area.

27.7 Employment uses may also include certain sui generis uses (uses falling outside a specific use class) such as secondary materials, waste management and aggregates, utilities infrastructure, and wholesale markets.



Tables and Figures 19. Map of Employment and Industrial Land Designation

Policy EI1: Inclusive and Resilient Economy

A. The Council will work positively with stakeholders to create a fairer and greener local economy that builds on local creativity, and enables high-quality job creation, secures inward investment, creates better employment destinations specific to the economic identity of different parts of the borough, and provides opportunities for residents to develop new skills.

B. Proposals should recognise and build upon sectoral and place-specific strengths and opportunities, including Haringey's role within the UK Innovation Corridor and Tottenham's function as a Strategic Economic Cluster and Creative Enterprise Zone (CEZ), prioritising uses in accordance with relevant Placemaking Focus Area Strategies and Objectives and site allocations, and optimising the use of land to maximise sustainable employment growth, economic productivity, and green jobs.

C. To meet the borough's industrial needs, proposals should contribute to the delivery of 47,000-61,000sqm of industrial floorspace over the plan period through:

(1) the safeguarding, strengthening and intensification of Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS) and Local Employment Areas (LEA) in accordance with Policy EI2;
(2) protecting or re-providing employment floorspace on non-designated employment land in accordance with Policy EI4;
(3) providing appropriate light industrial uses within town centres and identified high streets, where it supports their vitality, viability and economic function; and
(4) the retrofit, intensification and modernisation of existing industrial floorspace, including through refurbishment, carbon reduction measures and the incorporation of renewable energy technologies.

D. To meet the borough's office and workspace needs, proposals should contribute to the delivery of 18,000-28,000sqm of office floorspace over the plan period through:

(1) prioritising major office development in Wood Green Metropolitan Centre and Tottenham Hale District Centre;
(2) providing new office and workspace development within town centres and identified high streets, where it supports their vitality, viability and economic function;
(3) the provision of new office and workspace floorspace within LEAs and LSIS where this is supported or required through site allocations and Placemaking Focus Area Strategies and Objectives;
(4) the retrofit, intensification and modernisation of existing office and workspace floorspace, including through refurbishment, carbon reduction

measures and the incorporation of renewable energy technologies, to improve its quality, functionality and environmental performance; and

(5) the provision of flexible, high-quality offices and workspaces that support a range of different employment-generating uses and, where, appropriate, are designed accordance with the Haringey Workspace Design Guide.

E. Proposals should support inclusive growth by:

(1) providing affordable and flexible workspace that supports business start-up, growth and retention, particularly for SMEs, creative enterprises and other businesses that contribute to the borough's economic diversity and resilience; and

(2) supporting an increase in the quantity and quality of jobs available to residents, alongside opportunities for education, skills development and employment training.

Supporting Text

27.8 Haringey is well positioned to support economic growth. The borough sits within the UK Innovation Corridor, which connects London to Cambridge and Peterborough and supports growing sectors including life sciences, digital and media, ICT, agritech and advanced manufacturing. It is also located within the East London Fashion District, together with neighbouring boroughs Hackney and Waltham Forest, reflecting longstanding strengths in fashion, creative production and small-scale manufacturing. Tottenham, which contains most of borough's employment land, has been identified as both a Strategic Economic Cluster for sports, leisure, culture and the experience economy, and a Creative Enterprise Zone.

27.9 This plan recognises the importance the borough's employment land plays in achieving good placemaking. All designated employment land in the borough is contained within a Placemaking Focus Area (PFA) and development proposals are expected to support inclusive and sustainable growth by safeguarding, intensifying and optimising the use and development of employment land in a way that responds to the place-based and sectoral strengths and opportunities, including those set out in PFA strategies and objectives.

27.10 Haringey has around 588,000sqm of industrial floorspace, the 13th most out of London boroughs. A large amount of industrial floorspace has been lost in recent years, largely due to the regeneration of industrial areas in Wood Green/ Haringey Heartlands and Tottenham Hale. The borough's Employment Land Study Update (2026) identifies a need for 39,000-50,000sqm of industrial floorspace over the plan period (2028-2042). This need is driven primarily by storage and distribution floorspace.

27.11 The Council's policy response is to protect Significant Industrial Land (SIL), Locally Significant Industrial Sites (LSIS) and Local Employment Areas (LEAs), and support their intensification and modernisation. Larger-scale logistics and distribution activities are directed towards strategically located SIL and LSIS sites with good access to the strategic road network and opportunities for rail freight. Smaller-scale storage and distribution, light industrial and maker-space uses are supported within other designated employment areas where consistent with PFA Strategies, Objectives and site allocations.

27.12 The strategy also supports the retention and re-provision of employment floorspace on non-designated employment sites and encourages appropriate industrial and productive uses within town centres and identified high streets where these contribute to centre vitality, economic diversity and local employment opportunities.

27.13 Whilst Haringey benefits from a substantial industrial land base, it has a relatively small office market compared to many London boroughs. Increasing the supply of modern office and workspace accommodation is therefore an important part of the borough's economic strategy to meet the identified need of 18,000-28,000sqm of office floorspace, and support growth in higher-value sectors, with good quality jobs.

27.14 The Council's approach is to focus office growth within and around Wood Green Metropolitan Centre and Tottenham Hale, where excellent public transport accessibility, strategic connectivity and existing growth opportunities make these locations particularly well suited to office development. Tottenham Hale's position as a gateway to the UK Innovation Corridor, together with its links to Stratford, Liverpool Street and the Knowledge Quarter, provides significant opportunities for employment growth.

27.15 Additional office and workspace provision will be supported in town centres, identified high streets and in designated employment areas where this aligns with PFAs, Objectives and site allocations. The reuse of vacant or underused premises for office, creative and light industrial uses will help revitalise centres, support SMEs and creative industries, and increase the supply of affordable and flexible workspace.

27.16 Tottenham's role as an internationally significant visitor destination, centred on Tottenham Hotspur Stadium and along the High Road Cultural Corridor, provides opportunities to draw in employment and workspace providers, particularly within the creative, digital, cultural and leisure sectors, attracted to the experience economy.

A fairer and inclusive economy

27.17 Despite its economic strengths, Haringey experiences significant inequalities in employment, education, skills and access to opportunity. The borough had the third highest claimant rate in the country in 2025. Levels of economic inactivity remain unevenly distributed, with the highest concentrations located in the north and east of the borough. These areas also contain many of Haringey's key employment locations, creating an opportunity to ensure that employment growth and investment directly benefit local communities. The policy therefore seeks to secure increases in the quantity and quality of jobs available to residents, alongside employment, skills and training opportunities, including through targeted planning obligations where appropriate.

27.18 Haringey is home to around 13,000 businesses. Around 85% of these are micro-businesses that have less than 4 employees, the joint 3rd highest in London, with 99% of Haringey's businesses employing less than 49 people. Ensuring that these businesses can start, grow and remain in the borough is critical to economic resilience and inclusion. The policy therefore supports the provision of affordable and flexible workspace, including incubator, studio and shared workspace models, to help meet the needs of SMEs, creative enterprises and entrepreneurs, supporting a diverse and locally rooted economy.

Sustainable and resilient economy

27.19 Many of Haringey's employment premises are ageing and often have low levels of energy efficiency. Around 80% of marketed office stock is second-hand Grade B space, limiting the supply of modern workspace. With commercial buildings over 1,000 sqm expected to require an EPC B rating by 2030, there is a pressing need to improve the borough's employment stock. The Council will support a retrofit-first approach, while enabling redevelopment where necessary to optimise sites and deliver economic and environmental benefits.

27.20 The Council will support renewable energy projects and green industries, seeking to position Haringey as a leader in the green economy, recognising its potential to create jobs, attract investment and drive innovation in sustainable technologies. Flexible and adaptable workspaces will also be encouraged to ensure employment areas can respond to changing business needs. Increased provision of green infrastructure will be required in the borough's employment areas to improve environmental quality, strengthen climate resilience and create more attractive and resilient places to work.

27.21 Adequate infrastructure, including transport, digital connectivity, and utilities, is crucial for the growth and development of businesses. Ensuring timely delivery of these services supports the operational needs of businesses and enhances their competitiveness and as such should be investigated and supported to coincide with

the delivery of new floorspace. The Council's Infrastructure Delivery Plan outlines the requirements and strategy for new infrastructure across the borough.

27.22

Healthier and safer employment locations

Employment areas should be planned and designed to provide healthy, safe and inclusive environments for workers and visitors. Development should respond positively to its context through a design-led approach, guided by the PFA Strategies and Objectives.

27.23 Proposals should improve access by walking, wheeling, cycling and public transport, incorporate measures that promote safety and security, including appropriate lighting and active frontages, and provide supporting infrastructure and amenities for workers. The integration of green infrastructure should be encouraged to improve air quality, reduce overheating, enhance biodiversity and create more attractive and climate-resilient employment areas.

Policy EI2: Designated Employment Land

A. Proposals for the following uses classes are acceptable within designated employment areas, comprising SIL, LSIS and LEA:

(1) B2 (general industrial),
(2) B8 (storage or distribution),
(3) E(g) (ii) Research and Development
(4) E(g) (iii) industrial processes, ancillary
(5) E(g) (i) office
(6) Appropriate employment generating sui generis uses

B. Proposals for the intensification, renewal and modernisation of employment land and floorspace will be supported where it:

(1) delivers an uplift in floorspace and jobs potential on the site;
(2) has explored opportunities for further intensification with neighbouring land parcels where appropriate;
(3) makes a demonstrable improvement in the use of the site for employment purposes, having regard to the density of jobs to be accommodated on-site and the proposal's contribution to the achievement of economic objectives and outcomes set out in Policy EI1;
(4) is designed to allow for future flexibility of use including subdivision and/or amalgamation to provide for a range of business types and sizes, including small businesses unless this would compromise a secured use for the floorspace;
(5) makes adequate provision of space for on-site servicing and waiting goods vehicles;
(6) improves and enhances the quality of the environment of the site and wider business area including public realm, access by foot, cycle, and public transport wayfinding and delivers any relevant placemaking focus area objectives; and
(7) ensures appropriate action is taken in relation to any existing businesses on the site including engaging with them at an early stage, seeking to retain them on site where desired and possible, implementing effective transitional arrangements and providing support for any businesses that cannot be incorporated to relocate off site.

C. Proposals which result in a net loss of light and general industrial, storage and distribution, research and development and related sui generis floorspace on any designated employment land will be refused.

D. Proposals for more intensive, noisy, dust generating or heavier industrial processes should prioritise sites in Strategic Industrial Locations which are not adjacent to existing residential areas.

E. Small scale food and drink and leisure uses which are ancillary to employment uses, meet the day-to-day needs of workers and do not adversely affect the industrial status or operation of an employment area may be supported.

F. Proposals for uses not specified above (excluding all forms of residential) will only be permitted where the following can be demonstrated:

(1) The proposal is necessary to facilitate meeting the needs of an existing industry or business on site; or
(2) The proposal is a use which supports the continued functioning of the employment land as a predominantly industrial and business area.

G. Proposals for residential development on SIL will be refused. Proposals for residential development on LSIS and LEA will be refused except where a site is designated as existing warehouse living or where a site allocation specifically identifies an opportunity for co-location as part of a masterplanned and co-ordinated approach consistent with the London Plan.

H. Proposals within or adjacent to designated employment land should not compromise the integrity or effectiveness of these locations in accommodating industrial type activities and their ability to operate on a 24-hour basis.

I. Within Locally Significant Industrial Sites and Local Employment Areas, proposals for drinking establishments including brewery tap rooms, nightclubs and venues for live music / culture will be supported where it can be demonstrated they would:

(1) maximise employment opportunities, including being open for business or co-location of operations during the day;
(2) not result in a loss of employment floorspace;
(3) not adversely affect the industrial status or operation of the employment area;
(4) deliver improved public realm including adequate lighting and wayfinding; have secure access and be accessible safely by foot or cycle; and
(5) maximise opportunities for passive surveillance

J. Proposals for the temporary occupation of empty buildings and cleared sites by temporary uses will be supported where the use does not normally exceed three years, contributes to regeneration, enhances the character and vitality of the area, and does not harm the operation of the remainder of the estate.

Supporting Text

27.24 The Local Plan Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS) and Local Employment Areas (LEA). to ensure that Haringey has a stable supply of employment land to support identified long-term needs.

27.25 SIL are London's main reservoir of land for industrial, logistics and related uses. They are given strategic protection in the London Plan because they are critical to the effective functioning of London's economy. They can accommodate activities which - by virtue of their scale, noise, odours, dust, emissions, hours of operation and/or vehicular movements - can raise tensions with other land uses, particularly residential development.

27.26 LSIS are locations that have local importance for industrial and related functions

27.27 LEA are areas comprising predominantly employment uses but also a higher proportion of other uses than LSIS (many of which are not strictly employment uses but nevertheless provide employment opportunities and contribute to the local economy).

27.28 This policy sets out the types of employment uses and development that the Council will support in these areas to achieve its overall economic strategy for the borough.

27.29 Given the significant demand for employment land within the borough, the introduction of non-employment uses, including residential is not typically appropriate within these areas, as it will undermine the strategy for meeting employment needs including through employment intensification. Protecting these sites from non-industrial uses preserves their role in supporting local economic activities and providing employment opportunities and focusing them as the locations for employment related investment will enhance the borough's economic resilience, attract investment, and create a diverse range of employment opportunities for residents. The Council considers that residential uses are generally incompatible in employment areas due to the types of uses that operate in these locations and the high risk they obstruct the successful operation of an employment area. The only exception to this is within designated Warehouse Living areas where existing residential uses are established or where site allocations provide for new residential alongside an uplift in employment floorspace and are considered appropriate having regard to the already established change in character and use.

The borough does not have significant areas of brownfield land suitable for new employment floorspace designations. Existing employment areas will therefore need to accommodate intensified uses. Intensifying the use of these areas supports the clustering of related functions, enhancing efficiency and productivity. It also helps ensure the optimal use of land by accommodate more businesses and jobs within the same footprint.

27.30 Development proposals which seek to intensify industrial and logistics uses will be supported in principle. The Haringey Employment Land Study (2022) identified that the North Tottenham SILs have the most potential to provide intensified space and reduce the need to rely on new land to meet economic needs. This is because they contain typically larger sites which offer the most scope for accommodating intensive formats. The Council encourages developers to work with it to formulate schemes which can deliver substantial increases in floorspace, especially where site wide masterplanning may be required.

27.31 All intensification proposals should actively explore scope for vertical extension and maximise the employment development potential of sites. Proposals must align with the London Plan and associated guidance, such as the Mayor of London's Industrial intensification and co-location through plan-led and masterplan approaches practice note, noting that intensification and co-location with residential is only appropriate in LSIS and LEAs where allocated in a site allocation or where it is also a designated Warehouse Living Area.

27.32 A range of uses not falling within a specific use class (known as sui generis uses) which are also appropriate in SIL, LSIS and LEAs including hiring, selling and/or displaying motor vehicles, scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles, and retail warehouse clubs. Where amenity impacts can be managed such as through noise and odour controls for adjacent occupiers, SIL is the most appropriate location for uses that may produce higher levels or noise, odour, or are for heavier industrial purposes including waste management. Policies on waste management are contained within the North London Waste Plan.

27.33 Drinking establishments, nightclubs and venues for live music and cultural events that enhance the nighttime and cultural offer of the borough will also be considered appropriate in LSIS and LEAs where amenity impacts are deemed acceptable (including noise affecting adjacent sensitive receptors such as homes and schools) and where such uses do not impact on the proper functioning of the employment land, and safe and secure access for pedestrians can be secured. This reflects the growing trend of certain types of employment floorspace becoming multi-functional such as breweries with ancillary tap rooms, studios having performance spaces, and creative workspaces incorporating cafes or galleries which can aid the successful operation of the industries operating there.

27.34 The Council's Workspace Study (2022) provides guidance on how best to intensify space setting out what type of intensified formats may be suitable in the Haringey context and where intensification may be most viable and deliverable.

27.35 Proposals to improve environmental quality and make employment areas more attractive and competitive to businesses are strongly supported. Proposals should take

opportunities to incorporate better greening and active travel to create thriving business hubs. Proposals should explore improved links to blue and green networks, and use biophilic design principles (such as planting, trees and green roofs) to link employment areas into wider networks.

27.36 Improved amenities for workers, including places for employees to eat and drink and nursery/creche facilities, as well as active travel infrastructure, should also form part of redevelopment proposals and will be supported.

Policy EI3: Non-Designated Employment Sites

A. On non-designated employment sites, proposals for the redevelopment of employment floorspace will be supported where:

(1) High-quality employment floorspace of equivalent or greater quantum is secured, including as part of a mixed-use development;
(2) The proposal is informed by engagement with existing businesses with appropriate consideration given to the benefits and feasibility of retaining them; and
(3) Redevelopment will not compromise the function, access, servicing or operation of any remaining or neighbouring employment uses.

B. Affordable employment space will be required in accordance with Policy EI5

C. Proposals that result in a net loss of employment floorspace will be refused unless accompanied with evidence that demonstrates:

(1) there is no current or future market demand for the site as evidenced through a period of at least 12 months of active marketing for employment uses at realistic market rates;
(2) efforts have been made to accommodate employment floorspace as part of any redevelopment scheme and that provision of replacement employment space has been maximised; and
(3) there is a positive strategy in place to support the relocation of existing businesses where these cannot be accommodated within the redeveloped site.

Supporting Text

27.37 Non designated employment sites are usually smaller areas with a single or a small cluster of employment premises. These sites accommodate a variety of small and medium sized businesses including many, such as garages, small industrial/workspace units and motor repair, that residents value in their local communities, close to where they live. However, not all non-designated employment sites are ideally located and many need renewal.

27.38 This approach to non-designated employment sites is designed to ensure the borough can adapt to changing economic circumstances while safeguarding our employment base. This policy provides a flexible framework that encourages redevelopment while protecting essential employment functions. By requiring that redevelopment projects include an equivalent or greater amount of employment floorspace, the policy ensures that we maintain our capacity to support business activities and employment opportunities. This approach balances the need for new development with the

preservation of economic capacity. Mixed-use developments that include employment floorspace can also enhance a place's vibrancy and sustainability, creating spaces where people can live, work, and play.

27.39 Engaging with existing businesses during the redevelopment process ensures that their needs and preferences are considered. This can help retain businesses on-site, preserving jobs and local economic activity. By prioritising the desires of current businesses, the policy fosters a business-friendly environment that supports continuity and stability.

27.40 Ensuring a continued supply of affordable employment space is crucial for supporting small businesses, particularly micro businesses, including (but not limited to) start-ups as well as securing alternative premises for businesses that may have to vacate, who were reliant on cheaper, lower quality, lower density premises and would no longer be able to afford to remain in the area at market rates for new build premises. Additionally requiring a strategy for relocating businesses that cannot be accommodated in the redevelopment ensures that these businesses are not left without viable alternatives. This provision helps minimise disruption and supports the local economy by retaining businesses within the borough.

27.41 Proposals resulting in a net loss of employment floorspace will only be considered if there is clear evidence of a lack of demand. A minimum of 12 months of pro-active professional marketing in relevant publications and with suitable marketing material demonstrating best efforts including use of commercial agents have been made, and at realistic market rates and terms (based on an analysis of similar employment floorspace rates, terms and conditions being achieved locally) to ensure that redevelopment with a loss is only justified by market conditions.

27.42 Ensuring that redevelopment does not compromise the operation of remaining or neighbouring employment uses is critical for maintaining the functionality and efficiency of employment sites. This protection safeguards the operational integrity of businesses that rely on these sites.

27.43 It is also important that efforts to include employment space in redevelopment schemes maximise the amount that is delivered to ensure that every opportunity is taken to maintain or increase the borough's employment capacity, even as sites are redeveloped for other uses, in light of the known significant demand for employment floorspace in the borough.

27.44 Applicants will be required to submit a viability assessment that clearly demonstrates that the proposed scheme maximises the development of employment uses.

Policy EI4: Data Centres

A. Proposals for data centres in Haringey, including associated infrastructure and ancillary development, are not supported and will be refused.

Supporting Text

27.45 The Local Plan's Spatial Strategy seeks to optimise seeks to optimise opportunities for development across the borough in accordance with the Haringey Placemaking Framework, to achieve our vision for a fairer, healthier, safer, more resilient and sustainable borough where everyone can belong and thrive. Whilst data centres form part of London's essential digital infrastructure, they typically make limited contributions towards employment creation and can occupy strategically important sites that would otherwise support housing, industrial capacity, commercial activity and wider placemaking.

27.46 Policy GLE3 of the Draft London Plan recognises the need to ensure that data centres are located on land that does not compromise housing, employment land and freight infrastructure requirements. It also requires consideration of electricity and water capacity, clustering opportunities and wider infrastructure constraints.

27.47 Given the borough's significant housing needs, identified employment land requirements and constrained land supply, the Council considers that the opportunity cost of accommodating data centres is unacceptable. The development of data centres would prejudice the delivery of homes, jobs and mixed-use regeneration and would undermine not represent an efficient use of land. For these reasons, proposals for new data centres are not supported and will be refused.

Policy EI5: Affordable Employment Space

A. Proposals comprising over 1,000 sq. m. gross internal area of Office Class E(g)(i), Research and Development Class E(g)(ii), Industrial Processes E(g)(iii), and General Industrial B2 space (individually or combined) must, subject to viability, provide:

(1) for Class E(g)(i) space, at least 10% of the gross internal area as affordable employment space.
(2) For Class E(g)(ii), E(g)(iii) or Class B2 space, at least 20% of the gross internal area as affordable employment space.

B. Average fees payable by end users in affordable employment space should not be more than 60% of 'Open Market Rates' for Office Class E(g)(i) and should be a target of 20% but no more than 40% of 'Open Market Rates' for Class E(g)(ii), E(g)(iii) and B2 of comparable spaces available with similar terms and conditions in the local area. Service charges should be kept to a minimum so that the space can be as affordable as possible to end users.

C. Affordable employment space should be provided on the development for the maximum period viable, with a minimum obligation period of 25 years sought for Office Class E(g)(i), Research and Development Class E(g)(ii), Industrial Processes E(g)(iii), or General Industrial Class B2.

D. Affordable employment space should be delivered on-site wherever possible. It should be of the same use class as the development that triggers the requirement. The Council may accept other use classes of affordable employment space where the need for the use is noted in the Haringey Affordable Workspace Study 2022 and there is a robust justification for that use as an alternative. The provision may be a part of a larger flexible employment space.

E. Affordable employment space should be marketed in the first instance to local businesses with a trading address in Haringey or adjacent boroughs for at least 6 months prior to tenancy/membership at the employment space. This will be evidenced by an Affordable Employment Space Strategy submitted with the application, setting out;

(1) How the affordable employment space provider intends to market the employment space; and
(2) How the affordable employment space provider will ensure that future tenants have demonstrated their need for affordable employment space, and for an ongoing basis during the use of the affordable employment space

F. The Council will require evidence the affordable employment space provision will be satisfactorily managed whether by the developer or a dedicated employment space provider. If the employment space provider is not the

developer, the developer should secure a lease or management agreement (such as a revenue share agreement) with the employment space provider that will enable the provider to deliver the employment space in a viable way. Furthermore, the rental rate from the developer to the employment space provider should be sufficiently low, such as peppercorn, to enable the workspace provider to viably facilitate the use of the affordable employment space by end users.

G. The developer should fit out the affordable employment space to Category A or B in accordance with the Haringey Workspace Study 2022 and it should be made available for occupation by the workspace provider alongside occupation of any other commercial space

H. The Council will accept payments in lieu for off-site provision of affordable employment space only in the following circumstances:

(1) Where the site is not within an area designated as employment land;
(2) Where the on-site affordable employment space would be smaller than 150 sqm; or
(3) Where it can be demonstrated that on-site provision is not feasible and viable and therefore off-site provision would result in an improved outcome for the supply of affordable employment space in the borough.

I. The Council's affordable employment space payment in lieu calculator will be used to calculate any payment.

J. Viability modelling for developments with affordable employment space should assume peppercorn or a low rent to employment space providers.

K. Affordable employment space should have suitable hours of use for its use, which might be 24 hours a day use for certain end users.

Supporting Text

27.48 Affordable employment space (commonly referred to an affordable workspace) generally refers to multi-occupied office, light-industrial and industrial buildings, let at below market rent. Often managed by a "workspace provider" this is typically divided properties into smaller units for small businesses, with flexible tenures and accessible price points, alongside nurturing of their tenant (or "member") community, facilitating of social value and provision of business support.

27.49 In recent years the cost of leasing employment space has increased substantially across London. This has largely been driven by long-term losses of employment land and an increasing mismatch between supply and demand. Until recently Haringey has continued to have a reasonable choice of cheaper workspace by virtue of many buildings being older/aging and commanding lower rents than newer/purpose-built

space attracting business growth to the area. However, as the number of employment sites in the borough being redeveloped increases, lower-cost workspace is being steadily replaced with more expensive workspace albeit of a higher-quality and more flexible and fit-for-purpose. This new workspace is often too costly for many of the borough's businesses and there is a growing risk these leave the borough or cease trading as a result.

27.50 Workspace has many benefits for the borough helping support a thriving, resilient and inclusive economy, generating jobs, career and skills opportunities for residents, and placemaking. The policy recognises this and therefore seeks to expand it to support, grow, and attract business activity, and provide affordable workspace for businesses. Affordable workspace can be helpful for many types of businesses including non-profits who may be displaced by redevelopment and unable to afford to relocate into newer premises or businesses that provide a cultural or social contribution but are unable to afford workspace on the open market. Affordable workspace can be particularly essential for those moving from working at home in start-up businesses ahead of taking on an office on the open market.

27.51 The London Plan supports the provision of affordable workspace. This policy aligns with the London Plan and seeks affordable employment space in a Haringey context to meet local need. The policy directs landowners and developers to include specific forms of employment space that meet the needs of priority sectors (identified in the Haringey Workspace Study 2022. Affordable employment space should broadly be office (Class E(g)(i)), light industrial (Class E(g)(ii), E(g)(iii)) or industrial space (Class B2). It can be used as a flexible workspace with multiple organisations, or for smaller affordable workspace as a conventionally leased space to a single or a small number of organisations. The policy prioritises integrated and well-designed workspace in mixed use buildings or as standalone buildings.

27.52 The policy defines affordable employment space as space where average fees payable by end users are:

i. no more than 60% of 'Open Market Rates' for Class E(g)(i) Offices; and
ii. no more than 20% of 'Open Market Rates' for Class E(g)(ii) Research and Development, E(g)(iii) industrial Processes and B2 general industrial of comparable spaces available with similar terms and conditions in the local area.

27.53 Average fees are taken as either:

i. net Rent (Rent excluding service charge, utilities, business rates); or
ii. an all inclusive membership with monthly fee per person

27.54 'Open Market Rates' are the open market rental rate exclusive of service charge, utilities and business rates (net rent), or open market all inclusive-fees rate (gross rent). Rates should be established when a workspace provider commences operation. The specific type of Open Market Rates depends on the pricing model opted for. The affordable employment space Rates should be established when a workspace provider commences operation. To support the financial sustainability of affordable workspace it will be acceptable for fees payable by the end users to be upward only provided this is annually tracked to the Retail Price Index (RPI).

27.55 End user focus should be clearly defined for affordable workspace, with accompanied end user selection and support activities. End user focus could include:

27.56 Specific sectors that have social value such as charities, voluntary and community organisations or social enterprises;

i. specific sectors that have cultural value such as creative and artists' workspace, rehearsal and performance space and makerspace;
ii. disadvantaged groups starting up in any sector;
iii. supporting educational outcomes through connections to schools, colleges or higher education where the use aligns with the affordable workspace planning use class; and,
iv. supporting start-up and early stage businesses to grow and incubate.

27.57 In all cases, it is recognised that all end users have the potential to demonstrate wider social value via employment and skills, and this should be supported and enabled by the workspace provider of the affordable workspace.

27.58 In general, sectors targeted for affordable employment space should be guided by the Haringey Workspace Study 2022's recommendations by sector and area. The affordable workspace 'typology' should be fit for purpose for the sector focus as set out in the table below, with definitions and design considerations set out in the Haringey Workspace Study 2022:

Sector	**Affordable workspace 'typology'**						
	Co-working / serviced office	Managed workspace	Incubators/ accelerators	Creative studios	Maker facilities	Flexible kitchens	Flexible labs
Film, TV and photography	x	x	x	x			
Food production and manufacturing						x	
Professional, scientific and technical activities	x	x	x				x

Fashion manufacturing				x	x		
Music, performance and visual art	x	x	x	x	x		
Tech and digital production	x	x	x	x	x		

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27.59 The affordable employment space should be managed by a 'workspace provider' who can demonstrate their intention and means to deliver the affordable workspace and can be the developer or a workspace provider. The Haringey Affordable Workspace Provider Network is a list of workspace providers published on the Council's website who are seeking to expand or move to the borough and operate workspace including workspace with affordable workspace planning obligations. Developers who want to add a workspace provider to the list should approach the Council.

27.60 Reasonable consideration should made to eligible end users being able to secure small business rates relief. This may involve supporting them to demonstrate sufficient control and permanency for this purpose.

27.61 Deposits from end users should be minimal, and no more than 2-months of fees. Flexible tenure should be provided to end users such as one to three months rolling breaks after a reasonable initial period. Consideration should be made to ensuring size of private offices and studios are not larger than reasonably required by target end users, again to ensure the space is as affordable as possible.

27.62 If the workspace provider is not the developer, the length of the lease or management agreement should be sufficiently long with sufficient rights of tenure to ensure any investment by the workspace provider can be recouped and to maximise outcomes. If a lease exists between the developer and a workspace provider, the lease period should be for at least 10 years from the commencement of operation of the affordable workspace upon it being available for occupation. In circumstances where a lease or management agreement comes to an end during the obligation period, the developer should extend or renew the lease or management agreement or find an alternative provider until at least the obligation period has passed.

27.63 Affordable workspace should be marketed and made attractive and accessible to residents and local businesses. If the workspace provider is not the developer, marketing of the affordable workspace should be undertaken with best endeavours to make the opportunity as attractive as possible to the workspace provider. This might include offering other space at the development for the workspace provider to manage in addition to the workspace.

27.64 If the workspace provider is not the developer, developers should find, select and involve a workspace provider in the affordable workspace proposal early in the planning process, and ideally prior to submitting the development's planning application.

27.65 Regarding circumstances where a developer wishes to demonstrate that it is not feasible to have affordable workspace on their site due to lack of market demand, the developer would be required to show they have used best efforts to generate interest from workspace providers and/or businesses that would directly let the affordable workspace from the developer. This would include (but not be limited to) contacting a range of workspace providers in and outside of the borough, and the commercial terms being as appealing as possible and as per the policy requirements.

27.66 The affordable workspace should be designed, fitted out and located within the development to be attractive and fit for purpose for target sector/s and in accordance with the Haringey Workspace Design Guide 2023), end users, and the affordable workspace 'typology'. This includes (but is not limited to) generous floor to ceiling heights, good natural light, minimal supporting columns, minimal plumbing/servicing intrusion, a visible and attractive entrance, and flexibility for adaptation.

27.67 The affordable workspace should ideally be located in a single area on the site to provide a critical mass of dedicated space that can be efficiently managed and provide clustering benefits for end-users, although spreading the affordable workspace across the site would be allowed if rationale is provided to the Council's satisfaction.

27.68 Shell and core include the structure, cladding, base plant, completed common areas (receptions, lobbies, lifts, stairwells, toilets) and external works. Category A fit out includes elements such as raised floors, suspended ceilings or equivalent, basic mechanical and electrical services (air condition, lighting, controls), basic fire detection / protection systems, general decoration to perimeter walls. Category B fit out includes elements such as installation of partitions, carpeting, finishes and branding, kitchen facilities, breakout and reception areas, office furniture, IT and audio equipment, specialised lighting, branding, meeting room and cellular office units.

27.69 An Operation Management Plan should be agreed between the developer, workspace provider and the Council at the time of executing a Section 106 agreement. This would detail all operational elements including management, business support, social value activities, community benefits and how the end users could create wider social value via creating employment and skills opportunities.

27.70 The workspace provider should provide annual updates to the Council on activity and affordability, to monitor the benefits of the scheme and inform future business support.

27.71 In Local Employment Areas where robust viability evidence is provided to show that affordable employment space and affordable housing cannot both be fully delivered, the delivery of affordable workspace will be given precedence.

Policy EI6: Employment, Skills Development, and Local Business Growth

A. Major residential and commercial developments and developments which result in a net loss of existing employment floorspace will be required to deliver employment, training, apprenticeships, work experience and business growth opportunities.

B. Applicants for such development will be required to commit to an Employment, Skills and Business Plan (ESBP) agreement with the Council to require that:

(1) a minimum of 20% of all jobs created during the development's construction phase and for the first two years of the end use phase of the development are made available to local residents via the Council's jobs portals and that these jobs are for a minimum of 26 weeks and paid at London Living Wage (as set by the Living Wage Foundation) or above. In relation to the above, the developer should:

i. provide a minimum 5% supported employment opportunities for priority groups;
ii. provide a minimum of 20% skills development and training opportunities to support unemployed residents transition into good work;
iii. provide a minimum of 1 new apprenticeship or NVQ at a minimum of level 2 qualifications per every £3 million of construction value or the equivalent number if a shared apprenticeship model is offered. The developer will be expected to support training and release arrangements until completion of an apprenticeship standard qualification, pay apprentices at the London Living Wage or above and pay a £1,700 support fee per apprentice to the Council;
iv. where the development involves construction contracts of more than £5 million, seek construction tenders from local Haringey suppliers for at least 10% of the total value of contracts; and
v. partner with the Council, educational providers and/or local organisations to create, deliver, support, and sponsor programmes, which actively (and innovatively) promote the variety of career options and opportunities available across the development, construction, end use phase and within the wider built environment sector.

C. In addition to the obligations above, major development proposals will be required to make financial contributions to help support initiatives to enable residents who experience barriers into employment and/or with low levels of skills; and priority groups, access newly created opportunities arising from the developments within Haringey. The approach to calculating these

financial contributions is set out in the Council's employment, skills, and business calculator.

D. ESBP delivery will be monitored to check compliance. Once development has commenced, the developers will be required to submit monitoring reports to the Council every 1 month in relation to the implementation of their ESBP.

E. A Section 106 agreement will set out the detailed arrangements for the timing of payments of planning obligations relating to employment, skills training, and business growth. Completed planning agreements will also provide for a monitoring fee linked to the overall package of obligations.

F. If the Council determines that the ESBP has not been delivered, or there are obligations which for exceptional circumstances cannot be met, then the Council will require an offset charge to be paid in accordance with the Haringey Employment and Skills calculation methodology.

Supporting Text

27.72 Promoting 'Good Work' at the London Living Wage rate with opportunities for progression is one of the key priorities for the Council. This is outlined in Opportunity Haringey, the Council's Inclusive Economy Framework, and the Council seeks to use its full range of powers, including via planning, to support this objective. The London Plan establishes the principle that development proposals should support employment, skills development, apprenticeships, and other education and training opportunities in both the construction and end-use phases, including through Section 106 obligations where appropriate.

27.73 Creating and promoting employment, skills training and enterprise opportunities for local people ensures that local investment delivers economic benefits for residents. Focusing employment support and training on those most disadvantaged in the job market is key to addressing inequalities in the borough, maximising social value, and promoting an inclusive economy.

27.74 Haringey is one of the higher-unemployment London Boroughs with the number of people claiming Universal Credit for unemployment being approximately double the national average. Youth unemployment is a particular issue with a large cohort of young people who are Not in Education, Employment or Training (NEET) Amongst these young people, there are numerous inequalities related to employment outcomes, all which risk being widened because of economic pressures.

27.75 The Council will use its planning powers to require economic and employment benefits for residents and businesses. We aim to support a local inclusive economy where businesses thrive and where development creates quality employment and skills opportunities for residents.

27.76 Developments in Haringey offer significant opportunities across both traditional and modern construction methods. The sector offers opportunity for career progression and upskilling across a wide range of construction and built environment roles. The Council seeks to support residents into such jobs ensuring that good quality job opportunities and career paths are available to them. Achieving targets for local employment and training will be supported by a focus on apprenticeships, and backed by employment support and brokerage through Haringey Works, training and employer engagement. This will also include supporting residents to set up their own business as a route to employment.

27.77 All major developments will be required to produce a site-specific Employment Skills and Business Plan (ESBP) which must be approved by the Council three months prior to commencement of development and should include details of how performance is to be monitored and reported. The ESBP should be produced by both the developer and their main contractor working together and agree to deliver the commitments secured.

27.78 Developers are encouraged to contact the Council at the pre-application stage to discuss the development of the ESBP. Developers are also expected to meet with the job brokerage service, Haringey Works, prior to commencement to discuss employment and skills training needs, highlighting any shortages.

27.79 Funding to deliver activities agreed in the ESBP will be the responsibility of the developer and/ or their main contractor.

27.80 The ESBP should as a minimum include the following:

i. Description of development and estimated duration of the development
ii. Method statement setting out detail of proposed employment, skills, and business growth initiatives and how this will be delivered,
iii. Provide a named contact(s) within the organisation who will be responsible for implementing the provisions within the ESBP, including how they will ensure (sub)contractor compliance, engage with the Council, and key local organisation partners to meet the commitments
iv. Forecast of the estimated FTE workforce, number and types of vacancies, timescale and the monthly target breakdown of opportunities that will be created for local residents across the full life cycle of the development including the construction phase and end-use phases. This can be done with a project labour and local opportunities histogram for each phase of the development
v. Procurement schedule and a list of work packages being offered to competitive tender for the developer and all sub-contractors, including timeframes, values of packages and framework requirements,
vi. Construction programmes

vii. Any supporting documents such as corporate social responsibility and social value policies.

27.81 The above will enable the Council to prepare residents for upcoming opportunities for the full life cycle of the development phases.

27.82 It is expected that the developer (and the main contractor) will work positively and proactively with the Council or its nominated agent and use all reasonable endeavours to achieve the 20% sustainable local labour requirement. The ESBP should address in detail how this and the other policy requirements are to be delivered.

27.83 One new apprenticeship should be provided for every £3 million of the construction value.

27.84 The Council will work closely with the developer/main contractor to promote higher level apprenticeships, above level 3. For every 5 apprenticeships, 1 must be above level 3, and opportunities should be explored within green skills or digital technology related work. Developers/main contractors should source apprentices from Haringey Works.

27.85 Of the 20% sustainable local labour requirements, 5% must be supported employment opportunities (paid internship and or industrial placement) lasting a minimum of 26 weeks, for priority groups, as determined by the Council. Developers should source interns/industrial placements via the Council's Inclusive Economy Service.

27.86 Of the 20% sustainable local labour requirements, developers/main contractors are required to deliver 20% skills training for Haringey priority groups that will provide them with the competencies, experience, and qualifications to access the jobs that are being created by the development and consisting of work placement and guaranteed interviews for suitably qualified residents in relation to planned vacancies. These skills training opportunities must be earmarked for priority groups and nominated by the Council (or another agency as agreed by the Council).

27.87 To support developers/main contractors to meet the ESBP obligations, we require the opportunities associated with the development (including construction and the end use phases) to be advertised to the Council's employment brokerage services (Haringey Works) and any other local partners nominated by the Council. These will ensure that all jobs, apprenticeships, training opportunities and work-related activities earmarked for residents are communicated to all local employment routes and partner agencies across the borough. Further guidance and the Council's Employment and Skills Calculator can be found on the Council's website.

Policy EI7: Contaminated Land

A. Development proposals that aim to remediate and bring contaminated sites into beneficial use will be supported.

B. Development proposals must thoroughly address any risks associated with land contamination, including potential hazards to human health, public safety, and the environment, ensuring the safety of the development. Where land has potential to be contaminated, or if a sensitive use is proposed, assessment, investigation, risk management and remediation, and verification and closure reporting will be required in accordance with the Environment Agency's Land Contamination Risk Management guidance.

C. Any actions required under Part B must be undertaken in line with best practice guidance and by a competent environmental specialist as defined in the Environment Agency Land Contamination Risk Management guidance, NPPF, or any updates to the relevant guidance.

D. Development proposals involving the storage or use of hazardous substances or the redevelopment of a site in the vicinity of a hazardous installation will only be permitted if it can be demonstrated that appropriate safeguards are in place to prevent any unacceptable risks to human health, public safety, and the environment.

E. Planning conditions may be imposed to ensure that remedial measures are implemented and the development is deemed safe before occupation.

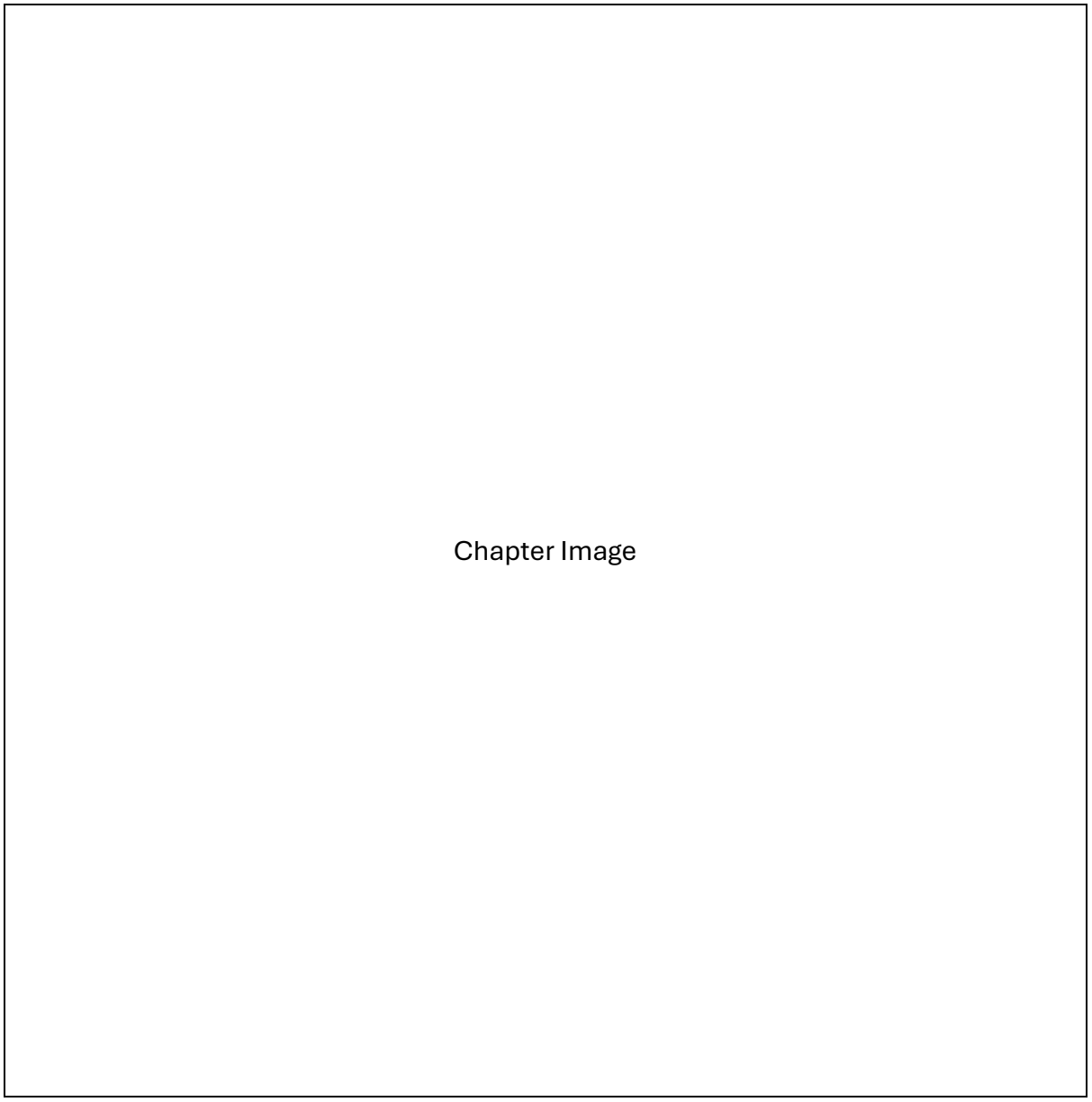
Supporting Text

27.88 Contaminated Land Statutory Guidance (CLSG) (2012) provides detailed information on the legislative framework for contaminated land in England to which this policy aligns by emphasising the need for risk assessments, remediation strategies, and verification plans. Additionally, the Environment Agency's Land Contamination Risk Management (LCRM) (2020) provides guidance on assessing and managing land contamination risks and this policy incorporates the key principles outlined in the LCRM, including the importance of risk assessments and site-specific remediation strategies. Where applicable CL:AIRE's guidance document Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention should be followed.

27.89 The policy aligns with the NPPFs emphasis on mitigating risks from natural and man-made hazards, and utilising planning conditions to ensure safe development. This policy also supports and aligns with the Council's Contaminated Land Strategy, which outlines our approach to dealing with contaminated land.

27.90 The Local Plan has had regard to relevant directives and regulations relating to the control of major accident hazards involving dangerous substances.

CHAPTER 28: TOWN CENTRES AND HIGH STREETS



INTRODUCTION

28.1 Town centres and high streets are the heart of our communities. They create a unique sense of identity and character for Haringey and contribute to all the Placemaking Priorities of this Local Plan including by:

i. Providing a home for creativity and culture, whether at spectacular venues such as Hornsey Town Hall, or via the world-class Turkish food offer centred around Harringay Green Lanes and Wood Green
ii. Providing vibrant and inspiring places to live such as the transformed Tottenham Hale District Centre
iii. Accommodating social infrastructure such as Rising Green Youth Hub in Wood Green and acting as a hub for social and civic life
iv. Providing a range of employment spaces and employment opportunities to deliver an inclusive economy
v. Enabling our communities to access the services and facilities they require to live well

28.2 Town centres and high streets are fundamental to supporting the 15-minute city concept where everyone can access their daily needs within a 15-minute journey without the need for public/private transport. They also provide enormous opportunity for the delivery of new development which through a high-quality placemaking approach has the potential to enhance and celebrate our unique environments, histories, cultures, communities, and identities.

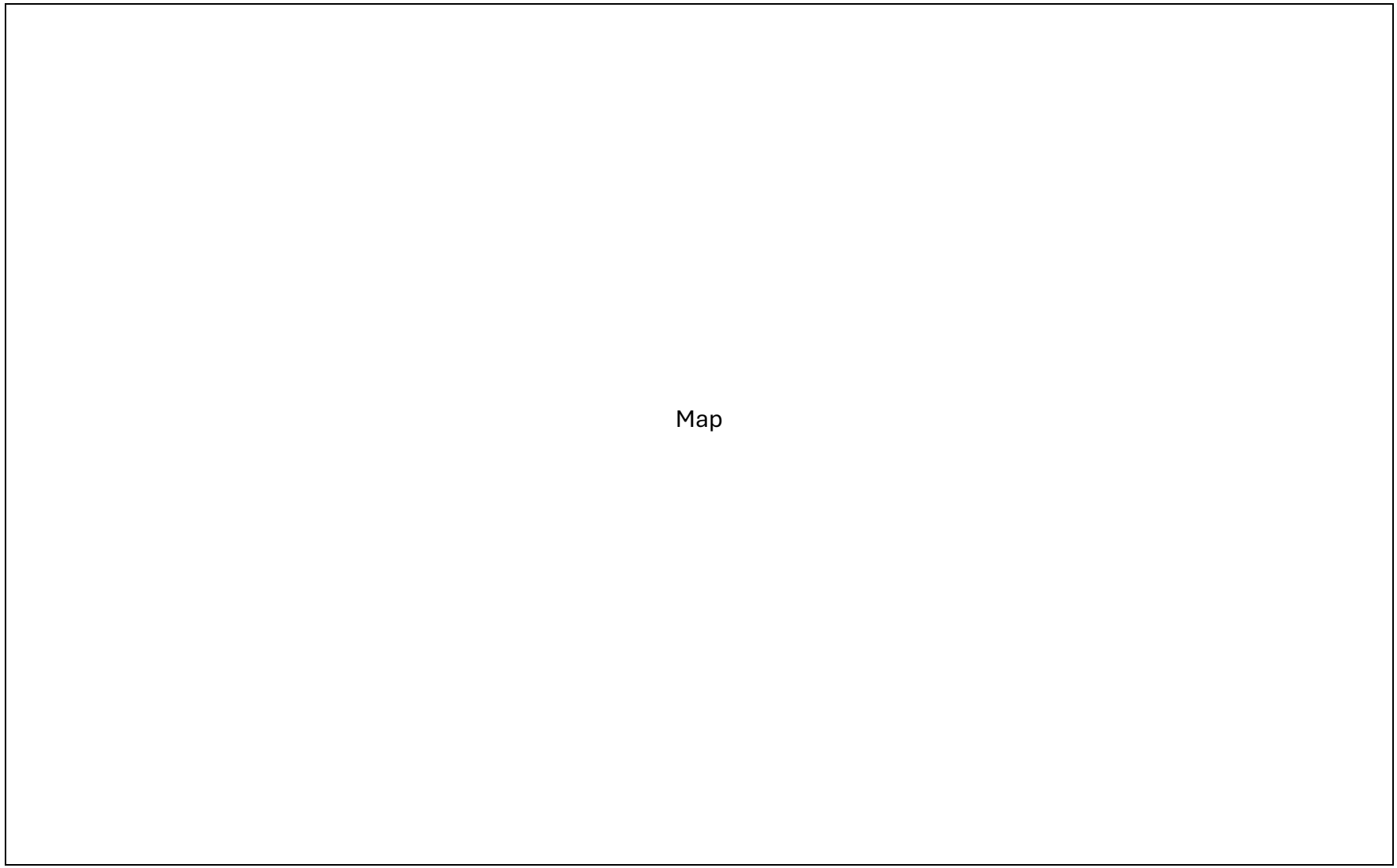
28.3 The NPPF and London Plan require local planning authorities to plan positively for town centres to create sustainable and vibrant communities including the provision of adequate retail and other town centre uses such as offices, leisure, and community facilities that serve the needs of the community.

28.4 Given the changing nature of how we live and how we shop, such as the growth of online shopping, it is important that town centres can adapt and change to meet local needs.

28.5 The Council seeks to ensure through the Local Plan that everyone has shops, employment, social/community infrastructure that can be easily accessed within their local neighbourhood area or within a short journey. The Local Plan is being developed to help deliver the ambitions of Opportunity Haringey, the Council's Inclusive Economy Framework.

28.6 The Government's introduction of a new Class E: 'Commercial, service and business class' in 2020 has however meant the Council has much less control over the composition of town centre uses than it did previously. Use class E combines the

former Use Classes A1-A3 (shops, cafes, restaurants and financial services), B1 (business), parts of D1 (health, crèches and nurseries) and parts of D2 (indoor sports and recreation) and premises falling within Use Class E can change to any other use within Class E without the need for planning permission.



Tables and Figures 21. Map of xxxxxxxxxxx

Policy TC1: Vibrant Town Centres and High Streets

A. The Council will support the Haringey Town Centre Network and identified high streets falling outside it as the heart of the borough's communities and neighbourhoods and as locations that provide spaces for retail, culture, creativity, community life, employment and other essential services a. Haringey Town Centre Network comprises:

(1) Metropolitan Centres
(2) Major Centres
(3) District Centres
(4) Local Shopping Centres

B. To enhance and sustain the role of the Haringey Town Centre Network and identified high streets, the Council will require main town centre uses to be directed within the Haringey Town Centre Network, seek to meet identified needs for additional convenience retail and commercial, leisure, entertainment and culture floorspace, and seek to maintain existing provision of floorspace for food/beverage and comparison goods. As part of a wider strategy to ensure vibrancy and vitality, proposals should:

(1) contribute to a diverse range of uses to meet local needs, responding to the town centre hierarchy, and local character and strengths. This includes providing any identified necessary physical and social infrastructure;
(2) optimise the potential for residential and employment uses above ground floor level through mixed-used development;
(3) be of an appropriate scale and form having regard to the size, role and function of the centre and its catchment;
(4) enable sustainable and safe access to local spaces, services, and activities by walking, wheeling, cycling and public transport, increasing opportunities for active travel and everyday physical activity and reducing private vehicle dominance and related congestion, air pollution and road danger;
(5) create, enhance, and positively manage spaces to provide a welcoming, inclusive, barrier-free, and safe environment for all our communities;
(6) create healthy places by curating and managing activities and spaces to support healthy activities and social integration, avoid overconcentration of activities with negative impacts, and foster a strong local identity and sense of community;
(7) enhance and celebrate culture and the local historic environment where relevant;
(8) provide active frontages and attractive shopfronts and appropriate signage (See policy D5);
(9) optimise the use of the public realm, sensitive lighting, and digital interaction;
(10) optimise the use and adaptability of town centre spaces; providing flexibility for meanwhile, nested, and ancillary uses, where appropriate, and being proactive in using vacant and under-used spaces;

(11) consider the potential for cultural and community space within developments;
(12) contribute to enhanced green and blue infrastructure;
(13) leverage the connectivity and critical mass offered by town centres to support sustainable servicing, deliveries, and the circular economy.

C. Major developments within town centre and edge of centre locations should be supported by a Town Centres Use Statement.

Supporting Text

28.7 Haringey has a hierarchy of town centres within the borough which play a diversity of roles and functions. These are designated within the Haringey Town Centre Network within the following categories:

i. Metropolitan Centres: town centres with a focus on higher order comparison goods retailing (more expensive items not required so frequently which people are usually prepared to travel further to get such as furniture and electronic goods), with higher density employment opportunities, leisure and residential developments. Wood Green is the only Metropolitan Centre within Haringey.

ii. Major Centres: town centres generally providing retail, leisure and service floorspace with a relatively high proportion of comparison goods relative to convenience goods. They may also have significant employment, leisure, service and civic functions. Green Lanes and Finsbury Park (partly in other boroughs) are the only Major Centres in the borough. District Centres: town centres with a focus on a range of functions, particularly convenience, leisure, local employment and workspace. There are six District Centres in Haringey.

iii. Local Shopping Centres: these provide for the day-to-day needs of people living and working nearby. There are 37 of these centres in the borough.

28.8 Haringey also has a range of undesignated high streets which are typically smaller than local shopping centres but also provide for needs of residents.

Fairer and inclusive town centres

28.9 Strategic policy TC1 seeks to support town centres and high streets heart of the borough's communities and neighbourhoods. Overall, Haringey's Town Centre Network and high streets are performing well and the policy sets out a comprehensive framework to protect and promote them going forward. This includes meeting identified needs for main town centre uses and to ensure that such locations continue to be a focus of services, facilities and amenities. In doing so it helps create equitable access to many of the things that the borough's residents and communities need to live well.

28.10 The Haringey Retail and Town Centre Uses Study (2026) assessed the future demand and capacity for comparison (clothes, electronics, mobile phones, accessories) and convenience (food, drink) goods retailing alongside a range of other common town centres uses. It indicated there is a need for an additional 3,650sqm of convenience goods retail space by 2043 but a negative need for comparison goods ad food and beverage of -3,830 sqm and -2,460sqm respectively. The study identified a need for commercial leisure uses of about 4,700sqm including health and fitness facilities, trampoline parks and new leisure innovations, and small-scale tourist attractions/cultural facilities.

28.11 The policy plans proactively in relation to evidenced needs to ensure the borough's town centres continue to function and remain destinations of value to residents and businesses. Alongside this, it supports new and diversified investment in town centres and high streets including new homes and employment uses to meet local need.

28.12 The policy directs that development should contribute to welcoming, inclusive, barrier free environments so that town centres and high streets can be used and enjoyed by all.

Healthier and safer town centres

28.13 The policy guides development and change in Haringey's town centres and high streets in a way that responds to the needs and aspirations of the borough's communities and which takes account of to the unique characteristics of Haringey's places and related local opportunities. To further support this, the Local Plan includes specific place-based visions for the borough's town centres and high streets. These can be found in the neighbourhood sections of this plan and provide clear guidelines for future development and change that proposals will be required to respond positively to.

28.14 Concerns have been raised regarding the safety, connectivity and cleanliness of some of the borough's town centres. A high proportion of all crime in Haringey takes place in its town centres including antisocial behaviour, shoplifting and theft. There has also been concern in the increase in hot food takeaways and gambling premises and the impact this has on the health and wellbeing of residents. The policy requires development to contribute to healthier and safer town centre environments and to the creation of places which support healthy activities and social integration.

28.15 Active frontage uses in a town centre are those that bring activity to the street frontage through a flow of people entering and leaving the premises at ground floor level and a glazed façade through which activity can be seen from the street. This natural surveillance also has potential to discourage crime and antisocial behaviour. All Class E and Class F uses and appropriate sui generis uses such as beauty salons or nail bars, launderettes, nightclubs, cinemas, bingo halls, concert halls, dance halls, live music venues, public houses, wine bars and drinking establishments, hot food takeaways and theatres at ground floor will be expected to be designed to provide an active frontage.

Mini-cab and private hire vehicle offices are considered appropriate sui generis uses within town centres.

Sustainable and resilient town centres

28.16 Town centres and high streets have a key role to play in creating a more sustainable and resilient borough. By supporting the delivery of shops, homes and jobs in some of the borough's best-connected locations, the policy helps ensure a sustainable pattern of development which minimises need to travel and makes best use of existing and planned infrastructure. The policy also contributes to a climate resilient environment by requiring proposals to enhance green and blue infrastructure, a type of infrastructure which is lacking in many of the borough town centres and high streets.

Town Centre Uses Statements

28.17 Major applications within town centre and edge of centre locations should be supported by a Town Centres Use Statement to ensure that development contributes to the Council overall town centre strategy. The Town Centre Uses Statement should be proportionate to the scale and nature of the scheme and include:

i. a vision, explaining the rationale and intended market profile of the development, including plans for how it will be presented to the market and its long-term management. The statement should include (but not be limited to):
ii. evidence on target market;
    - details of unit specification (i.e. size, height, depth);
    - examples of comparable tenants the scheme will target; and
    - planning conditions or obligations considered appropriate to address town centre impacts; and
iii. a strategy detailing:
    - the proposed quantum and phasing of town centre uses;
    - the proposed spatial distribution and mix of town centre uses;
    - how these would relate to the existing and planned town centre uses on adjacent sites; and a statement outlining how the proposals would support the wider vision and place making objectives of this Local Plan.

Policy TC2: Town Centres First

A. Main town centre uses must be directed to the Haringey Town Centre Network first in accordance with the NPPF Sequential Test. Proposals must be of a scale and form appropriate to the size, role and function of the centre and its catchment. Accordingly, larger scale main town centre uses should be directed to Metropolitan or District Centres first as part of a hierarchical site selection process.

B. Development proposing a main town centre use in out-of-centre locations will be refused unless:

(1) provision has been made for these uses within a site allocation;
(2) it is located on a high street identified by the Council in Schedule 10 and is proportionate in scale to the existing uses on the high street; o
(3) in the case of cultural uses, it is located within a designated Cultural Quarter; or
(4) it is clearly demonstrated that no suitable town or edge-of-centre sites are available or are expected to become available within a 12-month period.

C. Where retail or leisure uses over 400 sqm gross (combined and including such uses within mixed-use development) are proposed either edge of centre or out of centre, and there is no site allocation for an equivalent quantum of such uses, then such proposals must be supported by a Retail and/or Leisure Impact Assessment. The Impact Assessment must demonstrate that:

(1) There is an identified need and market demand for the amount and type of floorspace proposed;
(2) The proposal, either by itself or in combination with other existing, committed or planned development, will not adversely impact on the vitality and viability of the Haringey Town Centre Network; and
(3) Proposals for new major Use Class E(a) retail development have prioritised Wood Green Metropolitan Centre in the site selection process before considering other appropriate locations, including Major and District Centres.

Supporting Text

28.18 This policy seeks to enhance the role and function of the Haringey Town Centre Network, and to ensure that the scale of development is appropriate to the size and function of the centre and its catchment. The Haringey Retail and Town Centre Needs Study (2026) confirmed that the network of main and local centres should continue to be protected and enhanced to ensure appropriate accessibility to important facilities for all sections of the community and to ensure sustainable shopping patterns.

28.19 The boundaries of centres in the Haringey Town Centre Network are set out on the Local Plan Proposals Map and reflect the recommendations of the study.

28.20 Wood Green is the largest and dominant town centre in the borough, consistent with its designation as a Metropolitan Centre. Retail capacity projections up to 2043 suggest almost all projected growth should be provided in the northwest of the borough, which should primarily be in Wood Green.

28.21 When considering whether a development is of an appropriate scale, consideration will be given to factors such as the size and amount of town centre floorspace being provided and where this is appropriate when considering the size, role and function of the centre and its catchment in relation to the Haringey Town Centre Network.

28.22 The sequential approach is an important approach to ensure developers look at any available sites in town centres first. Its purpose is to direct retail and other town centre uses to sustainable locations and determine whether a retail impact assessment is required. The NPPF continues to indicate that the first preference for retail and other town centre uses should be the Primary Shopping Areas for retail uses and within town centre boundaries for other town centre uses. Town centres are therefore expected to be the focus for retail, leisure and other main town centre uses. All main town centre uses located outside or on the edge of designated Metropolitan, District and Local Centres or on unidentified high streets will be subject to the sequential test in accordance with the NPPF. The continued classification of centres as part of a hierarchy is important to help direct new town centre development to the appropriate area.

28.23 The area of search for sequential sites (i.e. relevant centres) will depend on the scale, nature and location of the proposed town centre uses and the catchment area they are likely to serve and should be considered on a case-by-case basis.

28.24 The NPPF minimum threshold of 2,500 sqm gross for impact assessments is inappropriate for Haringey because this scale of development would exceed the long-term comparison retail/food beverage for all zones in the borough. A 400 sqm threshold is more locally appropriate, as recommended by the Haringey Retail and Town Centre Needs Study 2026 and this threshold will apply to retail and leisure uses combined, and combined floorspace across different phases of development.

Policy TC3: Town Centre Uses

A. Proposals for main town centre uses (as defined in the NPPF) will be supported within designated centres in the Haringey Town Centre Network and on identified high streets provided that they are proportionate to the size and function of the centre or high street, help meet a local or borough-wide need or otherwise contribute to an inclusive economy and environment, and they contribute to the vitality and vibrancy of the location.

B. Proposals for main town centre uses must provide a well-designed active frontage consistent with Policy D5. Proposals for additional main town centre uses above ground floor level are encouraged and will be supported where this does not lead to the loss of existing homes.

C. To support and enhance town centre vitality and viability, Primary Shopping Areas are identified within Haringey's Metropolitan, Major and District Centres. New or replacement Class E(a) retail uses should be directed to Primary Shopping Areas within Haringey's Metropolitan, Major and District Centres. Development proposals within a Primary Shopping Area should support the retail function of the Primary Shopping Area and not compromise clustering and/or concentration of retail use. The only exception to this is healthcare facilities which will be supported in Primary Shopping Areas where it can be demonstrated that they meet the needs of the local area.

D. Where necessary and justified, conditions and/or planning obligations will be used to limit uses to Classes E (a) retail uses (b) food and drink (c) professional services within Primary Shopping Areas. Where development is conditioned to this effect, development proposals seeking a change to another appropriate main town centre use falling outside these sub-classes, including full flexibility for Class E commercial, business and service uses, must demonstrate that there is no reasonable prospect of the unit being used for continued retail use. This must be evidenced by a robust and recent marketing exercise covering a minimum continuous period of 12-months at a reasonable market value for rent or sale to the local area.

E. Where a proposal includes a mix of commercial and residential uses, adequate, safe access arrangements must be provided for all building occupiers including separate secured access for the residential element that does not negatively impact upon the street frontage.

F. Proposals affecting an existing commercial unit must ensure any ancillary floorspace that is integral to business operations and viability of the unit is not compromised or lost. The conversion or change of use of the upper floors, storage and yard facilities of existing commercial units will not be permitted where this would compromise the viability or future use of the remaining unit.

G. Within designated centres in the Haringey Town Centre Network and on identified high streets, the loss of units in Commercial, Business and Service Uses (Class E) will be resisted except where:

(1) The unit has been actively and independently marketed for the full range of Class E uses for at least 12 months and evidence is provided to show there is no realistic prospect of a continued Class E use;
(2) In the case of retail, food and beverage or leisure uses over 400sqm gross, a retail and/or leisure Impact Assessment is provided which demonstrates that the loss of the floorspace will not impact on the vitality and viability of the centre or on the function of the centre within the network,
(3) The development provides an alternative main town centre use, with well-designed active frontage that is in keeping with local character and consistent with policy D5.

H. Within designated centres in the Haringey Town Centre Network and on identified high streets, proposals for residential uses at ground floor level will be refused. For the purposes of permitted development, these locations comprise key shopping areas.

I. Within designated centres in the Haringey Town Centre Network and on identified high streets, proposals for meanwhile main town centre uses within vacant units will be supported.

Supporting Text

28.25 This policy aims to secure the vitality and viability of the Haringey Town Centre Network by accommodating local needs and managing wider trends as recommended by the Haringey Retail and Town Centre Uses Study (2026) and in line with the NPPF and the London Plan.

28.26 As a starting point the policy aims to maintain and enhance the retail and service function of the borough's centres and high streets. This includes the broad offer provided by Haringey's larger town centres as well as the more local offer of smaller centres, parades and high streets some of which fall outside the Town Centre Hierarchy. Having local retail uses such as newsagents, chemists, grocers, and bakers within walking distance of home is important, particularly for those with limited mobility, lower income groups and the elderly, and these local centres and dispersed local shops provide a valuable service in meeting the day-to-day needs of communities. They also contribute to the character and identity of local areas and are often a historic part of the borough's identity. The loss of ground floor active frontages, particularly where this results in a break in the continuity of frontages, can undermine the vitality and viability of a centre or parade and will be resisted.

28.27 The policy also seeks to accommodate an increasing range of uses within the Town Centre Network, including community space, leisure facilities and housing, to help improve the sustainability and adaptability of Haringey's town centres in the long term. However, this is balanced against the need to focus Commercial, Business and Services (Class E) within Primary Shopping Areas, and retain their core retail and leisure functions, as recommended by the Haringey Retail and Town Centre Needs Study (2026). Given flexibilities provided by the Use Class E, it is likely that most applications resulting in loss of retail or leisure floorspace will be towards non-Class E uses, or through partial re-provision/retention as part of redevelopment. Where this is the case, applicants should demonstrate through an Impact Assessment that the loss of ground floor retail (Class E (a)) or leisure (Class E (b)) frontage within the defined Primary Shopping Areas is justified. The assessment should follow the PPG criteria to identify any impact of the loss on the vitality and viability of the centre and its role in the network. Impact will be balanced against the potential benefits of the proposed new use.

28.28 Alongside the shift to multi-channel sales in retail markets, there is a growing demand for commercial leisure and cultural offers. These trends primarily highlight the importance of having a diverse experience to attract visitors to the high street and to extend the time they spend there through a range of retail and leisure attractions, as well as improvements in accessibility, inclusivity and perception of safety. Property owners and business along high streets are also responding to market trends by transforming bricks and mortar shops into multi-use spaces, and there is generally less need for large scale retail floorspace. This policy seeks to support this trend whilst still protecting Primary Shopping Areas in Metropolitan, Major and District Centres

28.29 A further factor affecting town centres is the flexibility offered by the 2020 changes to use class legislation and permitted development rights. This means many changes of use are now outside of planning control and will need to be monitored. However, the policy continues to protect the vitality and viability of town centres by protecting against the loss of yard space or other ancillary floorspace where this would lead to the continued commercial operation being adversely affected.

28.30 Evolving retail and leisure trends, wider regeneration and land intensification forms a key part of the challenge in servicing existing and new communities. Vacancies and blank frontages, particularly when clustered together, can have a negative impact on the perception of place (including safety), reduce footfall, and long term may lead to antisocial behaviour along these frontages. The policy therefore supports meanwhile uses to help manage longer term uncertainties in the market and secure the vitality of viability of both existing and future centres.

28.31 The policy also promotes the improved quality and activation of the public realm as a key part in expanding the offer of centres, as well as making best use of refurbishment

and redevelopment opportunities to deliver an enhanced town centre offer as well as increased footfall through new residential development.

28.32 The introduction of residential uses within the ground floor frontage of town centres and high streets can have significant negative impacts through the introduction of blank, inactive frontages, and cumulatively can degrade the appeal and attractiveness of the centre and its overall viability. Additionally, given their frontage often interfaces with busy pavements, the resulting residential units will not enjoy adequate levels of amenity and can further be problematic for town centre uses which may generate noise, queues or operate at unsocial hours particularly for night time uses or where being serviced. Consequently, residential uses are only supported above ground floor level. For the purposes of Part MA of Schedule 2 Part 3 of the General Permitted Development Order 2015, designated Town Centres and identified High Streets are considered key shopping areas in Haringey and change of use from commercial to residential is deemed undesirable due to the impact on sustainability of those shopping areas.

28.33 Where a proposal seeks the loss of an active frontage or retail unit, evidence of active and appropriate marketing over a continuous period of at least one year will be required to support any claim that there is no demand for retail space or other appropriate active frontage use. This should include evidence that premises have been marketed at an independently assessed market value price by an agent that specialises in commercial land sales.

Policy TC4: Redevelopment in Town Centres

A. Redevelopment of existing sites within designated centres in the Town Centre Network and on identified high streets, including the reconfiguration or expansion of floorspace, will be supported where the proposal enhances and optimises placemaking, having regard to:

(1) the opportunity to deliver new mixed-use development including through comprehensive redevelopment of multiple sites where appropriate;
(2) the potential to reuse and reconfigure existing space, or to provide new floorspace above or below commercial units;
(3) the need for high-quality design with well-designed active frontage at ground floor, animated public realm or that which can be activated via events or markets, and for appropriate signage and frontages to add a sense of place to the street scene;
(4) the need to contribute to healthy and safe environments such as by delivering walking, cycling, public realm or open space improvements in the vicinity of the development, including through new public squares, civic spaces and access routes where appropriate;
(5) the need for proposed commercial units to be commercially viable and capable of flexibly accommodating a range of appropriate town centre uses;
(6) the need to protect the supply of smaller retail units for the benefit of small businesses; and
(7) the need to deliver, or contribute to, any identified necessary physical and social infrastructure to support the centre and increase opportunities for local business and residents.

Supporting Text

28.34 Making the best use of brownfield sites, particularly those within highly accessible locations is a key requirement of the NPPF and the London Plan. The Council therefore supports proposals that make the best use of limited sites within town centres to achieve this goal, and to ensure that the benefits of redevelopment are maximised. Residential uses can be appropriate in town centres but are only supported above ground floor level.

28.35 It is also essential that any redevelopment or change of use helps to improve the overall amenity and sense of place of an area to help ensure the vitality of a centre. This includes providing appropriate active frontages, securing enhancements to the public realm, and where identified, contributing to the provision of new public space, through routes, and necessary social infrastructure.

Policy TC5: Town Centre Activation

A. Proposals to activate the public realm in town centres and on high streets will be supported where these contribute to the vitality and vibrancy of the location, assist in delivering the Council's Inclusive Economy Framework, Opportunity Haringey, and any related or successor strategies, and do not give rise to unacceptable harm on the local environment or people who occupy it, including on residents, businesses and other town centre users.

B. Permanent new markets or flexible use or event spaces will be supported within the Town Centre Network and on identified high streets where the proposal would not cause unacceptable harm to the amenity of adjoining residential property or operations of existing businesses and:

(1) the building and/or space is well designed and contributes to the quality activation of the public realm;
(2) there is a demonstrated market demand, which for proposed permanent markets could include temporary use testing of the concept;
(3) there are no adverse amenity and transport impacts; and
(4) there are no adverse impacts on local safety or perception of safety

C. The use of outdoor areas such as garden areas, rooftops, forecourts and parklets in association with food and beverage uses will be supported where the proposal would not cause unacceptable harm to the amenity of adjoining residential property, operations of highways and existing businesses, or other town centre users

D. The Council will safeguard existing markets. Proposals affecting land used for existing markets will only be supported where:

(1) they re-provide market pitches and improve the associated public realm and trading environment;
(2) the number of pitches will not be reduced; and
(3) existing traders can take up replacement pitches on equivalent terms.

Supporting Text

28.36 Markets are an established component of some of Haringey's town centres, offering unique and different products to conventional retailing stores. They also add to the vibrancy of the borough, and provide space for small, often local independent traders who otherwise could not afford to operate. Therefore, it is important to safeguard existing markets and encourage new markets where there is an identified demand.

28.37 The increase in food and beverage uses within town centres and on high streets has helped ensure their vibrancy and vitality. The Council will work proactively with

businesses to enable the creative use of the public realm to enhance the offer of established businesses, however this should not give rise to unacceptable harm to the local environment or people that occupy it including impacts on highways and pedestrian safety, the overall amenity of an area and the continuing operation of neighbouring businesses.

28.38 Where possible, such facilities should integrate with the public realm of the surrounding area. It is expected proposals will be integral and functionally related to the business and thy should generally be comprised solely of moveable furniture. Temporary furniture is important as it allows flexibility of the space to be converted back to public use. Having regard to Policy D3, boundary treatments, enclosures, screening shelters etc will be resisted where they impact negatively on accessibility by virtue of reducing openness or creating clutter. Consideration of smoking areas or shelters will be necessary and may require planning permission. The Council may consider limiting the hours of use through planning conditions.

Policy TC6: Use Concentration and Clustering

A. The Council seeks to ensure that the borough's town centres and high streets do not have a clustering or over-concentration of uses that undermines health, vitality, diversity or overall balance. The Council will take a managed approach to Sui Generis uses in such locations and will resist changes of use/new development where there is already evidenced to be over-concentration. The Council will also consider the use of Article 4 Directions, where necessary and justified.

Hot food takeaways

B. Proposals for a hot food takeaway will only be supported where:

(1) It is located within Haringey's Town Centre Network or on an identified high street;
(2) It is not located within 400m of a school entrance or other places where young people congregate;
(3) It would not result in more than two hot food takeaway units being located immediately opposite or adjacent to each other, by maintaining a separation between them of at least two non-hot food takeaway units;
(4) It would not cause harm to the character and amenity of the area; and
(5) A commitment is made to operate the hot food takeaway in compliance with the Healthier Catering Commitment.

C. Details must be provided setting out what measures will be taken to reduce litter associated with such uses and conditions may be imposed to manage this.

D. Applications for food and drink uses where home delivery of food is proposed must include a Delivery and Servicing Plan to demonstrate adequate provision providing details of the scale of operation, delivery collection points, locations for parking of delivery vehicles/bikes and hours of operation, and provision of waiting and/or comfort facilities for associated delivery drivers.

Gambling, pawnbrokers and pay day loan shops

E. Proposals for gambling premises, pawnbrokers, and pay day loan shops, will only be supported where it can be demonstrated that:

(1) it is not in a prominent corner location or in the proximity of addiction or recovery centres;
(2) there are no existing uses of the same type within 200m radius of the property, and it would not result in the amount of those uses exceeding 1.5% of the total commercial units in the centre or on the high street; and

(3) it would not cause harm to the character and amenity of the area

F. Where proposals are acceptable having regard to part D of this policy, conditions will be attached (where relevant) to:

(1) require the display of information about local credit unions, debt advice services and/or gambling addiction services;
(2) require the operator to sign up to, and operate in compliance with, any scheme(s) which promote community safety and/or other good practice; and
(3) require the display of information about any applicable interest rates, fees and charges.

G. There will be a presumption against gambling premises operating beyond 23:00 hours unless there is evidence to support that later opening will not have a detrimental impact on amenity and neighbourhood safety.

Shisha

H. Shisha smoking is an identifiable land use and is considered by the Council to be a sui generis use. Where shisha smoking is not ancillary to the main use of a premises and a material change of use is identified, planning permission will be required and will only be permitted where:

I. (1) there would be no adverse impact on surrounding amenity, including but not limited to noise, odour and fumes. (2) Any alterations to a premises to facilitate shisha smoking such as opened-up frontages, canopies, structures are in keeping with the character of the area and provide an active frontage.

Supporting Text

28.39 The over concentration of certain uses can have harmful impacts on the vitality of town centres and high streets, the amenity of residents and communities, and the health and well-being of the local population.

28.40 The London Plan requires boroughs to manage the concentration of hot food takeaways. This policy provides that hot food takeaway uses should not be permitted where these are within 400 metres walking distance from the entrances and exits of an existing school, or other place where young people congregate. These restrictions are necessary due to the adverse impacts on health and wellbeing that these uses can cause.

28.41 The Healthier Catering Commitment for London is a scheme run by London Boroughs with support from the Mayor of London and the Association of Environmental Health Managers. The scheme recognises a commitment from a business to reducing levels of saturated fat, salt and sugar in the food sold and to provide smaller portions on request.

28.42 Applications for hot food takeaways must be accompanied by sufficient information to assess the potential impacts arising from the proposed use including managing litter and any associated anti-social behaviour. To ensure there is no unacceptable impact from litter on the amenity of the area, conditions may be imposed to require installation of litter bins, commitments to undertake litter picking and advisory signage. This approach is supported through PPG on Healthy and Safe Communities.

28.43 Compared with other boroughs in London and across the country, Haringey has a high number of gambling premises. Gambling premises require a gambling premise licence and include betting premises (e.g. betting shops), adult gaming centres, betting track premises, family entertainment centres and bingo premises. Such premises can have a variety of adverse impacts on communities including worsening mental health (particularly with incidences of problem gambling) and exacerbating incidences of anti-social behaviour and crime. There is a clustering of gambling premises in certain areas of Haringey including in some of the most deprived areas of the borough. The Council therefore seeks to prevent the further over-concentration of these via a threshold-based policy. Pawnbrokers and pay day loan shops are linked to gambling addiction and the Council therefore seeks to prevent an overconcentration of such uses for the same reasons.

28.44 Shisha smoking is subject to the ban on smoking in public places in the UK alongside all other smoking. The grant of planning permission alone does not imply compliance with the Health Act 2006 (the Act which introduced the strict regulations around smoking). A Shisha business setting up must also satisfy laws around smoking, health and safety and trading standards.

28.45 Properly licensed and located, shisha lounges can provide a good place to meet and relax. However, concerns have been expressed about the impact of noise and anti-social behaviour from some shisha bars, especially in residential areas.

28.46 Planning permission may also be required for structures which facilitate shisha smoking such as canopies, awnings, heaters affixed to walls and timber structures to enable tables and chairs to be placed on them.

28.47 These healthy town centre restrictions are part of a wider comprehensive approach by the Council to tackle the causes of ill health. The restrictions, including the percentage, distance or the quantum, may be updated in future through supporting documents.

Policy TC7: Delivery Oriented Premises

Dark kitchens

A. Proposals for new or intensified 'dark kitchens' and 'dark shops' will only be supported in designated employment areas and on identified high streets. Proposals should meet the following quality criteria:

(1) Where outside of a designated employment location, maintain a high-quality active shopfront;
(2) Provide accessible, safe facilities for drivers/couriers, including sheltered waiting space, toilets and secure cycle parking; and
(3) Be supported by a Delivery and Servicing Plan to demonstrate adequate provision providing details of the scale of operation, delivery collection points, locations for parking of delivery vehicles/bikes and hours of operation.

Micro-fulfilment centres

B. Proposals for new or intensified 'micro-fulfilment centres' should be directed in order of priority to:

(1) Designated employment areas;
(2) Identified High Streets;
(3) Areas within designated centres which are not designated as a Primary Shopping Area

C. Proposals should meet the following quality criteria:

(1) Where in a designated centre or identified high street, maintain a high-quality active shopfront and offer click and collect facilities;
(2) When located in a designated centre or identified high street, should secure capacity for partnership servicing arrangements with other retail and leisure businesses in that locality;
(3) Provide accessible, safe facilities for drivers/couriers, including sheltered waiting space, toilets and secure cycle parking; and
(4) Be supported by a Delivery and Servicing Plan to demonstrate adequate provision providing details of the scale of operation, delivery collection points, locations for parking of delivery vehicles/bikes and hours of operation.

Supporting Text

28.48 The increased demand for deliveries from restaurants and cafes is leading to more demand for 'dark kitchens', where food is prepared on-demand in commercial kitchens with no customer access. Similarly, a significant rise in demand for same-day convenience goods delivery has led to the emergence of 'dark shops', where traditional

shops are used for distribution purposes instead of being available for walk-in customers.

28.49 There are opportunities to plan for coordinated deliveries to centres through ‘last mile’ delivery/ consolidation centres to reduce servicing vehicle numbers, followed by low-emission last mile deliveries (especially cargo-bike delivery). These micro-fulfilment centres may also benefit centres and high streets by hosting local collection points for customers, which in turn may generate further linked trips as with click and collect trends.

28.50 Small changes in consumer behaviour could have significant cumulative impacts, particularly on travel patterns, which should be strategically managed. Therefore, this policy seeks to support dark kitchens, dark shops and micro fulfilment centres in suitable areas where impacts can best be managed.

Policy TC8: Visitor, Evening and Night Time Economy

A. Evening and night time uses including theatres, show venues, and other venues that predominantly operate during the evening and at night will be supported within designated Cultural Quarters, Wood Green Metropolitan Centre and the borough's Major and District centres including North Tottenham District Centre which has a significant visitor, evening and night time economy related to the Tottenham Stadium. Evening and Night time uses will also be supported in existing local shopping parades with good public transport accessibility (PTAL 4 or above).

B. The Council encourages the combination of evening and night time uses with alternative cultural, town centre or leisure uses that will operate and contribute to vitality and vibrancy during the day. Proposals for evening and night time uses should demonstrate that opportunities to do this have been fully considered and explored.

C. Proposals for evening and night time uses including breweries, night clubs and cultural venues will be supported within Locally Significant Industrial Sites and Local Employment Areas where they comply with policy EI2.

D. Evening and night time uses should contribute to making Haringey one of the safest London boroughs for women and girls and proposals will not be permitted where this would cause unacceptable harm to community safety, having regard to consultation with the police and relevant council departments, or to the amenity of neighbouring residential areas and subject to the Agent of Change principle.

E. New residential development within the vicinity of existing or proposed evening and night time economy uses must provide mitigation for impacts from existing noise and other nuisance-generating activities or uses on the proposed new residential development in accordance with the Agent of Change principle established in the London Plan and NPPF.

F. Proposals for Hotels, Guest Houses and other forms of visitor accommodation will be supported within the borough's Metropolitan, Major and District Centres outside of designated Primary Shopping Areas. Proposals should:

(1) Not result in a net loss of existing housing or a reduction of planned housing as proposed within a site allocation;
(2) Meet an evidenced need as evidenced by market testing;
(3) Provide satisfactory servicing including providing appropriate arrangements for pick up / drop off, service delivery vehicles and coaches, appropriate to the size of the accommodation; and

(4) Where appropriate, incorporate ancillary facilities such as restaurants, gyms and conference facilities that create employment opportunities, are open for public use and provide activated street frontages

G. Losses of visitor accommodation via change of use will be supported where the proposal demonstrates there is no longer a need for the accommodation with reference to occupancy rates within north London, the change of use would deliver conventional homes or another type of housing for which there is an evidenced local need, and the new housing would meet appropriate amenity and space standards.

H. Visitor infrastructure and visitor facilities will be supported within the Lea Valley Regional Park, subject to other relevant plan policies.

Supporting Text

28.51 The evening economy is an important part of the local economy and particularly in certain areas of the borough, from the varied dining options, cinemas and public houses in Crouch End, to the renowned Harringay Green Lanes Turkish dining scene which operates well into the night, and the thriving visitor, evening and night time economy related to the Tottenham Hotspur Stadium. This brings investment and vitality into local areas, improving job opportunities and income from leisure and tourism, providing opportunities for social interaction, and making town centres safer by increasing activity and passive surveillance.

28.52 The draft London Plan 2026 recognises the night time economy as an important contributor to London's economic, cultural and social life and seeks to support a diverse range of evening and late-night activities, including culture, leisure, food and drink, and visitor attractions. Policy GLE4 Night time Economy encourages boroughs, including Haringey, to support appropriate growth in night time uses within town centres and other suitable locations, while ensuring impacts such as noise, disturbance, safety and servicing are effectively managed.

28.53 The Draft London Plan identifies that Wood Green has a night-time economy of regional/sub regional importance and Green Lanes, Crouch End and Muswell Hill are of more than local significance. London's night time cultural activities are one part of a growing night time economy. Over 700,000 people work in London's night time economy and this plays an important role in Haringey's economy. However, this can have negative impacts on local residents and the local environment needs to be carefully managed. Night time activities can result in some places lacking activity and vitality during the day and so the Council supports the diversification and co-location of uses to enable active frontages throughout the day.

28.54 Haringey is a borough where violence against women and girls is not tolerated. The evening and night time economy in Haringey has an important role to play in promoting community safety and proposals for evening and night time uses should demonstrate how they will positively impact upon the safety and feeling of safety of women and girls.

28.55 The delivery of visitor accommodation must be balanced against need for other forms of development, including housing. The London Plan (2021) estimated that London will need to build an additional 58,000 bedrooms of serviced accommodation by 2041. The study allocates a share of the need to Haringey equating to 1.5% or 879 net rooms between 2019 and 2041. Latest monitoring indicates that a significant number of rooms have already been delivered, with further in the pipeline. The policy therefore requires market demand testing to ensure there is not an over delivery and the protection of land for other uses.

28.56 Lea Valley Regional Park is an important visitor attraction to the east of the borough, serving much of Northeast London, and infrastructure and facilities will be supported in the Regional Park, subject to other plan policies Policy C2 within the Culture chapter deals with Public Houses.