

Haringey Draft Local Plan Consultation Report (2025)

REGULATION 18 CONSULTATION REPORT



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1.0 Executive Summary

Over a ten-week period between October and December 2025, the Council undertook consultation on a Draft Local Plan as the second consultation stage in the process of preparing a New Local Plan.

This consultation was a key milestone in the preparation of Haringey's New Local Plan, as it was the first opportunity for residents, businesses and other local stakeholders and organisations to review and comment on the Council's draft planning policies and draft site allocations.

Who responded?

The consultation **reached over 250,000 people** through a combined digital and physical communications campaign, with the digital campaign reaching 140,000 people and our consultation website receiving over **50,000 visitors**. In total, the campaign generated over **12,000 unique contributions**, including more than **9,000 responses from individuals and organisations**.

Events programme attendance

The ambitious events programme included **40 events**, attracting over **700 attendees** across a wide range of in-person and online events. Overall, the in-person events had the highest outreach, representing 83% of total attendance, with 17% participating via our lunchtime and early evening webinar series. A youth engagement programme was also undertaken, with youth-led surveys being distributed for feedback by the Haringey Youth Council.

What were the key aims of the consultation?

The **overall objective** for the consultation was to achieve effective, representative engagement with the public and key stakeholders to:

A) Provide the public with opportunities to further shape the emerging New Local Plan
B) Inform development of a Proposed Submission Local Plan which is the plan the Council will intend to adopt and which will be subject to examination
C) Ensure the Council complies with its statutory requirements as well as its own aspirations and standards for consultation

The engagement also included a Call for Sites, Nominations for Local Green Spaces and a consultation on the Draft Integrated Impact Assessment (IIA) Report. The Call for Sites invited landowners, developers and members of the public to suggest sites that could be considered for future development or other uses. Local Green Space nominations invited residents and organisations to identify valued green spaces for potential protection through planning policy. The Regulation 18 Draft Integrated Impact Assessment (IIA) assessed the likely environmental, social, health and equality impacts of the Draft Local Plan, ensuring that the emerging Draft Local Plan is developed in line with legal duties and protects vulnerable people in Haringey.

How was the consultation conducted?

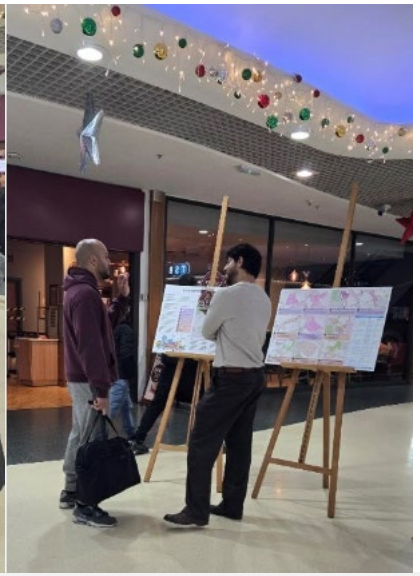
A community-focused and targeted approach was taken to designing a varied events programme to give residents, businesses, and local organisations meaningful opportunities to provide feedback on the Draft Local Plan. Engagement activities combined targeted, tailored outreach with a diverse programme of in-person and online events to ensure broad and accessible participation. The consultation also included engagement with prescribed consultees, neighbouring authorities and other strategic stakeholders on cross-boundary planning matters, helping to ensure that strategic issues were considered as part of plan preparation.

Officers worked proactively to involve groups who are often under-represented in planning processes, supported by translated materials, accessible formats, and collaborative working with a wide range of stakeholders including planning and delivering events in partnership with colleagues across other Council services and with support and expert advice from key external partners including community organisations, neighbourhood forums and the VCS sector.

A varied schedule of engagement opportunities was delivered, including drop-in events, themed workshops, market stalls, round tables, webinars, and youth-focused sessions. Digital tools and online platforms enabled flexible participation for those unable to attend in person. Throughout the consultation period, officers used ongoing feedback to refine outreach and strengthen engagement.

This approach ensured that contributions reflected a wide cross-section of the community and provided a robust foundation for developing the next stage of the New Local Plan.



Above: *Stalls at Myddleton Road Market and Wood Green Mall* ***Below:*** *Drop-in sessions at Libraries (Hornsey, Wood Green, Marcus Garvey featured)*






Feedback: Overall trends & highlights

Overall, responses indicate strong support for the borough-wide policy framework set out in the Draft Local Plan. The most supported policies focus on climate resilience, healthy living and environmental sustainability, with policies relating to walking, sustainable drainage, urban cooling, food growing, play space and protection of Green Belt and Metropolitan Open Land receiving particularly positive responses. Respondents demonstrated a strong desire for policies that support healthier lifestyles, tackle climate change and protect Haringey's green and natural assets. At the same time, feedback highlighted the importance of ensuring that climate and environmental ambitions are accompanied by effective delivery and monitoring mechanisms.

Key borough-wide policy topic priorities that emerged included:

- Tackling climate change, overheating, flooding and biodiversity loss.
- Delivering safer walking, wheeling and cycling routes across the borough.
- Protecting and enhancing parks, open spaces, trees and green infrastructure.
- Ensuring infrastructure keeps pace with planned housing growth.
- Supporting healthy communities through improved social infrastructure and public spaces.
- Protecting heritage, local character and valued community assets.

Responses to neighbourhood policies and placemaking proposals were more mixed than responses to borough-wide policies. While there was broad support for investment in high streets, town centres, public spaces, cultural facilities and active travel infrastructure, concerns were often raised regarding the scale and distribution of future growth.

Key themes that emerged included:

- Support for neighbourhood-led placemaking and stronger local identities.
- Strong demand for improved east-west connections across the borough.
- Support for safer walking and cycling routes.
- Support for revitalised town centres and high streets.
- Concerns regarding tall buildings and perceived overdevelopment in some locations.
- The need to ensure new homes are matched by investment in transport, schools, healthcare and community facilities.
- Calls for strong protection of locally valued cultural and leisure assets.

The most significant site-specific opposition related to the proposed allocation at Rowans Bowling Alley in Finsbury Park, which attracted substantial public interest and media coverage during the consultation period.

Overall, consultees broadly supported the strategic policy direction of the Draft Local Plan, with some respondents requesting additional clarity regarding implementation and delivery.

How has the feedback been used?

The feedback received has been given detailed consideration and informed the preparation of Haringey's Proposed Submission Local Plan, ensuring that this reflects the aspirations, concerns, and priorities of Haringey's diverse communities.

2.0 Background

2.1 Haringey's New Local Plan

The Local Plan is the key planning document which the Council uses to assess planning applications and to manage where new development happens in Haringey. It is a statutory requirement for Local Authorities to maintain an up-to-date Local Plan.

Haringey's existing Local Plan was adopted in 2017 and the Council is currently preparing a new Local Plan through the statutory plan-making process, which will eventually replace the adopted Plan. An updated Plan will allow the Council to plan for the next 15 years of development in the borough and support the successful delivery of the Borough Vision, in particular with regard to inclusive placemaking and responding to the climate emergency.

This report sets out the engagement process undertaken for Haringey's Draft Local Plan Consultation (2025), which was carried out by the Council's Planning Policy Team.

2.2 The plan-making process

When preparing a new Local Plan, the Council must follow a statutory process set out in national planning regulations, which consists of 5 key steps, summarised in the diagram below.



Above: Illustration summarising the key steps in the statutory process of adopting a New Local Plan.

Step 1
Between November 2020 and February 2021, the Council undertook the First Steps Engagement as the initial ‘issues and options’ phase in preparing a New Local Plan. The consultation gathered early input from residents, stakeholders, and organisations before preparing a Draft Local Plan. Despite the consultation being undertaken 100% online due to Covid 19, over 1500 individual responses were received and the Draft Local Plan was shaped by the feedback obtained at this early stage.

Step 2
The next step in the process is the preparation of a Draft Local Plan which is then published to seek feedback through a public consultation. This report summarises the feedback that we received during the consultation on Haringey’s Draft Local Plan, which took place over a 10 week period between 10 October until 19 December 2025. This stage of consultation is commonly referred to as the ‘Regulation 18 consultation’ because it is undertaken under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Step 3
Following consideration of the consultation responses received at Regulation 18, the Council will prepare a Proposed Submission Local Plan. This stage of consultation is commonly referred to as the ‘Regulation 19 consultation’ because it is undertaken under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Proposed Submission Plan represents the version of the Local Plan that the Council wants to adopt and considers ready to be submitted for independent examination. It takes account of evidence gathered to date, findings from the Draft Local Plan Consultation, updated technical studies and ongoing consultation responses, stakeholder engagement and changes to policy and legislation where relevant. At Regulation 19, consultation focusses on whether the Plan is legally compliant and "sound" against the tests set out in national planning policy.

The Regulation 18 consultation therefore plays a critical role in shaping the Proposed Submission Local Plan. Feedback from residents, businesses, developers, statutory consultees, community groups and neighbouring authorities has helped identify where policies should be strengthened, clarified or amended before the Plan is submitted for examination.

Steps 4 & 5
Following the Regulation 19 consultation, the Council will submit the Proposed Submission Local Plan and supporting evidence to the Secretary of State for independent examination by a Planning Inspector.

The Planning Inspector will examine whether the Plan has been prepared in accordance with legal requirements and whether it is positively prepared, justified, effective and consistent with national policy. The Inspector may recommend modifications to make the plan sound - any Main Modifications recommended through examination would be subject to a separate period of public consultation before adoption.

Once the examination process has concluded and any required modifications have been incorporated, the Council will be able to formally adopt the New Local Plan. Following adoption, the Plan will become the primary planning policy framework used to determine planning applications in Haringey and will guide growth and development across the borough through to the early 2040s.

2.3 Purpose of this report

This report has two main aims. Firstly, the report aims to provide an up-to-date and transparent overview of all the engagement activities that were delivered as part of the consultation on the Draft Local Plan (step 2 in the diagram above). Secondly, the report aims to summarise the consultation responses received and indicate how these responses have informed the preparation of Haringey's Proposed Submission Local Plan.



3.0 Introduction to the Draft Local Plan Consultation

The Draft Local Plan Consultation took place over a ten-week period between 10 October and 19 December 2025 and represented the second formal stage in the preparation of Haringey's New Local Plan.

The consultation provided the first opportunity for residents, businesses, landowners, community organisations, statutory consultees and other stakeholders to comment on the Council's proposed planning policies, placemaking strategy and site allocations before preparation of the Proposed Submission Local Plan.

The consultation sought feedback on:

- The vision and objectives for Haringey's future growth.
- Borough-wide planning policies.
- Neighbourhood policies and placemaking proposals.
- Proposed site allocations.
- The Draft Integrated Impact Assessment (IIA).
- Nominations for Local Green Spaces.
- Proposals for potential new site allocations from the public through the ‘Call for Sites’ process.

The consultation generated a significant level of participation and engagement and represents one of the Council’s largest and best responded to consultations.

4.0 How we engaged

An ambitious programme of engagement activities was undertaken to ensure that residents, businesses and stakeholders had meaningful opportunities to participate in the consultation and help shape Haringey's future growth strategy.

The approach to engagement was designed to deliver objectives and requirements in the Council's Statement of Community Involvement, the principles of the Haringey Deal and the Council's commitment to inclusive engagement. Particular emphasis was placed on reaching groups that are traditionally under-represented within planning consultations.

Over 40 online and in-person events were delivered over the consultation period, attracting over 700 attendees and supported by collaboration between Planning Policy and over 60 officers drawn from more than ten Council services. This cross-Council approach significantly expanded the Council's capacity to deliver a comprehensive engagement programme while ensuring that specialist officers were available to discuss themes such as transport, housing, placemaking, culture, climate change and equalities.

4.1 Equalities and Accessibility

Promoting equality of opportunity and ensuring that all sections of the community could participate in the consultation was a key objective in the design and delivery of the engagement programme.

The consultation approach was informed by:

- The Council's Statement of Community Involvement.
- The Public Sector Equality Duty.
- The Equality Act 2010.
- Findings from the First Steps Engagement (2020-21).
- The Integrated Impact Assessment process.

Recognising that planning consultations can sometimes be difficult to access for some members of the community, a range of measures were implemented to reduce barriers to participation. These included producing translated consultation materials, Easy Read guides, accessible digital content, making printed materials available in all libraries and ensuring the use of accessible venues for in-person events.

The Draft Local Plan consultation website was translated into Spanish, Polish and Turkish, while simplified "micro-guide" summaries of the Draft Local Plan were translated into the eleven most widely spoken community languages in Haringey. Easy Read materials were prepared to support engagement with people with learning disabilities and neurodivergent residents.

Consideration was also given to the timing, location and format of events to maximise participation from different communities, age groups and people with protected characteristics. This helped ensure that engagement opportunities were available to as wide a cross-section of Haringey's communities as possible.

4.2 Targeted Engagement with Under-Represented Groups

Alongside borough-wide engagement activities, a programme of targeted outreach was delivered to engage groups that have historically been under-represented in planning consultations. Our approach was informed by lessons learned from the First Steps Engagement, reflecting the Council's commitment to genuinely inclusive participation. Officers worked closely with colleagues across the Council, neighbourhood forums and community organisations and voluntary sector networks, supported by the Haringey Community Collective, to promote participation amongst a diverse range of groups and communities.

Young People
Dedicated youth engagement activities were delivered in partnership with local youth organisations, including workshops at Rising Green Youth Hub in Wood Green, in partnership with Haringey Youth Council. Youth-focused surveys were also developed to capture the views of younger residents on topics including housing affordability, climate change, public spaces, transport and the future of Haringey's town centres.

Older People
Targeted engagement with older residents was supported through a range of accessible, community-based activities. This included in-person drop-in events at libraries across the borough, a consultation stall at People's Day at Tottenham Leisure Centre, and outreach through neighbourhood forums and local community groups to raise awareness of the consultation and opportunities to participate.

Tenants and Residents
Officers also contacted tenant and resident associations across the borough, sharing consultation materials and information on how to access and respond to the Draft Local Plan consultation. To support engagement with communities affected by proposed site allocations, site-specific posters were displayed outside all proposed allocation sites, providing information on the proposals and details of how residents and businesses could submit feedback. This helped raise awareness of the consultation amongst local communities and encouraged participation from those most directly affected by proposed policy and site allocation changes.

LGTBQIA+ Communities
Targeted outreach was undertaken with LGBTQIA+ community groups and networks to raise awareness of the consultation and encourage participation. Consultation materials and engagement opportunities were promoted through the Haringey Community Collective and partner organisations, helping to reach communities that may not traditionally engage with planning policy consultations.

Faith groups
Targeted engagement was undertaken with faith communities across the borough. This included meetings with the Alevi Centre and promotion through faith networks supported by the Haringey Community Collective. These activities provided opportunities to discuss how the Draft Local Plan could support community facilities, neighbourhood services and inclusive growth across Haringey's diverse communities.

Disabled People, Neurodivergent People and People with and Learning Disabilities
A programme of Inclusive Places workshops was delivered in partnership with the Haringey Community Collective, in collaboration with Public Voice, Mind Haringey and Haringey's Joint Partnership Board to ensure that the perspectives of neurodivergent people, disabled people and people with learning disabilities were reflected in the consultation process. Workshops were held in different parts of the borough and explored issues including inclusive access, safety, public realm design, transport, housing and community facilities. Easy Read materials were prepared to support participation and all venues were selected to ensure accessibility. Participants highlighted the importance of inclusive design, accessible public transport, accessible parking, public toilets, safe routes for walking and wheeling, and the need to ensure that growth delivers benefits for all residents.

Ethnically Diverse Communities
Targeted outreach was undertaken through community organisations, neighbourhood networks and voluntary sector groups. Consultation materials were translated into multiple languages and engagement activities were delivered across neighbourhoods reflecting Haringey's diverse communities.

Women and girls
Targeted engagement was undertaken with women and girls through a range of community-based activities. This included workshops with the Young Women's Network, participation in the Haringey Walk for Women initiative, and outreach to a number of voluntary and community organisations supporting women and girls across the borough. These activities helped capture perspectives on issues such as community safety, access to services, and the design of public spaces.

-

Families and Parents
Drop-in events were held at children's centres across the borough, providing opportunities for parents and carers to discuss how future growth and development could affect local communities, services and neighbourhoods.

Businesses
Recognising the importance of engaging with businesses and employers, the Council delivered a targeted programme of business outreach throughout the consultation period.

This included:

- A dedicated Haringey Business Forum event hosted at Metro Bank in Wood Green.
- Promotion through a special feature in the Haringey Business Bulletin.
- Collaboration with the Inclusive Economy Team, Wood Green BID and local business networks.
- Market stall engagement in town centres across the borough.
- Engagement at Myddleton Road Market, Wood Green Mall, Seven Sisters Market, Tottenham Hale and Tottenham Car Boot Sale.
- Stakeholder meetings with businesses, developers, landowners and commercial organisations.

The business engagement programme helped gather feedback on the future of employment areas, town centres, affordable workspace, industrial land, cultural industries and economic growth. The programme was delivered with support from the Council's Inclusive Economy Team, Wood Green BID and local business networks.

Collectively, these activities supported greater participation from a wide range of ages, ethnicities, faith groups, genders and people with protected characteristics, helping to ensure that the feedback received reflected a diverse cross-section of Haringey's communities.

4.3 Engagement with Strategic Stakeholders and Neighbouring Authorities

Although the statutory Duty to Cooperate has now been removed from the planning system, effective cross-boundary collaboration remains an important part of local plan preparation. As part of the Draft Local Plan consultation, Haringey Council engaged with neighbouring boroughs, infrastructure providers, statutory consultees and other strategic stakeholders on matters with potential cross-boundary implications. This engagement helped ensure that the emerging Local Plan was informed by the views and expertise of organisations with responsibilities extending beyond the borough boundary.

As part of the Draft Local Plan Consultation, the Council contacted a wide range of prescribed consultees, infrastructure providers and strategic stakeholders to initiate dialogue and formally invite feedback on key issues. Key stakeholders included:

- **The Environment Agency**
- **Historic England**

- **Natural England**
- **The Mayor of London**
- **Civil Aviation Authority**
- **Homes and Communities Agency**
- **Clinical Commissioning Group**
- **National Health Service**
- **Office of Rail Regulation**
- **Transport for London**
- **Highways England**
- **Marine Management Organisation**
- **Thames Water**
- **National Grid**
- **UK Power Networks (UKPN)**
- **North London Waste Authority**
- **Met Police**
- **Sports England**
- **Lee Valley Regional Park Authority**
- **Highways Agency**
- **Network Rail**

Additionally, neighbouring boroughs were consulted to address cross-boundary planning matters:

- **London Borough of Barnet**
- **London Borough of Camden**
- **London Borough of Enfield**
- **London Borough of Hackney**
- **London Borough of Islington**
- **London Borough of Waltham Forest**

This engagement forms part of the Council's ongoing commitment to collaborative working and ensures that strategic planning decisions are informed by the views and expertise of key stakeholders across sectors and boundaries.

4.4 Consultation Activities

Approach to Engagement
The Draft Local Plan consultation was designed to provide residents, businesses, landowners, community organisations and statutory stakeholders with meaningful opportunities to provide feedback on the Draft Local Plan and shape the emerging New Local Plan as a whole. Building upon the lessons learned from the First Steps Engagement (2020-2021), the Council sought to maximise participation by providing multiple ways for people to access information, discuss proposals and submit feedback.

Over the ten-week consultation period, more than 40 online and in-person engagement events were delivered across the borough, supported by over 60 officers from more than ten Council services. This collaborative approach significantly expanded the Council's engagement capacity and enabled specialist officers to engage directly with residents on a wide range of planning issues.

Activities included:

- Themed policy topic webinars.
- Neighbourhood-specific webinars.
- Library drop-in sessions across the borough.
- Town centre and market stall engagement events.
- Children's centre events.
- Youth workshops.
- Inclusive Places workshops.
- Community workshops and roundtables.
- Business engagement events.
- Meetings with statutory consultees and neighbouring authorities.
- Meetings with neighbourhood forums and community organisations.
- Meetings with local faith groups.
-

The full programme of events is provided in Appendix 7.1.

4.5 Communications and Promotion

To maximise awareness of the consultation, the Council implemented a comprehensive communications campaign using both digital and traditional methods.

Promotional activities included:

- A dedicated consultation website hosted on Commonplace.
- Borough-wide digital advertising.
- Social media campaigns.
- Council website banners.
- Email newsletters and stakeholder mailing lists.
- Posters and flyers distributed across community venues.
- Site allocation notices displayed across the borough adjacent to every proposed site allocation.
- Lamp-post advertising.
- Displays in libraries and civic buildings. Copies of the full Draft Local Plan and supporting documents were also made available in all libraries across the borough.
- Promotion through neighbourhood forums, community organisations, local businesses and voluntary sector networks.

The consultation was also promoted through Council communications channels and existing stakeholder networks, helping to ensure a wide reach across different communities, sectors and interest groups.

4.6 Who Responded?

The Draft Local Plan consultation generated a substantial level of participation and engagement. The communications campaign was estimated to have reached over 250,000 people through a combination of digital advertising, community engagement activities and promotional materials. The consultation website received over 50,000 visits and more than 9,000 individuals submitted comments or responses during the consultation period. This level of participation compares favourably with recent Regulation 18 Local Plan consultations undertaken by other London boroughs, indicating a high level of public engagement with the Council's Draft Local Plan.

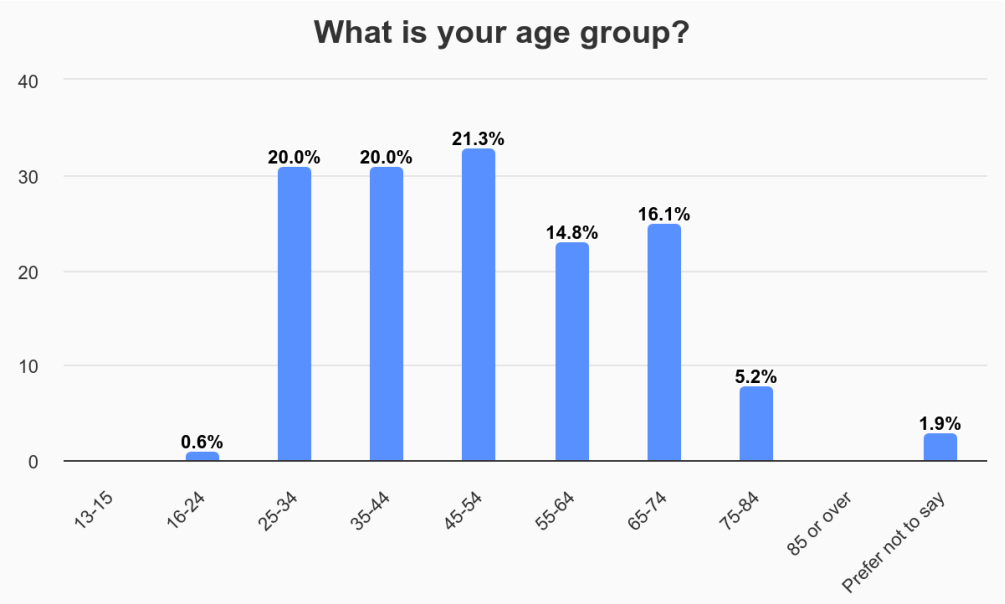
92% of responses were submitted through the consultation website, with additional representations received through emails, paper surveys and formal stakeholder submissions. While the majority of representations came from residents, responses were also received from businesses, landowners, developers, statutory consultees, neighbouring boroughs, infrastructure providers, community organisations and neighbourhood forums.

Respondent demographics

Demographic data gathered via the Commonplace website indicates that:

- 56.4% of respondents identified as female.
- 36.1% identified as male.
- 6.6% preferred not to say.
- The largest age group response was from 30-39 years old
- Most respondents were of working age.
- Over half of respondents identified as Haringey residents.
- More than 1,000 responses were received from residents living within the east of the borough.

Responses were received from people with a broad range of protected characteristics. While some groups remained under-represented compared with borough demographics, dedicated outreach activities helped improve participation from people with disabilities, neurodivergent people, young people and residents from ethnically diverse communities.



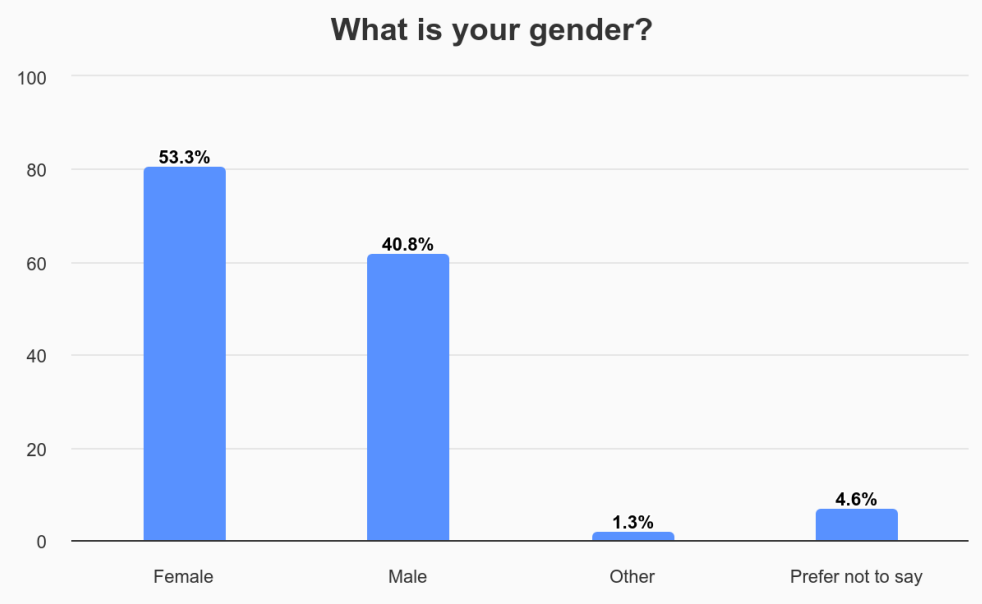
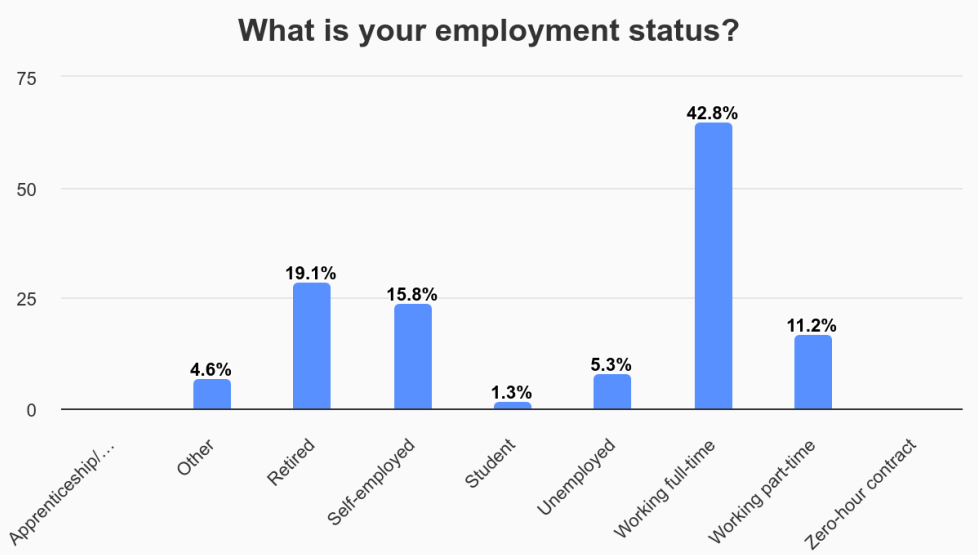


Fig A: (Above Left) The majority of people who responded to the consultation were of working age
Fig B: (Above Right) More women responded to the consultation than men



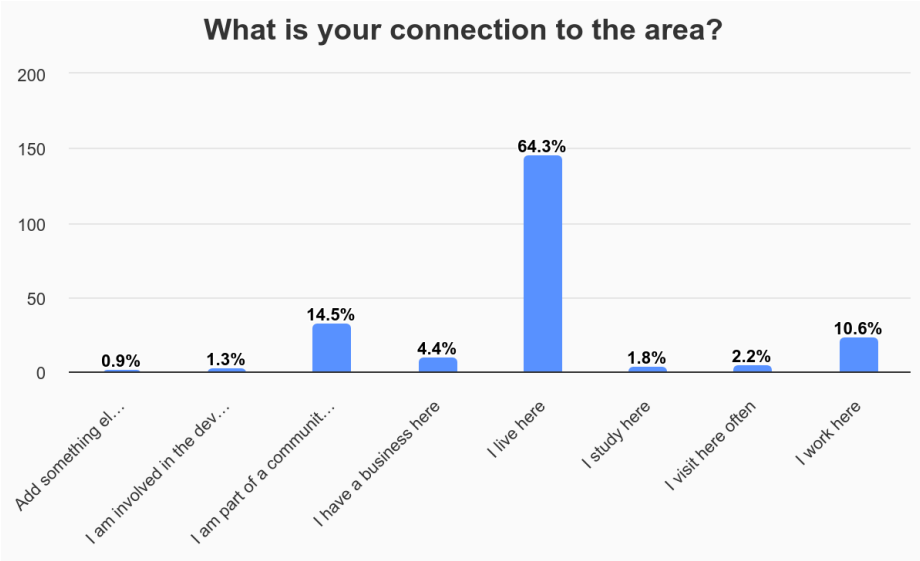
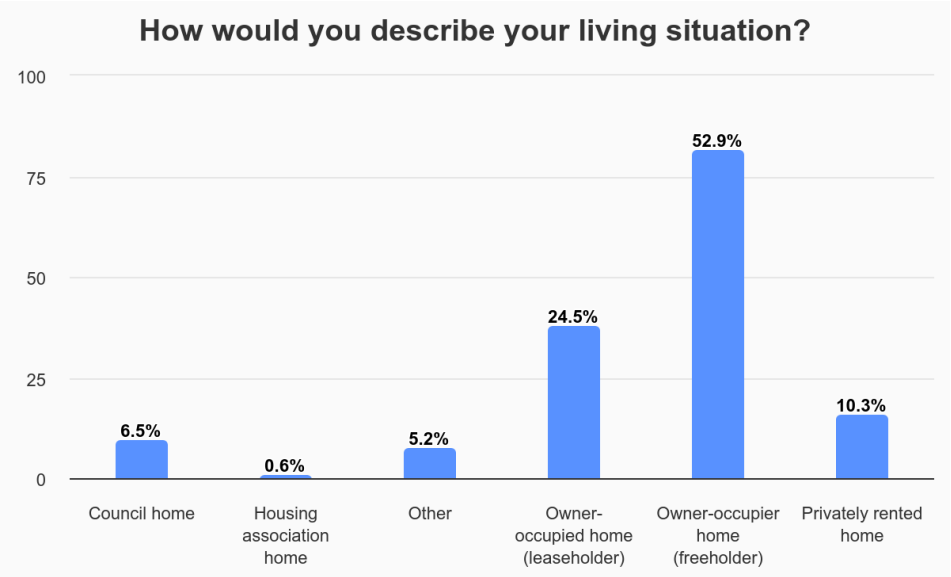


Fig C: (Above Left) Most people who responded to the consultation were in full-time work at the time of responding
Fig E: (Above Right) Most people responding to the survey were Haringey residents
Fig F: (Below) Most participants were homeowners, with 10% in private rented accommodation and 6.5% living in council homes



4.7 Emerging Themes: What Was the Overall Response to the Draft Plan?

Overall, consultation responses demonstrated broad support for the strategic direction of the Draft Local Plan, although views varied considerably between different policy areas and neighbourhoods. Borough-wide policies generally attracted higher levels of support than neighbourhood policies and site allocations, with responses to site allocations often reflecting local circumstances, site-specific issues and concerns regarding the potential impacts of future growth.

Borough-wide policies

The highest levels of support were observed for borough-wide policies relating to:

- Walking and active travel;
- Climate resilience and adaptation;
- Sustainable drainage;
- Water efficiency;
- Food growing;
- Play space; and
- Protection of Green Belt and Metropolitan Open Land.

These responses indicate a strong desire for policies that support healthier lifestyles, address the impacts of climate change and strengthen Haringey's green and blue infrastructure network. Respondents consistently expressed support for measures that would improve environmental outcomes while enhancing quality of life for existing and future residents.

Neighbourhood Policies and Placemaking Framework

Responses to neighbourhood policies were more mixed. Many respondents welcomed neighbourhood-based placemaking, investment in town centres and measures intended to support local identity and character. However, concerns were raised regarding:

- Building heights and density;
- Infrastructure capacity;
- Traffic and parking;
- Protection of local character;
- Heritage impacts; and
- The future of valued community facilities.

In many cases, support for growth and development was accompanied by requests for further assurances regarding infrastructure delivery, affordable housing, transport improvements and protection of local assets.

Site Allocations

Responses to proposed site allocations varied considerably across the borough. Several allocations attracted relatively high levels of support, particularly where proposals were seen as bringing vacant, underused or previously developed sites back into productive use while delivering public realm improvements, community benefits or additional housing. Examples include proposals relating to Alexandra Palace, the Former Telephone Exchange in Crouch End, Turnpike Lane Triangle and Northumberland Park Estate.

Other allocations generated higher levels of concern, particularly where respondents perceived potential impacts on established community facilities, local character, parking provision, biodiversity or existing infrastructure. The allocation which generated the greatest volume of responses was the proposed redevelopment of Rowans Bowling Alley (SG SA01), reflecting the importance that many respondents attach to the cultural importance of the venue as well as existing leisure and community facilities in the Finsbury Park area. Significant levels of concern were also expressed regarding proposals affecting public parking provision in Muswell Hill and redevelopment proposals affecting environmentally sensitive locations.

Emerging Overall Themes

Across all consultation responses, several recurring themes emerged:

- Strong support for action on climate change and environmental sustainability.
- Support for improved walking, wheeling and cycling infrastructure.
- The need for investment in infrastructure alongside housing growth.
- Concerns regarding building heights, density and perceptions of overdevelopment.
- Protection of town centres, heritage assets and local character.
- Support for the delivery of genuinely affordable housing.
- Protection of community, cultural and leisure facilities.
- The importance of maintaining and improving green spaces, biodiversity and public open space.

The responses received provide valuable insight into the issues, opportunities and concerns that are most important to residents, businesses, community organisations and other stakeholders. The feedback received has informed preparation of the Proposed Submission Local Plan and

has helped shape the Council's approach to balancing growth, environmental protection, infrastructure delivery and placemaking across the borough.

5.0 Summary of responses

This chapter outlines our response to comments from the Draft Local Plan Regulation 18 consultation. The tables detail the key points raised in the comments, and our response outlining how these comments have been addressed or why they have not been addressed.

5.1 Vision and Placemaking Approach (Chapters 1 to 5)

Consultation Overview

A total of **197 responses** were received in relation to the Vision and Placemaking Approach for the Draft Local Plan. Given the strategic nature of the vision, placemaking approach and supporting policies in these chapters, comments received were diverse and covered a broad range of themes. While all comments have been considered, many relate more directly to specific borough-wide thematic policies, neighbourhood policies or site allocations and are therefore addressed in the relevant sections of this report. Accordingly, Section 5.1 focuses on providing an overview of the issues raised in representations that primarily relate to the content of Chapters 1 to 5 of the Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for the overall vision and strategic direction, including ambitions for housing and employment growth, addressing the Climate Emergency, promoting equality and delivering positive change across the borough.
2. Strong support for environmental objectives and greening, including the protection and enhancement of green infrastructure, open spaces, trees and biodiversity, alongside calls for greater emphasis on nature recovery, climate resilience and accessible green spaces.
3. Calls for improved transport, accessibility and east–west connectivity, including better public transport connections, safer walking and cycling routes, improved pedestrian access and step-free infrastructure, alongside concerns about congestion, pollution and the impacts of traffic management measures.
4. Concerns regarding the clarity and deliverability of the placemaking approach, including the high-level and aspirational nature of the Vision and Placemaking Framework, and calls for clearer priorities, practical measures and a more robust approach to implementation.

5. Concerns regarding infrastructure provision to support planned growth, including the capacity of transport networks and the provision of schools, healthcare, leisure facilities, community spaces and other local services alongside new development.
6. Concerns regarding the potential impacts of growth on local character and existing communities, including the protection of heritage assets, cultural facilities, established businesses and locally distinctive places, alongside calls for more context-sensitive development and meaningful community engagement.

"Hackney Council is in broad support of the approach to placemaking and engagement. It is our hope that this process will continue to help shape and inform this Draft Local Plan." - London Borough of Hackney

Summary of Responses

Policies	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Chapter 1-5	**Support for:** • The Council's strong approach to supporting environmental objectives and commitment to addressing the Climate Emergency. • The emphasis on the potential for regeneration schemes to improve experiences for people living, working and visiting the borough. • The vision to become a greener, cleaner and safer borough which promotes increased green infrastructure, tree planting and open space.	• Support noted

	• Recognition of the need to coordinate investment, regeneration and conservation across the borough. • Opportunities for job creation and supporting local businesses. • The focus on sustainable travel measures, including recognition of walking and cycling as important to delivering the Plan's vision and improving connectivity (**Haringey Cycling Campaign**). • The resident-focussed framework which aims to deliver positive changes for the Borough. (**Alexandra Palace**) • Proposed measures that support designing out crime (**Metropolitan Police**). **Concerns regarding:** • The lack of clarity of the Placemaking Framework which was considered to be high-level and aspirational nature with concerns of how the objectives would translate into meaningful improvement on the ground. That the Placemaking framework does not sufficiently reflect the distinct characteristics of neighbourhoods including Muswell Hill, Highgate and Wood Green **Calls for:** • Greater emphasis on economic growth and prosperity within the Placemaking Framework Diagram. • Continued collaboration with neighbouring boroughs to address residents' needs. Greater emphasis on nature recovery, particularly in Tottenham Lee Valley and Wood Green/Haringey Heartlands (**Natural England**).	• Chapters 1-5 have been reviewed against the consultation responses received and in the context of the wider Plan. While the issues raised have been considered, no substantive changes are proposed to the Plan Vision or the overarching Placemaking Framework. • The Placemaking Framework is a general borough-wide framework and individual approaches for neighbourhoods are outlined in separate neighbourhood chapters

Policy PM1: Delivering Placemaking	**Support for:** • The overall vision, principles and objectives of Policy PM1 which have been underpinned by a people-centred approach. • The approach to celebrating distinctiveness and supporting cultural infrastructure. **Concerns regarding:** • The requirement for major development proposals to submit a Placemaking Strategy which was considered onerous for smaller-scale major developments and would be duplicating requirements in other policies within the Plan. (**Parkstock Ltd**). • Inconsistent terminology with national policy. (**HCAAC**). **Calls for:** • Continued monitoring of feedback through to development completion to ensure that the Placemaking objectives are delivered. • Greater understanding of what the trade-offs would be if the proposed Placemaking Framework and Spatial Strategy is implemented. With concerns that increased housing may come at a cost to culture and environment objectives.	• Support noted • The requirement has been amended to require submission of a Placemaking Statement for major developments as a proportionate tool to ensure new development supports the Haringey Placemaking Framework • An additional policy element has been added been added to require certain proposals to undertake a comprehensive Health Impact Assessment to ensure development promotes health and wellbeing and mitigates adverse effects.

5.2 Spatial Strategy (Chapter 6)

Consultation Overview

A total of **114 responses** were received in relation to the Spatial Strategy for the Draft Local Plan. Given the strategic nature of the Spatial Strategy, comments received were diverse and covered a broad range of themes. While all comments have been considered, many relate more directly to specific borough-wide thematic policies, neighbourhood policies or site allocations and are therefore addressed in the relevant sections of this report. Accordingly, Section 5.2 focuses on providing an overview of the issues raised in representations that primarily relate to the content of Chapter 6 of the Plan.

Key Themes Raised

The consultation feedback identified six principal themes:

1. Strong support for the overall Spatial Strategy and its approach to directing growth and investment across the borough, including the regeneration of Wood Green and Tottenham, differentiated approaches to local areas, and opportunities to support housing delivery, employment and economic growth.
2. Strong support for protecting and enhancing open spaces, trees and biodiversity, promoting nature recovery and ecological connectivity, and improving access to green spaces.
3. Support for investment and placemaking improvements in growth areas, alongside calls for better connectivity between Wood Green and Alexandra Park and Palace, improved east–west connections across the borough, and integration of transport, public realm and environmental improvements with planned development.
4. Concerns regarding the clarity and deliverability of the Spatial Strategy, particularly the legibility of the Spatial Strategy Policy Map. Concerns were also raised regarding delivery timescales, investment and infrastructure commitments, and the need for meaningful engagement with existing communities.
5. Mixed views on housing delivery and the spatial distribution of growth, including calls for more ambitious housing delivery alongside concerns about the concentration of development in particular areas and the contribution expected from other parts of the borough.
6. Concerns regarding the potential impact of growth on local character, heritage assets, cultural facilities, businesses and valued community amenities, with calls for high-quality design, protection of existing assets, and regeneration that benefits both existing and future residents.

"LBH's aspirations to respond to housing delivery challenges and the Climate Emergency in particular are notable and commendable." - Re:shape Living

Summary of Responses

Policies	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Policy SS1: Spatial Strategy – A Place Where We Can All Belong and Thrive	**Support for:** • The overall strategic direction of the Plan, including increasing housing density and housing delivery in appropriate locations and intensification of industrial and employment land. However, there were mixed views as to whether the Plan's growth strategy has struck the right balance. • The ambition for a greener, cleaner and safer borough, including the protection and enhancement of green infrastructure, open spaces and biodiversity. • The investment and placemaking improvements associated with growth areas, including strengthening connections between Wood Green and Alexandra Park and Palace. **Concerns regarding:** • The clarity and legibility of the Spatial Strategy Policy Map, including the boundaries and	• Policy SS1 has been amended to reflect the updated 10-year housing targets up to 2038. No other substantive changes have been made. • The proposed Spatial Strategy has been reviewed against the London Plan, Council strategies and supporting evidence base and remains appropriate. It establishes a sustainable approach to growth that supports the delivery of new homes and jobs while maximising opportunities for regeneration and placemaking across the borough. • The proposed Spatial Strategy does not preclude development in other locations to come forward. • The Plan is supported with an updated Infrastructure Delivery Plan that identifies infrastructure needs and respective future delivery strategy within each neighbourhood. • Site specific matters including site allocation boundaries on the Spatial Strategy Policy Map have been addressed.

	implications of Transform and Enhance Areas, Opportunity Areas and Site Allocations. • The concentration of housing delivery within Transform Areas and Opportunity Areas which is not equitably distributed across the borough. **Home Builders Federation and West Midlands Pension Fund** additionally noted that this approach could limit opportunities for suitable residential development elsewhere in the borough. • The potential for proposed growth to place additional pressure on existing social, community and transport infrastructure, services and facilities and whether improvements will be delivered alongside development. • The potential for redevelopment to undermine local character, heritage assets, established businesses and cultural facilities, including concerns about protecting existing cultural venues and workspaces and maintaining locally distinctive places. • The clarity of expectations associated with the Haringey Deal and the potential duplication of community engagement requirements already addressed through Statements of Community Involvement. (**Parkstock Ltd**) • The proposed housing target and how alignment with NPPF and London Plan requirements would be achieved. (**Home Builders Federation**) **Calls for:** • Stronger emphasis on nature recovery and green infrastructure throughout the Spatial Strategy.	

	• Specific reference to the protection and enhancement of sport and recreation facilities within the Spatial Strategy (**Sport England**).	

5.3 Neighbourhood Policies (Chapters 7 to 17)

5.3.1 North Tottenham (Chapter 7)

Consultation Overview

A total of **104 responses** were received in relation to the North Tottenham Neighbourhood chapter for the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for the continued regeneration of North Tottenham, including investment in High Road West, Northumberland Park and improvements associated with the North Tottenham Cultural Quarter.
2. Support for improvements to walking, cycling and public transport infrastructure, including better connections across the railway, enhanced links to the Lee Valley Regional Park and improvements to the River Lee Navigation towpath.
3. Strong support for the protection and enhancement of the area's green spaces, biodiversity asset, waterways and environmental quality, including opportunities to enhance the Moselle Brook and improve access to the Lee Valley corridor.
4. Support for the continued growth of the North Tottenham Cultural Quarter, alongside calls for greater flexibility regarding cultural, leisure, employment and community uses within key redevelopment sites.
5. Concerns regarding building heights, density and cumulative impacts of growth on local infrastructure, including schools, healthcare facilities, transport networks and parking.
6. Concerns regarding the design, delivery and masterplanning of major site allocations, including High Road West, Tottenham Hotspur Stadium, Northumberland Park Estate and Garman Road.

"The Authority supports the North Tottenham Vision and the reference to development addressing deficiencies in access to good quality open space including enhanced connections through to the Lee Valley Regional Park." – Lee Valley Regional Park Authority

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
NTN1: North Tottenham Neighbourhood	**Support for:** • Continued regeneration of North Tottenham, including investment in High Road West, Northumberland Park and associated growth areas. • Improvements to walking, cycling and public transport connectivity across the neighbourhood. • Enhanced links to the Lee Valley Regional Park and River Lee corridor (**Lee Valley Regional Park Authority**). • Protection and enhancement of green infrastructure, biodiversity assets and waterways. • Delivery of new homes, employment opportunities and community infrastructure. **Concerns regarding:** • Development density, building heights and the cumulative impact of growth.	• Support noted • Concerns noted • The plan takes a design-led approach to establishing appropriate densities and heights

	• Pressure on healthcare, schools, transport infrastructure and local services. • Flood risk, drainage and opportunities to improve the Moselle Brook (**Environment Agency**). • The need to coordinate growth with neighbouring regeneration initiatives (**London Borough of Enfield**). **Calls for:** • Stronger references to the River Lee Navigation and improved towpath connectivity (**Canal & River Trust**). • Enhanced biodiversity and ecological improvements to waterways and open spaces (**Environment Agency**). • Additional measures to improve public transport accessibility and bus services (**TfL/GLA**). • Improved links between North Tottenham and recreational destinations within the Lee Valley Regional Park (**Lee Valley Regional Park Authority/ Natural England**).	and is informed by an Urban Character and Placemaking Study and Tall Buildings Study. • The plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies to ensure development is supported by appropriate infrastructure. • The plan contains policies that support improvements to watercourses, including the Moselle Brook. Additional specific support has been added to this policy and relevant site allocations. • Supporting text and the PFA strategies explicitly identify the need to coordinate growth with key stakeholders, including London Borough of Enfield. • The plan provides strong support to improvements to the River Lee Navigation towpath and access to it. Additional specific support has been added to this policy. • The plan already provides strong support for improvements to biodiversity. Additional specific support has been added to this policy • The policy contains strong support for improved connections to the Lee Valley Regional Park, including through a strategic Greenways Route. • Supporting text amended to provide greater clarity regarding infrastructure delivery and environmental improvements.

NTN2: North Tottenham Cultural Quarter	**Support for:** • The continued development of the North Tottenham Cultural Quarter as a destination for cultural, sporting, leisure and creative activities. • The role of Tottenham Hotspur Stadium in supporting economic growth and attracting visitors. • Retention and growth of creative, cultural and community uses. **Concerns regarding:** • Potential loss of affordable workspace for creative industries. **Calls for:** • Greater flexibility for cultural, leisure, entertainment and community uses (**Tottenham Hotspur FC**). • Stronger links between the Cultural Quarter and the Lee Valley visitor offer (**Lee Valley Regional Park Authority**).	• Support noted • Concerns noted • The policy provides explicit support for creative workspace. • The policy provides support for sports, recreation, leisure, education, art, music, and performance uses where they contribute to the Cultural Quarter objectives. • Connections between the Cultural Quarter and Lee Valley visitor officer are adequately provided for though Policy NT1.
NTSA01: High Road West	**Support for:** • Comprehensive regeneration of the area, including new homes, community facilities and public realm improvements. • Delivery of a new healthcare facility as part of the redevelopment (**North Central London ICB**). • Improved public transport accessibility and connectivity. **Concerns regarding:**	• Support noted • Concerns noted

	• Requirements for comprehensive masterplanning frustrating development (**Tottenham Hotspur FC**). • Building heights, density and impacts on local character. • Development vialibity, affordable housing delivery and infrastructure funding. **Calls for:** • Stronger public transport improvements and bus infrastructure enhancements (**TfL/GLA**).	• The masterplans and spatial frameworks policy has been updated to clarify that individual sites/phases are able to come forward as part of co-ordinated and comprehensive development. • The plan takes a design-led approach to establishing appropriate densities and heights and is informed by an Urban Character and Placemaking Study and Tall Buildings Study. The indicative capacity is based on approved planning permissions which have been approved following thorough assessment by officers. • The plan's policies are informed by a robust evidence base, including an infrastructure delivery plan and viability assessment. • Additional text has been to support improvements to the local bus network.
NTSA02: Northumberland Park Estate	**Support For** • Estate renewal and delivery of high-quality new housing. • Improved public realm and investment in local facilities. • Better connections across the neighbourhood. **Concerns Regarding** • Protection of existing community facilities. • Capacity of local social and physical infrastructure. • Need for green infrastructure, an enhanced public realm and improved access to open space and recreational facilities. **Calls For**	• Support noted • Concerns noted • Additional requirements have been introduced to ensure that the design, location and provision of social infrastructure form an integral component of the site's redevelopment. • The allocation supports greening, an increase in tree canopy coverage and public realm improvements

	• Additional investment in healthcare, education and community facilities. • Enhanced green infrastructure and public realm improvements. • Improved accessibility and active travel connections.	• The allocation supports enhanced social infrastructure provision and has been updated to note potential future needs for additional primary care facilities. • The allocation supports accessibility and active travel connections
NTSA03: Tottenham Hotspur Stadium and Surrounding Area	**Support For** • Continued regeneration associated with Tottenham Hotspur Stadium. • Opportunities for new leisure, cultural, employment and visitor-related uses. • Public realm improvements and investment in the wider area. **Concerns Regarding** • Crowd management, transport impacts and event-day activity. • Impacts on neighbouring residential areas. • The balance between visitor attractions and community uses. **Calls For** • Improved transport management and connectivity. • Additional community benefits and social infrastructure. • Enhanced public realm and wayfinding throughout the area.	• Support noted • Concerns noted •
NTSA04: Garman Road	**Support For** • Regeneration of underutilised land. • Improved environmental quality and connectivity.	• Support noted

	• Continued employment provision within the Productive Valley. **Concerns Regarding** • Impacts on industrial capacity and existing businesses (**Goodman**). • Building heights and relationships with surrounding uses. • Potential impacts on logistics and servicing operations. **Calls For** • Retention and intensification of employment uses where appropriate. • Improved walking and cycling connections. • Enhanced environmental quality and biodiversity improvements.	• The allocation has been removed.

5.3.2 Tottenham Hale (Chapter 8)

Consultation Overview

A total of **235 responses** were received in relation to the Tottenham Hale Neighbourhood chapter for the Draft Local Plan.

Key Themes Raised
The consultation feedback identified five principal themes:

1. Strong support for the continued regeneration of Tottenham Hale as a major growth area, including delivery of new homes, jobs, public realm improvements and investment in sustainable transport infrastructure.
2. Strong support for improvements to walking, cycling and public transport connectivity, including enhanced links to the Lee Valley Regional Park, River Lee Navigation and surrounding employment areas.
3. Concerns regarding flood risk, climate resilience, groundwater protect and the impact of development on waterways, biodiversity and the wider water environment.
4. Concerns regarding building heights, density and the cumulative impact of growth on local infrastructure, public transport capacity and environmental quality.
5. Support for the intensification and renewal of employment areas alongside calls to safeguard industrial capacity, transport infrastructure and operational requirements associated with existing businesses and strategic employment locations.

"There is the opportunity to link in with the existing Lee Valley Park from a number of these areas or extend green routes into the park area from allocations to improve and strengthen walking and cycling routes in the area." – Natural England

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
THN1: Tottenham Hale Neighbourhood	**Support for** • The continued regeneration of Tottenham Hale and expansion of Tottenham Hale District Centre (**Re:Shape Living**). • Delivery of a mixed-use neighbourhood incorporating homes, employment space and supporting infrastructure (**Re:Shape Living**). • Opportunities to strengthen walking and cycling connections between Tottenham Hale and the Lee Valley Park area (**Natural England**). **Concerns regarding** • The need to safeguard the operation of Tottenham Hale Bus Station and accommodate future growth in bus services (**Transport for London (TfL)**). • Whether identified development sites will deliver the anticipated level of housing growth (**Lee Valley Estates**). **Calls for** • Stronger walking and cycling links between development sites and the Lee Valley Park area (**Natural England**). • Greater recognition of bus infrastructure and operational requirements within the neighbourhood (**Transport for London (TfL)**).	• Support noted • Concerns noted • Supporting text amended to strengthen references to active travel, biodiversity enhancement, climate resilience and green infrastructure. • References to public transport infrastructure and bus network requirements reviewed following comments from Transport for London. • Supporting text updated to provide greater clarity regarding the relationship between growth, infrastructure delivery and the role of Tottenham Hale District Centre.

	• Review of development opportunities within Tottenham Hale to support additional housing delivery (**Lee Valley Estates**).	
THN2: Tottenham Hale District Centre	**Support For** • The continued development of Tottenham Hale as a District Centre (**Re:Shape Living**). • A greater mix of retail, leisure, cultural and community uses. • Public realm improvements and a more attractive town centre environment. **Concerns Regarding** • The impact of redevelopment on existing businesses. • Deliverability and phasing of town centre improvements. • The relationship between new development and surrounding neighbourhoods. • The need for greater flexibility in applying masterplanning requirements across multiple landownerships (**Re:Shape Living**). **Calls For** • Stronger recognition of the role of housing in supporting town centre vitality and viability (**Re:Shape Living**). • Greater emphasis on active frontages and urban greening (**Re:Shape Living**).	• Policy wording and supporting text reviewed in response to comments regarding the delivery and masterplanning of the District Centre. • Supporting text amended to strengthen references to housing delivery, active frontages and urban greening. • Policy amendments made to improve flexibility whilst maintaining the overall planning framework for the District Centre.
THSA01: Tottenham Hale Retail Park	**Support For**	• Support noted

	• Comprehensive mixed-use redevelopment of the site, including homes, services and improved connectivity. **Concerns Regarding** • Potential loss of surface car parking and major retail provision. • Overshadowing and impacts on nearby residential properties arising from building heights. • The absence of clearly defined height parameters and potential inconsistency with London Plan Policy D9 (**Historic England**). • The relationship between redevelopment and Crossrail 2 safeguarding requirements (T**ransport for London (TfL)**). **Calls For** • Improved walking and cycling permeability through and around the site (**Transport for London (TfL)**). • Inclusion of references to the Tottenham Green Conservation Area and Archaeological Priority Area (**Historic England**).	• Site allocation amended to include additional references to heritage assets, including the Tottenham Green Conservation Area and Archaeological Priority Area. • Supporting text amended to improve clarity regarding building heights and design expectations. Further detail set out in the Tall Buildings Study. • Site requirements reviewed to ensure consistency with Crossrail 2 safeguarding requirements and strategic transport infrastructure considerations. • Additional references included regarding walking and cycling connectivity.
THSA02: Tottenham Hale Station	**Support For** • Enhancement of Tottenham Hale Station as a major transport hub. • Improved station facilities and public realm. • Better east-west connectivity. • The proposed mix of residential, transport infrastructure and town centre uses (**Places for London (TfL)**). **Concerns Regarding**	• Support noted • Site allocation amended to strengthen recognition of existing transport infrastructure and operational requirements associated with Tottenham Hale Station. • Supporting text amended to reflect bus infrastructure requirements and future expansion of the public transport network.

	• Protection of bus infrastructure and the need to accommodate future growth of the bus network (**Transport for London (TfL)**). • The relationship between redevelopment proposals and Crossrail 2 safeguarding (**Transport for London (TfL)**). • The absence of clearly defined height parameters (**Historic England**). **Calls For** • Enhanced public realm and wayfinding. • Recognition of the operational requirements of Tottenham Hale Station and associated transport infrastructure (**Places for London (TfL)**). • Protection of existing bus infrastructure and capacity for future network expansion (**Transport for London (TfL)**). • Inclusion of references to the Tottenham Hale Archaeological Priority Area (**Historic England**).	• Additional references included regarding archaeological considerations and Crossrail 2 safeguarding requirements. • Site requirements clarified to improve integration between transport infrastructure and future development proposals.
THSA03: Ashley Link	**Support For** • Improved east-west connections through Tottenham Hale. • Better links to Down Lane Park and the Lee Valley corridor. • Active ground-floor frontage and mixed-use development. • The principle of residential-led mixed use redevelopment of the site (**Re:Shape Living**). **Concerns Regarding**	• Support noted • Concerns noted

	• The prescriptive nature of requirements relating to the alignment and design of Ashley Link (**Re:Shape Living**). • The absence of building height guidance (**Historic England**). **Calls For** • Enhanced landscaping and green infrastructure. • Additional community and cultural uses. • High-quality public realm improvements. • Greater flexibility regarding development capacity, land uses and viability (**Re:shape Living**). • Support for a wider range of residential typologies including PBSA and co-living (**Re:shape Living**). • Application of the Agent of Change principle where development could affect existing recreation uses (**Sport England**).	• Allocation reviewed to provide additional clarity regarding development capacity, design and permitted land uses. • Additional guidance on building heights provided within the Tall Buildings study • Additional references included regarding archaeological considerations and design requirements.
THSA04: Berol Yard	**Support For** • Retention and refurbishment of Berol House. • Provision of employment, creative workspace and cultural uses. • Improved connectivity through the site. • Redevelopment of the site and continued mixed-use development (**Re:shape Living**). • Identification of the site as suitable for tall buildings (**Berkeley Square Developments Ltd and Micuber Estates Ltd)**. **Concerns Regarding** • Building heights and density and potential impacts on heritage significance and local character.	• Support noted • Concerns noted

	• Potential loss of existing businesses. **Calls For** • Affordable workspace provision. • Protection of industrial and cultural heritage. • Additional community and cultural facilities. • Greater flexibility on building heights, development capacity and community and cultural uses to support viability of development (**Berkeley Square Developments Ltd and Micuber Estates Ltd**) and (**Re:shape Living**). • Removal of references to specific occupiers and prescribed community facilities (**Berkeley Square Developments Ltd and Micuber Estates Ltd**). • Review of allocation boundaries to better reflect land ownership arrangements (**Re:shape Living**).	• Allocation wording reviewed to provide greater flexibility regarding land uses, design and development delivery. • Supporting text amended to improve clarity regarding community, cultural and employment uses. • Site boundary reviewed in response to comments regarding land ownership and development arrangements. • Additional guidance on building heights provided within the Tall Buildings study
THSA05: 29-33 The Hale	**Support For** • Redevelopment of a highly accessible site close to Tottenham Hale Station. • Improved townscape quality and active frontage. **Concerns Regarding** • Building height and visual impact. • Pressure on local infrastructure and services. • The need to safeguard existing bus infrastructure serving the site (**Transport for London (TfL)**). • The absence of Archaeological Priority Area references within the allocation (**Historic England**). **Calls For** • Public realm improvements along The Hale.	• Support noted • Additional guidance on building heights provided within the Tall Buildings study • Supporting text clarified regarding transport operational requirements and public realm improvements.

	• Retention of the existing on-street bus stand and protection of its operation (**Transport for London (TfL)**). • Provision for future growth in bus services (**Transport for London (TfL)**).	
THSA06: Lock Keepers Cottage	**Support For** • Redevelopment of the site and opportunities to improve Tottenham Lock (**Lee Valley Estates**). • Measures to improve the ecological status of the Pymmes Brook and Lee Navigation (**Environment Agency**). • Community, cultural and employment uses. • Improved public access to waterways. **Concerns Regarding** • Flood risk and the need for appropriate river buffers and mitigation measures (**Environment Agency**). • Potential impacts on river ecology, vegetation and waterways (**Environment Agency**). • Impacts on landscape character, openness and views associated with Tottenham Lock. **Calls For** • Biodiversity enhancements and improved canal-side public realm. • Protection of the site's heritage and landscape setting, including retention and refurbishment of the existing Lock Keeper's Cottage. • Greater flexibility to support additional residential development (**Lee Valley Estates**).	• Support noted • Concerns noted • Site requirements amended to strengthen references to flood risk mitigation, river restoration and biodiversity enhancement. • Additional wording included regarding protection and enhancement of the Pymmes Brook and Lee Navigation corridor. • Supporting text strengthened to recognise the site's ecological importance and waterside setting. • Requirements relating to river buffers and environmental enhancement clarified.

THSA07: Former Garage Site	**Support For** • Opportunities to improve the environmental quality of the site. • Potential for improved access to surrounding green spaces. • The principle of identifying the site as Grey Belt land (**Greater London Authority**). **Concerns Regarding** • Impacts on biodiversity and ecological assets. • Flood risk and environmental constraints affecting the site (**Environment Agency**). • Impacts on the landscape setting of the Lee Valley and the Paddock Community Nature Park. **Calls For** • Strong environmental enhancements. • Biodiversity improvements and habitat creation. • Facilities supporting public enjoyment of nearby open spaces. • Inclusion of Archaeological Priority Area references within the allocation (**Historic England**).	• Support noted • Concerns noted • The allocation provides support for environmental improvements and notes environmental constraints and need to respond sensitively to adjacent natural assests • The site is proposed to be removed from the Green Belt. •
THSA08: Land North of Lebus Street	**Support For** • Creation of an eco-park and associated environmental improvements. • Daylighting of the Moselle Brook. • Biodiversity enhancement and habitat creation. **Concerns Regarding** • Potential impacts on existing open space functions.	• Support noted • Concerns noted • Supporting text strengthened to support delivery of the proposed eco-park and associated environmental improvements.

	• Compatibility of development with ecological objectives. • Whether the allocation fully reflects the site's wider development potential (**Lee Valley Estates**). **Calls For** • Expansion of the allocation boundary to include land within Lockwood Industrial Estate (**Lee Valley Estates**). • Stronger green routes and connections to Lee Valley Park (**Natural England**).	• Additional references included regarding green infrastructure, ecological connectivity and links to the Lee Valley Park area. • Expansion of allocation to include Lockwood Industrial Estate not considered appropriate due to impacts on Strategic Infrastructure Land •
THSA09: Fountayne Road	**Support For** • Continued employment-led regeneration and investment in workspace provision. • Retention and growth of creative, maker-space and employment uses. • Improvements to workspace quality and environmental conditions within the employment area. **Concerns Regarding** • The potential loss of affordable workspace and impacts on existing businesses. • The effect of redevelopment on the area's established employment and creative character. • The need to maintain operational flexibility for existing occupiers. **Calls For** • Retention and protection of affordable workspace and creative industry provision.	• Support noted • Concerns noted • Supporting text strengthened to ensure the allocation continues to support the retention and intensification of employment floorspace whilst recognising the area's evolving creative and cultural role. • Existing policy requirements relating to workspace provision, connectivity and environmental improvements are considered appropriate and have been retained.

	• Improved pedestrian and cycle connectivity between the employment area and Tottenham Hale District Centre. • Enhanced public realm, greening and environmental improvements.	• No substantive changes are proposed to the allocation strategy.
THSA10: Fountayne Business Centre	**Support For** • Continued employment-led redevelopment and investment in modern workspace provision. • The delivery of new employment floorspace and opportunities for business growth. • Improvements to the quality and functionality of existing employment premises. **Concerns Regarding** • The potential impact of redevelopment on existing occupiers and businesses. • Building scale, massing and intensity of development. • The need to maintain employment capacity during redevelopment. **Calls For** • Retention of employment-generating uses and business space. • Improved public realm and environmental quality. • Better walking, cycling and public transport connections serving the site. • Recognition of the area's established employment and creative function.	• Support noted • Concerns noted • The allocation has been reviewed in response to comments relating to employment capacity, business continuity and workspace provision. • Existing policy requirements continue to support the delivery of modern employment floorspace and improvements to the quality of the business environment. • • No substantive changes are proposed to the allocation strategy.

THSA11: Constable Crescent	**Support For** • Employment-led regeneration and continued investment in workspace provision. • Improved connectivity within the South Tottenham Employment Area. • Opportunities to modernise employment floorspace and support business growth. **Concerns Regarding** • The potential loss of employment land and existing business premises. • The relationship between redevelopment proposals and neighbouring residential areas. • Building heights, scale and massing. **Calls For** • Provision of affordable and flexible workspace. • Improved public realm and environmental quality. • Enhanced walking and cycling connections through the employment area. • Better integration with surrounding employment locations and transport infrastructure.	• Support noted • Concerns noted • The allocation has been reviewed and existing requirements relating to employment-led redevelopment, public realm improvements and active travel connections are considered appropriate. • Supporting text has been strengthened to ensure alignment with the wider objectives for the South Tottenham Employment Area and surrounding allocations. • No substantive changes are proposed to the allocation strategy.

5.3.3 Seven Sisters & South Tottenham (Chapter 9)

Consultation Overview

A total of **108 responses** were received in relation to the Seven Sisters and South Tottenham Neighbourhood chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified seven principal themes:

1. Support for the area's cultural role, including its function as a gateway to the Tottenham Cultural Corridor.
2. Support for the redevelopment and more efficient use of underutilised sites and transport-related land, including the appropriate use of taller buildings where they respond positively to the surrounding area.
3. Calls for the protection and retention of existing creative communities, cultural uses and employment clusters.
4. Calls for the provision of housing that meets local needs, particularly larger family homes and affordable housing.
5. Support for the protection of green spaces, heritage assets and local character.
6. Comments on the balance between housing delivery and the provision of social and community infrastructure.
7. Concerns regarding parking provision, development density and pressures on existing infrastructure.

"The site has immense potential and informs first-time (i.e. for THFC events) visitors' first impressions of the Borough. The new market has already made a brilliant impact and revitalised the Latin American hub and I'm excited to see what can be done with the old department store. I'm pleased to see consideration for not making too tall a building but not ruling out some height - I'd like to see any proposal include public space at height if possible."

- Local Resident

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Policy SSN1: Seven Sisters and South Tottenham Neighbourhood **Policy SSN2: Tottenham Green Cultural Quarter**	**Support for:** • The aspirations and development around Seven Sisters Station, strengthening cultural identity, enhancing the public realm, promoting Tottenham Green as a Cultural Quarter, and supporting existing creative industry clusters. **Calls for:** • Greater recognition and support of the housing need of larger households and families (**LB Hackney**) • Stronger focus in environmental, design and heritage effort, such as reducing car-dependency, improving cycling safety and preserving existing heritage environment • Preserving the library and leisure centre as important cultural, civic and community assets at Tottenham Green Cultural Quarter	• Support noted • The policy recognises the need for larger households and families within the neighbourhood • The policy places a strong emphasis on heritage, high-quality design, the natural environment, and the promotion of safe and sustainable travel. • Policy SSN2 seeks to sustain existing community and cultural uses and improve access to them.
SS SA01: Wards Corner	**Support for:** • The comprehensive mixed-use redevelopment of the area. • Strengthening the site as a gateway to Tottenham's Cultural Corridor.	• Support is noted; however, feasibility and viability considerations have led to the allocation being amended to focus on retrofit.

	• Preserving and enhancing the area's heritage significance and architectural character, including Wards Corner. • Tall buildings and higher-density development with respect to Apex Gardens.	
SS SA02: Seven Sisters Station and Westerfield Carpark	**Support for:** • The site's role as a major transport hub • Step-free access and improved accessibility to the stations • Enhanced connections with, and access from, Brunswick Park. • The activation of the railway arches for the provision of creative and cultural uses.	• Support noted
SS SA03: Tottenham Green Leisure Centre & Marcus Garvey Library	**Support for:** • The upgrade and reprovision of library and leisure facilities, provided there is no net loss of such provision. • The recognition, preservation and enhancement of the site's heritage frontage and significance. **Concerns regarding:** • The potential loss of the Marcus Garvey Library, given its cultural and community value. • The library and leisure service provision during the redevelopment process. **Calls for:** • Retaining and enhancing the green space and trees in front of the library.	• Support noted • The allocation has been updated to better recognise Marcus Garvey Library and the Tottenham Green Leisure Centre and the need to maintain and enhance these facilities and services on the site. • The allocation requires proposals to include arrangements to maintain continuity of library and leisure service provision during any phased works.

		• The allocation seeks to protect the mature trees along Town Hall Approach and has been updated to require a landscape-led approach to masterplanned development.
SS SA04: Gourley Triangle	**Support for:** • the overall principle of redevelopment at the site **Concerns regarding:** • the potential loss of local character **Calls for:** • greater flexibility in the provision of alternative residential typologies such as Purpose-Built Shared Living (PBSL) to support viability and delivery	• Support noted • Concerns noted • The Urban Character and Placemaking Study and Tall Building Study consider the site to be appropriate for high density development. The allocation seeks to preserve the existing industrial buildings which positively contribute to the areas character, • The allocation allows limited provision for alternative residential typologies where it contributes to mixed and balanced communities and facilities the delivery of social housing.
SS SA05: Frederick Messer House	**Concerns regarding:** • the potential loss of green space	• Planning permission has already been received for this development.
SS SA06: Former Stamford Hill Primary School	**Suggestion to:** • Consider community infrastructure to be the most appropriate future use of the site (**LB Hackney**)	• The allocation states that the Council's preference is for the retention of social infrastructure uses on the site, in accordance with local need, alongside the provision of new affordable homes.

SS SA07: Tiverton Primary School	**Suggestion to:** • Consider community infrastructure to be the most appropriate future use of the site (**LB Hackney**) **Calls for:** • consultation with London Underground to ensure operational requirements are protected in the event of redevelopment. (**Places for London**)	• The allocation states that the Council's preference is for the retention of social infrastructure uses on the site, in accordance with local need, alongside the provision of new affordable homes. • The allocation states that London Underground must be consultant as part of any development to ensure that operational requirements are safeguarded.
SSSA08: Land in front of 2-24 Tiverton Road	**Calls for:** • Improvements to communal spaces and public realm • The incorporation of community infrastructure within any residential-led redevelopment or greater emphasis on community infrastructure as the principal use. (**LB Hackney**)	• Planning permission has been received for the delivery of new council homes on this site.
SS SA09: Seven Sisters and Tewkesbury Road	**Support for:** • Improved pedestrian and cycling connection. **Calls for:** • The protection of existing businesses. • The provision of affordable residential housing, employment and creative workspace. • The provision of larger family homes and the incorporation of community infrastructure as part of the redevelopment scheme (**LB Hackney**)	• Support noted • The allocation seeks the reprovision of employment floorspace. • The allocation prioritises the provision of creative workspace so support the adjacent creative industries cluster. • The plan's housing and social infrastructure policies provide support for the provision of family homes and community infrastructure.
SS SA10: Bernard Works	**Calls for:** • Greater regard to the historic environment, including the impacts of taller buildings, and the recognition of the site's location within the Archaeological Priority Area (APA) (**Historic England**)	• The allocation requires schemes to conserve and enhance the setting of nearby heritage assets. Mid-rise buildings are considered appropriate for these site, however, language regarding taller

		buildings has been removed to clarify that tall buildings are not considered appropriate.
SS SA11: 30-48 Lawrence Road	**Concerns regarding:** • The impact of proposed tall buildings on daylighting of neighbouring houses and workspaces • The increased parking pressure in the surrounding area **Calls for:** • Allowing live/work units	• Tall buildings are not considered appropriate for this site. • Parking pressures can be addressed through investment in sustainable travel modes. The site is a 10 min walk to Seven Sisters Station. • Live/work is not considered appropriate for this site.
SS SA12: Corner of Lawrence Road and Clyde Road	**Support for:** • The redevelopment of the derelict site. **Concerns regarding:** • The loss of parking provision	• Support noted • Concerns noted • Parking pressures can be addressed through investment in sustainable travel modes. The site is a 10 min walk to Seven Sisters Station.
SS SA13: 17 and 23 South Grove	**Calls for:** • Greater clarity on the proposed employment use. • Proposals to consider and deliver benefits to the school opposite to the site • Development lower than 2 storeys to reflects local character and scale	• The allocation seeks to deliver office/workspace uses • The allocation seeks to secure improvements to the public realm and green infrastructure. • Development may be required to contribute to infrastructure through the Community Infrastructure Levy. • Development lower than 2 storeys would not be considered optimal use of the site.

5.3.4 Bruce Grove (Chapter 10)

Consultation Overview

A total of **147 responses** were received in relation to the Bruce Grover Neighbourhood chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for protecting and enhancing heritage assets, conservation areas and local character, with calls to expand the Bruce Castle Historic Quarter boundary and to ensure development respects the historic environment and strengthen neighbourhood identity.
2. Respondents broadly supported regeneration where it protects and enhances green spaces, trees, biodiversity, public realm and environmental assets, while also raising concerns about the loss of open space and wildlife habitats for specific sites and calls for increased open space provision at the Cloud Garden site.
3. Many respondents sought the retention of valued community facilities, services and businesses, including shops, leisure facilities and employment uses, and objected to their loss through redevelopment.
4. Transport, accessibility and safety were recurring themes, including calls for improved walking, cycling and public transport connections alongside concerns about parking, highway safety, antisocial behaviour and crime.
5. Representations commented on the need for clear master planning, site-specific guidance and meaningful community engagement.
6. Concerns regarding the scale, distribution and cumulative impacts of housing growth, including pressure on infrastructure, public transport capacity, parking, community safety and local environmental conditions, alongside differing views on the capacity and deliverability of individual development sites.

"We welcome that the strategy includes enhancement of local landmarks and their settings including the Tottenham Palace. We are keen to support repair and restoration of this important asset so that the building can be conserved and secured and operate to its full potential, which includes a return to performance use in the future or alongside the existing religious use." – Theatres Trust

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
BGN1: Bruce Grove Neighbourhood	**Support for:** • Recognition of the importance of Bruce Grove's heritage, environmental and community assets and opportunities to improve the neighbourhood. • **Concerns regarding:** • The concentration of housing growth within east Haringey and the potential cumulative impacts on parking, infrastructure, public transport capacity, pollution and community safety. • The effectiveness of the Bruce Grove Low Traffic Neighbourhood, including claims that it has increased congestion and pollution around Bruce Grove and Lordship Lane.	• Support noted • Concerns noted • The plan takes a design-led approach to establishing appropriate densities and heights and is informed by an Urban Character and Placemaking Study, Tall Buildings Study and a comprehensive Infrastructure Delivery Plan. The neighbourhood identifying infrastructure needs to support growth and the plan has a range of policies to ensure development is supported by appropriate infrastructure.

	• Existing safety issues and views of feeling unsafe while walking through the neighbourhood, particularly along streets around the Tottenham Fire Station. **Calls for:** • Stronger policy wording to support the protection and enhancement of the Moselle Brook. (**EA**) • Improved safe walking, cycling and public transport connections across the neighbourhood, including improved access to bus services and bus stops, alongside additional street trees and green space. • • Greater recognition of archaeology, local history and significant heritage assets within the neighbourhood. • Continued engagement with heritage stakeholders relevant to the Bruce Castle Historic Quarter in future planning and placemaking initiatives. • Expansion of the Bruce Castle Heritage Quarter to include Bruce Castle Park, Tottenham Cemetery, The Priory, Antwerp Arms Pub and Lancasterian School, enabling the wider area to benefit from public realm improvements, reduced car parking and investment in community spaces (**Friends of Tottenham Cemetery**).	• The plan supports a shift towards walking, wheeling, cycling and public transport to improve inclusive access and reduce congestion and pollution, while ensuring that appropriate travel choices remain available to those who rely on them. The Low Traffic Neighbourhood scheme itself is outside the scope of the Local Plan. • The plan contains policies that support improvements to watercourses, including the Moselle Brook. Additional specific support has been added to this policy and relevant site allocations. • This policy supports strategic walking, cycling and public transport improvements and enhancements to green infrastructure. This is in addition to the general support provided in borough-wide chapters. • The policy and supporting text provide strong support for recognising local history, heritage assets and archaeology. • Refer to comments within the Bruce Castle Heritage Quarter PFA.
BGSA01: Bruce Grove Station	**Support for:** • Improvements to Bruce Grove Station and opportunities to improve accessibility and connections with the surrounding area. • A new food and beverage offering on the site.	• Support noted

	• The protection of the heritage listed Bruce Grove Station building and heritage setting of the site. **Concerns regarding:** • The loss of the existing building merchants which is noted to be well utilised business in the area. **Calls for:** • Engagement with Places for London, Network Rail and other stakeholders to facilitate the delivery of a development that accords with the proposed site allocation, while enabling increased site capacity. (**Places for London**) • Improved accessibility at Bruce Grove Station including installation of lift access. • Provision of tree planting and green infrastructure.	• Concerns noted • The timing and delivery of development on allocated sites will ultimately be determined by landowners and developers. The allocation seeks replacement town centre and office/workspace uses. • The neighbourhood policy has been updated to repeat the Council's ambition to ensure Bruce Grove Station has step-free access. • The allocation provides support for green infrastructure within the station forecourt. • T
BGSA02: Former Bruce Grove Cinema and Banqueting Suite	**Support for:** • The proposal to redevelop the site to further enhance the heritage significance of the site and facilitate the expansion of cultural and community uses. **Concerns regarding:** • No specific comments provided. **Calls for:**	• Support noted •

	• No specific comments provided.	
BGSA03: Tottenham Delivery Service	**Support for:** • The redevelopment to facilitate improvements to public realm as well as new homes and employment opportunities on a currently underutilised and neglected site. • Improving the community green space and its accessibility. • The prioritisation of pedestrian facilities. **Concerns regarding:** • No specific comments raised. **Calls for:** • The retention of the existing delivery office. • More greening and any proposed links to include measures to prevent antisocial behaviour.	• Support noted • The timing and delivery of development on allocated sites will ultimately be determined by landowners and developers. The allocation seeks replacement town centre and office/workspace uses. • The allocation provides support for greening and passive surveillance.
BGSA04: Cloud Garden	**Support for:** • Establishing part of the site for new public open space. (**Haringey Friends of the Earth, CPRA London**) **Concerns regarding:**	• Support noted

	• The potential degradation of the nature reserve resulting from proposed housing development on the site. • The potential safety issues associated with the public open space. **Calls for:** • The Council to pursue the acquisition of the adjacent property through a compulsory purchase order (CPO) to enhance the significance of the Luke Howard Blue Plaque and deliver new housing alongside increased public open space (to 80% of the site) managed for heritage and biodiversity, with links to the neighbouring land to create more viable habitat space. (**Haringey Friends of the Earth** and **Bruce Castle** and several individual representations)	• The principle of residential development on the site has been established by an inspector on appeal. The allocation seeks to ensure that residential development is limited and secures the provision of publicly accessible open space. • The allocation requires passive surveillance and other designing out crime measures. • Decisions regarding the acquisition of property are outside the scope of the Local Plan. The allocation provides support for communicating local history and creating a strong sense of place. The allocation has been updated to clarify that 50% of the site being secured as public open space is a minimum. •
The BGSA05: 545-577 Tottenham High Road	**Support for:** • No specific comments provided. **Concerns regarding:** • The site allocation considered to be unnecessary and potentially undeliverable as the land is fragmented between different owners and the objectives of the allocation are already addressed by	• Concerns noted • The allocation enables development to come forward on individual sites but requires engagement with neighbouring landowners to ensure opportunities for more comprehensive and co-ordinated development are fully explored. The

	other Local Plan policies. Additionally, the **Assunnah Islamic Centre** seek explicit recognition that religious facilities/places of worship are acceptable and supported uses within the allocation. • **Calls for:** • No specific comments provided.	allocation has been updated to explicitly recognise the presence of religious facilities
BGSA06: Aldi	**Support for:** • Redevelopment of the site in principle. • More trees, green space and public realm improvements. • Regeneration and investment in the local area and High Road. **Concerns regarding:** • Loss of Aldi and the gym, including impacts on affordable shopping, fitness, health, wellbeing, jobs and community use. • Additional housing in an area considered already busy and under pressure from existing demand on services and public transport. • Building heights, including the potential for high-rise development that is considered out of character with the surrounding low-rise area. • Impacts on heritage assets, including the Quaker House, Quaker garden and conservation areas. • Concerns that new public spaces could lead to anti-social or criminal behaviour.	• Support noted • Concerns noted • The allocation seeks the reprovision of the existing supermarket, business centre and community uses as well other town centre uses (which could include a gym). • The site is well connected and within a town centre. It is considered appropriate for new homes. • The allocation seeks to ensure that building heights respect surrounding residential properties and heritage assets. Tall buildings are not considered appropriate for this location. • The allocation seeks to enhance the conservation area by removing negatively contributing

	Calls for: • Retention of the Aldi and the gym or ensure their continued provision within any redevelopment. • Clearer information on the proposals and their associated impacts. • Increased trees, greenery and public open space.	buildings and replacing them with ones that positively contribute to heritage assets. • The allocation requires measures that improve safety, accessibility and maximise opportunities for greening in the public realm.
BGSA07: Stoneleigh Carpark C **And BGSA07: Stoneleigh Carpark A and B**	**Support for:** • The conversion of the existing car park to facilitate new housing. **Concerns regarding:** • Proposed housing uses on the Stoneleigh Road Carpark B site which was identified for use as a new pocket park in the Tottenham Hale Green and Open Spaces Strategy. **Calls for:** • The sites to be delivered as affordable housing.	• Support noted • Concerns noted • The allocation seeks to provide enhanced public realm, including green infrastructure, while balancing the borough's needs for new affordable homes.
BGSA09: Rycroft Way Carpark	**Support for:** • No specific comments provided. **Concerns regarding:** • Development of land currently used as public green and open space.	• Concerns noted

	• Pressure on on-street parking arising from previous housing development on the estate. • Cumulative impacts to the Chesnut Estate from recent adjacent development. **Calls for:** • The site to require master planning with engagement with the residents of the Chesnut Estate. • Protection and enhancement of the site's public green and open space	• The allocation seeks to protect the existing mature trees on the site in accordance with the plans trees policy. • The allocation is in a well-connected location and appropriate for housing. • The allocation is not considered to require a masterplan.
BGSA11: The Roundway	**Support for:** • No specific comments provided. **Concerns regarding:** • Loss of the petrol station with the concern that there are hardly any petrol stations remaining in the area. **Calls for:** • Improved signage, wayfinding, interpretation and branding to strengthen the identity and visibility of Bruce Castle and the wider heritage quarter. • Policies to ensure that future development of the site is sensitive to the historic context. • Additional site allocation guidance to identify sites in proximity to a main river culvert. (**EA**)	• Support noted • Concerns noted • The timing and delivery of development on allocated sites will ultimately be determined by landowners and developers. • The wider Placemaking Focus Area provides support for signage, wayfinding and interpretation. • The allocation requires development to be sensitive to its historic context • Additional information has been added to identify sites affected by constraints identified by the EA. •

BGSA13: Broadwater Farm	**Support for:** • No specific comments provided. **Concerns regarding:** • No specific comments provided. **Calls for:** • Additional site allocation guidance to identify sites in proximity to a main river culvert. (**EA**) • Additional guidance to note that the delivery of any future two-way bus service on the W4 route would be subject to highway design changes. (**TfL**)	• Additional information has been added to identify sites allocations to address comments raised by the EA and TfL. • The allocation notes support for bus infrastructure and services to better support new development.
BGSA14: Brookside Green	**Support for:** • Use of the site to help the Gypsy community and provide a permanent place to stay. **Concerns regarding:** • Increased antisocial behaviour experienced on the site due to the proposed Gypsy and Traveller use. • Loss of existing green space, trees and wildlife habitat.	• Support noted • The Council has a responsibility to address housing needs for all communities, including Gypsy and Traveller communities. • The allocation requires proposals to robustly demonstrate the site can be made safe from flood risks over its lifetime. • Additional information has been added to identify sites affected by constraints identified by the EA.

	• Flood risk and drainage issues, including the site's location within a Critical Drainage Area and reports of existing flooding. • Highway and pedestrian safety impacts arising from proposed vehicle access. • Impacts on neighbouring residents including noise, visual impacts, access, waste management. **Calls for:** • Alternative sites be explored to provide Gypsy and Traveller accommodation. • The site to be protected and retained as green space. Additional comments provided that suggested the land include improvements including community gardens, playgrounds or exercise facilities. • Protection of existing trees, wildlife habitats and biodiversity. • The retention of the pedestrian and cycle route and that vehicular access be avoided through the site. • Additional site allocation guidance to identify sites in proximity to a main river culvert. (**EA**)	

5.3.5 Wood Green (Chapter 11)

Consultation Overview

A total of **349 responses** were received in relation to the Wood Green Neighbourhood Chapter in the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Support for regeneration and growth, but concern that the scale of development could exacerbate overcrowding and place additional pressure on the town centre.
2. Concern regarding the proposed building heights and density, including potential impacts on overshadowing, daylight, privacy, and the amenity of existing residents and surrounding areas.
3. Concerns whether adequate social infrastructure such as schools, community facilities, healthcare would be delivered at a pace sufficient to support significant population growth.
4. Concern regarding potential displacement of existing creative businesses and calls for stronger affordable workspace policies.
5. Support improvements to enhanced public realm and connectivity to Alexandra Park including provision of activated frontages and more cycle storage hubs.
6. Respondents supported the Wood Green Cultural Quarter but sought stronger recognition and protection of heritage assets, local character and cultural identity.

"Proposals for further growth and enhanced retail opportunities in Wood Green Metropolitan Centre are welcome. Furthermore, a focus on improving the public realm and the heritage value of the area to the north of Wood Green Metropolitan Centre is logical, with new tree planting also of notable benefit. Enfield Council encourages improved connectivity between Wood Green and Palmers Green.." - London Borough of Enfield

Summary of Responses

Policies and Site Allocations*	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
WGN1: Wood Green Neighbourhood, **WGN2: Wood Green Metropolitan Centre,** **WGN3: Wood Green Cultural Quarter**	**Support for:** • Development proposals to contribute to step-free access at Underground stations, particularly Wood Green station and encouraging early consultation with TfL. (**TfL**) • The proposed growth of Wood Green Metropolitan Centre, enhancement of retail opportunities, improvements to the public realm and heritage assets, and additional tree planting. (**London Borough of Enfield**) • Support for greening, biodiversity improvements and enhanced walking and cycling connections. • Support for improving Wood Green's image, attractiveness and economic vitality. **Concerns regarding:** • The scale, density and concentration of development proposed across Wood Green, including concerns that the area is already overcrowded and cannot accommodate the level of planned growth.	• • Support noted • Policy has been added to address the EA's concerns. • The plan has been informed by the Tall Building Study and Urban Character and Placemaking Study.

	• Insufficient infrastructure capacity to support growth, including concerns regarding GP surgeries, healthcare provision, schools, nurseries, public transport, utilities, open space and leisure facilities. • Loss of retail and general concern regarding affordable employment opportunities to support creative business, charity shops and other independent businesses. • Disruption due to scale of transformation proposed across the Neighbourhood. **Calls for:** • Stronger policy wording to support the protection and enhancement of the Moselle Brook. (**EA**) • The addition of heritage specific policies to be included in Policy WGN1. (**Historic England**) • More greening throughout Wood Green.	• The plan is supported by an Infrastructure Delivery Plan, which sets out infrastructure issues, needs and a long-term delivery strategy. • The policy seeks to provide new high-quality retail/town centre and office/workspace floorspace. Where appropriate, allocations require development proposals to support existing businesses in finding alternative space. • Large allocations require a spatial framework and/or masterplans to adequately plan for phased development. A meanwhile use strategy and implementation plan may also be required. • Additional policies were introduced to WGN1 to preserve, enhance and celebrate Wood Green's built heritage to address Historic England's concerns. • Responses to site-specific matters are provided against relevant site allocations below.
Site Allocation: WGSA01 – Wood Green Central **WGSA02 – Green Ridings House**	**Support for:** • Regeneration and potential to enhance the quality of the public realm, pedestrian environment and connectivity to Wood Green station. • Provision of new public open space and greening. **Concerns regarding:**	• Support noted • Concerns noted • The allocation has been informed by the Tall Building Study and Urban Character and

	• Scale of development and likely tall buildings, with additional concerns relating to overlooking, loss of privacy, daylight and overshadowing, particularly to residents adjacent to Ringslade Road. • The future of businesses within Blue House Yard and the creative community at 40 Cumberland Road, including need for affordable workspace provision and potential displacement. • Lack of healthcare, open space, schools, transport infrastructure to support the proposed redevelopment. • Construction impacts, including noise, dust, vibration and effects on residents' wellbeing. **Calls for:** • Certainty regarding reprovision of the existing bus garage. Seeks stronger safeguards to ensure bus garage capacity is retained and appropriately relocated before redevelopment proceeds. (**TfL**) • Additional guidance requiring proposals to assess and identify mitigation measures to protect groundwater, where located in a Source Protection Zone. (**EA**). • Additional guidance notifying where there may be water and wastewater treatment infrastructure capacity issues. (**Thames Water**)	Placemaking Study. Proposed densities are considered appropriate given its location next to a station within a Metropolitan Centre. • The allocation seeks to provide new high-quality retail/town centre and office/workspace floorspace. It requires development proposals to support existing businesses in finding alternative space in the local area. • The policy seeks to provide new high-quality retail/town centre and office/workspace floorspace. • Additional site allocation guidance has been added to the Wood Green Central site allocation to introduce the requirement of a Meanwhile Use Strategy that would encourage place activation during the transition between demolition and redevelopment. • Infrastructure matters have been addressed through the supporting Infrastructure Delivery Plan, published alongside the draft Local Plan which sets out the infrastructure issues, needs and long-term delivery strategy for the borough. • The allocation clarifies requirements regarding safeguarding and reprovision of bus infrastructure. • Site-specific design considerations and construction impacts will be assessed and managed through the development management process. The site allocations as well as the borough-wide policies are considered sufficient to address the issues raised.

		• Additional supporting text added to address groundwater protection and water/wastewater comments raised from the EA and Thames Water for these site allocations as well as other relevant sites in the Wood Green Neighbourhood.
Site Allocation: WGSA03 – Morrisons Wood Green, **WGSA04 – Wood Green Library,** **WGSA05 – Sprouter's Corner,** **WGSA06 – Mecca Bingo**	**Support for:** • Potential new and improved library and cultural centre that could facilitate place activation, music and leisure activities, community events and evening entertainment. • Potential new food and beverage offering in Wood Green. • Public realm improvements and connectivity to Wood Green station. **Concerns regarding:** • The loss of major supermarkets - Morrisons and Iceland, in the area. • The loss of the Vue Cinema and Wood Green Library as well-utilised and valued community places in the area. **Calls for:** • Opportunities to connect the Wood Green Library site to adjoining sites through a park and public square.	• Support noted • Concerns noted • Acceptable land use text was amended to clarify that a replacement supermarket on the Morrison's site should be of a similar store size. • The allocations seek to reprovide community and cultural floorspace. • Additional text has been added to address TfL's comments. • Text has been amended to reference safeguarding of bus infrastructure • References to Gaumont Palace have been reviewed and amended to be consistent with Historic England's heritage listing and the building's current use as The Dominion Centre.

	• Replacement supermarket to be of similar scale and accessibility. • Protection and improvement of bus infrastructure, including retention and enhancement of bus standing capacity and driver facilities. (**TfL**) • Updated reference to "Gaumont Palace" as "The Dominion Centre", reflecting the site's current name and long-established use.	
Site Allocation: WGSA07 – Iceland **WGSA09 – Bittern Place** **WGSA10 – Mallard and Kingfisher Place** **WGSA11 – Guillemot Place** **WGSA12 – Chocolate Factory** **WGSA13 – Land adjacent to Coronation Sidings** **WGSA14 – Quicksilver Place**	**Support for:** • Regeneration and delivery of new homes in the area. • Space to accommodate a new NHS facility within Wood Green, which could be suitable on the Iceland and Clarendon Road Gateway site allocations. (**NHS**) **Concerns regarding:** • Overdevelopment and potentially excessive building heights. • Loss of the Iceland supermarket and the cumulative loss of supermarkets in Wood Green more broadly. • The unsuitability of co-locating housing at the existing police patrol base at Quicksilver Place.	• Site allocations have been reviewed to consider TfL's comments regarding bus infrastructure facilities. • The proposed WGSA15 site allocation has been reviewed against supporting evidence and ongoing engagement with landowners. • Site allocation design guidance has been amended to clarify that proposals should explore opportunities to deliver a suitable shared active transport link through Wood Green and Alexandra Park. • Engagement with NHS has been undertaken in relation to healthcare needs in the borough as part of the Infrastructure Delivery Plan evidence which has confirmed…

WGSA15 – Clarendon Square **WGSA17 – Clarendon Road South**	• Construction impacts, including noise, dust, vibration and effects on residents and businesses within the College Artspace 2 building opposite Clarendon Square. **Calls for:** • Provision of new bus infrastructure facilities at Bittern Place and Clarendon Square sites (WGSA09 & WGSA15). (**TfL**) • Updated site allocation boundary and increased capacity of up to 2,000 homes on the WGSA15 Clarendon Square site. (**Quod obo St William Homes LLP**) • Greater consideration of suitable active transport links from Wood Green High Street to Alexandra Park. (**Alexandra Park and palace Charitable Trust**)	• The potential for tall buildings within the Wood Green Neighbourhood have been reviewed against the Tall Building Study 2026 and have been amended within the draft Local Plan accordingly. • The borough-wide policies are considered adequate to sufficiently manage and mitigate construction impacts at the development management stage.
Site Allocations: WGSA18 – Salvation Army **WGSA19 – 16-54 Wood Green High Road** **WG SA20: Land between Westbury**	**Support for:** • Redevelopment to facilitate improved public realm including enhanced streetscape that supports, refurbished active frontages and widened pavements on the Wood Green High Road and around Turnpike Lane station. • Prioritisation of new leisure and cultural facilities.	• Support noted

and Whymark Avenue **WGSA21 – Turnpike Lane Triangle** **WGSA22 – Turnpike Lane Station**	• Delivery of additional greening and cycle infrastructure. **Concerns regarding:** • Densification with the proposed building heights deemed excessive given the existing context of the area. • The existing narrow footpaths along Westbury Ave causing unsafe environments to pedestrian and cyclists. • The proposed WGSA22 Turnpike Lane Station site allocation conflicts with the Crossrail 2 safeguarding direction. (**TfL**) **Calls for:** • Site allocations along the Wood Green High Road to require a masterplan to ensure a cohesive built environment. • Improved streetscape that is in keeping with the local character and historic built environment. • Consideration of kerbside space to help tackle issues of safety, antisocial behaviour, littering and decluttering. • Improved accessibility, including step-free access and public toilets at Turnpike Lane station.	• Concerns noted • Design guidance has been amended to prioritise safe and accessible walking and wheeling travel links that are integrated with the Turnpike Lane Station. • Step-free access programmes are delivered and managed by TfL. TfL have indicated that Turnpike Lane Station is not currently being considered for step-free access, in part because of the complexities of installing a lift down to the basement-level ticket hall and a further one down to platform level. • WGSA22 Turnpike Lane Station site allocation has been removed • The potential for tall buildings within the Wood Green Neighbourhood have been reviewed against the Tall Building Study 2026 and site allocation text within the draft Local Plan has been amended accordingly. • The capacities for WGSA19 site allocation have been amdended

	• Amendments to the WGSA22 Turnpike Lane Station site allocation to clarify that tall buildings would be required to deliver the proposed site capacity. (**Places for London**) • Various amendments to the WGSA19 16-54 Wood Green High Road site allocation to facilitate increased density and more flexible development uses. (**Newmark Planning and Development obo Lazari Developments Ltd/Lazari Investments Ltd**)	
Site Allocations: WGSA23 – The Mall	**Support for:** • Refurbishing the mall and the pedestrian bridge. • Provision of new public space and greening. **Concerns regarding:** • The proposal to remove the existing pedestrian bridge across the site as there is concern that an on-grade crossing would not be suitable. **Calls for:** • Additional text to reference potential opportunities to deculvert the Moselle Brook. (**EA**)	• Support noted • Concerns noted • The site allocation planning considerations have been amended to identify the Moselle Brook culvert as being located within the site as well as additional supporting design guidance to encourage proposals to explore opportunities for deculverting. • It is intended that the site allocation would be subject to a masterplanning phase that would establish a preferred design scheme and undergo separate community consultation which would address comments raised.
Site Allocations: WG SA24: 143-145 Station Road	**Support for:** • Regeneration of underutilised sites.	• Support noted

WGSA25 – Land to the rear of Bridge Road	**Concerns regarding:** • Proposed densification that is considered out of keeping with the area's historic built environment and village character. • Existing pressures on the local road network and the potential for additional growth to exacerbate traffic and congestion. • The Station Road site allocation and recent planning proposal for temporary residential accommodation which was considered inappropriate. **Calls for:** • Adequate public green open space provision. • Future development proposals to provide a mix of housing types and tenures. • Additional places of worship and associated community facilities.	• Concerns noted • Future development proposals will be assessed in accordance with the borough-wide transport policies within the plan and will be subject to the relevant car parking standards and parking stress requirements. As the site allocations are located in Public Transport Access Levels (PTAL) greater than 4, the development would be required to be car free, except for the provision of disabled car parking, and therefore would not significantly add to existing traffic issues. Notwithstanding, these issues would be assessed and mitigated at the development management stage. • The site allocation and supporting borough-wide policies are considered sufficient to manage site-specific design and amenity impacts.
Site Allocations: **WGSA26 – Civic Centre** **WGSA27 – Wood Green Timber Yard**	**Support for:** • Increased indoor and outdoor public space for cultural and community uses. **Concerns regarding:** • Overshadowing and visual impact to the nearby historic Woodside Park.	• Support noted • The draft policies have been reviewed in light of the comments received. However, it is noted that the Civic Centre site allocation is an existing site allocation in the adopted Local Plan 2017 and benefits from extant planning permission granted 2022. The site is currently under construction and near completion. As such there is limited scope

	• Loss of the timber yard. **Calls for:** • No specific comments provided.	for policy changes to address issued raised, particularly where these relate to matters that have already been established through previous planning decisions.
Issues Raised Outside the Scope of the Local Plan	• Concerns about the future operation and management of the Wood Green Library.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the appropriate Council services where appropriate.

* For the purposes of this Consultation Report, site allocation references are consistent with the Regulation 18 draft Local Plan, noting some amendments have been made to site names and boundaries for the Regulation 19 version of the draft Local Plan.

5.3.6 Harringay Green Lanes (Chapter 12)

Consultation Overview

A total of **275 responses** were received in relation to the Harringay Green Lanes Neighbourhood chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for protecting the Warehouse District's creative and cultural character, including maintaining affordable workspace and warehouse living communities.
2. Strong support for improvements to walking, cycling and public realm infrastructure, including safer routes, better links to Finsbury Park and enhancements to Harringay Green Lane's townscape quality.
3. Objections to the potential loss or downsizing of the Sainsbury's and Aldi stores at Arena Retail Park.
4. Concerns regarding the overdevelopment of site allocations including St Anns, Arena Retail Park and Jewson's expressing issues with proposed building heights, density and the respective cumulative impacts on schools, healthcare facilities, transport infrastructure and local roads.
5. Objections to proposals to open the railway arch at Doncaster Community Gardens and the potential impact to the gardens itself.
6. Strong support for enhancing the Harringay Green Lanes neighbourhood as a cultural destination alongside objections to policies perceived as promoting a late-night economy.

"...We would like to see improvements to Green Lanes' gateway features, particularly at the southern end of the high street. This includes cleaning and upgrading the railway bridge and its immediate surroundings, which currently present a poor first impression. Enhancements to lighting, cleanliness, and public realm design here would significantly improve perception of the area." - Harringay Green Lanes Traders Association and Haringey Business Alliance (HBA)

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Policy GLN1 Green Lanes Neighbourhood	**Support for:** • Investment in public realm improvements, walking and cycling routes.. • Protecting the Warehouse District as a creative and cultural hub, including affordable workspace and warehouse living communities. • Recognising Green Lanes as a cultural destination reflecting its Turkish, Kurdish and Cypriot heritage. This view was strongly supported by the **Harringay Green Lanes Traders Association** and **Haringey Business Alliance**. • Improvements to shopfronts, gateways, greening, lighting, wayfinding and environmental quality. **Concerns regarding:** • Overdevelopment of key sites and potential disruption to the neighbourhood. • The ability of existing social infrastructure to accommodate planned growth. • Existing road traffic congestion and pedestrian safety issues including concerns regarding increased impact to Wightman Road.	• Support noted • Concerns noted • Supporting text has been expanded regarding active travel infrastructure, public realm improvements and strategic walking and cycling connections. • Supporting text has been expanded to strengthen references to Green Lanes' cultural identity and role as a cultural destination.

	• The concentration of betting shops, hot food takeaways and late-night uses and their potential impacts on town centre character and residential amenity. **Objections to:** • References describing Green Lanes as a “night-time economy”. The **Ladder Community Safety Partnership**, **Garden Residents Association** and **Harringay Green Lanes Traders Association** supported a managed evening economy and raised concerns regarding impacts on residential amenity and community safety. **Calls for:** • Stronger recognition of Green Lanes’ cultural identity and support for local independent businesses. Improved walking and cycling infrastructure, including new safer north-south connections along Green Lanes and along Wightman Road and improved links to Finsbury Park and the New River.	• Infrastructure matters have been addressed through the supporting Infrastructure Delivery Plan, published alongside the draft Local Plan which sets out the infrastructure issues, needs and long-term delivery strategy for the borough. • Site specific matters have been addressed under the respective site allocation policy and supporting text. • Matters in relation to night-time economy, betting shops, hot-food takeaways and other issues arising from late night uses are addressed in other policies of the plan.

St Anne's Hospital (site allocation GL SA01)	**Support for:** • Regeneration and for the site to provide new homes, community facilities and improved local services. • Improved walking and cycling connectivity, including links towards Harringay Green Lanes and surrounding neighbourhoods. • Tree planting and plans to increase provision of green space. **Concerns regarding:** • The scale of the redevelopment creating pressure on public transport and road infrastructure arising from population growth. • Potential impacts on trees, biodiversity and local open spaces. • Construction and disruption impacts including noise and light pollution associated with redevelopment. **Calls for:** • Improved local amenities, community facilities and additional active travel connections. **Haringey Cycling Campaign** recommended the need to define routes	• Support noted • The draft policies have been reviewed in light of the comments received. However, it is noted that the St Anne's Hospital site allocation is an existing site allocation in the adopted Local Plan 2017 and benefits from extant planning permission granted 2022. The site is currently under construction and near completion. As such there is limited scope for policy changes to address issued raised , particularly where these relate to matters that have already been established through previous planning decisions.

	across the site to connect to Hermitage Road and St Annes Road. • The requirement for a Heritage Impact Assessment to ensure protection of Chestnuts Park.	
Arena Retail Park (site allocation GL SA02)	**Support for:** • Regeneration of a large, predominantly car-dominated site and opportunities to improve public realm and connectivity. **Objections to:** • The loss and/or downsizing of Sainsbury's and Aldi, which respondents identified as important community facilities serving local residents and families. • Opening the Doncaster Gardens railway arch. The **Garden Residents Association**, **Ladder Community Safety Partnership** and local residents highlighted concerns regarding impacts on the community garden, biodiversity and community safety. **Concerns regarding:** • Existing traffic congestion, parking pressures and increased traffic impacts arising from the proposed redevelopment.	• Support noted • Concerns noted • Policy wording has been amended to review expectations regarding retail reprovision and essential shopping facilities. • Infrastructure matters have been addressed through the supporting Infrastructure Delivery Plan, published alongside the draft Local Plan which sets out the infrastructure issues, needs and long-term delivery strategy for the borough. • The proposed connection through to Doncaster Community Garden has been removed and it has been designated a Local Green Space.

	• Additional demand on existing infrastructure such as schools, GP provision and public transport. • Overdevelopment and excessive proposed building heights, and cumulative impacts alongside other major development proposals. • Potential impacts on local employment and loss of major retail provision. The **Ladder Community Safety Partnership** highlighted concerns regarding impacts on jobs and the wider local economy. • Potential loss of trees under including those under a Tree Protection Order (TPO). **Calls for:** • Consideration of an alternative pedestrian/cycle link via the St Anns Hospital sites from the north, to avoid opening the railway arches at Doncaster Gardens. • Additional guidance to require proposals to assess and identify mitigation measures to protect groundwater where located in a Source Protection Zone. (**EA**). • Additional guidance notifying where there may be water and wastewater treatment infrastructure capacity issues. (**Thames Water**)	• Site-specific design guidance has been reviewed to strengthen the need for proposals to prioritise the retention of existing mature trees and the delivery of new high-quality greening opportunities. • The site-specific policies and proposed thematic policies have been reviewed and are considered sufficient. Concerns raised in relation to development design and traffic impacts would be addressed through the masterplan and development management process. • Additional supporting text added to address groundwater protection and water/wastewater comments raised from the EA and Thames Water for this site allocation as well as other relevant sites in the Harringay Green Lanes Neighbourhood.
Warehouse District (site allocations GL SA03-SA09)	**Support for:** • Retaining the area's distinctive creative identity, affordable workspace and warehouse living communities.	• Policy wording has been reviewed to consider the protection of existing and growth of new affordable creative industries in the Warehouse District. It is considered that the site allocations, supported by Policy GLN1 Harringay Green Lanes Neighbourhood and C6 Warehouse Living would be

	• Improved walking and cycling links, particularly east-west connections through the area and towards Finsbury Park. • Sensitive redevelopment that provides new homes, while respecting industrial heritage and local character. **Concerns regarding:** • Loss of affordability, displacement of creative industries, and erosion of the area's established creative character. • Redevelopment proposals that could undermine cultural and creative activity. • Building heights, density and impacts on neighbouring residential areas and local character. **Calls for:** • Stronger safeguards for affordable workspace and protection of existing creative uses. • Improved public realm, active travel connections and local shopping facilities. • Additional sites to be allocated within the Warehouse Living District Placemaking Focus Area to facilitate redevelopment, put forward by landowners.	sufficient to address concerns raised, through the development management process. • Additional sites promoted by landowners were reviewed against the objectives of the Warehouse Living District, supporting evidence, and in accordance with the site selection approach and have not been recommended for inclusion in the plan. • Supporting text has been expanded regarding retention, reprovision and protection of creative workspace. • Additional guidance has been included regarding affordability, creative industry protection and workspace retention. • Supporting text has been expanded regarding active travel improvements and public realm enhancements.

Jewson's Wightman Road (GL SA10)	**Support for:** • Redevelopment of the site to provide new homes in a location highly accessible to public transport. • Potential improvements to walking, cycling and bridge connections in the surrounding area. **Concerns regarding:** • Construction impacts and cumulative development alongside Arena Retail Park. • Traffic impacts and pressure on local infrastructure. • Potential impacts on the adjacent ecological corridor and existing trees. **Calls for:** • Protection and enhancement of biodiversity and improved pedestrian and cycle connectivity. • Improvements to the footbridge and wider active travel network.	• Supporting text has been expanded regarding protecting and conserving biodiversity including encouraging the provision of tree planting and open space to enhance the ecological corridor. • Additional supporting text has been added to establish the expectation that development should deliver enhanced public realm improvements, including safe and accessible pedestrian links along Wightman Road connecting to the bridge serving Harringay Station. • Construction and traffic impacts would be addressed through the implementation of borough-wide policies in the plan through the development management process.
Issues Raised Outside the Scope of the Local Plan	• Stronger parking restrictions on Green Lanes to protect on-street parking for nearby residents. • Unionisation and banning zero-hours contracts where Council is the landowner or development partner.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the relevant Council services where appropriate.

5.3.7 Hornsey (Chapter 13)

Consultation Overview

Key Themes Raised

A total of **279 responses** were received in relation to the Hornsey Neighbourhood chapter of the Draft Local Plan.

The consultation feedback identified six principal themes:

1. **Support for protecting Hornsey's historic character, Conservation Areas and Hornsey High Street**, including support for preserving Victorian and Edwardian townscape, local heritage assets and the High Street's role as the heart of the neighbourhood.
2. **Support for improvements to Hornsey Station, the Penstock Tunnel and walking and cycling connections**, including stronger east-west routes between Alexandra Palace, Hornsey and Wood Green, enhancement of the New River Path, and public realm improvements along Tottenham Lane and Hornsey High Street.
3. **Significant concerns regarding the proposed development of Hornsey Filter Beds (HY SA01)**, particularly the impact on biodiversity, wetlands, heritage assets, Metropolitan Open Land, local character and the setting of Alexandra Palace.
4. **Concerns regarding housing growth, density and cumulative impacts on local infrastructure**, including transport capacity, healthcare services, schools, parking and traffic. Respondents also questioned whether infrastructure improvements would keep pace with planned growth.
5. **Concerns regarding biodiversity, ecology and flood risk**, particularly in relation to Hornsey Filter Beds, the New River, the Moselle Brook and adjacent ecological corridors. Stakeholder groups and statutory consultees highlighted the importance of habitat protection, wetland restoration, long-term nature recovery and stronger protection of Hornsey Filter Beds.
6. **Mixed views regarding the future of Cranford Way LSIS (HY SA08)**, with support for employment intensification and job creation alongside concerns regarding co-location, residential development, industrial operations, rail freight safeguarding and building heights.

"The local train station and area is in badly need of improvement plus accessibility. The High Street also needs better traffic management and improved walking and cycling facilities."

– Local Resident

"We would like to support any proposed interventions to improve Hornsey rail station. This is a key asset for Crouch End and surrounding neighbourhoods and offers substantial opportunity for transport improvements." – Crouch End Neighbourhood Forum

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Policy HYN1 Hornsey Neighbourhood	**Support for:** • Protecting Hornsey's historic character, Conservation Areas and the heritage significance of Hornsey High Street. • Improving Hornsey Station, the Penstock Tunnel and walking and cycling connections across the neighbourhood. • Enhancing the New River Path and improving links between Alexandra Palace, Hornsey and Wood Green. **Concerns regarding:** • The cumulative impact of housing growth on local infrastructure, public transport, schools, healthcare services, traffic and parking. • The scale of development proposed at Hornsey Filter Beds and its impact on biodiversity, heritage assets and open space.	• Support noted • A modest number of homes are proposed in the neighbourhood. Notwithstanding this, the plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies

	• Development density, building heights and impacts on local character and views. **Calls for:** • Requests for stronger biodiversity and nature recovery measures, particularly around Hornsey Filter Beds and the New River. • Calls for clearer infrastructure improvements to accompany future growth. • The **Environment Agency** requested stronger references to the protection and enhancement of the Moselle Brook and associated watercourses.	to ensure development is supported by appropriate infrastructure • The plan has been amended in relation to Hornsey Filter Beds to make clear that delivery of public benefits is the priority and that only limited enabling development will be acceptable where this is necessary to deliver such benefits. A greater focus has been placed on supporting nature recovery and enhancing and connecting habitats and species. • The plan includes a range of design policies to avoid unacceptable impacts on local character and views. • The plan includes enhancements in various places to provide greater protection to watercourses including the Moselle
HY SA01 Hornsey Filter Beds	**Support for:** • Restoration of industrial heritage assets, biodiversity enhancements, wetlands creation and improved east-west connectivity. • Improved public access to nature and heritage features on the site. • Support for bringing parts of the site back into beneficial use where environmental and heritage objectives can be secured. **Objections to:** • Residential development perceived to be harmful to the site's heritage significance, biodiversity value, Metropolitan Open Land and Conservation Area setting.	• Support noted • The plan has been amended in relation to Hornsey Filter Beds to make clear that delivery of public benefits is the priority and that only limited enabling development will be acceptable where this is necessary to deliver such benefits. A greater focus

	• The **APPCAAC, Hornsey Historical Society** and other stakeholder groups objected to the scale of housing proposed and promoted alternatives focused on environmental restoration and heritage conservation. **Concerns regarding:** • Impacts on wetlands, biodiversity, ecological assets and nature recovery opportunities. • Impacts on the Hornsey Water Works and Filter Beds Conservation Area and associated industrial heritage. • Flood risk, drainage, groundwater protection and water management. • Traffic impacts, local access arrangements and effects on surrounding residential areas. **Calls for:** • Calls for stronger protection of heritage assets, wetlands, biodiversity and public access to nature. • Requests for reduced housing numbers and greater emphasis on environmental and heritage restoration. • The **Historic England** and **GLA** sought stronger consideration of heritage significance and Metropolitan Open Land protections.	has been placed on heritage and nature improvements including establishment of new wetlands.
HY SA02 Wat Tyler House Car Park	**Support for:**	• Support noted

	• Redevelopment of a previously developed site to provide new homes, an improved public realm and enhanced play provision. **Concerns regarding:** • Development scale, flood risk and the impact on local parking arrangements. • The relationship of new development to neighbouring homes and existing streetscape. **Calls for:** • Calls for improved landscaping, greater tree planting and public realm enhancements.	• Concerns noted. The site has planning permission and is under construction.
HY SA03 & HY SA04 Hornsey High Street (New River) / 7 Cross Lane	**Support for:** • Redevelopment opportunities that provide new homes, employment floorspace and improvements to the public realm. • Enhancements to active travel connections, including improved access to the New River. **Concerns regarding:** • Impacts on the character and setting of nearby Conservation Areas. • Noise, flood risk and environmental constraints associated with constrained urban sites. • The relationship between new development and existing residential properties.	• Support noted • Concerns noted regarding constraints of development sites. The site allocations together with other planning policies provide suitable design safeguards.

	Calls for: • Calls for stronger biodiversity enhancements, greening and improved pedestrian routes. • Requests for development that responds appropriately to the scale and character of surrounding streets.	• The plan contains enhanced policies around urban greening, biodiversity, and biodiversity net gain • The site allocations together with other planning policies provide for high-quality design and heritage-led placemaking that is sensitive and appropriate to context
HY SA05, HY SA06 & HY SA07 YMCA Tottenham Lane / Former Post Office Sorting Office / Hornsey Station Square	**Support for:** • Improvements to Hornsey Station and the wider station environment. • New homes, commercial uses, public realm improvements and a more welcoming gateway to Hornsey. • The **Crouch End Neighbourhood Forum** supported interventions that improve the Hornsey Station area and surrounding connectivity. **Concerns regarding:** • The compatibility of new residential development with nearby industrial and employment uses. • Development scale, station capacity and pressure on local infrastructure. • The impact of redevelopment on locally listed buildings and established character. **Calls for:**	• Support noted • Concerns noted. • A modest number of homes are proposed in the neighbourhood. Notwithstanding this, the plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies to ensure development is supported by appropriate infrastructure • The plan includes a range of design and heritage policies to avoid unacceptable impacts on local character and heritage

	• Calls for improved station accessibility, public realm enhancements and stronger active travel connections. • Requests for greater recognition of existing employment and industrial activities when planning new residential development.	• The plan sets out a clear vision to deliver improved station accessibility, public realm enhancements and stronger active travel connections • The plan has full regard to existing employment and industrial activities and sets out clear policy to ensure relationships with new residential uses are appropriately managed
HY SA08 Cranford Way Locally Significant Industrial Site (LSIS)	**Support for:** • Intensification of employment and industrial uses and the creation of additional jobs. • Improved public realm and connectivity around Hornsey Station and Tottenham Lane. **Concerns regarding:** • The introduction of residential or other sensitive uses within or adjacent to the LSIS. • Potential impacts on industrial operations, rail freight activities, logistics uses and employment functions. • Building height, heritage impacts and the future of the former Lotus Factory. **Calls for:** • Calls for stronger protection of industrial land and rail-served operations. • Requests for a comprehensive masterplan based on employment needs, freight requirements and long-term industrial capacity.	• Support noted • The site allocation relating to co-location in Cranford Way Locally Significant Industrial Site is now subject to a significantly reduced red line boundary such that co-location is now only acceptable on the Lotus site itself. The allocation contains safeguards to ensure the efficiency and operations of the wider industrial area are not impacted negatively. • The Lotus site is not identified as being potentially suitable for tall buildings • The plan already establishes the Agent of Change principle consistent with national policy

	• Suggestions to strengthen the application of the Agent of Change principle and safeguarding of existing industrial activities.	
Issues Raised Outside the Local Plan	• Concerns regarding Controlled Parking Zones, parking enforcement and local parking management. • Requests for changes to rail services, train frequency and station operations.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. • Relevant comments will be shared with the appropriate Council services where appropriate.

"HHS would like to see the local plan place greater emphasis on the wider development of cultural activities and associated venues throughout the borough, including the re-opening of Hornsey Town Hall." – Hornsey Historical Society

5.3.8 Crouch End (Chapter 14)

Consultation Overview

A total of **396 responses** were received in relation to the Crouch End Neighbourhood chapter of the Draft Local Plan.

Key Themes Raised

The consultation feedback identified six principal themes:

1. **Strong support for protecting Crouch End's historic character, cultural identity and independent businesses**, including support for preserving the Conservation Area, traditional shopfronts, local landmarks and the area's distinctive village atmosphere.
2. **Support for greener, safer and more pedestrian-friendly public spaces**, including wider pavements, street trees, greening, public realm improvements and enhancements to the town centre environment.
3. **Mixed views regarding walking and cycling improvements**, particularly the proposed Tottenham Lane cycle route. While many respondents supported improved cycling infrastructure and safer active travel connections, others raised concerns regarding impacts on pedestrians, parking and the functioning of the town centre.
4. **Concerns regarding housing growth, development density and cumulative impacts on infrastructure**, including public transport capacity, schools, healthcare services, traffic and parking. Respondents frequently questioned whether infrastructure improvements would keep pace with planned growth.
5. **Significant concerns regarding the loss of local facilities, green space and neighbourhood character**, particularly in relation to proposed redevelopment at **156 Tottenham Lane (CE SA03)**, **93–113 Park Road (CE SA04)** and **Ramsey Court (CE SA06)**. Respondents raised concerns regarding the loss of petrol stations, garages and other local services, together with the loss of mature trees, landscaped areas and green space, impacts on residential amenity, and development that was viewed as out of keeping with the character of Crouch End.

"More green spaces, increased space for pedestrians and segregated cycle lanes and public transport are all very good things to work towards." – Local Resident

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Policy CEN1 Crouch End Neighbourhood	**Support for:** • Protecting Crouch End's historic character, Conservation Area, independent businesses and cultural identity. • Protecting cultural venues, community facilities and the distinctive town centre environment. • Improving public realm, greening, street trees and conditions for pedestrians. **Concerns regarding:** • Housing growth and its cumulative impact on public transport, schools, healthcare services, parking and traffic congestion. • The loss of local services and facilities as redevelopment sites come forward. **Calls for:**	• Support noted • Concerns noted • A modest number of homes are proposed in the neighbourhood. Notwithstanding this, the plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies

	• Requests for stronger support for independent businesses and the town centre economy. • Requests for additional greening, tree planting and biodiversity improvements. • The **Crouch End Neighbourhood Forum** supported the overall direction of the policy whilst seeking stronger recognition of Crouch End's cultural role, heritage character and town centre identity.	to ensure development is supported by appropriate infrastructure • The plan seeks to balance the protection of existing services and facilities alongside the provision of new homes and other uses as required by national and regional planning policy. High levels of protection are provided to key uses such as social infrastructure. • The plan contains detailed policies and strategies to promote business and support the vitality and viability of town centres • Existing policies and site allocations require greening, tree planting and biodiversity improvements. • The plan already recognises Crouch End's unique identity and cultural offer as part of a dedicated neighbourhood approach to placemaking
CE SA01 & CE SA02 Former Telephone Exchange / 138-143 Crouch Hill	**Support for:** • Redevelopment of underused sites to provide new homes, improved pedestrian connections and new public space. • Repairing and enhancing the street frontage along Crouch Hill. • Supporting active ground-floor uses and improving links between Crouch End Hill and Crouch Hill. **Concerns regarding:**	• Support noted

	• The amount of housing proposed and potential pressure on local infrastructure. • Impacts on neighbouring cultural and community uses, including Park Chapel and the Railway Tavern. • Design quality, accessibility and the character of new public spaces. **Calls for:** • Requests for stronger protection of existing cultural venues through the Agent of Change principle. • Requests for high-quality design that respects the Conservation Area and adjoining heritage assets. • The **Crouch End Neighbourhood Forum** supported the overall redevelopment approach whilst seeking corrections to site descriptions and stronger recognition of existing cultural uses.	• A modest number of homes are proposed in the neighbourhood. Notwithstanding this, the plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies to ensure development is supported by appropriate infrastructure • The plan safeguards cultural and community uses and applies the Agent of Change principle to new residential uses • The plan includes a range of design and heritage policies to avoid unacceptable impacts on local character and heritage • Detailed site allocations refer to nearby uses where appropriate
CE SA03 156 Tottenham Lane	**Support for:** • Redevelopment of the petrol station site to provide new homes and active ground-floor uses. • Removing a use that some respondents considered harmful to pedestrian safety and the local environment, particularly given its proximity to schools. **Objections to:**	• Support noted

	• The loss of a petrol station, convenience retail provision and associated local services. • Development perceived to be excessive for the site or harmful to neighbouring schools and residential properties. **Concerns regarding:** • Building height, scale, overlooking and impacts on the adjacent school environment. Parking, infrastructure capacity and the cumulative effect of development in this part of Tottenham Lane. **Calls for:** • Requests for greater clarity regarding building height, design and relationship to neighbouring schools. Requests to retain petrol station facilities or ensure adequate replacement provision elsewhere.	• The plan seeks to balance the protection of existing services and facilities alongside the provision of new homes and other uses as required by national and regional planning policy. High levels of protection are provided to key uses such as social infrastructure. • The site allocation requires proposals to preserve, and where possible enhance, the character of the Crouch End Conservation Area and its setting. • The plan also includes a range of design and heritage policies to avoid unacceptable impacts on local character and heritage and adjacent uses
CE PFA2 Park Road	**Support for:** • Public realm improvements, additional greening and enhancement of Park Road's residential character. • Creating new homes and improving underused sites where development responds to local character. **Concerns regarding:**	• Support noted

	• Development scale, building heights and impacts on nearby residential properties. • Traffic congestion, parking pressures and cumulative development impacts. **Calls for:** • Requests for stronger protection of local character, mature trees and landscape features. • Requests for development that reflects surrounding building heights and established frontage patterns.	• The plan includes a range of design and heritage policies to avoid unacceptable impacts on residential amenity. Detailed site allocations provide further detail to ensure development is appropriate to its context. • Policy G6 of the plan contains strong protection for trees • Allocations have been amended where appropriate to ensure design takes full account of the specific design context
CE SA04 93-113 Park Road	**Support for:** • Redevelopment of previously developed land to provide additional housing where it can be delivered sensitively. **Objections to:** • The loss of the petrol station, garage, car wash, EV charging facilities, convenience retail provision and associated local services. • Many respondents considered these facilities important community assets and questioned whether residential redevelopment would provide a net benefit to the area. **Concerns regarding:** • Overdevelopment, building height and impacts on the character of the Conservation Area.	• Support noted • The plan seeks to balance the protection of existing services and facilities alongside the provision of new homes and other uses as required by national and regional planning policy. High levels of protection are provided to key uses such as social infrastructure. • New wording added to the site allocation to require building heights to respect and be appropriate to the full context of the site and surrounds noting that

	• Loss of privacy, daylight and outlook for neighbouring residents. • Traffic, parking, infrastructure capacity and flood risk. **Calls for:** • Requests to retain all or part of the existing petrol station, garage and associated services. • Requests to reduce building heights and better reflect the scale and character of surrounding development. • The **Crouch End Neighbourhood Forum** expressed concerns regarding the loss of local facilities, including the petrol station and garage uses.	building heights and design quality are varied on this part of Park Road. • The plan includes a range of design policies to avoid unacceptable impacts on residential amenity. • The plan includes detailed policies to manage highways, transport and flood risk matters
CE SA05 Lynton Road Depot & 72-96 Park Road	**Support for:** • Redevelopment opportunities that provide new homes, employment space and environmental improvements. • Retention of the green space and mature trees at the corner of Lynton Road and The Grove. **Concerns regarding:** • Development density, building heights and impacts on neighbouring homes. • Traffic generation, parking pressures and infrastructure capacity. • Potential loss of characterful buildings, heritage features and existing employment uses. **Calls for:**	• Support noted • The heights specified in the site allocation are considered appropriate. The plan includes a range of design policies to avoid unacceptable impacts on residential amenity. • The plan includes detailed policies to manage highways and transport matters and there is an expectation new development will be car-free

	• Requests to retain existing green space and mature trees. • Requests for lower building heights and greater sensitivity to the surrounding residential character. • The **Crouch End Neighbourhood Forum** supported retaining the green space at the corner of Lynton Road and The Grove.	• The plan includes a range of design and heritage policies to protect local character and heritage assets • The plan contains policies to protect trees and biodiversity and secure biodiversity net gain
CE SA06 Ramsey Court	**Objections to:** • The loss of green space, landscaped front gardens and mature trees associated with Ramsey Court. • Development perceived to represent overdevelopment of a constrained site. **Concerns regarding:** • Impacts on existing residents, residential amenity, outlook and quality of life. • The cumulative loss of green space within Crouch End. • Parking, traffic and pressure on local infrastructure. • Potential impacts on biodiversity and flood resilience. **Calls for:** • Requests to retain the front gardens, mature trees and landscaped areas.	• Concerns noted re trees and biodiversity. Harm to trees and biodiversity was previously considered as part of the planning permission for the site. In the event of a new planning application, the plan provides stronger protections and requirements relating to trees, compensation for lost trees and biodiversity net gain. No substantive amendment is proposed to the allocation. • The level of development proposed in the allocation is considered appropriate for the site and impacts have been robustly tested through a detailed planning application process.

	Requests to reduce the scale of development and better protect the amenity of existing residents.	
Issues Raised Outside the Local Plan	• Concerns regarding commercial rents, business rates and wider economic conditions affecting independent businesses. Requests for changes to bus services, frequencies and wider transport operations. Concerns regarding parking enforcement, Controlled Parking Zones and highway management. Requests relating to the maintenance of roads, pavements and existing public infrastructure. Concerns regarding the implementation and management of existing developments and planning permissions. • Logistics and servicing constraints during developments in Crouch End's District Centre.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the relevant Council services where appropriate.

"The Crouch End evening economy still represents a significant offer for the borough. Employment in the creative sectors is also highlighted." - Crouch End Neighbourhood Forum

5.3.9 Stroud Green (Chapter 15)

Consultation Overview

A total of **7532 responses** were received in relation to the Stroud Green Neighbourhood chapter of the Draft Local Plan.

Key Themes Raised

The consultation feedback identified six principal themes:

1. **Strong support for protecting Finsbury Park, Parkland Walk and Stroud Green's historic character**, including support for preserving local identity, independent businesses and the Stroud Green Conservation Area.
2. **Support for improved walking, cycling and public realm infrastructure**, particularly better connections between Finsbury Park Station and Finsbury Park, improved crossings, enhanced wayfinding and greening of Stroud Green Road.
3. **Strong opposition to the redevelopment of Rowans Bowling Alley (SG SA01)**, with many respondents identifying Rowans as an important community, cultural and leisure facility that contributes significantly to local identity and social cohesion.
4. **Concerns regarding tall buildings, development density and cumulative impacts on infrastructure**, including transport capacity, schools, healthcare services and local amenity.
5. **Concerns regarding the potential impact of development on heritage assets, local character, biodiversity and the setting of Finsbury Park**, particularly in relation to proposals at the Finsbury Park Gateway.
6. **Calls for stronger protection of community leisure and cultural uses**, alongside clearer guarantees regarding the retention or re-provision of valued facilities, including bowling, entertainment and community spaces.

"Rowans is not merely a leisure venue, but a deeply embedded community space that has been loved and continues to be loved by residents and visitors of all ages and backgrounds." – Local Resident

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Policy SGN1 Stroud Green Neighbourhood	**Support for:** • Protecting Stroud Green's historic character, Conservation Area and independent businesses. • Enhancing Finsbury Park and Parkland Walk as important green, recreational and ecological assets. • Improving walking and cycling connections, particularly around Finsbury Park Station and Stroud Green Road • Public realm improvements, greening, street trees, wayfinding and improved pedestrian environments. **Concerns regarding:** • The scale of proposed housing growth and its impact on local infrastructure, including schools, healthcare services and transport capacity. • The loss of valued community, leisure and cultural uses, particularly Rowans Bowling Alley. • Development density, tall buildings and impacts on local character, views and the setting of Finsbury Park. **Calls for:** • Calls for stronger protection of community leisure uses and local cultural assets. • Calls for clearer commitments regarding the future of Rowans Bowling Alley and other established community facilities.	• Support noted • A modest number of homes are proposed in the neighbourhood which includes Finsbury Park Major Centre a higher-order town centre with excellent accessibility and good provision of services and amenities. Notwithstanding this, the plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies to ensure development is supported by appropriate infrastructure • The plan contains detailed design and heritage policies to ensure development is of a high-quality and appropriate to its setting • Having regard to consultation responses, the site allocation for the redevelopment of Rowan's has

	• The **Haringey Cycling Campaign** supported stronger active travel measures, while several respondents called for improved links to Harringay Station, Finsbury Park and surrounding neighbourhoods. appropriate infrastructure improvements.	been deleted and is not carried through to the Council's Regulation 19 Proposed Submission Local Plan. Instead, the plan sets out that Rowans will be retained as an as an affordable, inclusive and accessible leisure, cultural and community destination • The plan provides support for improved active travel and it is not considered further policy enhancement is necessary in this regard
SG SA01 & SG SA02 Finsbury Park Bowling Alley / 18-20 Stroud Green Road	**Support for:** • Public realm improvements around Finsbury Park Station and improved pedestrian and cycle connections to Finsbury Park. • Redevelopment in principle of highly accessible sites close to Finsbury Park Station. • The **London Borough of Islington** broadly supported redevelopment of both sites, citing opportunities to improve conditions for pedestrians and cyclists and strengthen the Finsbury Park gateway **Objections to:** • Redevelopment that could result in the loss or substantial alteration of Rowans Bowling Alley and associated community, leisure and cultural uses. Development perceived to threaten the character,	• Support noted • Having regard to consultation responses, the site allocation for the redevelopment of Rowan's has been deleted and is not carried through to the Council's Regulation 19 Proposed Submission Local Plan. Instead, the plan sets out that Rowans will be retained as an as an affordable, inclusive and accessible leisure, cultural and community destination

	heritage value and community role of Rowans and the wider Finsbury Park area. **Concerns regarding:** • Tall buildings, building height and impacts on local character, views and the setting of Finsbury Park. • Cumulative impacts of additional housing on local infrastructure and transport capacity. • Potential impacts on neighbouring residential properties, including daylight, outlook, privacy and noise **Calls for:** • Calls for stronger protection and guaranteed re-provision of community, cultural and leisure uses. Calls for clearer guidance regarding building heights, massing and townscape impacts. • **Historic England** requested publication of the evidence base supporting tall buildings, views and characterisation work.	• A modest number of homes are proposed in the neighbourhood which includes Finsbury Park Major Centre a higher-order town centre with excellent accessibility and good provision of services and amenities. Notwithstanding this, the plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies to ensure development is supported by appropriate infrastructure • The plan contains detailed design and heritage policies to ensure development is of a high-quality and appropriate to its setting • The Council's full evidence base will be published at Regulation 19 consultation stage including tall buildings, views and characterisation work. .

SG SA03 Rear of 84-106 Stroud Green Road	**Support for:** • Residential development on an underused backland site. • Public realm improvements and additional greening along Upper Tollington Park. **Concerns regarding:** • Impacts on neighbouring residential properties and amenity. • Potential effects on the character and setting of the adjacent Stroud Green Conservation Area. **Calls for:** • Calls for increased greening, biodiversity enhancements and public realm improvements as part of development.	• Support noted • Existing policy requirements relating to heritage, design quality, residential amenity, greening and biodiversity are considered appropriate and have been retained.
SG SA04 Osborne Grove	**Support for:** • Housing provision for older and vulnerable people. • The re-use and improvement of an existing supported housing site. **Concerns regarding:** • Flood risk and protection of existing mature trees. The need to ensure future development remains compatible with the character of the surrounding area.	• Support noted • Existing policy requirements in the plan supporting specialist accommodation and care provision, protection of mature trees, flood risk management and residential amenity are considered appropriate and have been retained.

	Calls for: • Calls for retention of significant trees and protection of residential amenity.	
SG SA05 73 Stapleton Hall Road	**Support for:** • Redevelopment of a previously developed site to provide new housing. • Improvements to the pedestrian environment along Stapleton Hall Road. **Concerns regarding:** • Impacts on the adjacent ecological corridor, Parkland Walk and biodiversity assets. • Impacts on local character and the setting of nearby heritage assets. **Suggested Improvements:** • Calls for stronger ecological enhancements, biodiversity improvements and protection of nearby heritage assets.	• Support noted • Existing policy requirements relating to protection of the Stroud Green Conservation Area, biodiversity assets and the adjacent Parkland Walk SINC/ecological corridor are considered appropriate and have been retained.
Issues Raised Outside the Local Plan	• Concerns regarding crime, anti-social behaviour, rough sleeping and policing around Finsbury Park Station. • Requests relating to the management of festivals and events in Finsbury Park. • Concerns regarding the operation of local businesses, nightlife venues and commercial rents.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the relevant Council services where appropriate.

	• Requests relating to the maintenance and cleanliness of streets, public spaces and transport infrastructure. • Concerns regarding the enforcement of planning permissions and development management decisions.	

"Haringey's aim to deliver a more inclusive and resilient economy accords with Islington's own aspirations to secure an inclusive local economy that offers a diverse range of employment opportunities." – London Borough of Islington

5.3.10 Highgate (Chapter 16)

Consultation Overview

A total of **202 responses** were received in relation to the Highgate Neighbourhood chapter of the Draft Local Plan.

Key Themes Raised

The consultation feedback identified six principal themes:

1. **Support for protecting Highgate's historic character, conservation areas, local shops and independent businesses**, alongside support for maintaining the area's distinctive village character.
2. **Support for protecting mature trees, biodiversity and green spaces**, particularly Highgate Bowl, Parkland Walk, Highgate Wood and Queen's Wood.
3. **Support for improved walking, cycling and public realm infrastructure**, including better access to Highgate Station and stronger east-west connections.
4. **Concerns regarding the scale of proposed housing growth and its cumulative impact on infrastructure**, including GP services, schools, public transport, traffic and parking.
5. **Opposition to development at Hillcrest Estate (HG SA10)**, particularly the loss of green space, community facilities, play areas, wildlife habitat and parking provision.
6. **Concerns regarding development density, building heights and impacts on local character**, particularly along Archway Road and around Highgate Station, together with concerns regarding biodiversity, ecological corridors and the protection of the Parkland Walk nature reserve.

"We greatly welcome the emphasis on placemaking that makes sites less car-dominated, improving safety and pollution, and improves pedestrian and cycle connections. - Highgate Neighbourhood Forum

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Policy HGN1 Highgate Neighbourhood	**Support for:** • Protecting Highgate's historic character, Conservation Areas, heritage assets and village identity. • Protecting local shops, independent businesses and employment uses. • Strengthening biodiversity, ecological corridors, mature trees and green spaces, including Highgate Bowl, Parkland Walk, Highgate Wood and Queen's Wood. • Improving walking, cycling and public realm connections, particularly around Highgate Station and Archway Road. **Concerns regarding:** • The scale of housing growth and cumulative impacts on schools, GP services, traffic, parking and public transport. • The ability to accommodate growth while preserving Highgate's green and leafy character. • Development density, building heights and impacts on heritage assets and local character.	• Support noted • A modest number of homes are proposed in the neighbourhood. Notwithstanding this, the plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies to ensure development is supported by appropriate infrastructure. The Council will work with partners and other stakeholders as appropriate to ensure

	Calls for: • Stronger biodiversity protection and ecological corridor enhancements. • Improved public transport connections, particularly east-west connections. • Greater emphasis on protecting local character, heritage and green spaces alongside housing delivery.	infrastructure requirements relating to new development are addressed. • The plan includes detailed policies to protect and enhance the historic and natural environment of Highgate • The plan includes enhanced thematic policies relating to urban greening, biodiversity and nature recovery including ecological connectivity • Public transport provision is largely outside the control of the Local Plan but the Council will work with stakeholders such as Transport for London to help facilitate improvements
HG SA01 Highgate Yards	**Support for:** • Sensitive redevelopment of a previously developed site. • Improved access to Highgate Bowl and new pedestrian connections through the Yards. **Concerns regarding:** • Overdevelopment and impacts on the character of Highgate Village and the Conservation Area. • Loss of workshops, employment space and independent businesses. **Calls for:** • Stronger protection of Highgate Bowl, biodiversity and open space. • Measures to address construction impacts, servicing and traffic disruption.	• Support noted • It is considered that the allocation is appropriate taking account of context and know constraints. The policy contains safeguards to protect heritage assets including the Conservation Area. • The site allocation requires a net uplift in employment floorspace to ensure the site continues to support businesses and jobs • The Highgate Bowl is designated as open space in the Local Plan and has a partial SINC designation. No further protection is considered necessary • The plan contains existing policies to minimise and manage temporary impacts of construction

HG SA02 Highgate School	**Support for:** • Modernisation and renewal of existing school facilities. • Improved community access to school facilities and playing fields. • The school's role as an educational and community asset. **Concerns regarding:** • The scale and design of future development proposals. • Potential impacts on the Highgate Conservation Area and neighbouring residents. **Calls for:** • Stronger protection of biodiversity, landscape character and the setting of the Highgate Bowl.	• Support noted. Further detail added to supporting text about contribution of the school in line with Highgate School Supplementary Planning Document. • Key planning parameters for the school estate's enhancement are set out in detail in the Highgate School Supplementary Planning Document. This document together with other Local Plan policies are considered to provide appropriate policy and guidance to avoid harm to the Conservation Area and residential amenity • The Highgate Bowl is designated as open space in the Local Plan and has a partial SINC designation. No further protection is considered necessary
HG SA03 460-470 Archway Road	**Support for:** • Redevelopment of a previously developed site to provide housing, employment space and public realm improvements. • Improvements to the Wellington Gyratory environment and pedestrian connections. **Concerns regarding:** • Development density, building heights and impacts on local character and the Conservation Area. • Effects on Highgate Wood, biodiversity and important local views. • Traffic, pedestrian safety and the loss of existing employment uses.	• Support noted • The site allocation together with other Local Plan policies are considered appropriate to ensure high-quality development that conserves and enhances the Conservation Area • New text added to policy to clarify that development proposals should protect and enhance the nature

	• Development not prejudicing rail depot operations	conservation value of the site and adjacent ecological corridor and Highgate Wood SINC • The site allocation provides for the re-provision of employment floorspace • Text added to site allocation in relation to safeguarding London Underground Limited's operations
HG SA04 Wellington Gyratory	**Support for:** • Public realm improvements and opportunities to deliver new housing on the site. **Concerns regarding:** • The suitability of the site for housing given traffic, noise and air quality conditions. • Pedestrian safety, access and connectivity around the gyratory. **Objections to:** • The loss of the existing petrol station, EV charging facilities and associated services.	• Support noted • A portion of the site has bene granted planning permission since the Draft Local Plan was consulted upon. • The site allocation together with other plan policies are considered appropriate to address key issues relating to development of the site including amenity for future occupier and highway safety • The plan seeks to balance the protection of existing services and facilities alongside the provision of new homes and other uses as required by national and regional planning policy. High levels of protection are provided to key uses such as social infrastructure.
HG SA05 Land Adjacent 27 Aylmer Road	**Support for:** • Redevelopment of a previously developed site for housing. **Objections to:** • Residential development on Metropolitan Open Land.	• Support noted • The site is proposed to be de-designated as Metropolitan Land. Accordingly, its redevelopment for new residential uses appropriate. The policy

	Concerns regarding: • Biodiversity, ecological corridors, flood risk and local character. • The suitability of the site for housing given its relationship to surrounding open space. • Impacts on pedestrian and cycle accessibility.	includes new wording to make clear the need for development to be sensitive and minimise harm to the adjacent remaining Metropolitan Open Land. • The environment and sustainability section of the site allocation has been expanded to reference the need for development to be supported by an ecological assessment and to avoid and/or mitigate harm to habitats and species • The proposal provides an opportunity to improve pedestrian and cycle accessibility via investment in the nearby public realm
HG SA06 Former Highgate Railway Station	**Support for:** • Improved access to Highgate Station. • New community, educational and public uses. • Better connections between Highgate Wood and Parkland Walk. • Enhanced nature protection. **Concerns regarding:** • The scale and nature of development proposed. • Biodiversity, bat habitats, ecological corridors and the Parkland Walk Nature Reserve. • The site's relationship to Metropolitan Open Land. • Impact of development upon existing bat roosts. **Calls for:** • Stronger protection of heritage assets, landscape character and wildlife habitats. • Clearer information regarding the nature and extent of future development.	• Support noted • Having regard to consultation feedback, the PFA Strategy removes reference to bringing the historic railway platforms back into use. The site allocation focuses on bringing parts of the site back into beneficial public use taking account of existing and future operational needs and requirements. • The site allocation has been expanded to require an Ecological Assessment in support of any future planning application. • The plan contains generally enhanced provisions for green infrastructure protection and enhancement which apply borough wide

HGSA 07 Gonnerman Antiques	**Support for:** • Bringing an underused site into productive use and providing new homes and commercial floorspace. **Objections to:** • Development extending to the pavement edge and the loss of the site's existing openness. • Loss of existing green space and public amenity value. **Concerns regarding:** • Impacts on local character, pedestrian safety and the Conservation Area. • Development density and overdevelopment. **Calls for:** • A larger publicly accessible open space and stronger ecological enhancements.	• Support noted • Representations raised concerns regarding overdevelopment, loss of openness, public realm quality, pedestrian safety and local character. • The policy has amended to make clear that sufficient pavement widths must be retained and to ensure pedestrian safety is not compromised • The allocation requires a new publicly accessible green space • The site allocation and plan contain adequate design and conservation safeguards
HG SA08 40 Muswell Hill Road	**Support for:** • Redevelopment of a previously developed site. • Improved use of an underutilised builders' yard. **Concerns regarding:** • Impacts on Queen's Wood, Highgate Wood and biodiversity. • Development density, building heights and effects on local character and views. • Loss of existing employment uses. **Calls for:** • Stronger ecological safeguards and protection of the woodland setting.	• Support noted • Additional wording added to policy around the need to protect the integrity of the Queen' wood together with its habitats and species • Requirement added to protect mature trees adjacent to the site and to have special regard to boundary treatments and lighting in connection with flora and fauna • The policy provides there should be no net loss of employment floorspace on the site.

	• Development that is sensitively designed and responds to the site's environmental context.	
HG SA09 Former Mary Feilding Guild Care Home	**Support for:** • Redevelopment of a vacant site to provide a new care home and additional housing. • Additional care and rehabilitation facilities. **Concerns regarding:** • Impacts on parking, green space and residential amenity.	• Support noted • Concerns noted. The development now has planning permission with impacts being assessed robustly through a detailed planning application
HG SA10 Hillcrest Estate	**Objections to:** • Infill development at Hillcrest Estate. **Concerns regarding:** • Loss of green space, children's play areas, community gardens and wildlife habitat. • Impacts on parking, residential amenity and estate character. • Overdevelopment and pressure on local infrastructure. • Construction impacts and the effect on existing residents. **Calls for:** • Protection of the estate's historic character, landscape setting and biodiversity value. • Retention of existing open spaces and community facilities.	• Concerns noted. Development on the site must be informed by a masterplan which address play, amenity and landscaping impacts • The policy provides that new development should deliver shared outdoor amenity for existing and new residents, including new play space, informed by proactive community engagement • Policy has bene expanded to require development to protect and enhance the surrounding SINC

HG SA11 Former Newstead Nursing home	**Support for:** • Redevelopment of a vacant former nursing home site for housing. **Calls for:** • Tree retention, replacement planting and biodiversity enhancements.	• Support noted • Concerns noted. The development now has planning permission with impacts being assessed robustly through a detailed planning application
HG SA12 44-46 Hampstead Lane	**Support for:** • Redevelopment of the site to provide a new care home. **Comments focused on:** The site's existing planning permission and development trajectory.	• Support noted
Issues Raised Outside of Local Plan	• Concerns regarding the maintenance and condition of local roads, including potholes and road surface repairs. • Concerns regarding the delivery, quality and completion of individual developments, including the construction impacts of recently approved schemes. • Concerns regarding the management of commercial rents, business rates and wider retail market conditions, including their effect on the viability of local businesses. • Requests for improvements to bus services and public transport provision, including east-west connections and service frequency. • Requests relating to the maintenance, refurbishment and management of existing housing estates and buildings, including concerns regarding the upkeep of council-owned housing stock.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the relevant Council services where appropriate.

	• Concerns regarding the enforcement of planning conditions and implementation of approved developments.	

"This site [Highgate Yards HG SA01] is sandwiched between Highgate and Queens Woods which are of huge ecological significance and any future development has the potential to provide considerable ecological gains including a wildlife corridor link between the two woods." – Highgate Society

5.3.11 Muswell Hill (Chapter 17)

Consultation Overview

We received **1,509 responses** in relation to the Muswell Hill Neighbourhood chapter of the Draft Local Plan.

Key themes raised
The consultation feedback identified six principal themes:

1. Strong support for protecting and enhancing Muswell Hill's distinctive character, heritage assets, town centre and green spaces.
2. Support for improvements to walking, cycling and public realm infrastructure, alongside concerns regarding traffic congestion, town centre parking provision and accessibility.
3. Support for recognising the strategic cultural, educational, recreational and environmental importance of Alexandra Palace and Park, together with requests to strengthen heritage and environmental protections.
4. Objections to the proposed redevelopment of Muswell Hill and Summerland Gardens car parks, particularly regarding the potential loss of parking, potential impacts on local businesses and effects on town centre vitality.
5. Concerns regarding the scale, design and impact of some site allocations on local character, residential amenity, biodiversity and surrounding heritage assets.
6. Significant concerns and technical comments relating to the Former Friern Barnet Sewage Works site, particularly regarding biodiversity, flood risk, ecological connectivity, waste management operations and cross-boundary planning matters.

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"We strongly agree with the Vision statement that by 2042 Alexandra Palace will have further strengthened its position as a landmark heritage asset and a leisure and cultural venue of national importance." – Alexandra Palace and Park Conservation Area Advisory Committee (APPCAAC)

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Policy MHN1 Muswell Hill Neighbourhood	**Support for:** • Protecting Muswell Hill's Edwardian character, Conservation Areas, heritage assets and key views. • Supporting local shops, independent businesses, cultural venues and community facilities. • Improving walking and cycling connections, public realm quality, greening and access to open spaces. • Enhancing Alexandra Palace and Park and strengthening links to Parkland Walk. **Concerns regarding:** • Housing growth and its cumulative impact on parking, traffic, public transport, schools, healthcare services and local infrastructure. • The loss of public parking and its impact on accessibility and town centre vitality. • Development density, height and impacts on local character and Conservation Areas. **Calls for:** • Calls for stronger support for local businesses and town centre vitality. • Calls for improved public transport, active travel links and accessibility across the neighbourhood.	• Support noted • A modest number of homes are proposed in the neighbourhood. Notwithstanding this, the plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies to ensure development is supported by appropriate infrastructure. The Council will work with partners and other stakeholders as appropriate to ensure infrastructure requirements relating to new development are addressed. • The plan contains detailed policies and strategies to promote business and support the vitality and viability of town centres

	• The **Muswell Hill and Fortis Green Association (MHFGA)** highlighted the need for growth to be accompanied by appropriate infrastructure improvements.	• The plan seeks as a key principle to improve active travel and accessibility in all neighbourhoods, including Muswell Hill
Policy MHN2 Alexandra Park and Palace Cultural Quarter	**Support for:** • The continued protection and enhancement of Alexandra Palace and Park as a heritage, cultural and recreational destination. • The long-term conservation and restoration of the Palace and Park	• Support noted. No substantive change to policy
MH SA01 & MH SA04 Summerland Gardens Car Park / Muswell Hill Car Park and 5-7 Fortis Green Road	**Objections to:** • The loss of public parking serving Muswell Hill Broadway. • The removal of parking provision relied upon by local businesses, visitors, older people, disabled residents and families. **Concerns regarding:** • Impacts on local businesses, town centre vitality and accessibility. • Traffic congestion, parking displacement and pressure on surrounding residential streets. • Overdevelopment, impacts on local character, residential amenity and community facilities.	• Significant concerns noted around Summerland Gardens car park site allocation. Having regard to consultation feedback, the site allocation has been deleted and is not included in the Council's Regulation 19 Proposed Submission Local Plan. • Muswell Hill Car Park is retained in the plan and the loss of this level of town centre car parking is not considered unacceptable in terms of its impact on town centre vitality and viability

	• Pressure on schools, healthcare services and other local infrastructure. • The loss of community facilities, including public conveniences and other town centre services. **Calls for:** • Calls for retention or replacement of public parking provision. • Calls for greater consideration of impacts on local businesses, accessibility and town centre viability.	
MH SA02 107 Avenue Mews	**Support for:** • Redevelopment of an underused site to provide new homes and improve the quality of the area. Provision of new public spaces and environmental improvements within Avenue Mews. **Concerns regarding:** • The loss of existing community, cultural and employment uses, including local businesses and social spaces. • Impacts on local character, parking and servicing arrangements. **Calls for:** • Greater emphasis on community, cultural and employment uses. • Improved public realm and public open space.	• Support noted • The site is currently a vacant area of hardstanding therefore development of new uses will enhance town centre vitality and viability • The site allocation together with design and heritage policies in the plan are adequate to ensure a high-quality development appropriate to the local context • The site allocation requires development to enhance pedestrian safety • The site allocation provides for mixed-use development to enhance and animate this part of the District Centre

MH SA03 Muswell Hill Sainsbury's and Princes Lane Mews	**Support for:** • Redevelopment opportunities that deliver new homes and improve underused space within the town centre. Environmental and public realm improvements. **Objections to:** • Any proposal resulting in the loss or downsizing of Sainsbury's, which many respondents identified as an important local facility and anchor store. **Concerns regarding:** • Parking loss, overdevelopment and increased pressure on local infrastructure. • Impacts on local character, local businesses and town centre vitality. **Suggested Improvements:** • Retention of the existing supermarket and associated facilities. • Affordable housing and public realm improvements.	• Support noted • The site allocation does not propose the loss or downsizing of the supermarket • It is considered that development offers and opportunity to enhance local character and provide better business and town centre benefits via new modern, flexible commercial space and improved public realm • The Local Plan proposes a new genuinely affordable housing policy to maximise delivery of affordable homes to meet local needs • The site allocation seeks new active frontages and public realm improvements

MH SA05 Former Friern Barnet Sewage Works	**Support for:** • Bringing a previously developed site back into productive use. • Employment and industrial activities in an appropriate location. • Improved north-south connectivity towards New Southgate. **Objections to:** • Waste-related uses and development perceived to harm biodiversity and environmental quality. **Concerns regarding:** • Flood risk, biodiversity, habitats, watercourses and ecological impacts. • The suitability of employment and waste-related uses on the site. • The **Environment Agency** raised concerns regarding the site's relationship to nearby watercourses, while the **GLA** highlighted the need for consistency with the **North London Waste Plan**. **Calls for:** • Calls for stronger protection and enhancement of biodiversity, nature conservation and green infrastructure.	• In light of the concerns raised and the Council's subsequent review of the site's suitability and constraints, the allocation has been removed from the Regulation 19 Proposed Submission Local Plan. At the same time, the site has been de-designated as a Local Employment Area and designated as Open Space.

	• The **London Borough of Enfield** supported improved north-south connectivity and nature restoration alongside future development.	
MH SA06 Alexandra Palace and Park	**Support for:** • The continued enhancement and conservation of Alexandra Palace and Park. The protection of its heritage, cultural, recreational and environmental significance. **Concerns regarding:** • The extent of site boundaries and the relationship between the Palace, Park and wider estate. **Calls for:** • Calls for stronger recognition of Alexandra Palace and Park's educational, sporting, recreational and environmental functions. • The **Alexandra Palace and Park Conservation Area Advisory Committee (APPCAAC)** and **Alexandra Park and Palace Charitable Trust (APPCT)** sought stronger references to heritage significance, biodiversity and the wider historic estate. • Calls for improved visitor facilities, biodiversity enhancements and conservation-led investment. The **APPCAAC** and **APPCT** sought stronger recognition of archaeology, biodiversity and the wider historic landscape.	• Support noted • In light of consultation feedback, the site allocation boundary has bene expanded to cover the whole of Alexandra Park • The policy has been amended to refer to the full range of existing uses/functions • Minor amends have been made to the detail of the policy following representations by APPCT and APPCAAC

MH SA07 Muswell Hill Telephone Exchange	**Support for:** • The conversion and re-use of an underused building for housing. • The retention of the building's architectural character and contribution to the Conservation Area. **Concerns regarding:** • The scale of development, building height and impact on local character. **Calls for:** • Calls for affordable housing and a sensitive conversion that retains the building's architectural significance.	• Support noted • The site allocation together with plan policies on design and conservation is considered adequate to ensure a high-quality, context appropriate development • Affordable housing policies will apply to any development that comes forward
MH SA08 Royal British Legion Hall	**Support for:** • Redevelopment of an underused site to provide new homes and replacement community facilities. **Objections to:** • The loss or reduction of existing community facilities associated with the Royal British Legion Hall. **Concerns regarding:** • The scale of development and potential overdevelopment of the site.	• Support noted • The site allocation requires re-provision and enhancement of the existing community facilities • The site allocation requires development to protect and enhance the Conservation Area and respect the local context including surrounding residential properties

	• Impacts on neighbouring residents, privacy, daylight and local character. • Pressure on local infrastructure and parking. **Calls for:** • Retention or replacement of community facilities. Development that respects the Conservation Area and surrounding residential properties.	
MH SA09 Farrer Mews	**Support for:** • The improvement of an underused site and delivery of new homes. **Concerns regarding:** • Impacts on existing businesses, servicing arrangements and parking provision. • Traffic movements, access constraints and compatibility between residential and commercial uses. • The scale of development given the site's constrained nature. **Calls for:** • Retention of existing employment uses and support for existing businesses.	• Support noted • Proposals for the site must be supported by a masterplan to address the full range of planning issues and constraints affecting it • The level of development proposed is considered modest • Reprovision of existing employment uses is supported by the site allocation although not a requirement of development

MH SA10 Woodridings Court	**Concerns regarding:** • The proposed density of development and potential overdevelopment of the site. • Impacts on privacy, daylight, outlook and residential amenity. • The site's relationship to the railway line. Pressure on parking, schools, healthcare services and other infrastructure. **Calls for:** • A reduction in the scale of development and a design that better reflects local constraints.	• Concerns noted. The development now has two planning permissions and impacts were assessed in detail as part of a planning application • The Council considers the site remains suitable for allocation and no substantive change is proposed.
MH SA11 Crescent Mews	**Support for:** • Redevelopment of a previously developed site and opportunities to deliver new housing. **Concerns regarding:** • Overdevelopment, building height and density. • Impacts on privacy, daylight, residential amenity and local character. • Parking, traffic and access arrangements. • The loss of employment and commercial uses. **Calls for:** • Retention of employment uses and a more sensitive form of development.	• Support noted • The allocation has been reviewed and alongside other plan policies is considered appropriate • Concerned can be addressed via the site allocation and other detailed policies in the plan

	• Calls for a more sensitive form of development that better reflects the character and operational requirements of the mews.	
Issues Raised Outside the Local Plan	• Concerns regarding the maintenance and condition of roads, pavements and highways. • Requests for changes to bus services, service frequencies and transport operations • Concerns regarding commercial rents, business rates and wider retail market conditions. • Concerns regarding the management and upkeep of existing housing stock and community facilities. • Concerns regarding the enforcement of existing planning permissions and planning conditions.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the relevant Council services where appropriate.

"The concern is that Muswell Hill would be regarded as being somewhere where it is difficult to park and potential customers will go elsewhere." – Muswell Hill and Fortis Green Association (MHFGA)

5.4 Borough-wide Policies (Chapters 18 to 28)

5.4.1 Design (Chapter 18)

Consultation Overview

A total of **100 responses** were received in relation to the Design chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for design-led development, public realm improvements and active frontages that enhance local character and create attractive places.
1. Support for a stronger focus on retrofit, climate-responsive design and better integration of zero-carbon objectives within the design chapter.
2. Calls for stronger guidance on landscape design, trees and green infrastructure, including clearer links between the Design and Green & Blue Infrastructure chapters.
3. Concerns regarding the impact of tall buildings on local character, public realm, parks, open spaces and surrounding neighbourhoods, alongside support for a greater emphasis on mid-rise development.
4. Support for stronger protection of heritage features, local distinctiveness, high-quality shopfronts and streetscape design.
5. Strong support for basement controls and measures intended to prevent overdevelopment and protect groundwater, drainage systems and neighbouring properties.

"Waltham Forest supports the policies in relation to design, which are positive for achieving inclusive growth that is of exemplar design quality, within the tri-borough area." – London Borough of Waltham Forest

Summary of Responses

Policies	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
D1: Haringey Design Principles	**Support for:** • The overall design principles and ambition to improve the quality of development across the borough. • The emphasis on climate resilience, biodiversity and green and blue infrastructure. **Concerns regarding:** • Deliverability and whether extensive design requirements could affect development viability. • The need for adequate Council resources to deliver and enforce the design principles. • An emphasis on responding to existing character could discourage appropriate intensification in sustainable locations. • The clarity of cross-references to other Local Plan policies. **Calls for:** • Greater emphasis on retrofit, climate resilience, renewable energy technologies and embodied carbon reduction.	• Support noted • High-quality design is an essential requirement in line with national and regional planning policy and should have the effect of improving development viability • Concern noted regarding resources needed to secure high-quality design. The Council has well established processes to support this outcome including a Quality Review Panel. • Policy and supporting text has been amended to strengthen links between design, climate resilience, green and blue infrastructure and environmental sustainability, including emphasising the integration of green and blue infrastructure from the earliest stages of the design process.

	• Stronger protection of creative production spaces and existing creative clusters. • A clearer approach to recognising community, social and cultural assets. • Stronger integration of green and blue infrastructure and environmental considerations from the earliest stages of the design process (**Environment Agency**). • Stronger links between design policies and related climate resilience, biodiversity and green/blue infrastructure policies (**Environment Agency**).	• Supporting text has been updated to clarify the need for optimisation of site capacity. The design principles are intended to support well-designed growth whilst ensuring development responds positively to local context and placemaking objectives. • Other policies in the plan provide protection for creative clusters and community, social and cultural assets • No substantive changes made to the overall design principles or policy approach.
D2: Design-led Approach and Delivering Design Quality	**Support for:** • A design-led approach to development and the recognition of natural infrastructure in the design process. The consideration of environmental and amenity impacts. **Concerns regarding:** • The design-led approach resulting in sites not being optimised for housing capacity. • Publication and availability of supporting evidence, including the Characterisation Study (**Historic England**). **Calls for:** • Greater emphasis on repairing and retrofitting existing housing stock. • Stronger consideration of air quality in the design of new residential development.	• Support noted • The design-led approach is in line with the London Plan and considered justified • Evidence base documents informing the policy, including the Character and Placemaking Study, will be published when the Council carries out Regulation 19 consultation. • The Building a Zero Carbon Haringey chapter contains policy prioritising retrofit • Air quality is addressed in Policy CR8 of the Climate Resilience chapter of the plan

	• Greater recognition of environmental constraints and opportunities. • Stronger consideration of groundwater and the water environment (**Environment Agency**). • Stronger controls relating to odour-generating uses and infrastructure (**Thames Water**). • Clearer application of the Agent of Change principle.	• The policy has been amended to include groundwater as a consideration within the natural environment section. • Supporting text has been added regarding odour impacts and the relationship between sensitive development and existing odour-generating infrastructure. • The Agent of Change principle has also been strengthened within the plan as a whole. • Generally, the drafting of this policy has been reviewed to reduce unnecessary duplication and improve clarity where appropriate, in response to comments.
D3: Inclusive Design and D4: Public Realm	**Support for:** • Inclusive design principles, public realm improvements, public toilets, play and social integration. • Recognition of local knowledge in informing design and placemaking. **Concerns regarding:** • A perceived lack of guidance on landscape design and specification. **Calls for:** • Stronger links between public realm, biodiversity and green/blue infrastructure objectives (**Environment Agency**). • Additional guidance regarding planting, landscape design and public realm quality.	• Support noted • The Council will consider the need for additional guidance once the plan is adopted • Policy links between public realm, biodiversity and green and blue infrastructure have been strengthened, including clarification of relevant policy cross-references.

	• Greater weight given to community views and stakeholder expertise in the design process. • Stronger requirements regarding community engagement and additional statements to explain how engagement has influenced proposals. • Stronger recognition of safety and inclusivity considerations in public spaces, particularly from the perspective of women and girls (**GLA**).	• Supporting text has been clarified to support effective community engagement and refer to the Council's Statement of Community Involvement. Additional procedural requirements are not considered necessary. • Supporting text has been reviewed to ensure consistency with strategic guidance relating to inclusive, safe and welcoming public environments.
D5: Active Street Frontages and Shopfronts, D6: Artificial Lighting and Managing Noise Pollution, and D7: Advertisements and Telecommunications	**Support for:** • Improving the quality of shopfronts, active frontages and streetscape design. • Protection and enhancement of active frontages, shopfronts and streetscape quality. • Reduction of light pollution and protection of residential amenity and sensitive receptors. **Concerns regarding:** • Poor quality shopfront alterations, visual clutter and loss of historic architectural features. • The visual impact of telecommunications equipment on streetscape quality and local character. • Light pollution effects on wildlife habitats and watercourses. **Calls for:** • Stronger expectations regarding commercial frontage design. • Greater use of public art and murals.	• Support noted • Concerns noted • Policy D5 already sets clear expectations regarding frontages and shopfronts • Policy D7 is considered to provide a robust policy approach to telecomms infrastructure • The plan supports public art and murals

	• Stronger controls over the siting and appearance of telecommunications infrastructure. • Incorporation of the Agent of Change principle directly into the policy rather than supporting text. • Greater protection of sensitive habitats from lighting impacts (**Environment Agency**).	• Policy D6 has been amended to explicitly incorporate the Agent of Change principle within the policy wording. • Supporting text has been updated regarding noise, lighting, amenity and telecommunications impacts. • Supporting text added to policy D6 in relation to frequencies of light and wildlife
D8: Masterplans and Site Assembly	**Support for:** • Comprehensive planning and coordinated approaches to development of larger sites. **Concerns regarding:** • The application of the policy where development relates to part of a wider site allocation (several developers and land owners including Re:Shape Living, Berkley Square/Micuber Estates, St William Homes and Parkstock Ltd) • The operation of the policy on sites with multiple landowners. • Requirements relating to masterplans, site-wide design codes and delivery strategies. • Potential delays to delivery arising from perceived requirements for comprehensive applications.	• Support noted • The purpose of the policy is to ensure development contributes to wider placemaking objectives and does not prejudice comprehensive development. • Comments from a number of developers and landowners highlighted the need for greater clarity regarding the operation of the policy on multi-landowner sites and where development relates to part of a wider allocation. • Supporting text has therefore been amended to clarify how masterplans should demonstrate that development contributes towards and does not prejudice comprehensive development of the

	Calls for: • Greater clarity regarding the preparation and scope of masterplans. • Greater flexibility regarding site-wide design codes and delivery strategies. • Clarification that development proposals on part of a wider allocation do not require a single comprehensive planning application.	wider allocation area, whilst not requiring applicants to prepare detailed proposals for land outside their control. • No substantive changes have been made to the overall policy approach.
D9: Views and D10: Tall and Mid-Rise Buildings	**Support for:** • A broad range of building typologies and well-designed development that responds positively to local context. • A strategic approach to tall buildings and the identification of appropriate locations. **Concerns regarding:** • Impacts of tall buildings on parks, public open spaces, views and local character. • Over-reliance on tall buildings to meet housing need. • Perceived concentration of taller development in parts of east Haringey. • The application of similar policy requirements to both tall and mid-rise buildings. • Publication and availability of supporting evidence, including the Tall Buildings Study and Local Views Management Framework (**Historic England**). **Calls for:** • Greater consistency with the London Plan Policy definition and measurement of tall buildings (**GLA**).	• Support noted • Corcerns noted. The Local Plan has been prepared to ensure that tall buildings are only permissible in appropriate locations and where development is of a high-quality. • The Council will publish all its supporting evidence at Regulation 19 consultation stage.

	• Greater emphasis on mid-rise development, townhouses and a broader range of scales. • Greater differentiation between tall and mid-rise development. • Additional guidance identifying appropriate characteristics and locations for mid-rise development (**GLA**). • Greater flexibility in assessing the appropriate height of development in suitable locations.	• The definition and measurement of building height have been amended to ensure consistency with the London Plan. • The plan provides support for mid-rise development and other forms of development via a design-led approach • The Council notes the Draft London Plan 2026 Optimisation Framework which has particular relevance to mid-rise buildings. The Proposed Submission Local Plan continues to support a design-led approach in line with the London Plan 2021. The approach to Tall buildings is also in line with the London Plan 2021 and no further flexibilities on suitable locations are proposed.
D11: High Quality Housing, D12: Waste Storage and D13: Residential Extensions	**Support for:** • The objective of delivering high-quality housing. **Concerns regarding:** • Residential quality standards and flexibility in applying emerging guidance. • Clarity of waste strategy requirements and associated guidance. **Calls for:** • Stronger protection of residential amenity and privacy.	• Support noted • Concerns noted. The existing approach to residential quality standards remains justified. Emerging guidance has been noted but does not currently justify amendment to policy requirements. • The existing policy is considered to provide appropriate protection for neighbouring uses.

	• Greater consideration of whole-building energy performance when alterations and extensions are proposed. • Greater flexibility having regard to emerging GLA guidance. • Greater clarity regarding waste strategy requirements, associated templates and supporting guidance. • Updated waste-management terminology and references to current best practice (**Environment Agency**).	• Energy efficiency of buildings is addressed in the plan's Building a Zero Carbon Haringey chapter • Supporting text and references relating to waste strategy requirements have been updated to improve clarity and better identify relevant **ReLondon** guidance. • Terminology has been updated to reflect current waste management practice, including the use of the term "biological treatment".
D14: Basements and Lightwells	**Support for:** • Basement restrictions intended to prevent overdevelopment and protect groundwater, drainage systems and neighbouring properties. **Concerns regarding:** • Cumulative impacts, ecology, sewer flooding and wastewater connections associated with basement development (**Thames Water**). • Flood risk implications of basement development (**Environment Agency**). **Calls for:** • Further restrictions on basement extent. • Greater clarity on setbacks from boundaries • Clarification that relevant basement requirements apply to both existing and new-build homes.. • Independent assessment of basement impacts.	• Support noted • The policy is considered to provide an appropriate balance between allowing basement development where appropriate while avoiding harm from such development.

	• Further technical requirements relating to basement extent, groundwater monitoring and ecological considerations. • Additional measures related to sewer flooding risks (**Thames Water**).	• The policy has been clarified to ensure relevant basement development requirements apply to both existing and new-build homes where appropriate. • The Council considers that detailed drainage and wastewater engineering solutions remain matters for technical assessment and Building Regulations. • Policy and supporting text have been amended to explicitly recognise sewer flooding as a potential risk associated with basement development and to clarify that Basement Impact Assessments should consider this where relevant.
D15: Managing Impacts of Construction	**Support for:** • The overall approach to managing construction impacts **Calls for:** • Stronger requirements for low-emission construction practices, including battery-powered non-road mobile machinery. • Greater consideration of impacts on water quality and the water environment during construction (**Environment Agency**). • Clearer guidance regarding construction logistics and management requirements (**TfL**).	• Support noted • Policy wording has been amended to make explicit reference to impacts on water quality, including potential effects of construction runoff on the water environment. • Supporting text has been revised regarding the preparation of Construction Logistics Plans and their relationship to relevant guidance.

		• Supporting text has also been reviewed in relation to wider environmental performance and construction impacts.
Issues Raised Outside the Scope of the Local Plan	**Concerns regarding:** • Housing repairs and estate maintenance. • Management of existing highways, shopfronts and public spaces. • Enforcement of existing permissions and operational Council functions.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. • Relevant comments will be shared with the appropriate Council services where appropriate.

5.4.2 Heritage (Chapter 19)

Consultation Overview

A total of **51 responses** were received in relation to the Heritage chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for the overall objectives and approach of heritage conservation
2. Greater emphasis on adaptive reuse and retrofitting of heritage assets
3. Concerns on the deteriorating quality of conservation areas
4. Concerns on heritage conservation as a constrain to housing delivery and redevelopment
5. Concerns on the impact of tall buildings on conservation areas
6. Calls for review and update of CAAMPS

"I welcome anything that can be done to preserve out built heritage, and welcome the mention of the importance of positive contribution buildings. I'm so sorry this was not in place before the beautiful positive contribution building behind my house on the St Ann's site was demolished."

- Local resident

Summary of Responses

Policies	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
HE1: Built Heritage Conservation Charter	**Support for:** • Preserving built heritage and facilitating inclusive access. **Calls for:** • Stronger recognition, protection and promotion of existing local heritage. • Access to Evidence Base including ▪ Local Views Management Framework ▪ Local Views Topic Paper ▪ Character and Placemaking Study ▪ Tall buildings study	• Support noted. • The policies in the chapter are considered to provide appropriate recognition, protection and promotion of existing local heritage. No change. • The Council's full, up-to-date evidence base will be published alongside Regulation 19 consultation
HE2: Listed Buildings	**Calls for:** • Stronger support for carbon reduction works to listed buildings. • Clearer guidance on adaptive reuse.	• No amendment is proposed as carbon reduction is addressed elsewhere in the Local Plan. • No change is proposed to adaptive reuse as the existing policy approach is considered appropriate and consistent with planning practice guidance.
HE3: Registered Parks and Gardens	**Support for:** • Managing temporary events on registered parks and gardens.	• Support noted

HE4: Conservation Areas	**Concerns regarding:** • The deteriorating condition and quality of existing conservation areas. • Conservation areas as a constraint to housing delivery amid housing crisis. **Calls for:** • New conservation designations and stronger protection within existing Conservation Areas • De-designation of boundaries of Conservation Areas to support housing delivery. • Conservation Area Appraisal to assess tall building zones that overlaps with conservation areas (**Historic England**).	• Concerns noted. The plan takes a positive approach to heritage-led placemaking. • The Council does not consider there are any further areas of the borough which merit designation as a Conservation Area. Existing policy and legal protections are considered appropriate. • The Council does not support de-designation of Conservation Areas • Supporting text has been expanded to include updates and boundary reviews to CAAMPS. • Conservation considerations have informed the choice of locations potentially suitable for tall buildings.
HE5: Non-Designated Heritage Assets and Archaeology	**Calls for:** • Reference the Greater London Archaeological Advisory Service (GLAAS) as the advisers on matters related to non-designated heritage and archaeology (**Historic England**) • Include the Greater London Historic Environment Record (GLHER) as evidence for identifying non-designated assets (**Historic England**)	• Supporting text has been expanded to reference GLAAS and GLHER • Policy wording has been amended to Archaeological Desk Based Assessment • The Council considers that existing designations are appropriate and evidence-based but will review these in future where necessary and justified

	• Amend ‘Archaeological Impact Assessment’ to the industry standard term ‘Archaeological Desk Based Assessment’ (**Historic England**) • A review of local listed parks and gardens to include open spaces of cultural, landscape or heritage value (**London Garden Trust**)	

5.4.3 Culture (Chapter 20)

Consultation Overview

A total of **84 responses** were received in relation to the Culture chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified five principal themes:

1. Strong overall support for the vision of creating a culturally rich and inclusive borough.
2. Calls for stronger recognition and protection of existing creative communities, cultural assets, and creative clusters across the borough.
3. Strong overall support for the warehouse living policy.
4. Calls for greater protection for existing residents within warehouse living areas, particularly in relation to affordability, displacement, and design quality.
5. Requests for closer alignment between warehouse living proposals and wider sustainability and retrofit objectives, while recognising the need to maintain development viability.

"It almost goes without saying that warehouse living is unique and culturally important. This policy is a real opportunity to protect something special in Haringey, something which makes the borough genuinely special and valuable to residents and non-residents alike."

- Resident of the Warehouse Living District

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
C1: A Culturally Rich Borough	**Concerns regarding:** • The extra requirement for a Cultural Wellbeing Action Plan on top of a Design & Access Statement **Calls for:** • Designating Green Lanes as a Cultural Quarter	• The policy has been amended to require a Cultural Infrastructure Statement rather than a Cultural Wellbeing and Action Plan. It is clarified that this may be included within the Design & Access Statement. • No amendment is proposed to designate Green Lanes as a cultural quarter as it is not considered to contain sufficient mass of cultural facilities to justify designation. Green Lanes is instead supported as a Major Town Centre under the Proposed Submission Local Plan's town centre policies.
C2: Cultural Facilities	**Support for:** • The protections for cultural facilities, the presumption against loss, and the Agent of Change approach.	• Support noted. Policy change to provide same level of protection as social infrastructure as set out in Policy S2. Protection broadened to culture, sports and recreation facilities.
C3: Meanwhile, Ancillary and Flexible Cultural Uses	**Concerns regarding:** • The effectiveness of meanwhile spaces as a means of nurturing creative businesses.	• Concern noted. There are various meanwhile spaces in the borough which have provided important temporary and low-cost space for small and growing businesses. No change is proposed.
C4: Public Art	**Support for:** • Public art and murals, including proposals for painted carparks and empty buildings.	• Support noted

	Calls for: • Recognition of the use of bio-degradable materials which will blend back into the environment as they decay for public art proposals. (**Friends of the Earth**)	• Policy wording amended to include the use of bio-degradable materials.
C5: Tottenham Creative Enterprise Zone	• No comments received	• N/A
C6: Warehouse Living	**Support for:** • the retention and improvement of warehouse living accommodation and the community. • co-designing and retrofit-first approach to guide redevelopment proposals. **Concerns regarding:** • the requirement for a retrofit-first approach being not feasible or viable for older warehouse living buildings and could restrict opportunities for redevelopment. • a mandatory masterplan requirement may be disproportionate for smaller-scale proposals. **Calls for:**	• Support noted • The plan supports a retrofit-first approach as set out in Policy D1 and CE2. This applies to all development but allows flexibility where appropriate. • Policy revised to confirm applications for the improvement, extension or refurbishment of existing buildings or temporary structures will not be required to prepare a full masterplan. forward. • Comment noted but no change to policy deemed necessary. • No change to allow higher value uses such as residential element as they have the potential to

	• the recognition of existing lawful planning uses as the baseline for preparing masterplans and assessing redevelopment proposals. • recognition of development viability challenges and the potential need for complementary higher value uses to support delivery.	undermine warehouse living and employment function.

5.4.4 Climate Resilience and Adaptation (Chapter 21)

Consultation Overview

A total of **77 responses** were received in relation to the Climate Resilience and Adaptation chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for climate adaptation and resilience policies, particularly those promoting urban cooling, flood risk management, sustainable drainage, air quality improvements, and nature-based solutions.
2. The importance of protecting, retaining and enhancing mature trees, green infrastructure and permeable landscapes due to their contribution to urban cooling, flood mitigation, biodiversity and wider climate resilience outcomes.
3. The implementation, monitoring and enforcement of the policies should be improved, including the need for clearer delivery mechanisms, stronger policy requirements and greater certainty that intended outcomes will be achieved.
4. The need for the policies to be reviewed to incorporate up to date flood planning requirements.
5. The need for the plan to include policies relating to water and waste water supply and infrastructure.
6. Calls for the policies to address a broader range of sources of climate and environmental impacts, including vehicle emissions, traffic, restaurant charcoal grills, and the role of sustainable transport in improving air quality.

"We welcome the policy [CR3 Minimising Overheating Risk in Buildings] and its focus of passive measures such as natural ventilation and dual aspect. Extreme weather events are becoming more frequent and for many individuals (particularly older people, babies and children and those with certain health conditions and medications) overheating can have serious health consequences which can be prevented through adequate cooling measures." – NHS Property Services (formerly NHS London Healthy Urban Development Unit.)

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
CR1: Climate Adaptation and Resilience	**Support for:** • Climate adaptation, climate resilience policies to support climate action. • Nature-based solutions and evidence-based interventions to support climate resilience. • Support for protecting, increasing and enhancing green spaces, tree cover and vegetation. **Concerns regarding:** • Lack of implementation and monitoring framework to ensure that the climate adaptation and resilience aspirations would be achieved. **Calls for:** • Strengthening the policy to recognise the role of the natural environment to deliver measures to reduce the effects of climate change and avoiding factors which may lead to exacerbate climate change. (**Natural England**)	• Support noted • The policy implementation and supporting text has been reviewed and amended in Policy CR1 as well as other policies in this chapter of the plan to clarify how proposals are expected to prioritise climate resilience and respond to and mitigate risks through the development process. • Policy has been re-drafted so it is more strategic and holistic including being clear about prioritising nature-based solutions and the protection, enhancement and connectivity of green and blue infrastructure, wherever possible to strengthen climate resilience

CR2: Supporting Urban Cooling	**Support for:** • Policies that contribute to tackling the effects of the Urban Heat Island Effect. (**NHS London HUDU**). • The provision of cool spaces as a proactive approach to support climate adaptation and resilience and providing cooling relief during periods of extreme heat. • Policies that encourage urban greening and nature-based solutions to effectively contribute to urban cooling and wider climate resilience outcomes. **Concerns regarding:** • The approach to urban cooling is reactive and not adequate to prevent overheating in urban spaces. **Calls for:** • Stronger policies to ensure that trees are retained to support and maintain tree canopy cover. • Clarity on how the requirement to provide Cool Spaces is expected to be implemented. (**YMCA London City and North**) • Stronger policy wording to expect developments to provide high albedo and non-dark coloured roofs as well as consideration of alternative shading devices to support urban cooling. (**Haringey Climate Forum**)	• Support noted. To note, cool space requirements have been amended in the Proposed Submission Local Plan so they are more proportionate and justified. • The approach to urban cooling has been reviewed against national and regional planning policy requirements and is considered appropriate for establishing development requirements for managing overheating in public spaces. • Tree protection is provided for by policy G6 which has been further strengthened • Requirements around cool spaces have been amended in the policy so that the requirement is more proportionate • Policy relating to passive cooling measures in development design schemes has been expanded to include the consideration of surface treatment and material selection options that reduce heat absorption and storage. • Additional policy has been added to require developments to minimise the rejection of waste heat from buildings and associated infrastructure.

		• Supporting text has been strengthen relating to the potential for nature-based solutions including blue and green infrastructure to contribute to urban cooling and broader climate resilience objectives.
CR3: Minimising Overheating Risk in Buildings	**Support for:** • No specific comments received in support of this policy however there was a consensus of support for policies that encourage the mitigation of overheating risk in buildings . **Concerns regarding:** • No specific concerns received. **Calls for:** • The Cooling Hierarchy and overheating policies to recognise alternative technologies to provide cooling, such as air source heat pumps. (**Haringey Climate Forum and Friends of the Earth**) • Both new developments and retrofits to be required to incorporate shading to the public realm. • Clarity on how the Cooling Hierarchy is expected to be implemented.	• The Haringey Cooling Hierarchy and its implementation have been reviewed against supporting evidence and regional and local policy. The approach is considered to be consistent with the Council's climate adaptation and resilience and net zero carbon ambitions. • Additional supporting text added to support the implementation of the Cooling Hierarchy. • Overheating Assessment requirements have been amended to be in accordance with updated best practice standards.
CR4: Managing and Reducing Flood Risk	**Support for:** • Support for opening culverted waterways through green spaces. **Concerns regarding:**	• Support noted • The Local Plan is supported by a proportionate flood risk evidence base in line with national policy which considered cross-boundary flood risk

	• Lack of supporting evidence that considers the strategic flood risk impacts outside of the borough. (**Freehold Community Association**) **Calls for:** • Polices to be reviewed to ensure consistency with the flood planning requirements contained within the National Planning Policy Framework and other relevant national guidance. (**EA**) • Updating the policies to reference the need to avoid adverse groundwater flood impacts on neighbouring boroughs. (**LB Waltham Forest**) • Policies and supporting text to acknowledge the significance and potential for sewer flooding which may occur outside of the floodplain, with recommendations for developments with new basements to require the installation of a suitable pumped device. (**Thames Water**)	impacts and existing work being undertaken that supports regional surface water flood management in London. • Following comments received from the EA, Thames Water and LB Waltham Forest, the policy and supporting text have been reviewed and amended to address issues raised.
CR5: Sustainable Drainage	**Support for:** • The approach to reducing surface water flood risk by utilising SuDS measures to control surface water run-off from developments, and continued engagement regarding cross-boundary climate change mitigation. (**LB Islington**) • Proposed policies that prevent the loss of permeable surfaces and soft landscaping. • Encouraging SuDs to maximise biodiversity, enhance local amenity and recreation, improve water quality, and support better soil infiltration.	• Support noted

	Concerns regarding: • The lack of groundwater protection controls in the plan. The **EA** provided suggestions on how the policies could be further improved to address this issue. • Existing flooding and drainage issues along Green Lanes, leading to Crouch End. **Calls for:** • Policies and supporting text to be expanded to refer to regional strategies related to surface water management to support the implementation and delivery of new and retrofitted SuDS. (**EA**) • Specific reference to the need for developments to avoid increasing pluvial flood risk in neighbouring boroughs. (**LB Waltham Forest**) • Additional guidance to reiterate that surface water discharge to the foul and combined sewer network should be discouraged as this can contribute to increased sewer flooding risk. (**Thames Water**) • The Council to identify and dedicate underutilised green spaces for flood management purposes. (**CPRE London**) • The requirement for the retention of mature trees and increased tree pit sizes to support sustainable drainage objectives. (**Haringey Tree Protectors)**	• Following comments received from the EA and Thames Water, LB Waltham Forest, the policy and supporting text have been reviewed and amended to address issues raised. • The policies and recommended measures to mitigate surface water flood risk and manage sustainable drainage have been updated in line with the recommendations in updated Haringey Level 1 Strategic Flood Risk Assessment 2026 and other supporting evidence. • The plan contains a comprehensive Trees policy recognising the multiple benefits trees provide to the borough
CR6: Resilient Onsite Water and Wastewater Management	**Support for:** • No specific comments received.	

	Concerns regarding: • The omission of on-site management of wastewater and water supply infrastructure policies in the draft local plan. (**EA, Thames Water**) **Calls for:** • The policies to be updated to clarify the intended implementation of the water efficiency policies. **Thames Water and the EA** additionally recommended that the London Plan water consumption standards be explicitly stated in the supporting text. • Additional supporting text to ensure that developments engage with the water/wastewater company as early as possible to assist with identifying any potential water and wastewater capacity issues and upgrade requirements. (**Thames Water**)	• Following comments received from the EA and Thames Water, the policies and supporting text have been reviewed and amended to address concerns raised. This includes reintroducing water supply and wastewater infrastructure policies into the plan and amending the policy title accordingly for clarity. • Additional guidance added to the supporting text to detail the required London Plan water consumption standards. • Supporting text amended to reiterate that early engagement with Thames Water should be undertaken to identify any potential constraints to ensure that there is adequate water and wastewater infrastructure to serve the development. • Additional notes have been included within site allocation design guidance to indicate where there may be capacity constraints on the potable and sewer treatment infrastructure network as advised by Thames Water. • Policy enhanced to require all major development proposals to submit a supporting Water/Wastewater Utilities Assessment.
CR7: Subsidence	**Support for:** • No specific comments received. **Concerns regarding:** • The proposed policies duplicating the subsidence assessment requirements already required in the	• The policy requirements have been reviewed against national and regional planning policy,

	Building Regulations. (**Union 4 Planning obo Parkstock Ltd**) **Calls for:** • No specific comments received.	relevant Building Regulations and climate change evidence. A revised approach has been proposed to require the submission of a Subsidence Risk Statement where proposals are identified to be within an area of potential subsidence risk. The Subsidence Risk Statement is intended to be a higher-level document than the previously proposed Land Stability Assessment, which aims to proactively identify and assess potential risks and inform early design considerations where practicable within the scope of the planning process.
CR8: Air Quality	**Support for:** • No specific comments received. **Concerns regarding:** • The need to address air quality issues on Green Lanes, particularly in relation to emissions from restaurants using charcoal grills. **Calls for:** • The policy implementation requirements to be reviewed and clarified. • The plan to additionally address air pollution issues arising from roads and vehicle emissions. **TfL** additionally recommended that text be added to draw a link to how reduced car parking and the implementation of sustainable travel policies can contribute to improved air quality outcomes.	• Air quality issues such as emissions from food and beverage premises are outside the scope of this policy and have been responded to in relation to managing the impact of odours for new developments. It is noted that concerns raised regarding nuisance smells arising from existing premises is an environmental health matter outside the planning system. • The policies and supporting text have been reviewed against up-to-date evidence and amended for clarity. • The supporting text has been added to incorporate TfL's suggestions.

		• Transport emissions are a consideration of the Air Quality Assessment requirements. Additionally, reducing transport emissions will also be addressed through the proposed sustainable growth strategy and supporting sustainable travel policies.
Issues Raised Outside the Scope of the Local Plan	• Concerns raised in relation to existing permitted development rights and the lack of clarity and ease of process to retrofit and install heat pumps in homes. • Calls for residents to have easy access to information about their nearest cool space.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the appropriate Council services where appropriate.

5.4.5 Building a Zero Carbon Haringey (Chapter 22)

Consultation Overview

A total of **70 responses** were received in relation to the Building a Zero Carbon Haringey chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for ambitious action to achieve net zero carbon development and address the climate emergency.
2. Strong support for a retrofit-first approach, circular economy principles and reducing embodied carbon.
3. Support for improving energy efficiency standards and maximising renewable energy generation.
4. Mixed views regarding district energy networks, carbon offsetting and the role of energy-from-waste infrastructure.
5. Calls for greater support to help existing residents and businesses reduce carbon emissions through retrofit and community energy initiatives.
6. Requests for clarification regarding policy implementation, whole-life carbon assessments, heating and cooling technologies, and the application of zero-carbon requirements.

"We support the emphasis placed on Retrofit First Approach and the circular economy and the recognition that adapting heritage buildings to the impacts of the changing climate will safeguard their continued use."

- Alexandra Park and Palace Charitable Trust

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
ZC1: Achieving a Zero Carbon Balance	**Support for:** • Ambitious action to tackle climate change and deliver net zero carbon development. • The overall direction of the policy and alignment with the Council's climate emergency objectives. **Concerns regarding:** • Potential impacts on housing affordability and development viability. • Confusion regarding the relationship between climate resilience and zero carbon policies. • Whether sufficient emphasis is placed on overheating and cooling measures. **Calls for:** • Greater clarity regarding application of the policy to different forms of development. • Consideration of wider environmental impacts beyond carbon emissions alone. • Updates to reflect emerging changes to London Plan energy policies.	• Support noted • The financial impact of the policies been assessed via a Whole Plan Viability Assessment which finds they are deliverable • The Climate Resilience & Adaptation chapter has dedicated policies for urban cooling and overheating risk • Climate resilience and adaptation chapter policies and Building a Zero Carbon Haringey chapter policies are complementary and work togetehr to deliver a more sustainable and resilient borough • Policy wording has been revised to clarify the distinction between operational energy, operational carbon and whole life carbon emissions. • The policy and supporting text have been updated to ensure they clearly define what constitutes a "Zero Carbon Balance" and how

	• **Haringey Climate Forum** and **Friends of the Earth** called for a stronger whole-building approach to retrofit when development proposals involve substantial alterations to existing buildings.	applicants are expected to demonstrate compliance. • References to embodied carbon have been revised to focus on minimising Whole Life Carbon emissions and complying with embodied carbon targets where applicable. • Supporting text has been expanded to explain how the policy contributes to wider Local Plan placemaking objectives. • Emerging changes to London Plan energy policies have bene addressed in relation to the detailed policies in the chapter • No substantive changes have been made to the overall objective of achieving net zero carbon development and tackling climate change.
ZC2: Embodied Carbon and Retrofit	**Support for:** • The proposed Retrofit First approach. • Reducing embodied carbon through reuse, refurbishment and retrofit of existing buildings. • The **Haringey Climate Forum** expressed strong support for requiring Whole Life Carbon Assessments and Circular Economy Statements for major development proposals. **Concerns regarding:**	• Support noted

	• The embodied carbon implications of major infrastructure and energy networks. • Complexity and cost of assessment requirements, particularly for smaller proposals. • A number of landowners and developers raised concerns regarding the scope and documentation requirements for Whole Life Carbon Assessments. **Calls for:** • The **NHS London Healthy Urban Development Unit (HUDU)** called for a more tailored approach to embodied carbon targets for health care facilities. • Stronger references to retrofit best practice and whole-building approaches. • Greater emphasis on durability, adaptability and whole-life carbon performance. • Greater guidance and support for residents undertaking retrofit projects.	• Policy ZC2 has been revised to place greater emphasis on Whole Life Carbon assessment and Retrofit First principles. • Upfront embodied carbon targets have been updated to align with the UK Net Zero Carbon Building Standard. • The policy takes a proportionate approach to documentation requirements for schemes of different sizes • Requirements for healthcare facilities have been updated to reflect the relevant sector-specific targets published in the NHS Net Zero Building Standard, in response to comments received from the **NHS London Healthy Urban Development Unit (HUDU)**. • The policy and supporting text has been clarified to explain when Whole Life Carbon Assessments are required and how applicants are expected to demonstrate compliance with the embodied carbon hierarchy. • Retrofit First principles have been retained and strengthened through the policy framework and supporting text. • A requirement for pre-redevelopment audits has been introduced to ensure opportunities for

		retention, reuse and retrofit are considered before demolition. • Following adoption of the plan the Council will consider the need for supporting guidance for common forms of retrofit.
ZC3: Supporting the Circular Economy	**Support for:** • Minimising construction waste and supporting circular economy principles. • Reuse of materials and reducing resource consumption. **Concerns regarding:** • Application of circular economy principles beyond major development. **Calls for:** • The **Environment Agency** called for the wider application of circular economy principles, beyond referable developments.	• Support noted • Council considers that the policy already provides a proportionate framework for circular economy principles with all schemes required to demonstrate these but stricter requirements on major developments • An additional policy target for reused and recycled content has been included in line with the emerging Draft London Plan. • Wording added to support the meanwhile use of circular economy infrastructure, in line with the emerging Draft London Plan. • Supporting text reviewed and amended to clarify references to BIM and include requirement for Circular Economy Statements to measure and report the amount of existing building fabric, structure and materials to be retained, reused and recycled as part of proposals.

ZC4: Energy Efficiency	**Support for:** • Improved building performance and lower energy consumption. • Energy efficiency improvements to both new and existing buildings. • Recognition that improving the performance of heritage assets can support their long-term use. **Concerns regarding:** • Clarity regarding modelling requirements and assessment methodologies. • Building performance gaps between design and construction. **Calls for:** • Stronger requirements relating to operational performance and retrofit. • Greater clarity regarding energy performance standards. • Additional guidance regarding energy modelling methodologies. • The **NHS London Healthy Urban Development Unit (HUDU)** called for a more tailored approach to energy use targets for health care facilities.	• Support noted . • Proposed energy efficiency policy targets for new buildings have been retained (ie. space heating demand (SHD) and energy use intensity (EUI) targets). • Energy efficiency policy targets for all other types of development have been updated to reflect the UK Net Zero Building Standard. This includes requirements for residential conversions. • Policy wording and supporting text have been amended to improve clarity regarding allowances for highly constrained retrofit and requirements relating to the assessment of energy performance. • Energy efficiency policy targets for healthcare facilities have been updated to align with the NHS Net Zero Building Standard in response to comments received from the **NHS London Healthy Urban Development Unit (HUDU)**.
ZC5: Low and Zero Carbon Heating Infrastructure	**Support for:** • Transitioning away from fossil fuel heating systems.	• Support noted

	• Expansion of low-carbon heating infrastructure and renewable energy sources. • Decentralised Energy Networks (DENs), supported by the **London Borough of Islington**. **Concerns regarding:** • The environmental and financial performance of decentralised energy networks. • Reliance on energy-from-waste heat sources. • Use of temporary gas boilers pending future network connections. • Operational requirements of healthcare facilities and resilience of energy systems. The **NHS London Healthy Urban Development Unit (HUDU)** highlighted the need for flexibility for healthcare facilities requiring reliable heating, cooling and backup systems. **Calls for:** • Greater emphasis on local renewable energy generation. • More detailed assessment of alternative heating technologies. • Clearer consideration of cooling requirements alongside heating infrastructure. • Additional guidance regarding Ground Source Heating and Cooling systems, requested by the **Environment Agency**.	• Policy ZC5 has been reviewed and updated to align with national policy and the emerging approach in the Draft London Plan with a focus on lowest cost (for users) and lowest carbon heating solutions. • Requirement for major proposals not to prejudice future delivery or expansion of heat networks has been retained. • The policy has been amended to remove the previous allowance for interim gas boilers. • New requirements added for proposals anticipated to generate significant waste heat, including requiring a Waste Heat Organisatoin Plan, where relevant. • The policy framework has been reviewed to ensure that specialist development types, including healthcare facilities, can continue to operate safely and effectively whilst contributing towards decarbonisation objectives, responding to concerns raised by **NHS London Healthy Urban Development Unit (HUDU).** • Supporting text has been reviewed regarding Ground Source Heating and Cooling systems and relevant groundwater protection guidance.

ZC6: Renewable Energy: On-site, Off-site and Offsetting	**Support for:** • Maximising renewable energy generation on new developments. • Supporting community energy and local renewable energy initiatives. **Concerns regarding:** • The effectiveness of carbon offsetting in delivering genuine carbon reductions. • Accessibility of renewable energy initiatives to existing residents and communities. • The practicality of renewable energy requirements for high-energy-use buildings. • The **NHS London Healthy Urban Development Unit (HUDU)** noted that healthcare facilities may face physical and operational constraints in delivering large-scale onsite renewable energy generation. **Calls for:** • Greater support for community-led renewable energy projects. • Greater clarity regarding offsetting arrangements and funding mechanisms. • Stronger engagement with local community energy organisations, including comments from the **Haringey Climate Forum**.	• Support noted • The policy involves a comprehensively revised energy offset approach which takes account of consultation feedback, best practice and the Council's evidence including around development viability • The offsetting framework is considered robust, effective and consistent with the borough's wider decarbonisation strategy. • Supporting text has been reviewed regarding renewable energy generation, community energy opportunities and carbon offsetting arrangements. • The Council recognises that some specialist development types may face practical constraints in delivering onsite renewable energy generation but considers that the policy makes sufficient allowance for this. • Policy wording and supporting text has been amended to clarify that offset rates will not be charged for retrofit development, to support and encourage the delivery of retrofit proposals. • Supporting text has been amended to strengthen references to engagement with community energy organisations and initiatives.

	• Review of the proposed offsetting approach and greater transparency regarding calculation and application of offset rates.	
ZC7: Assuring Energy Performance	**Support for:** • Monitoring and verifying actual energy performance outcomes. • Measures intended to address the performance gap between design and operation. **Concerns regarding:** • Monitoring arrangements and evidence requirements. • Clarification regarding the application of Retrofit Method Statements to non-residential and heritage assets. This issue was raised by the **Alexandra Park and Palace Charitable Trust**. **Calls for:** • Greater clarity regarding documentation requirements, monitoring arrangements and implementation	• Support noted • Policy wording and supporting text have been amended to improve clarity regarding Energy Statements, Retrofit Method Statements and performance verification requirements. • References to assessment and monitoring methodologies have been reviewed to ensure consistency throughout the chapter. • Requirements relating to retrofit and building performance documentation have been clarified • Supporting text has been reviewed to provide greater clarity regarding implementation and evidence requirements.

Issues Raised Outside the Scope of the Local Plan	**Concerns regarding:** • National energy pricing and regulation. • UK energy security policy. • Building Regulations and national permitted development rights. • Wider energy infrastructure matters and national power grid investment.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. • Relevant comments will be shared with the appropriate organisations and Council services where appropriate.

5.4.6 Sustainable Travel (Chapter 23)

Consultation Overview

A total of **115 responses** were received in relation to the Sustainable Travel chapter.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for walking, wheeling and cycling improvements.
2. Support for improved public transport, particularly east-west connectivity.
3. Greater emphasis on accessibility and inclusion for disabled people, older people and those with mobility impairments.
4. Mixed views regarding car-free development and parking provision.
5. Support for reducing vehicle crossovers and protecting streetscape quality.
6. Requests for stronger guidance relating to freight, servicing and delivery management.

"Accessible car parks with designated disabled parking spaces close to entrances are essential for people with mobility impairments, and the older population. These spaces should be wide enough to accommodate wheelchair users and have clear, step-free paths leading to key destinations." – Joint Partnerships Board

Summary of Responses to Draft Policies

Policy	Main Issues Raised	Our Response
T1: Achieving Sustainable Travel	**Support for:** • The overall policy including its sustainable travel ambitions and vision-led approach to transport planning. • The contribution sustainable travel can have towards reduced carbon emissions and broader environmental outcomes as supported by **National Highways, The Haringey Cycling Campaign, Highgate Society, Lee Valley Regional Park Authority**. **Concerns regarding:** • Lack of clarity regarding implementation and delivery mechanisms within the polices. This view was expressed by **Highgate Conservation Area Advisory Committee and several individuals**. • Potential impacts to the Strategic Road Network (**National Highways**). **Calls for:** • Various updates to Figure 208: Map of Transport Infrastructure in Haringey. • Review of the proposed transport hierarchy to consider e-vehicles and technological advancements (**Highgate Society**).	• Support noted • Supporting text and policies have been amended to clarify and provide additional guidance on the vision-led approach to transport planning in the context of the Local Plan. • Policy and supporting text have been amended to clarify how the policy will be implemented and when developer contributions would be sought. • Engagement undertaken with National Highways and Transport for London (TfL) regarding impacts to highways. • The Transport Map has been updated. • The Transport Hierarchy for movement and allocation of road space has been reviewed and amended to align with the Haringey Walking and Cycling Action Plan 2022.
T2: Walking	**Support for:** • The prioritisation of pedestrian movement and increased provision of walking routes in the borough	• Support noted

	was strongly supported by various stakeholder groups and individuals. **Concerns regarding:** • The safety and accessibility of existing pavements for children, older people, disabled people and people with mobility needs. This issue was raised by the **Highgate Conservation Area Advisory Committee, Highgate Neighbourhood Forum and Highgate Society**. • Loss of mature trees resulting from public realm improvements. **Calls for:** • Inclusion of Active Travel Zone (ATZ) Assessment for night-time (**TfL**). • Improved and widened footpaths, reduced street clutter and reconfiguration of the kerbside space.	• 'Wheeling' added to the policy title and accessibility and inclusive design aspects strengthened throughout the policy. • Policy amended to add the requirement for developments to demonstrate alignment with the Council's key strategic documents related to the delivery of walking and wheeling routes in the borough. • Trees protected by Policy G6 in the Green & Blue Infrastructure chapter • Policy revised to include the requirement for night-time Active Travel Zone (ATZ) Assessments. • Policy and supporting text were amended to reference key public realm design documents to guide good quality and inclusive design outcomes of the streetscape.
T3: Cycling	**Support for:** • Policies that support safe cycle travel and improved east-west links. **Concerns regarding:** • The accessible cycle parking policy requirement being too onerous (**Union 4 Planning obo Parkstock Ltd**). • The accessibility and safety of existing and proposed cycle routes and the conflicts with shared kerbside space by the (**Fountain Area Residents Association**). **Calls for:**	• Support noted • Policy amended to reduce the provision of Sheffield stands from 25% to 20% and 'most accessible type' for flexibility. • Policy and supporting text strengthened to ensure that proposals give greater consideration of safe,

	• Increased provision of connected and safe cycle infrastructure across the borough including in Green Lanes, Muswell Hill and Highgate areas. **Natural England and Canal River Trust** noted that links should be accessible to blue and green spaces. • All major developments to contribute to strategic cycling infrastructure, not just developments within 400m of the network, requested by TfL. • Increased provision of cycle hangars and cycle storage sheds and that they be made from sustainable materials, complement the streetscape, and do not cause clutter. This matter was raised by several groups including, **Highgate Conservation Area Advisory Committee, Highgate Neighbourhood Forum and Highgate Society.** • Revised cycle parking standards to reflect the GLA's Support for Housebuilding London Planning Guidance, raised by **SM Planning obo CGFS Hornsey Ltd (Fifth State), Re:Shape and Union 4 Planning obo Parking Stock Ltd.** • Improved policy guidance to encourage cycling journeys for non-residential developments (**Haringey Cycling Campaign**).	accessible, inclusive and high-quality cycling environment. • Policy T1 amended to specify that all developments are expected to support the transport vision by contributing to the delivery of transport infrastructure (including cycle infrastructure), proportionate to the location and scale of the proposal. • The cycle storage in front gardens policy was revised to include consideration of impact to streetscape and integration of sustainable solutions. • Expanded policy wording relating to the provision of supporting facilities for major developments that include places of work.
T4: Public Transport	**Support for:** • The proposed supportive approach to public transport including protection of existing and planned public transport infrastructure and/or enhancements was supported by **TfL** and **Network Rail**.	• Support noted

	• Developer contributions to support the financing and delivery of alterations and improvements to public transport infrastructure (**Network Rail**). • Improved public transport infrastructure and services within the borough was strongly expressed from respondents. **Concerns regarding:** • Effectiveness of the proposed sustainable travel ambitions without improved public transport infrastructure, particularly in areas not located near stations. • The inclusion of the freight railhead safeguarding policy within Policy T4 Public Transport which could get overlooked, (**Firstplan Ltd obo Holcim UK Ltd**). **Calls for:** • Increased east-west public transport links was strongly expressed by several respondents. • Greater consideration of accessibility at, to and from stations including step-free access. • The Local Plan to include bus servicing requirements and refer to Haringey's participation in the TfL's Better Bus Partnership programme, requested by **TfL**. • Continued Council and developer consultation with Network Rail for any sites adjacent or near to railway assets.	• Supporting text added to note the Council's ongoing support and advocacy for public transport improvements and the delivery of key strategic projects in Haringey. • Policies have been amended to clarify that proposals should contribute toward improvements to the bus network, including bus priority measures and bus standing facilities. • The proposed policy regarding safeguarding of railheads was shifted to Policy T7 Freight, Deliveries and Servicing. • Policy expanded to encourage proposals to integrate transport solutions to enable safe, inclusive and accessible connections. • Supporting text revised to emphasise that developers are expected to undertake early engagement with TfL, Network Rail and any other relevant public transport operators.
T5: Car Parking	**Support for:** • Car-free development and car-lite policies in locations well connected to public transport. Reduced car parking	• Support noted

	provision to support sustainable travel and reduced emissions aspirations was also expressed from several respondents. • Parking stress studies to inform case-by-case decisions. **Concerns regarding:** • The proposed car parking standards, including the approach to car-free development, disabled parking standards and proposed higher level of permissible parking where existing housing is being redeveloped, as raised by **TfL**. Concerns regarding the disabled parking standards was also raised by **Union 4 Planning obo Parkstock Ltd**. • Impact on disabled and other vulnerable groups, such as families with children and elderly due to restrictive parking policies, which could consequently increase on-street parking stress. • Implication to the policies due to the loss of Zipcar club operators was expressed by several respondents. **Calls for:** • Improved public transport links before the introduction of reduced car parking standards. • Accessible car parks with designated disabled parking spaces close to entrances (**Joint Partnership Board**). • Broader consideration of local conditions and alternative sustainable travel modes when establishing car parking standards.	• Policy amended so that car-free development is the starting point for establishing car parking provision. • The policy and supporting text relating to the requirement of parking stress surveys was refined and the expected types of mitigation measures to be secured was clarified. • The disabled parking policy and supporting text was amended to clarify that 10% of disabled parking provision delivered at the outset would be for social and affordable housing proposals or where there is a demonstrated need. Additionally, the policy was strengthened to protect disabled parking for its intended users and guidance was added to support implementation and delivery of disabled parking bays. • The policy seeks to provide an appropriate level of car parking for those who require it balanced against the need to deliver an efficient and sustainable form of development • The plan advocates for public transport improvements and the delivery of key strategic projects in Haringey. • The supporting text has been expanded to make clear that, where disabled parking is provided, car parking

	• Reinstating policy requirements relating to car parking in front of gardens as per existing Local Plan policy DM34 (**Haringey Crossover Group**).	spaces are to be located within the development and in close proximity to the nearest entrance or lift. • The requirements of Policy DM34 have been partially reinstated in Policy T6.
T6: Vehicle crossovers and Front Gardens	**Support for:** • The retention of the proposed vehicle crossover policy (**Haringey Crossover Group**). • Policies that deter new vehicle crossovers to maintain existing local character and protect existing trees. **Concerns regarding:** • Potential for vehicle crossover restrictions to push cars onto the street which could cause safety and accessibility issues for households with children and elderly residents. **Calls for:** • A more restrictive approach towards restricting vehicle crossovers.	• Support noted. • Concern noted. The policy seeks to balance a range of considerations. The Council has wider policies to manage on-street car parking. • The policy wording has been strengthened to more transparently resist new vehicle crossovers. • Additional criterion added to the policy including the need for developments to demonstrate that proposals will not negatively impact walking, wheeling or cycling, or highway safety.
T7: Freight, Deliveries and Servicing	**Support for:** • No specific comments provided. **Concerns regarding:** • Potential restriction of deliveries and servicing needed for businesses and residents. **NHS** highlighted the	

	current challenges with ambulance and emergency services parking and access where treatment is carried out at patients' homes, particularly for care homes. • Increased congestion and safety impacts from delivery vans due to lack of parking. • Restrictive delivery servicing time periods that may not align with the needs of all types of lifestyles. **Calls for:** • Reference to the requirement of Construction Logistics Plans and Delivery and Servicing Plans (TfL).	• Concerns noted. Policy wording was strengthened to set out the Council's expectations regarding adequate and sustainable provision of deliveries and servicing. • Cross-reference to Delivery and Servicing Plans and Construction Logistics Plan requirements was incorporated into the policy.
Issues Raised Outside of the Scope of the Local Plan	• The Council should work with TfL to extend the operation of bus lanes to be 24/7, 365 days a year, shared with cyclists, suggested by the **Gardens Resident Association, Highgate Neighbourhood Forum and the Highgate Conservation Area Advisory Committee.** • Recommendations provided by the **Highgate Neighbourhood Forum and Highgate Conservation Area Advisory Committee** that the Council initiate a taskforce to address and manage street clutter issues and introduce a policy for e-bike share schemes as part of a London-wide initiative to increase availability. • **Haringey Cycling Campaign** recommended that the Haringey Walking and Cycling Action Plan 2022 and Transport Strategy 2018 be updated as part of the Local Plan process.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the appropriate Council services where appropriate.

	• **CPRE London** suggested that the Local Plan should propose re-allocation of land-use toward kerbside space to reinstate the kerbside as public space which could be used for bus and cycle lanes, cycle storage, shared mobility parking, delivery hubs, rain gardens, tree planting, EV charging etc. • Comments raised concern relating to increased traffic congestion and air pollution due to the roll out of Low Traffic Neighbourhoods (LTN), particularly in Bounds Green and Muswell Hill.	

5.4.7 Green and Blue Infrastructure (Chapter 24)

Consultation Overview

A total of **88 responses** were received in relation to the Green and Blue Infrastructure chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified **four** principal themes:

1. Strong support for the protection and enhancement of green and blue infrastructure, and the strengthening of its connectivity into a borough-wide green and blue network
2. Calls for a strategic approach for planning green and blue infrastructure
3. Support for more ambitious urban greening, biodiversity and nature recovery target
   Concerns regarding the monitoring, maintenance and enforcement of policies

"It is positive to see that the Council seeks to protect, enhance and increase the provision of green and blue infrastructure, including that major developments must be supported by a Green and Blue Infrastructure Plan. It's great that the council recognises the multi-faceted benefits that green and blue infrastructure can contribute too." - Environmental Agency

Summary of Responses

Policies	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
G1: Green and Blue Infrastructure	**Support for:** • The overall approach to green and blue infrastructure, particularly the emphasis on enhancing connectivity between parks, open spaces and watercourses as part of an integrated green and blue network. **Concerns regarding:** • Multifunctionality of open space, recognising that open spaces should be assessed individually and managed in a way that responds to their specific characteristics, functions and value, and that a range of functions may be delivered across a network of open spaces rather than within every individual site.	• Support noted • Agreed. Planning policy principally relates to development and new buildings. Ongoing management of spaces is a non-planning matter. The Council has other strategies in place for management of its parks and green space

	Calls for: • A strategic approach for green infrastructure (**Natural England**).	• The policy has been comprehensively re-drafted to set out a strategic approach to conserving, enhancing and expanding Haringey's habitats and green and blue infrastructure networks. The policy's green and blue infrastructure principles have been amended to better align with the approach of Natural England & the Council's Parks & Greenspace Strategy, including a stronger emphasis on inclusivity, social integration and well-being.
G2: Green Belt and Metropolitan Open Land	**Support for:** • The continued protection of Green Belt and Metropolitan Open Land (MOL) from inappropriate development. **Concerns regarding:** • The ambiguity of inappropriate development. **Calls for:** • Stronger clarity regarding the circumstances in which development and reconfiguration may be considered acceptable on Metropolitan Open Land (**London Garden Trust**).	• Support noted • For Green Belt, inappropriate development is defined in the NPPF. Policy related to Metropolitan Open Land (MOL) redrafted to be consistent with the Draft London Plan which decouples MOL protection from national Green Belt policy • Policy wording relating to reconfiguration on Metropolitan Open Land has been clarified through the addition of "and" between the

		relevant conditions to confirm that all 3 conditions apply.

G3: Open Space and Recreation	**Support for:**
	• The protection of designated open spaces and the principle of no net loss of open space provision.
	
	Concerns regarding:
	• The lack of protection for undesignated open spaces.
	• Reliance on existing open spaces and recreational facilities to meet future needs.
	• The viability of delivering new open space provision within smaller major residential developments.
	• The limited provision of artificial grass pitches suitable for hockey.
	• A perceived focus on the functional value of open space without sufficient recognition of its recreational, historic, cultural and biodiversity value.
	
	Calls for:
	• Stronger protection for sports and recreational land.
	• The preparation of a Playing Pitch Strategy to inform future provision and investment (**Sport England**).
		• Support noted
		
		• The Draft Local Plan includes a significantly expanded amount of designated versus the current adopted Local Plan. It is not considered justified to provide protection to undesignated open space.
		• The plan seeks as a starting point that development provides new accessible open space on site with financial contributions in-lieu as a fallback. No change needed.
		• Policy requirements relating to designated open space have been reframed in more positive terms, including expectations that proposals:
		  ○ optimise the value of the open space
		  ○ align with strategic policy set out in G1
		  ○ promote inclusive use, enjoyment, and access
		• The focus of the provision of new open space from quantity has been expanded to include quantity, quality and accessibility standards, including:
		  ○ Greater emphasis on identified deficiencies
		  ○ Stronger requirement for publicly accessible open space
		  ○ More flexible approach to off-site contributions

		○ More explicit recognition of accessibility improvements, i.e. walking and cycling connections ○ Less focused on the developments own open space provision and more the wider open space provision • In relation to sport and recreation provision, the Proposed Submission Local Plan addresses this in an expanded Culture, Sports and Recreation chapter. The need for an updated Playing Pitch Strategy is noted and agreed.
G4: Urban Greening	**Support support for:** • The overall approach to urban greening and the ambition to increase greening across the borough. **Concerns regarding:** • The long-term maintenance and management of greening measures, particularly how ongoing compliance and performance will be monitored. **Calls for:** • More stringent requirements for Urban Greening Factor (UGF) assessments, including mandating UGF calculations for all development Greater emphasis on delivering UGF contribution on site	• Support noted • The policy already requires management of greening to be secured. No change. • The policy has been amended to require Urban Greening Factor assessments for all schemes of 5 homes and above. This is more stringent that the London Plan. Requiring assessments for all development is not considered justified.
G5: Biodiversity and Biodiversity Net Gain	**Support for:** • The overall approach to Biodiversity Net Gain (BNG).	• Support noted

	• The requirement that off-site BNG contributions should only be accepted where they are delivered within Haringey. • The incorporation of swift bricks within development proposals. **Concerns regarding:** • The monitoring and long-term enforcement of biodiversity requirements. • The designation, amendment or reduction of Sites of Importance for Nature Conservation (SINCs), particularly at Parkland Walk, Finsbury Park and Pinkham Way. **Calls for:** • Preparation of a Habitats Regulations Assessment (HRA), including consideration of impacts on Epping Forest (**Natural England**). • Stronger emphasis on the protection of mature trees, ecological networks and nature corridors. • Greater support and policy clarity relating to irreplaceable habitats, including consideration of biodiversity net gain targets above the statutory 10% minimum (**Woodland Trust**). • Consideration of using off-site BNG contributions to support the delivery of a biodiverse wetland at Hornsey Filter Beds. • More ambitious biodiversity net gain requirements, including calls for a mandatory 20% BNG requirement for medium and large developments.	• The policy has been reorganised to include an implementation section, setting out requirements for Biodiversity Net Gain (BNG) Plans, Habitat Management and Monitoring Plans, and other related contributions. • Schemes subject to statutory BNG must submit a Habitat Management and Monitoring Plan setting out how gains will be secured for a minimum of 30 years. • The Local Plan proposes to retain existing Site of Importance for Nature Conservation (SINC) designations for these 3 sites support by a borough wide SINC Review. • A Habitats Regulations Assessment (HRA) has since been prepared for the Draft Local Plan and an HRA has also bene prepared to support the Proposed Submission Local Plan. • The policy has been strengthened to provide additional protection for ecological corridors and stepping-stone habitats. • The Proposed Submission Local Plan requires schemes which are subject to statutory BNG to deliver a 20% BNG uplift. • BNG is prioritised on-site in the first instances in line with legislation and national/regional policy

	• Closer alignment with national planning guidance on the application and assessment of Biodiversity Net Gain.	• Protection for geodiversity has been expanded to include Regionally Important Geological Sites (RIGS) and Locally Important Geological Sites (LIGS)..
G6: Trees	**Support for:** • The overall approach to tree protection, retention and planting. • Increased tree planting across the borough. **Concerns regarding:** • The monitoring and enforcement of tree protection policies, particularly in light of perceived breaches of regulations and limited penalties for non-compliance. **Calls for:** • Greater prioritisation of tree planting along main commuter routes and arterial roads. • Increased flexibility within the policy to allow the removal of poor-quality trees where appropriate. • A more robust approach to the protection of mature trees as critical infrastructure, together with stronger requirements relating to tree pit design and sustainable drainage (**Haringey Tree Protectors**). • A clearer monitoring and enforcement framework for tree protection, alongside greater community involvement in reporting breaches. • Stronger policy requirements for the use of UK-sourced and UK-grown tree stock, clearer protection for veteran and ancient trees and ancient woodland,	• Support noted • The Trees policy has been amended and reinforced to provide maximum clarity and to have strongest effect. Breaches and non-compliance are a principally a planning enforcement matter and not a Local Plan matter. • The policy has been amended to provide a clear steer over where new trees should be planted • The policy has been amended to more clearly differentiate the level of protection to be provided to significant trees and trees falling outside this definition. • The policy provides strong protection to mature trees • Monitoring and enforcement is important but is mostly not a Local Plan issue. The Council does wider monitoring and also has a planning enforcement function.

	additional guidance on tree replacement, and the use of the UK Tree Equity Scorecard to inform site allocations (**Woodland Trust**).	• New requirements have been introduced to ensure tree species selection promotes diversity and takes account of future climate adaptation, . • References to the Haringey Street Tree Design Guide have been incorporated to support implementation.
G7: Food Growing	**Support for:** • More local food growing opportunities across the borough. **Concerns regarding:** • The need for food growing spaces within new developments to benefit both future and existing community, while also forming parts of urban greening and biodiversity goals. **Calls for:** • Limiting requirements primarily to C3 residential development and only where appropriate, recognising competing demands for communal space. • Greater emphasis on biodiversity enhancement through food-growing initiatives. • The inclusion of requirements for fruit tree planting.	• Support noted • The Council agrees with the importance of food growing spaces and requirements relating to food growing have been strengthened. Major residential developments are now expected to incorporate food-growing measures unless demonstrated to be unfeasible. • The Council believes that food growing can be accommodated in most forms of residential development. No change. • The Council supports fruit tree planting and biodiversity enhancement through food growing initiatives but does not consider any changes to the policy are required in this regard
G8: Watercourses	**Support for:** • The overall approach to protecting, restoring and enhancing watercourses across the borough.	• Support noted

	• The ambition to support the deculverting of the Moselle River. **Calls for:** • Clearer references to relevant strategies and partnership initiatives, including the Moselle Brook Working Group, the London Lea Catchment Plan, and the Moselle Brook Vision and Action Plan. • Greater recognition of wetland environment expansion opportunities. • Stronger protection and enhancement of heritage assets associated with waterways.	• The policy has been re-drafted so it is more strategic and references relevant strategies and plans. • The policy now provides clearer support for a network of high-quality water spaces, including protecting and where possible enhancing water spaces. • Heritage assets are provided protection by relevant policies in the plan's heritage chapter.
Issues Raised Outside the Scope of the Local Plan	**Concerns regarding:** • The use of chemicals and pesticides and calls for further restrictions on their use.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. • Relevant comments will be shared with the appropriate Council services where appropriate.

5.4.8 Housing (Chapter 25)

Consultation Overview

A total of **88 responses** were received in relation to the Housing chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for the Council's ambition to maximise genuinely affordable housing provision and expand the Council's housebuilding programme.
2. Support for the overall approach to meeting housing needs, alongside requests to review housing targets in light of updated evidence.
3. Concerns regarding the proposed affordable housing threshold, viability implications and the approach to smaller development sites.
4. Support for increasing the supply of specialist and supported housing, alongside requests for stronger recognition of the accommodation needs of older people, people with disabilities, young people, care leavers and other vulnerable groups.
5. Support for the Council's commitment to meeting Gypsy and Traveller accommodation needs, alongside requests for greater clarity regarding future pitch requirements and site selection criteria.
6. Support for community-led, self-build and custom-build housing, including calls for greater recognition of community land trusts, housing co-operatives and other alternative housing delivery models within the Local Plan.

"I really support the "Requiring 40-50% of new homes to be genuinely affordable, with a focus on social rent." Please try to aim for the 50% target. Also, please try to make sure all new built homes are carbon neutral, resilient and built to last (not falling apart within years/a decade!)." - Local Resident

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
H1: Meeting Housing Needs	**Support for:** • The Council's commitment to meeting and, where possible, exceeding Haringey's London Plan housing target. • Delivery of new Council homes and genuinely affordable housing. • A focus on social rent and affordable housing provision. • The overall approach to increasing housing supply and meeting housing need. **Concerns regarding:** • Whether existing housing targets adequately account for historic under-delivery of housing. • The need to consider emerging London-wide housing evidence and future housing targets. • The scale of housing delivery required to address housing need. **Calls for:** • Publication of an updated housing trajectory and delivery assumptions (**Greater London Authority**).	• Support noted • Housing target updated in Proposed Submission Local Plan to account for under-delivery over the period 2021/2 to 2025/6 • Consideration given to Draft London Plan 2026 and associated housing evidence base • Updated housing trajectory included in Proposed Submission Local Plan

	• Greater emphasis on community-led housing, co-operative housing and Community Land Trust delivery models (**Highgate Neighbourhood Forum**). • Consideration of alternative housing ownership and management models (**Highgate Neighbourhood Forum**).	• Policy H6 strengthened to include more explicit support for community-led housing and non-traditional forms of housing
H2: Genuinely Affordable Housing	**Support for:** • The aspiration to secure 50% of homes delivered over the plan period as genuinely affordable housing. • The focus on Social Rent, London Affordable Rent and London Living Rent products. • The Council's commitment to maximising affordable housing delivery. **Concerns regarding:** • The proposed 40% affordable housing threshold and its divergence from London Plan Policy H5 (**Greater London Authority**). • Potential impacts of affordable housing requirements on scheme viability (**Greater London Authority**). • The proposed affordable housing contribution requirement for schemes delivering 5-9 homes (**Greater London Authority**). **Calls for:**	• Support noted • Potential conformity issued noted with London 2021. Proposed Submission Local Plan has been informed by a 2026 Whole Plan Viability Assessment which is considered to justify the 40% threshold target. • 2026 Whole Plan Viability Assessment supports the Council securing affordable housing contributions on schemes delivering 5-9 homes

	• Further viability testing to support proposed affordable housing thresholds (**Greater London Authority**). • Review of affordable housing requirements in light of updated Strategic Housing Market Assessment and viability evidence (**Greater London Authority**).	• Further viability testing conducted and review of affordable housing requirements undertaken but no consequent changes proposed to Draft Local Plan
H3: Housing Mix	**Support for:** • Prioritising family-sized homes. • Providing a range of housing sizes and tenures to meet local housing need. **Concerns regarding:** • The limited flexibility provided for one-bedroom homes. • Whether housing mix requirements fully reflect changing housing needs and market demand (**Greater London Authority**). **Calls for:** • Greater flexibility in housing size requirements whilst continuing to address local need (**Greater London Authority**).	• Support noted • Concerns noted • Housing mix requirements now presented as targets. Housing mix parameters informed by 2026 Haringey Strategic Housing Market Assessment.

H4: Build to Rent	**Support for:** • Contribution of Build to Rent as part of a diverse housing market. • The principle of securing affordable housing provision within Build to Rent developments. **Concerns regarding:** • Whether proposed affordable housing requirements for Build to Rent developments are supported by viability evidence (**Greater London Authority**). **Calls for:** • Further viability testing of the policy approach (**Greater London Authority**).	• Support noted • Requirements informed by 2026 Whole Plan Viability Assessment ahead of Regulation 19. No change • Further viability testing conducted to inform Proposed Submission Local Plan
H5: Small Sites and Smaller Housing Development	**Support for:** • The role of small sites in contributing towards housing delivery. • Intensification in sustainable locations with good public transport accessibility. **Concerns regarding:** • The impact of affordable housing requirements on small developers and housing delivery (**Greater London Authority**).	• Support noted • 2026 Whole Plan Viability Assessment supports the Council securing affordable housing contributions on schemes delivering 5-9 homes

	Calls for: • Greater support for community-led housing and small-scale housing delivery models (**Highgate Neighbourhood Forum**). • Additional recognition of redevelopment opportunities on previously developed sites, including car parks and low-density commercial sites (**Transport for London**).	• Policy H6 strengthened to include more explicit support for community-led housing and non-traditional forms of housing • Support provided for development of car parks in Policy T5. Support provided for redevelopment of commercial sites in employment and town centre chapters where this is appropriate.
H6: Self-build, Custom-build and Community-led Housing	**Support for:** • More self-build and custom-build housing in Haringey. • Support for community-led housing, Community Land Trusts and housing co-operatives (**Highgate Neighbourhood Forum**). **Concerns regarding:** • Limited opportunities currently available for community-led housing delivery. **Calls for:** • Greater support for community-led housing within larger development sites (**Highgate Neighbourhood Forum**). • Greater support for Community Land Trusts, housing co-operatives and other non-traditional	• Support noted • Policy H6 amended to state the Council will take a positive approach to non-traditional forms of housing and will support and facilitate community-led housing. • Proposed Submission Local Plan includes clearer support for community-led housing and says sites of more than 150 homes should seek to make provision for this

	delivery models (**Highgate Neighbourhood Forum**).	
H7: Housing Older People and Vulnerable People	**Support for:** • The provision of specialist accommodation for older and vulnerable people. • The objective of enabling independent living. **Concerns regarding:** • Limited reference to best practice guidance for specialist accommodation (**NHS North Central London Integrated Care Board**). • The need to consider accommodation needs for younger vulnerable people, care leavers and people with complex needs (**NHS North Central London Integrated Care Board**). **Calls for:** • Reference to the Adult Social Services Market Position Statement (**NHS North Central London Integrated Care Board**). • Stronger recognition of care leavers and younger people requiring supported accommodation (**NHS North Central London Integrated Care Board**). • Recognition of community-led and intergenerational housing models (**Highgate Neighbourhood Forum**).	• Support noted • Policy already requires schemes to be of a high-quality and meets relevant best practice guidance for the form of accommodation proposed. No change. • Policy amended to make clear that vulnerable people include younger people. • Reference added with policy to Haringey Adult social services market position statement. • Policy amended to make clear that vulnerable people include younger people. • Policy H6 strengthened in relation to non-traditional forms of housing. • New policy included in Proposed Submission Local Plan relating specifically to Temporary and Emergency Accommodation.

H8: Large-scale Purpose-built Shared Living	**Support for:** • The prioritisation of conventional self-contained homes over co-living accommodation. **Concerns regarding:** • The role of large-scale shared living within the borough's housing offer. • Ensuring such accommodation does not displace conventional housing. **Calls for:** • Continued prioritisation of self-contained homes and genuinely affordable housing.	• Support noted • No substantive changes proposed. The policy is already considered to give appropriate priority to conventional housing • Policy continues to prioritise conventional homes in line with identified local needs.
H9: Purpose-built Student Accommodation	**Support for:** • The principle that student accommodation should not compromise delivery of conventional housing. • Requirements for demonstrated need and affordable student accommodation provision. **Concerns regarding:** • Ensuring student accommodation supports wider housing objectives. **Calls for:** • Retention of requirements linking proposals to demonstrated educational need.	• Support noted • Concern noted • The existing policy requires demonstration that student accommodation will contribute to meeting

		an identified strategic need and as well as being subject to a nominations agreement. No change.
H10: Gypsy and Traveller Accommodation	**Support for:** • The Council's commitment to meeting identified Gypsy and Traveller accommodation needs (**Greater London Authority** and **London Borough of Islington**). • Safeguarding existing Gypsy and Traveller sites. **Concerns regarding:** • Flood risk considerations for future Gypsy and Traveller sites (**Environment Agency**). • The need for greater clarity regarding future pitch requirements (**Greater London Authority**). **Calls for:** • Inclusion of the borough's identified pitch requirement within the policy (**Greater London Authority**). • Stronger requirements relating to flood risk and flood risk assessments (**Environment Agency**). • Provision of access to nature through site design and location (**Natural England**).	• Support noted • Concerns noted • Policy amended to reflect Gypsy and Traveller pitch requirements from 2022/3 to 2037/8 • Policy already requires that sites are suitable for residential development and occupation and is not an unacceptable risk of flooding. Proposed Submission Local Plan support by updated SFRA Level 1 and SFRA Level 2. • Policy amended to require access of sites to access wherever possible.

H11: Loss of Existing Housing	**Support for:** • Protection of existing housing stock. • Protection and replacement of affordable housing. • Application of Housing Strategy principles to estate renewal proposals (**Highgate Neighbourhood Forum**). **Concerns regarding:** • The loss of affordable housing through redevelopment. **Calls for:** • Continued application of tenant and leaseholder protections in estate renewal schemes (**Highgate Neighbourhood Forum**).	• Support noted • The policy already provides protection in line with the London Plan. No substantive changes proposed. • Policy already provides for this. The Council also commits to this outside Local Plan via Housing Strategy etc. No change.
H12: Residential Conversions, Houses in Multiple Occupation, and Hostels	**Support for:** • Protecting family-sized housing. • Managing concentrations of Houses in Multiple Occupation. • Ensuring good quality accommodation standards. **Concerns regarding:** • The loss of family homes through conversion. • Impacts of poorly managed HMOs on neighbourhood character and amenity.	• Support noted • Concerns noted

	Calls for: • Retention of robust controls on conversions and HMOs.	• The Proposed Submission Local Plan retains robust controls. For HMOs the policy is amended to provide greater flexibility over the wards where new HMOs can be located but with tighter controls on local and hyper-local HMO concentration and clustering.

5.4.9 Social Infrastructure (Chapter 26)

Consultation Overview

A total of **68 responses** were received in relation to the Social Infrastructure chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for the policy and its overarching objectives.
2. Strong support for the protection of existing social infrastructure, including places of worship and sports and recreation facilities.
3. Calls for greater policy flexibility to facilitate the delivery and redevelopment of social infrastructure.
4. Calls for stronger protection of the quality of social infrastructure, alongside its quantity, particularly in relation to play spaces.
5. Strong support for the provision of public toilets.
6. Calls to ensure inclusive and equitable access to social infrastructure, including the provision of public toilets.

"Housing and social infrastructure should be planned, designed, built and opened at the same time. Social Infrastructure should NOT be an afterthought..."

- Local resident

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
S1: Living Well	**Support for:** • The timely delivery of sufficient, high-quality community facilities and the policy objective of promoting healthy lives for all. **Concerns regarding:** • The feasibility of the co-location of social infrastructure services from different provides • More funding and investment into maintaining social infrastructure • Extended library opening hours needed to ensure accessibility of service	• Support noted • Concerns noted. The Council will work collaboratively with partners and stakeholders to enable delivery of an integrated, efficient, accessible, inclusive and resilient social infrastructure network. • The Local Plan seeks to ensure new development contributes to new and enhanced social infrastructure. Funding of maintenance is mostly a non-planning matter though and therefore largely outside the scope of the plan • Library opening hours fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the appropriate Council services.
S2: Social Infrastructure	**Concerns regarding:** • Insufficient support for enhancing existing social infrastructure, including places of worship. (**Assunnah Islamic Centre**)	• Policy S2 has been split into two policies to separate protection of existing facilities from support for new and enhanced social infrastructure.

	• Restrictions on the redevelopment of surplus social infrastructure facilities and marketing requirements for their loss, which could delay development and reinvestment. • Loss of open space, sport and recreation facilities. (**Sport England**)	• Marketing requirements has been reduced from 2 years to 18 months but with a requirement to consult with the Council to confirm that the proposed marketing campaign is suitable. • Supporting text has been expanded to clarify that marketing evidence is not required where redevelopment provides replacement provision, public service transformation, or facilities are declared surplus to operational requirements. • Cross-referencing with Policy G3 has been strengthened in supporting text to ensure proposals involving the loss of social infrastructure on designated open space also comply with open space protection requirements.
S3: Play Space	**Support for:** • Safe, accessible and natural play spaces **Concerns regarding:** • Play space delivered meets size standard but is not suitable for play	• Support noted • Policy wording has been amended to require play spaces to be of an appropriate size, layout and design.
S4: Public Toilets	**Support for:** • Increasing public toilet provision **Calls for:** • Definition of large-scale development where public toilet provision is required • Access to include for disabled and elderly (**Joint Partnership Board**)	• Support noted • Policy wording has been amended to include the size of development that requires public toilet provision and management • Wording added to policy regarding users and design standards.

5.5.0 Employment and Industry (Chapter 27)

Consultation Overview

A total of **35 responses** were received in relation to the Employment and Industry chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified five principal themes:

1. Strong support for meeting the employment needs of the borough through protection and intensification of designated employment land.
2. Concerns around the implications of marketing evidence in justifying the loss of Non-Designated Employment sites.
3. Concerns over the lack of flexibility in respect of the Affordable Workspace Policy, specifically at site specific level.
4. Objections to the lack of flexibility provided in policies related to the appropriate land uses of designated employment sites.
5. Clarification over the requirements for Co-Location, particularly in reference to the current London Plan.

"Waltham Forest supports Haringey's approach to protecting and intensifying land for employment and industry within the tri-borough area." – London Borough of Waltham Forest

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
EI1: Inclusive and Resilient Economy	**Support for:** • Approach to protecting and intensifying land for employment and industry within the tri-borough area.**(Waltham Forest)** **Calls for** • Figure 211 to be amended. The shaded section in south Tottenham does not match any of the designations in the key. **(Waltham Forest)**	• Support noted • Figure will be updated in Proposed Submission Local Plan.
EI2: Designated Employment Land	**Support for:** • Commitment to support an uplift in floorspace and the measures to segregate intensive and heavy industrial uses to the SIL.**(Islington)** • Requirements for proposals needing to protect and enhance the designated employment area are fully supported and should be retained. • Support for requirements for proposals within or adjacent to designated employment land to not compromise the integrity or effectiveness of these locations. • Endorses support for proposals which will enhance the quality and environment of employment sites,	• Support noted

	including public realm, access by foot and cycle, and wayfinding. **Concerns regarding:** • The inclusion of drinking establishments, nightclubs and venues for live music/ culture on SIL sites. **(GLA)** • The allocation of Vale Road as an LSIS site is overly rigged and does not sufficiently reflect the realities of the site or its surrounding context. • Rosebery Industrial Park is not fit for purpose. It should be refurbished for light industrial or creative economies, or demolished for housing. **Calls for:** • Plan to include a clear intention to monitor industrial capacity over the life of the Plan to be consistent with the approach in the London Plan. **(GLA)** • Inclusion of 'public transport' in the requirement to improve and enhance the quality of the environment of sites. **(TFL)** • Vale Road's LSIS designation to be removed, or a more flexible policy approach applied. • Policy should mirror the London Plan in respect of intensification and co-location. • Clarify that any masterplan as part of the masterplanning process referenced in the policy holds no planning weight, unless formally adopted.	• Inclusion of cultural activities in SIL sites removed from appropriate uses. • The Haringey Employment Land Study continues to show a demand for employment floorspace which LSIS sites such as Vale Road and Rosebury Industrial Estate make a major contribution to. De-designation or the introduction of a more flexible approach is not considered appropriate. Retrofitting and refurbishment of existing employment sites is encouraged in this policy • The Proposed Submission Local Plan includes a comprehensive monitoring framework, including for industrial capacity • Reference to 'Public Transport' added into requirements for proposals to improve and enhance the quality of the environment of sites. • Removal of LSIS designation for Vale not supported • Existing policy is considered to be sufficient in referencing the requirements of the existing London Plan, and maintains flexibility when a new plan is adopted.

	• Policies Map should be corrected to include the full extent of the rail served concrete batching plant site within the defined Cranford Way LSIS boundary.(National Rail) • A more nuanced and flexible approach to the designation of employment sites align the Local Plan with national policy objectives to optimise the use of previously developed land and respond to local housing needs. • Policies would be further strengthened by a ban on the demolition of buildings constructed before the 1950s. This would help preserve heritage assets, reduce the carbon impacts associated with new construction, and prioritise retrofitting existing buildings.	• Clarification on the planning weight of masterplans is not considered to be required. • Requirements for railhead safeguarding are in Policy T7 of the Proposed Submission Local Plan. No change proposed to Policies Map. • The Council's evidence supports the protection of existing employment areas for employment uses and does not support use of employment land for housing needs • The policy promotes the renewal and refurbishment of existing buildings. Further policies relevant to reducing carbon impact can be found in other plan chapters.
EI3: Non-Designated Employment Sites	**Support for:** • Requirement to submit evidence of at least 12 months active marketing of employment sites. **Concerns regarding** • Marketing exercise is 'gameable', and delays housing delivery without producing reliable evidence. No marketing period will generate demand for premises the market cannot use. • No such evidence has been provided for justifying a minimum of 12 months marketing. • Evidence base should identify whether Haringey faces an employment land shortage or surplus. If	• Support noted • The marketing requirement aligns with E7 of the London Plan in requiring marketing evidence for at least 12 months. No change. • The Council has undertaken an Employment Land Study which finds there is substantial need for additional employment land/floorspace in the borough.

	surplus exists, prolonged marketing requirements merely delay inevitable release. • Policy should not impose stricter tests for planned releases than permitted development allows for unplanned conversions. • Does not include safeguarding of rail served mineral sites. **Calls For** • Reduce marketing periods to align with the London Plan minimum of 12 months; • Adopt the ODVT framework set out in Representation 8 as an alternative to marketing evidence for employment sites • Introduce gateway criteria allowing marketing requirements to be reduced or waived where objective indicators clearly demonstrate lack of demand.	• Planning legislation for permitted development, and planning policy are different processes, and do need to have similar assessment criteria. • Requirements for railhead safeguarding are in Policy T7 of the Proposed Submission Local Plan. • Policy is considered reasonable and proportionate and is in line with London Plan marketing requirements. No change.
EI4: Affordable Employment Space	**Support for:** • Approach to affordable workspace. **Concerns regarding:** • Requirements need to be more flexible to allow for the delivery of employment space that is most appropriate for specific locations of development proposals and adaptable to what may be the best approach to employment locally. • The reliance on developers to undertake this marketing is overly onerous and should instead be a	• Support noted • The policy is considered to have sufficient flexibility in respect of affordable workspace provision. A borough wide approach is considered simpler and most appropriate to implement. No change. • The onus is on the developer to undertake marketing exercises. No change.

	joint exercise between the London Borough of Haringey and developer. **Calls for** • Further flexibility in the policy is encouraged to allow applications to be assessed on a case-by-case basis subject to the exact nature of the proposals and operator.	• No change. The policy is considered to provide appropriate flexibility including in relation to viability and off-site/cash-in-lieu provision.
EI5: Employment, Skills Development, and Local Business Growth	**Support for:** • No support raised. **Concerns regarding:** • No concerns raised. **Calls for:** • Supporting local communities and helping young people to develop skills and help get jobs. Give employers incentives to give local jobs.	• The policy aims to create and promote employment, skills training and enterprise opportunities for young, local people. No change.
EI6: Contaminated Land	**Support for:** • Reference to Land Contamination Risk Management (LCRM) in policy and supporting text. **(Environment Agency)** **Concerns regarding:** • No concerns raised **Calls for:** • Suggest adding further detail regarding the Environment Agency's Land Contamination Risk Management guidance'	• Support noted • Not appropriate to cite guidance detail in policy. Sufficient to refer to guidance. Policy simplifed taking this into account.

	• Reference should be made to the Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. **(Environment Agency)**	• Reference added in supporting text to Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution.

5.5.1 Town Centres and High Streets (Chapter 28)

Consultation Overview

A total of **53 responses** were received in relation to the Town Centres and High Streets chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified four principal themes:

1. Concerns about retail decline, vacant shops, loss of independent businesses, and the need to maintain vibrant, viable high streets and town centres.
2. Concerns about noise, disturbance, litter, anti-social behaviour, and the impacts of evening, night-time and delivery-related activities on nearby residents.
3. Calls to upgrade Archway Road from a Local to a District Centre.
4. Support for limiting unhealthy or potentially harmful uses such as gambling premises, payday lenders, pawnbrokers, shisha premises and hot food takeaways, while supporting health facilities and social infrastructure.

"We strongly support the inclusion of a policy limiting the number of hot food takeaways, gambling, pawnbrokers, pay day loan shops and shisha premises." – NHS

Summary of Responses

Policies	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
TC1: Vibrant Town Centres and High Streets	**Support for:** • The Council's approach to ensuring vibrant, sustainable and inclusive town centres. **(Waltham Forest)** • The designation of Myddleton Road as a local high street and policies protecting ground-floor retail uses and active frontages. **(We Love Myddleton Road)** **Concerns regarding:** • the decline of town centre retail provision, and the resulting need for residents to travel outside the borough to access a wider range of shops and essential services. **(HCAAC)** **Calls for** • The policy and chapter should recognise the role of all high streets and shopping areas, not just town centres. **(Highgate Society)**	• Support noted • Concern noted. No change proposed to policy as existing policy already positively responds to evidenced retail needs. The Local Plan seeks to support the vitality and viability of centres by promoting a diverse mix of uses that meet the needs of residents • The Council acknowledges the important role High Streets play in the town centre network, and this is supported throughout the chapter.

	• Work with the council to identify health provision in town centres where a need has been identified, and how additional health requirements over the plan period can be secured.**(NHS)** • Archway Road to be designated as a District Centre to reflect its economic importance and support its future vitality. **(Highgate Society) (ARAG)** • Highgate High Street to be designated as a Local Centre in the town centre network. **(HCAAC)** • Stronger policies to ensure that potentially noisy town centre uses do not adversely affect the amenity of nearby residents.**(HCAAC)** • Proposals should take account of existing transport connections, noting that residents in Highgate often have better access to shops, services and facilities in neighbouring boroughs and central London.**(HCAAC)** • Town centre policies will only be effective in supporting vibrant and resilient high streets if they are complemented by Article 4 Directions in areas where commercial uses are vulnerable to loss.**(ARAG)** • The Council should take a more proactive town centre management approach, highlighting rising shop vacancies in Crouch End and the loss of independent businesses. **(HHS)** • Support town centres while keeping health and safety at the top of the priority • Rectifying potential error in Figure 212, which does not show any difference in the colour-coding of District and Emerging Centres.	• The Council continues to work with the NHS in identifying the need for, and provision of health facilities, and how these can be provided. • The role and function of Archway Road is recognised but based on available considers the Local Centre designation appropriate. The Local Plan will continue to support its vitality and viability. • Highgate High Street was recorded as a Local Centre on the Policies Map but mistakenly omitted from Draft Local Plan schedule. Error corrected in Proposed Submission Local Plan. • The town centre network directs uses to the most appropriate areas of the borough. Policies regarding residential amenity are includes in the Design chapter of the Plan. • The Council recognises that residents access services both within and beyond the borough. However, Haringey's town centre network reflects the role and function of centres within the borough. • The Council recognises concerns regarding the loss of commercial uses, however need for Article 4 Directions is considered separately and must be supported by clear evidence demonstrating that permitted development rights are causing wholly unacceptable adverse impacts. • While town centre management is beyond the scope of the Local Plan, the Plan supports the vitality and viability of high streets

		• The Council supports vibrant town centres while prioritising health, safety and community wellbeing. These are included in this chapter and elsewhere in the plan. • The Proposed Submission Local Plan does not include any emerging centres therefore mapping change not required
TC2: Town Centres First	**Calls for:** • The policy should give greater consideration to existing and planned public transport accessibility when applying the town centres first approach **(HCAAC)**	• The Town Centres First approach is intended to direct development to the most sustainable and accessible locations, with transport connectivity a consideration helping define centres' appropriate designation in the town centre network.
TC3: Town Centre Uses	**Support for:** • Policy resistance to ground-floor residential conversions, citing their harmful impact on active frontages and townscape character. **Calls For** • Policies should also have regard to the importance of heritage assets.**(HCAAC)** • Clarification on how the Council can implement planning policy, particularly in relation to the conversion of ground floor uses to residential. **(MHFGA)** • Social infrastructure including health facilities can provide an important anchor within town centres and encourage footfall, and request that these are considered acceptable in town centre locations. **(NHS)**	• Support noted • The Council recognises the importance of heritage assets, which are addressed through the Local Plan's heritage policies and will be considered in the assessment of development proposals. • Planning permission is required for many changes of use, and proposals resulting in the loss of active commercial frontages will be assessed against Local Plan policies • Policy amended to support healthcare facilities in Primary Shopping Areas.

TC4: Redevelopment in Town Centres	**Calls for** • Reference to vibrancy in the assessment of to be a signage and frontages should be removed, as a uniform approach to vibrancy would not be suitable across all town centres. **(MHFGA)** • Design guidelines should be created for each town centre showing what would and would not be acceptable in terms of design and materials. **(MHFGA)** • Policy stronger support for the delivery of new homes, including a range of housing typologies, alongside commercial uses in town centre • Introduction of a policy to stop any further reduction in the size of the retail units on Myddleton Road to maintain and protect the viability of the high street. **(We Love Myddleton Road)**	• The policy refers to appropriate signage and frontages and a policy change is not therefore considered necessary. • The Council recognises the benefits of town centre-specific design guidance and will continue to consider local character and design through existing heritage, design and area-based policies. • This policy supports mixed-use redevelopment that enhances placemaking and optimises site potential, including the delivery of new homes above ground floor level. Specific housing typologies are covered elsewhere in the chapter. • The policy protects appropriate high street uses at a borough-wide level, and it is not considered necessary to have this specifically for Myddleton Road.
TC5: Town Centre Activation	None.	• N/A
TC6: Healthy Town Centres	**Support for:** • Restrictions on hot food takeaways, gambling premises, payday lenders, pawnbrokers and shisha premises due to their potential health, environmental and community impacts. **(NHS)** **Concerns regarding:**	• Support noted

	• Resources would need to be allocated to implementing the restrictions set out in this policy **(HCAAC)** **Calls for:** • Policies to provide stronger measures to reduce the concentration of betting shops and adult gaming centres, including restricting extended operating hours and reviewing licences where clusters of such uses undermine the objectives of the policy. • Delivery-oriented premises to sustainable methods of delivery, such as electric vehicles and, where possible, e-cycles. **(TFL)**	• The policy is implementable via the planning application process. No change required. • The policy usings available planning powers to seek to control the clustering and concentration of potentially harmful town centre uses. Matters relating to licensing hours and the granting or revocation of licences are governed by separate licensing legislation and fall outside the scope of the Local Plan. • Sustainable methods of delivery are outside the remits of the plan and cannot be enforced.
TC7: Delivery Orientated Premises	**Support for:** • The inclusion of facilities for couriers. **Calls for:** • Policy to include measures to avoid litters and impact on residential amenity. **(HCAAC)** • delivery-oriented premises to sustainable methods of delivery, such as electric vehicles and, where possible, e-cycles. **(TFL)**	• The policy includes the requirement to submit a service and delivery plan to protect impact on residential amenity. • Sustainable methods of delivery are not within the remits of the plan and cannot be enforced.
TC8: Visitor, Evening and Night Time Economy	**Support for:** • Focussing on the evening and night time economy. **Concerns regarding:** **Calls for:**	• Support noted • The town centre network directs uses to the most appropriate areas of the borough. Policies

	• Policy to include stronger measures to ensure residents are protected from noise and disturbance, including from Council-supported events and activities.**(HCAAC)** • Recognition of the Lee Valley Regional Park as a suitable location for visitor facilities and accommodation. **(Lea Valley Regional Park Authority)** • Supporting measures for the evening economy, including public toilets, street cleaning, security and waste facilities, with a preference for cafés and restaurants over drinking establishments.	regarding residential amenity are included in the Design chapter of the Plan. • Visitor infrastructure and visitor facilities including accommodation, added to the policy, provided they do not conflict with other policies in the plan • Policies to mitigate the impacts of the evening economy are included in the policy, as well as elsewhere in the plan.

6.0 Conclusion

The Draft Local Plan Consultation represented a significant milestone in the preparation of Haringey's New Local Plan and provided the first opportunity for residents, businesses, community organisations, statutory consultees and other stakeholders to comment on the detailed policies, placemaking proposals and site allocations that will help shape the future of the borough.

The consultation generated a substantial level of engagement, reflecting the importance that local people and organisations place on the future growth and development of Haringey. Responses were received from a wide range of stakeholders and provided valuable insight into the opportunities, priorities and concerns that matter most to communities across the borough. While views differed on a number of policy areas and site-specific proposals, several consistent themes emerged, including strong support for action on climate change, investment in walking and cycling infrastructure, protection of green spaces and biodiversity, delivery of genuinely affordable housing, and ensuring that supporting infrastructure keeps pace with future growth.

The consultation also highlighted the importance of balancing the need for new homes and investment with the protection of local character, heritage assets, community facilities and valued neighbourhood identities. Feedback received from residents, businesses, neighbourhood forums, statutory consultees, neighbouring authorities and other stakeholders has helped strengthen the Council's understanding of both the opportunities and challenges associated with delivering sustainable growth across the borough.

The responses received have informed the preparation of the Council's Proposed Submission Local Plan and have been carefully considered alongside updated evidence studies, national planning policy, the London Plan and ongoing engagement with strategic stakeholders. Where appropriate, policies, supporting text and site allocations have been amended to respond to issues raised during the consultation process. In other instances, comments have informed the evidence base and will continue to shape future discussions as the Plan progresses towards examination.

The Council remains committed to a transparent, inclusive and collaborative plan-making process. As the New Local Plan moves forward to the Regulation 19 consultation stage, the Council will continue to work with residents, businesses, community groups and strategic stakeholders to ensure that the Plan provides a robust framework for managing growth, supporting thriving communities and delivering sustainable development across Haringey over the coming decades.

7.0 Appendices

7.1 Draft Local Plan Consultation Events Programme

Date	Event	Venue	Webinar recordings
20 Oct	**Hornsey Library Drop-In**	Hornsey Library	-
02 Nov	**Myddleton Road Market Stall**	Myddleton Road	-
11 Nov	**Introduction to the Draft Local Plan Webinar**	Online	https://youtu.be/9TUElFok0Xs?si=_Vc2vnVTNUSASVkV

11 Nov	**People's Day Drop-In**	Tottenham Green Leisure Centre	-
12 Nov	**Shaping Wood Green and Draft Local Plan Drop-In**	Wood Green Library	-
13 Nov	**Wood Green Library Drop-In**	Wood Green Library	-
15 Nov	**Wood Green Mall Draft Local Plan Stall**	Wood Green Mall	-
18 Nov	**Wood Green and Green Lanes Draft Local Plan Webinar**	Online	https://youtu.be/pmrcYj2tb2U?si=Yl95kc29N8IcAg0Z
19 Nov	**Park Lane Children's Centre Drop-In**	139 Park Lane Tottenham London N17 0HB	-
19 Nov	**Haringey Business Forum Event**	Metro Bank, 136A High Road, Wood Green	-
20 Nov	**Spatial Strategy and Housing Draft Local Plan Webinar**	Online	https://youtu.be/2Rg9pmTNG0Y?si=Zgevm17OeF0Bt8yi
24 Nov	**Crouch End and Muswell Hill Draft Local Plan Webinar**	Online	https://youtu.be/GUYSOCMptJ8?si=-Ewg0GOvgjR0J6do
25 Nov	**Bruce Grove and Seven Sisters Draft Local Plan Webinar**	Online	https://youtu.be/an-4ZzQDS4Q?si=H5EimjAA_KO7fELJ
25 Nov	**Community Workshop: Shaping Wood Green and the Draft Local**	Alexandra Gate Community Centre	-

	Plan		
26 Nov	**Design and Heritage Draft Local Plan Webinar**	Online	https://youtu.be/XN7iP5oH7RI?si=UTDMNurSaQypXkkI
26 Nov	**Culture and Social Infrastructure Draft Local Plan Webinar**	Online	TBD
27 Nov	**Woodside Children's Centre Drop-In**	59 White Hart Lane Wood Green N22 5SJ	-
27 Nov	**Stroud Green and Hornsey Draft Local Plan Webinar**	Online	https://youtu.be/KqjKuWwbTKQ?si=gdRJO6Ol2nlb9K2-
27 Nov	**North Tottenham & Tottenham Hale Draft Local Plan Webinar**	Online	https://youtu.be/ll1C3yVHn6g?si=2DEalyaRqapFMBtV
28 Nov	**Employment, Town Centres, and High Streets Draft Local Plan Webinar**	Online	https://youtu.be/3ZFJhxk5Obc?si=v1wQqIAy3iaQdziw
1 Dec	**Inclusive Places and the Draft Local Plan at Mind in Haringey**	Mind in Haringey, 73C Stapleton Hall Rd, Finsbury Park, N4 3QF	-
1 Dec	**Hornsey Library Drop-In**	Hornsey Library	-
1 Dec	**Highgate Draft Local Plan Webinar**	Online	https://www.youtube.com/watch?v=PIld5ZhKEqs
1 Dec	**Seven Sisters Market (Community Centre) Drop-In**	Community Centre, 245-253 High Rd, South	-

		Tottenham, N15 5BT	
2 Dec	**Inclusive Places and the Draft Local Plan**	Public Voice offices, Town Hall Approach Road, N15 4RX	-
2 Dec	**Northumberland Park Resource Centre Drop-In**	177 Park Ln, N17 0HJ	-
2 Dec	**Building a Zero Carbon Haringey Draft Local Plan**	Online	https://www.youtube.com/watch?v=D69CAmemL0g
2 Dec	**Triangle Children's Centre and Family Hub Drop-In**	91-93 St Ann's Rd N15 6NU	--
2 Dec	**Launch of the Haringey Culture Collective**	Wolves Lane Horticulture Centre, N22 5JD	-
3 Dec	**Park Lane Children's Centre Drop-In**	139 Park Lane Tottenham London N17 0HB	
3 Dec	**St Marks Church Drop-In**	455-457 Tottenham High Rd, N17 6QB	-
3 Dec	**Climate Resilience and the Natural Environment Draft Local Plan Webinar**	Online	https://www.youtube.com/watch?v=hoAQjyN33MY

3 Dec	**Inclusive Places and the Draft Local Plan at Wood Green Library**	Wood Green Library	-
3 Dec	**Wood Green and Tottenham Draft Local Plan Webinar**	Online	https://www.youtube.com/watch?v=Qmq5S_gy-t8
4 Dec	**Tottenham Car Boot Sale Drop-In**	Tottenham Community Sports Centre, N17 8AD	-
4 Dec	**St Ann's Library Drop-In**	St Ann's Library	-
4 Dec	**Tottenham Hale Station Drop-In**	Tottenham Hale Underground Station Ticket Hall	-
8 Dec	**Muswell Hill Library Drop-In**	Muswell Hill Library	-
9 Dec	**ARC Club Drop-In**	ARC Club Tottenham, Unit 1, Gessner Apartments, 3 Watermead Way, N17 9QZ	-
10 Dec	**Sustainable Travel and Draft Local Plan Webinar**	Online	https://www.youtube.com/watch?v=wdjAHY-hsCw

7.2 Youth Vision for Haringey: Youth Council Local Plan Survey Report

Introduction

To ensure that young people's voices were reflected in the preparation of the Haringey New Local Plan, the Council worked in partnership with the Haringey Youth Council including several members of the Elevated Youth Council. Young people are important stakeholders in shaping the future of the borough, and their views provide valuable insights into how Haringey can develop as a place to live, learn, work and thrive.

During the Regulation 18 consultation, a series of workshops were held to engage young people and co-design a youth-friendly survey. The first workshop, held on 3 December 2025, introduced the planning system and the purpose of the Local Plan through interactive and gamified activities. A second workshop on 10 December 2025 focused on developing survey questions and identifying the issues that matter most to young people.

Following these workshops, the ‘Youth Vision for Haringey: Local Plan Survey’ was created, comprising 16 questions covering both neighbourhood and thematic topics. The neighbourhood-based questions (part 1) were rating questions developed using the Scottish Place Standard framework. An adult version of the questions was reviewed by the Youth Panel, who helped adapt the wording to make it more accessible and relevant for young people. While the thematic questions (part 2) were open-ended questions developed through group discussions, with panel members identifying topics they felt were most important to young people. The most relevant and engaging questions were then selected for inclusion in the final survey.

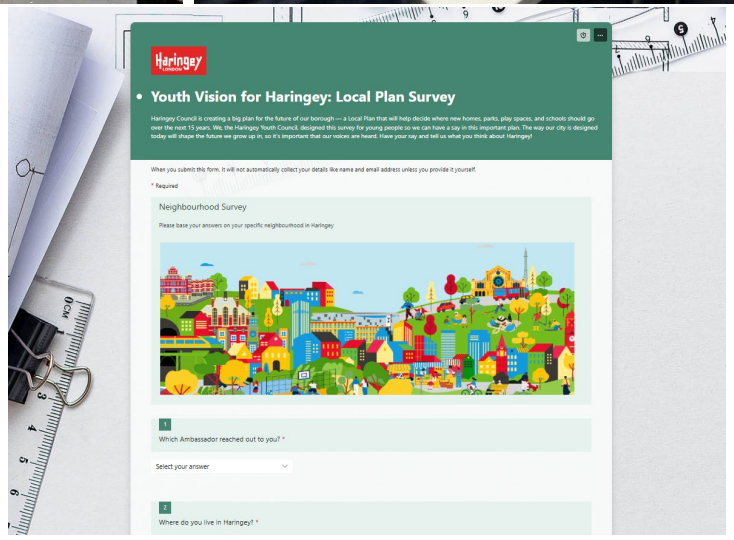
In March 2026, the survey was distributed to local schools and young people through a network of 17 Youth Ambassadors representing schools from all parts of the Borough, resulting in 628 responses. Two young people participating in a work experience programme also helped review and summarise the responses to the thematic questions. This report presents the key findings from the engagement and highlights the issues, priorities and aspirations identified by young people across Haringey.







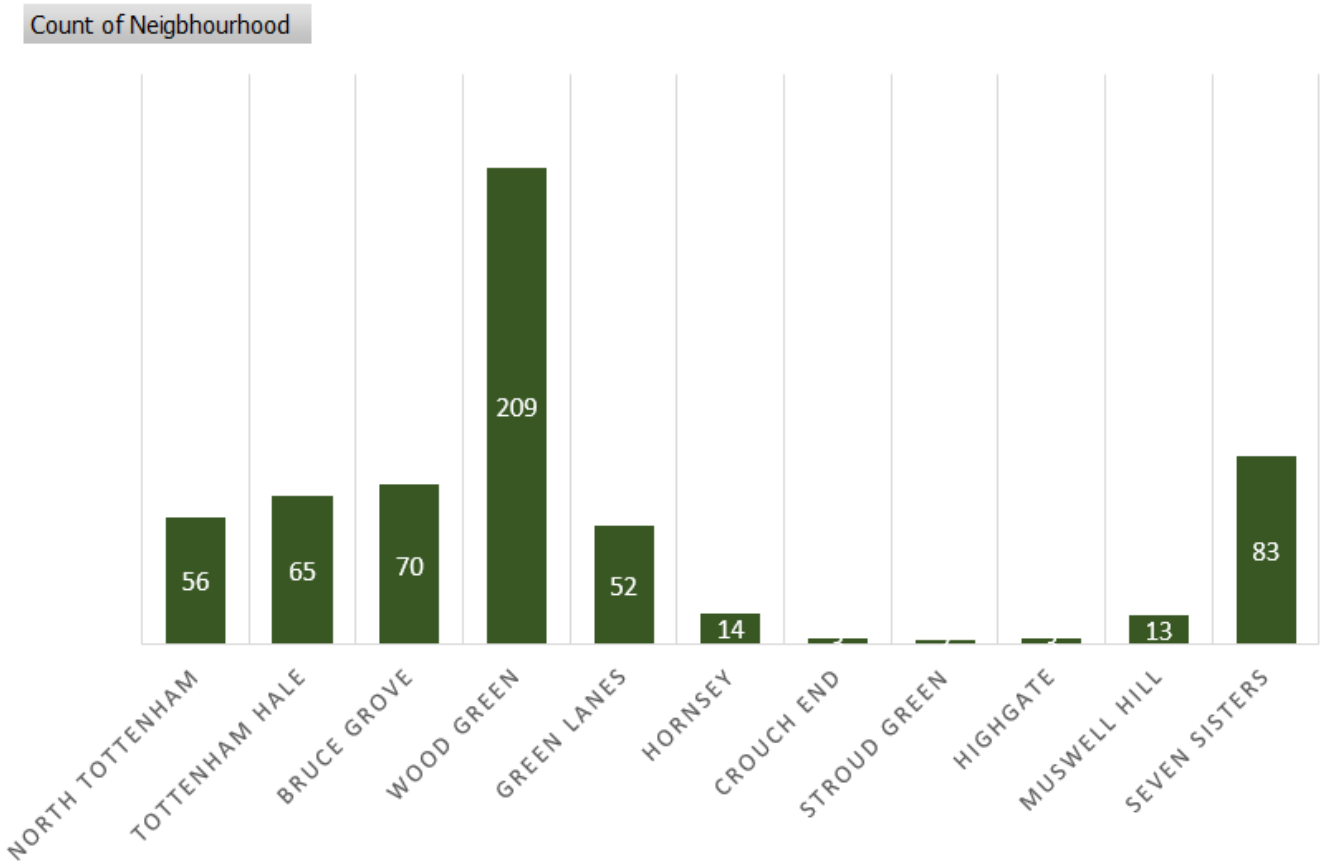



Haringey
Youth Vision for Haringey: Local Plan Survey
Haringey Council is creating a big plan for the future of our borough — a Local Plan that will help decide where new homes, parks, play spaces, and schools should go over the next 15 years. We, the Haringey Youth Council, designed this survey for young people so we can have a say in this important plan. The way our city is designed today will shape the future we grow up in, so it's important that our voices are heard. Have your say and tell us what you think about Haringey!
When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself.
* Required
Neighbourhood Survey
Please base your answers on your specific neighbourhood in Haringey
1
Which Ambassador reached out to you? *
Select your answer
2
Where do you live in Haringey? *

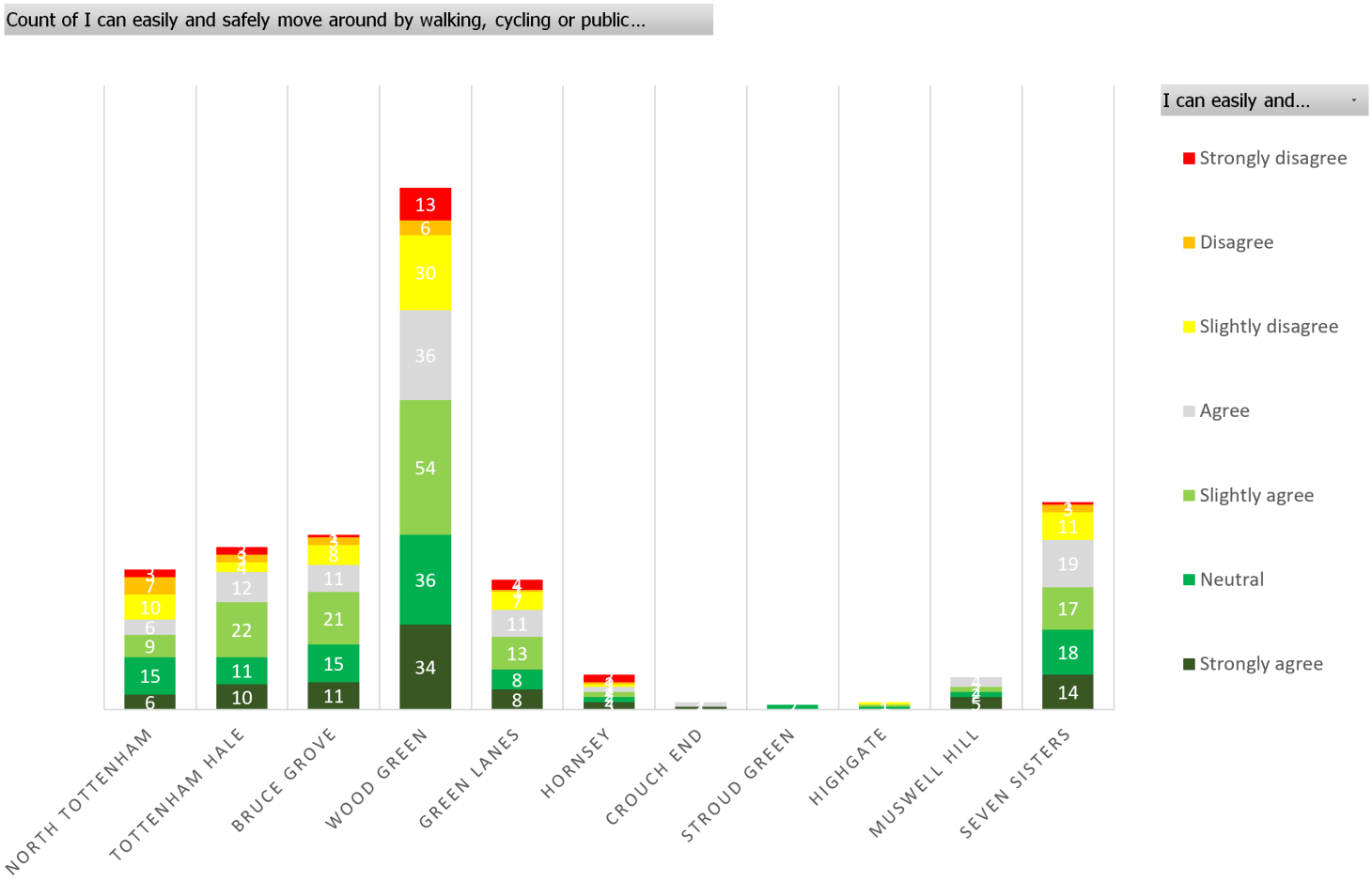


Demographics of Respondents

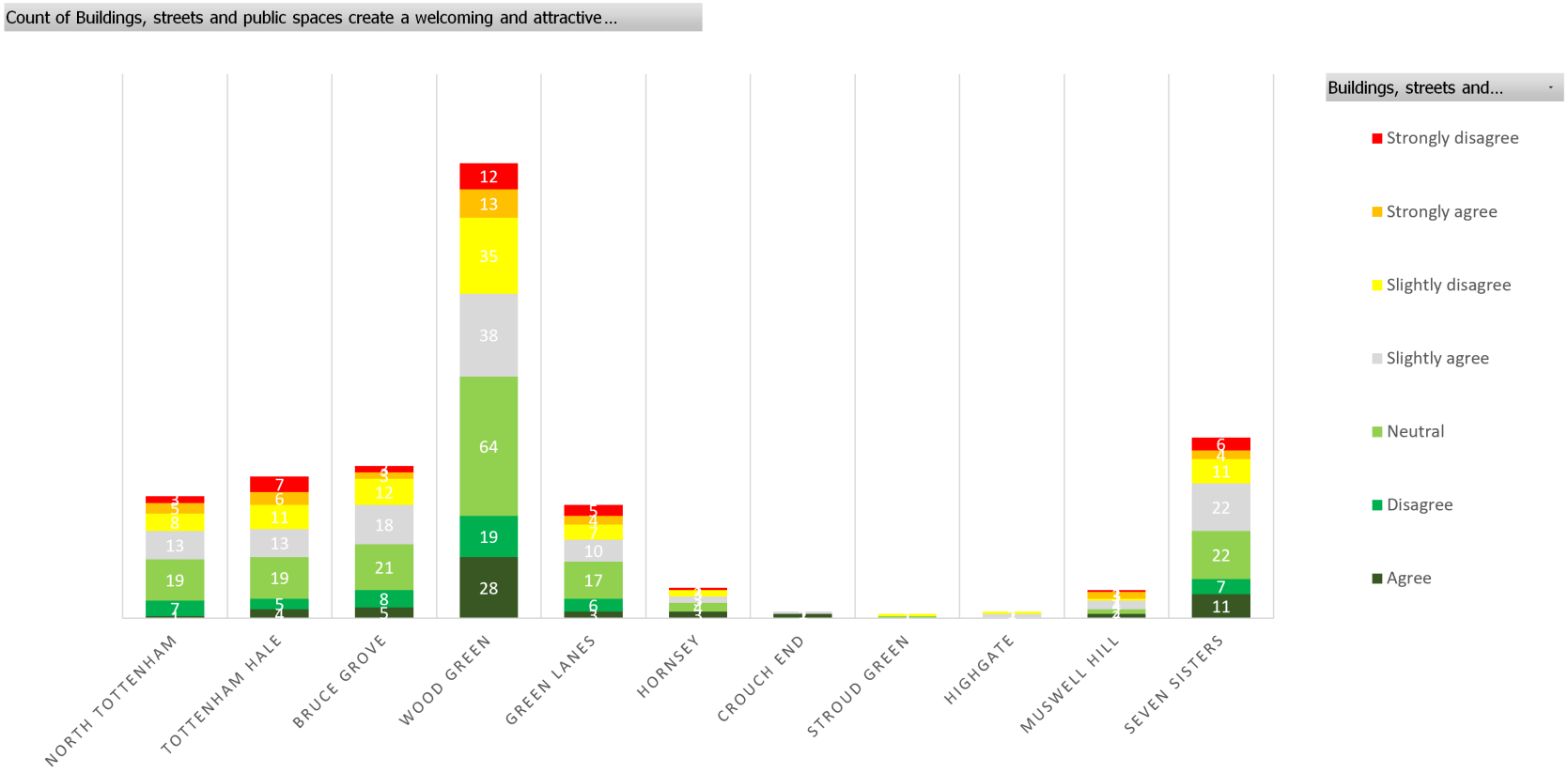
The survey was distributed by the following 17 Youth Ambassadors representing schools from different parts of the Borough. A total of 628 responses were received.



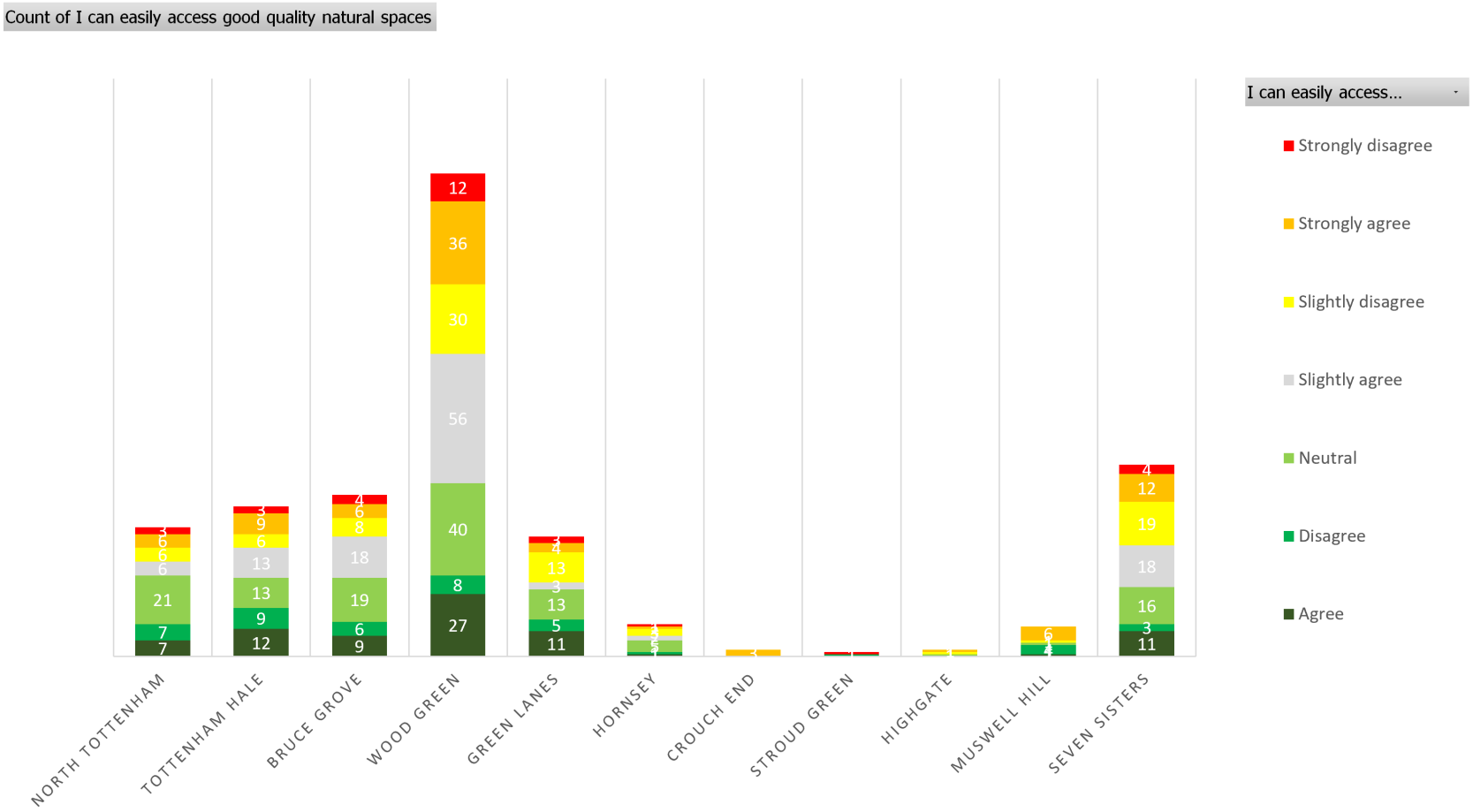
Results of Neighbourhood Survey (part 1)

Youth Survey Question	Summary of Responses (1: Strongly agree; 7: Strongly disagree)
1. I can easily and safely move around by walking, cycling or public transport	

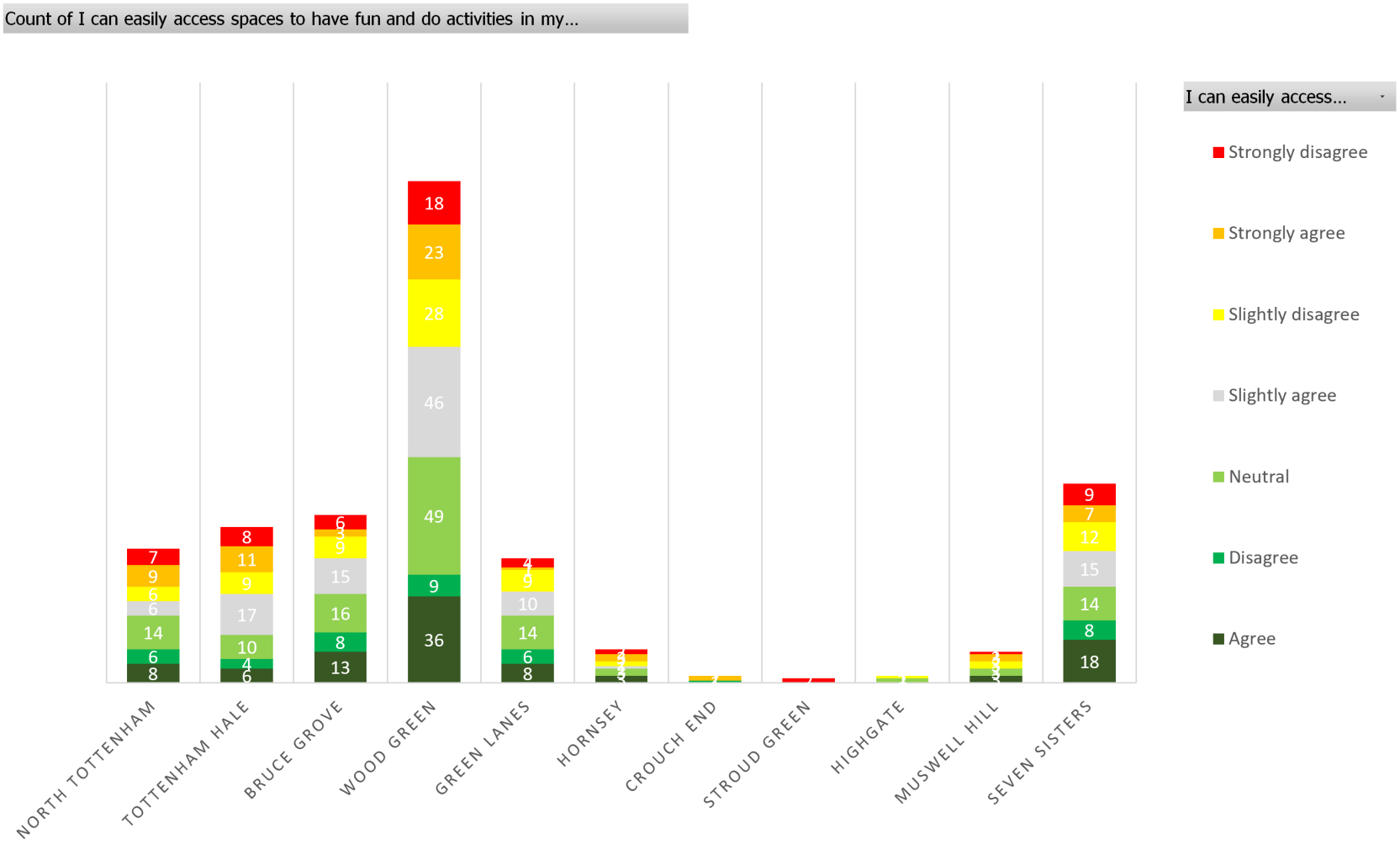
2. Buildings, streets and public spaces create a welcoming and attractive environment



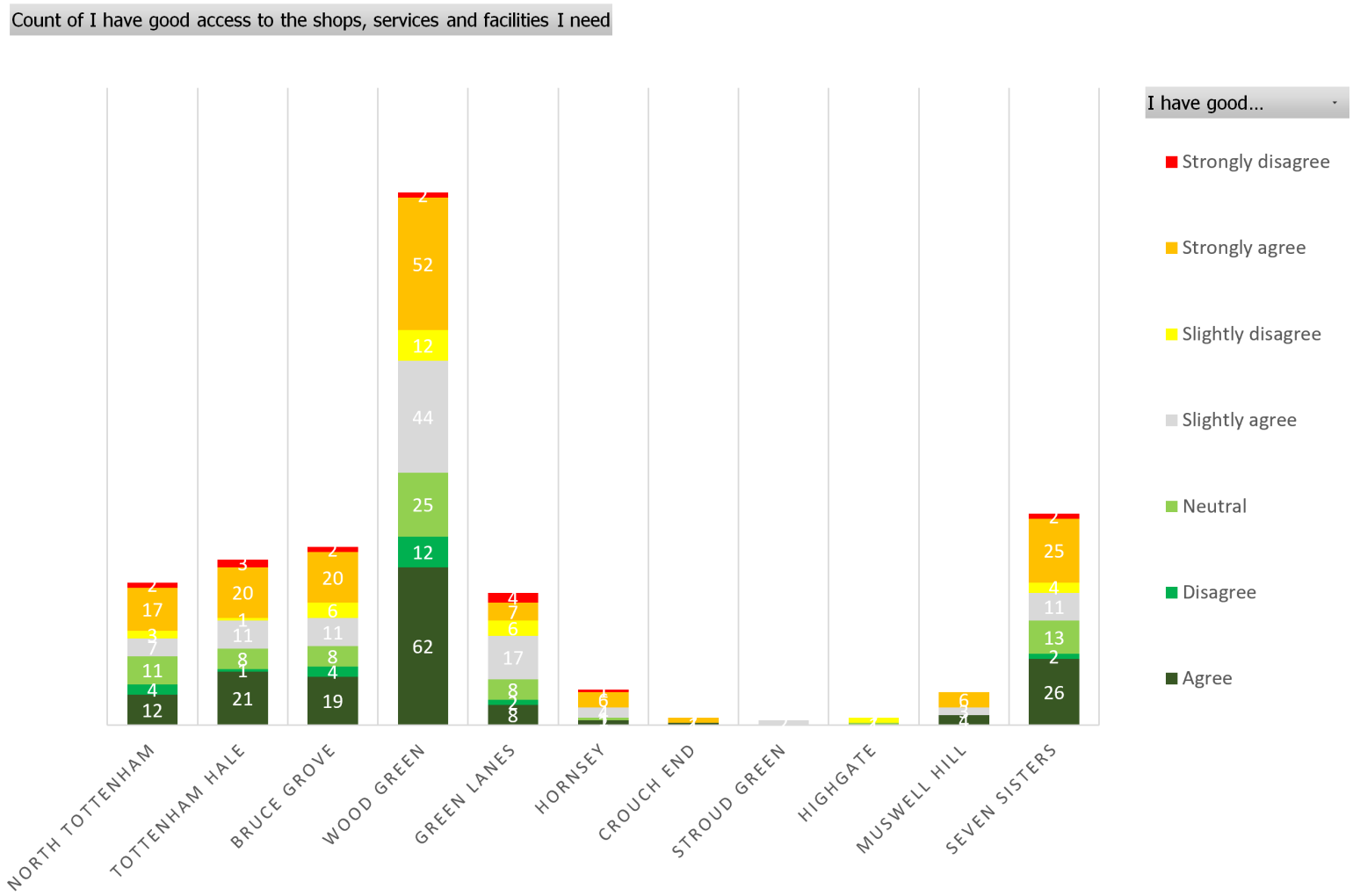
3. I can easily access good quality natural spaces



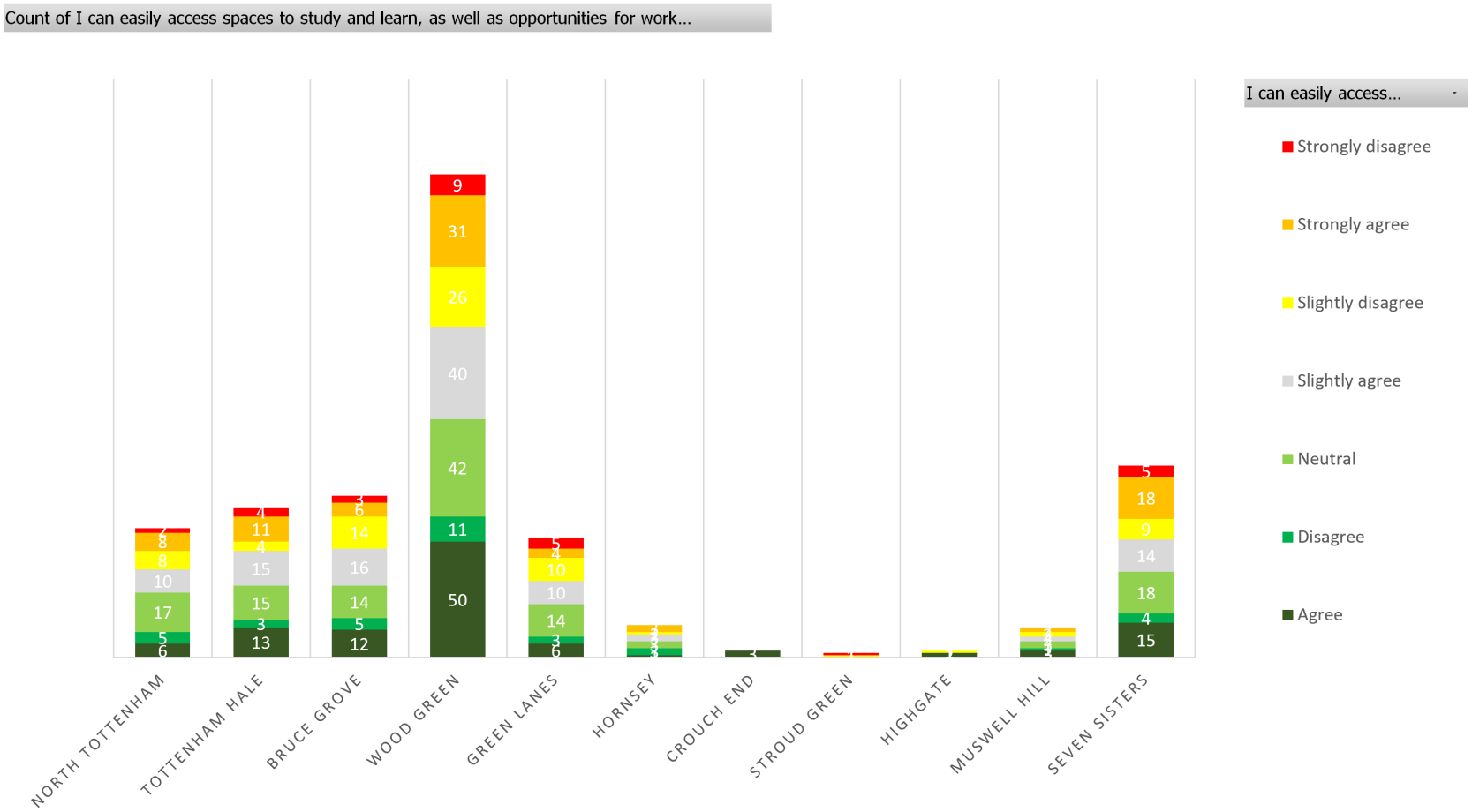
4. I can easily access spaces to have fun and do activities in my neighbourhood



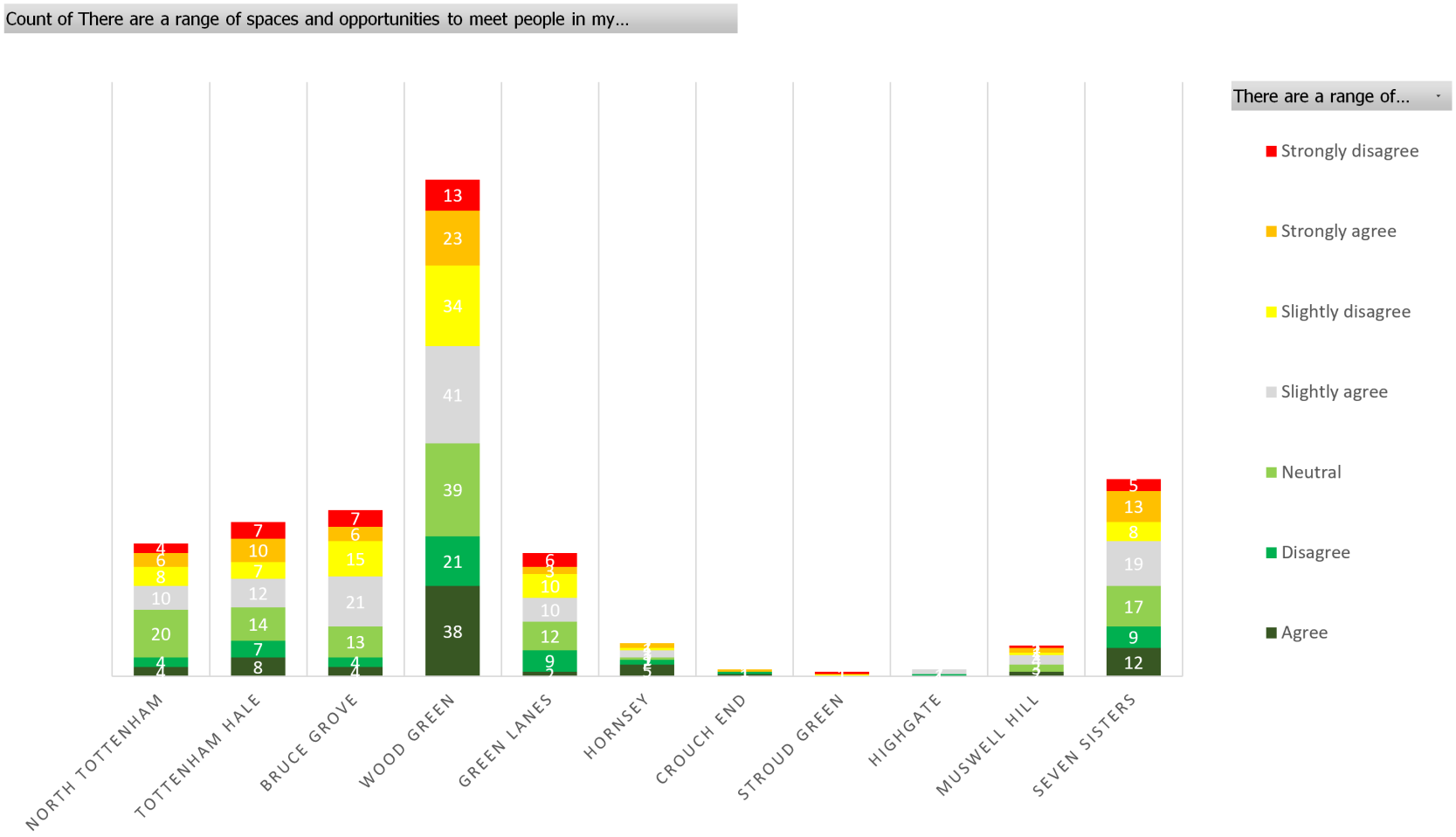
5. I have good access to the shops, services and facilities I need



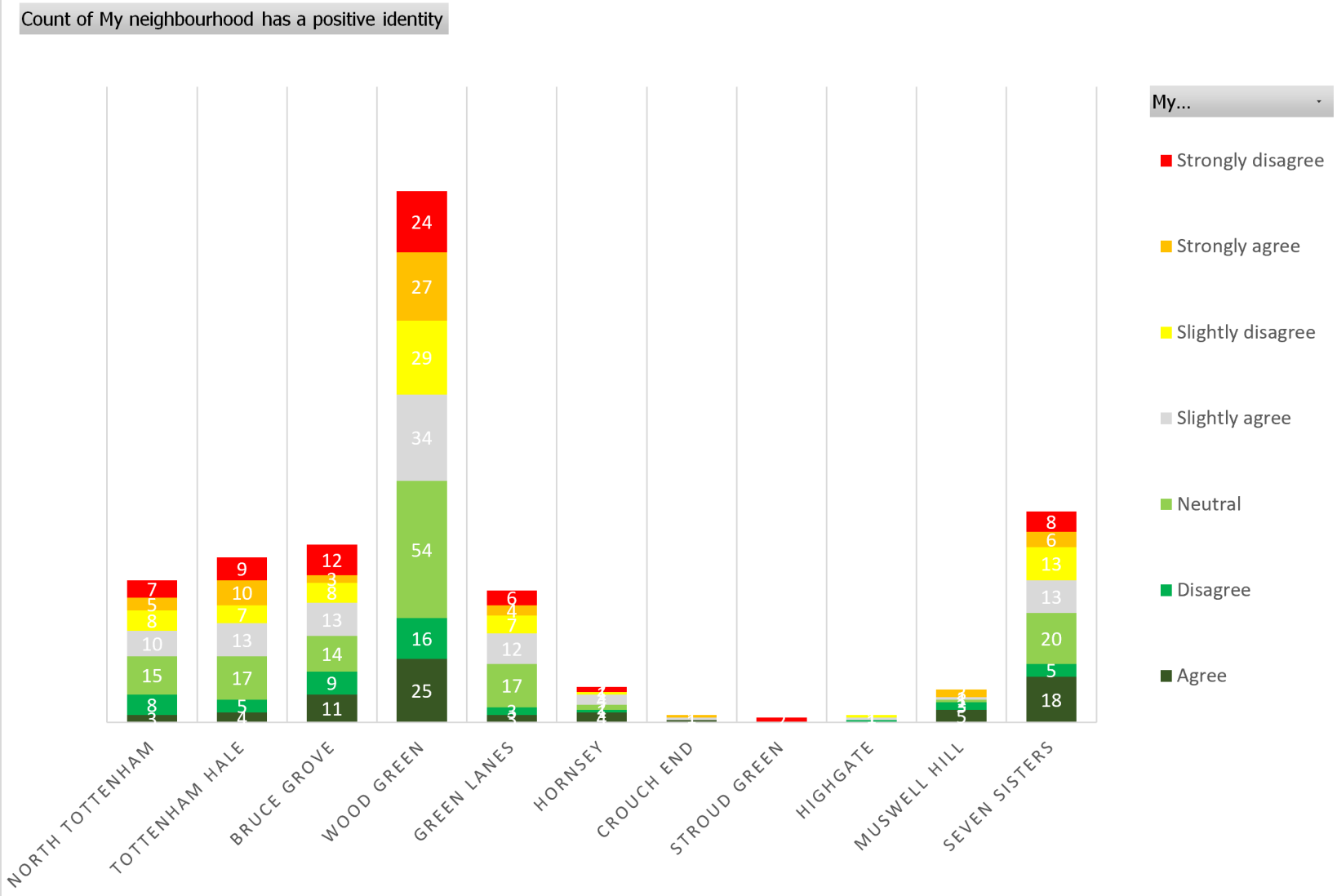
6. I can easily access spaces to study and learn, as well as opportunities for work experiences



7. There are a range of spaces and opportunities to meet people in my neighbourhood



8. My neighbourhood has a positive identity



Summary of Thematic Survey (part 2)

Two young people, who participated in a work experience placement with the Planning Policy Team in July 2026, helped review and summarise responses to the thematic questions. The key issues, priorities and aspirations expressed by young people in Haringey are identified as below:

Youth Survey Question	Summary of Responses
1. What can Haringey do to face climate change?	*"I think most people are talking about planting more trees along roads, along with being more active when it comes to reducing litter by introducing more recycling bins and advertising recycling. I saw mostly writing about cycle lanes/more places to leave bikes, along with maybe adding solar panels to older existing buildings. There were also many responses about electric cars/buses which could be integrated in the future."*
2. Name your favourite park. Why do you like it?	*"From what I saw, people were saying that ally pally was very calm and they liked the peacefulness and views, whereas lots of people also like Finsbury because there is a lot of accessible activities such as the basketball and tennis and outdoor gym. The third most common was Downhills because it was more chilled out and better for walks and picnics (plus having lots of well spaced-out parks so all can access a green pace easily.)"*
3. What are your favourite activities in Haringey?	*"One of the main takeaways is that the majority tend to like more open, field sports like football and basketball that you can easily access, so maybe advertise access to pitches and open spaces so more teams can train and play. I think people find it important to conserve local funfairs and places like older restaurants and cinemas that have grown popular over the years and make sure that running and swimming facilities are regularly open to all. Some people who don't do sports need free hangout spaces like benches or community clubs."*
4. Do you see lots of different cultures in Haringey? Are they	*"I think that overall people were very happy with the cultural diversity of people in Haringey, with many people very proud of the spaces such as Seven Sisters market (Latin American) and Turkish food shops and stores. There are some people who are slightly worried/concerned that in the future*

shown in public spaces like markets and parks?	*gentrification will cause this to change, so a big focus should be on conserving all the cultural food shops and conserving smaller communities of ethnic groups."*
5. What kinds of activities or events would you like to see in Haringey to celebrate our history and different cultures?	*"Common responses consisted of festivals, markets and diverse cultural exchange events. Within these responses, people stated they would like to experience other cultures in the form of clothing, music and food. There were also a significant number of people that wanted to see some form of sports activities such as football, badminton, running and table tennis."*
6. If you can add one shop to Haringey's town centres, what would it be?	*"Most responses seemed to be for new food shops. Particularly fast-food stores, especially fried chicken. Following closely was clothes stores with a mixture of expensive brands and general clothes stores that are often known to be cheaper such as Primark and H&M. Lastly there was a small response of more miscellaneous stores such as book shops, international shops and sports shops."*
7. If you can add one space or facility to bring people together, what would it be?	*"The most common response was new or improved parks. Within this there were many responses about skate parks and other outdoor sports activities. There were also a few mentions of needing access to public toilets. Several respondents also referred to youth clubs or community centres. Another very common response was "clubs". However, the type of club wasn't stated meaning this is difficult to categorise. From other responses we could imply this refers to group activities or sports."*
8. What makes you feel safe/unsafe in your neighbourhood?	*"The vast majority of people stated they felt unsafe in their local area. The reasons given were gangs, muggings, knife crime, intoxicated people and antisocial behaviour. Environmental factors were also mentioned such as lack of night lighting, surveillance and minimal police patrols. In contrast, several people did mention they felt safe in their area. The reasons given for this were friendly local people and when they had neighbours looking out for them."*