MINUTES OF THE Strategic Planning Committee HELD ON Monday, 2nd November, 2026

PRESENT:

Councillors: John Bevan (Vice-Chair), Scott Bentham-Emery (Chair), Kaushia Amin, Simon Clark, Marc Jenner, Anne Gray, Luisa Brands, Mike Hodges, Dana Carlin, Sue Jameson and Melanie Gingell

1. FILMING AT MEETINGS

The Chair referred to the notice of filming at meetings and this information was noted.

2. APOLOGIES FOR ABSENCE

There were no apologies for absence.

3. URGENT BUSINESS

There were no items of urgent business.

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. DEPUTATIONS / PETITIONS / PRESENTATIONS / QUESTIONS

There were no deputations/ petitions/ presentations/ questions.

6. MINUTES

RESOLVED

To confirm and sign the minutes of the Strategic Planning Committee held on 13th July as a correct record.

7. LOCAL PLAN

Bryce Tudball, Head of Spatial Planning introduced the report for this item. The Local Plan is the Council's principal statutory planning document for the borough which:

- Planning applications are determined in accordance with (unless material considerations indicate otherwise);
- Sets out a positive spatial strategy for managing growth, development and land use;
- Reflects and supports the Council's broader corporate strategies and policies; and

- Facilitates early and meaningful community engagement in the planning process.

The following was noted in response to questions from the committee:

- Members raised a number of questions and observations regarding the Green and Blue Infrastructure chapter, particularly the protection and enhancement of the Moselle Brook. Concerns were raised about the ongoing issues associated with the culvert, including its potential contribution to the closure of Tottenham swimming pool and the collapse of the culvert on the High Road. Reference was also made to the improvements to the watercourse within Lordship Recreation Ground, and the importance of giving the Moselle Brook greater prominence within the Local Plan.
- In response, officers advised that significant feedback had been received from residents and community groups regarding the importance of the Moselle Brook. The Proposed Submission Local Plan therefore included an enhanced watercourses policy within the Green and Blue Infrastructure chapter, alongside additional references to opportunities for deculverting. These references had also been incorporated into the strategic policies for the neighbourhoods through which the Moselle Brook flowed, encouraging developers to explore opportunities to deculvert or, where this was not feasible, improve the condition of the watercourse. Officers explained that the Local Plan provided the framework for securing improvements through future development proposals and considered the policies to be robust. Relevant statutory consultees, including the Environment Agency and Thames Water, would also be consulted on planning applications where appropriate.
- In response to a question regarding the weight that could be afforded to the emerging Local Plan and the draft London Plan when determining individual planning applications, officers explained that this was dependent on the stage of preparation of the relevant plan, in accordance with the National Planning Policy Framework. The closer a plan was to adoption, the greater the weight that could be afforded to its policies, provided there were no outstanding objections. Officers confirmed that committee reports would identify the appropriate weight to be given to emerging policies and provide recommendations to Members accordingly. The draft London Plan, which had been published over the summer, was considered to carry very limited weight at that stage, given that it remained at an early stage of preparation and had yet to progress through consultation and examination.
- Members also queried the relationship between the Proposed Submission Local Plan and the emerging London Plan, particularly regarding the protection of employment land. Officers explained that the Council had prepared the Local Plan in general conformity with the adopted 2021 London Plan, while also seeking to align it with the emerging London Plan where possible. However, a key area of disagreement related to employment land, with the Council taking a strong position on protecting existing employment sites. This reflected feedback received through previous consultations and the evidenced need for employment land within the borough. The emerging London Plan proposed the release of a significant amount of employment land in South Tottenham for housing-led development. The Council had objected to this approach and intended to maintain its position through the examination process, arguing that the proposed loss of employment land would have a detrimental impact on Haringey's economy.

- A Member welcomed the allocation of Pinkham Way as open space, recognising the site's biodiversity value and the longstanding campaigning by local groups for its protection. Officers confirmed that this represented a change from the previous draft Local Plan and highlighted the site's designation as a Site of Importance for Nature Conservation. The longer-term ambition was to decontaminate the land and improve public accessibility. In response to a query regarding the separate Town and Village Green application, officers clarified that this was being considered under different legislation, in the Council's capacity as the commons registration authority, and was therefore separate from the Local Plan process. The original application had been determined in 2013 following independent legal advice, and the subsequent challenge was being considered separately.
- Members raised concerns regarding the potential implications of recent Government announcements on statutory biodiversity net gain requirements and the extent to which these changes could affect the Local Plan. Officers advised that an announcement had been made in the Government's Budget regarding changes to the requirements, although the full details had not yet been published. It was therefore too early to establish the precise implications. Officers explained that the proposed changes could have a significant impact on development across London, with an initial assessment suggesting that a substantial proportion of sites could fall outside the revised statutory requirements. However, the Local Plan did not rely solely on statutory biodiversity net gain provisions. Other policies relating to trees, urban greening, green infrastructure and nature conservation would continue to support biodiversity improvements. Members were advised that the Local Plan needed to be considered as a whole, as these policies collectively provided safeguards to secure improvements to biodiversity and the natural environment.
- A Member suggested that the Local Plan should include stronger references to facilities for disabled people's vehicles, including additional wheelchair charging points, potentially within residential streets.
- The importance of protecting the character of Highgate High Street was also raised, with a Member suggesting that the relevant site allocation should encourage development that respected and enhanced the area's existing character, including greater consistency along the High Street frontage. Officers acknowledged the comments and advised that the Local Plan sought to establish appropriate parameters for development, balancing the preservation and enhancement of conservation areas with the need to secure high-quality design.
- A Member also suggested strengthening the wording of the Highgate Station site allocation to explicitly encourage the provision of a lift, highlighting the significant older population in Highgate and the difficulties experienced when the station's escalator had been out of service. Officers acknowledged the importance of improving access to the station and advised that discussions with Transport for London (TfL) were ongoing. Although there were no immediate plans for investment at the station, the Local Plan sought to encourage further engagement and identify opportunities for improvements through future development.
- Concerns were raised regarding the density of development in Northumberland Park and the need to ensure that future development delivered meaningful improvements for existing residents, including accessible green spaces, safe

play areas and enhanced biodiversity. Officers advised that the Local Plan sought to ensure that future development, including infill and comprehensive redevelopment, improved the condition of existing estates and neighbourhoods. This would include investment in children's play space and open space, alongside opportunities to improve existing spaces by making them safer, more welcoming and better connected.

- Members also raised the potential for intergenerational living and the need to increase the range of housing options available to older residents. Reference was made to the award-winning Millfield Gardens development as an example of good practice, with a Member suggesting that a site visit would provide a useful opportunity to explore the scheme and its potential application in Haringey. Officers advised that the Local Plan expected larger development sites, including St Ann's and the redevelopment of retail sites, to provide an element of older people's accommodation as part of the overall housing mix. The policy on cooperative and community-led housing had also been strengthened following consultation feedback, providing greater opportunities for alternative housing models, subject to appropriate location, quality, long-term affordability and effective stewardship arrangements.
- Members further highlighted the potential benefits of intergenerational housing, particularly the provision of accommodation for older people to purchase rather than rent. Reference was made to a scheme in Lewisham, where arrangements between younger and older residents could help provide informal support and reduce reliance on dedicated support staff. Officers advised that a separate Older Persons and Supported Housing Strategy was being developed by the Council and was expected to be published the following year. This would complement the Local Plan and help address some of the issues raised.
- The potential for the Northumberland Park Resource Centre to become a local arts hub was also raised, alongside questions about how this ambition would be supported in light of proposed policies affecting the viability of community centres. Officers advised that they shared the ambition to establish a diverse cultural offer within the North Tottenham Cultural Quarter. The presence of the stadium provided an important focal point, but the intention was to develop a broader cultural and community offer. Work was ongoing with colleagues across the Council, including the Placemaking Service, to support these ambitions.
- Officers also outlined the next stages of the Local Plan process, explaining that following consultation, the plan would be submitted to the Planning Inspectorate for independent examination, subject to the anticipated timetable. The examination would assess whether the plan was sound, taking account of representations received during consultation. Where the Inspector identified areas of concern, the Council could be asked to propose modifications to address them. Any proposed modifications would be subject to further consultation and a separate impact assessment. Following the examination, the Inspector would issue a report setting out whether the plan could be found sound, potentially subject to modifications, before returning to Full Council for a decision on adoption.
- Members queried whether the borough had sufficient capacity to accommodate the proposed target of approximately 21,500 additional homes, particularly given the concentration of development in the east of the borough, and whether this level of development risked reaching saturation point. Officers

acknowledged that the target represented a significant increase, equivalent to approximately 15% of the borough's existing housing stock. However, work had not yet been undertaken to determine whether this would result in development reaching saturation point. Officers explained that the Council would need to consider the capacity of existing infrastructure to support future development and whether the borough could sustain the anticipated delivery rate of between 1,000 and 2,000 homes per year. It was also noted that Local Plans were expected to be reviewed every five years, meaning that housing delivery and the sustainability of the plan would need to be continually assessed.

- Officers added that many of the people requiring new homes were already living in the borough but were in unsuitable accommodation. They also highlighted that, unlike the 2017 Local Plan, the emerging plan had undertaken a more extensive assessment of potential development opportunities across both the east and west of the borough, with the intention of distributing housing provision more evenly.
- Members raised concerns regarding sustainable drainage systems (SuDS), flood risk and the potential impact of development on existing biodiversity, particularly in relation to Arena Retail Park and Coronation Sidings. Officers advised that the proposed allocation for Arena Retail Park was expected to improve existing conditions through the introduction of more permeable surfaces, additional greenery and sustainable drainage measures. The site currently contained extensive areas of hardstanding and car parking, contributing to surface water run-off. Officers emphasised that flood risk and sustainable drainage were fundamental considerations within the Local Plan, particularly in response to the anticipated impacts of climate change and increased rainfall. It was also clarified that the absence of specific references to SuDS or other facilities within an individual site allocation did not preclude their provision, as borough-wide policies would also apply to future planning applications.
- In relation to Coronation Sidings, officers acknowledged that the site already supported biodiversity and that its redevelopment would present challenges in balancing development with the protection of existing habitats. The site would nevertheless be expected to deliver an overall biodiversity uplift, potentially through off-site compensation, although the detailed approach had not yet been established.
- Officers provided further clarification regarding opportunities to deculvert the Moselle Brook across the borough, confirming that the Council had reviewed the route of the watercourse and identified locations where deculverting was considered most achievable, particularly around Tottenham Hale. One of the Tottenham Hale site allocations specifically referred to deculverting. Officers clarified that opportunities within Council-owned parks did not necessarily need to be identified through a specific Local Plan allocation, as the Council could pursue improvements separately in its capacity as landowner. Officers also confirmed their continued involvement with the Haringey Rivers Forum working group to ensure that the planning framework supported the group's objectives.
- Members also raised concerns regarding the future of Rowan's and its status as an important local leisure and cultural venue. Officers explained that the site had been allocated in the 2017 Local Plan, but no development proposals had come forward during the intervening period. Although the current owners had longer-term aspirations for redevelopment, there were no immediate or short-

term proposals. Officers also highlighted the challenges associated with bringing forward a development across land in multiple ownership. The consultation had generated significant representations, with the principal concern relating to the site's status as an important cultural and social venue rather than solely the retention of its bowling facilities. In light of the consultation feedback and concerns regarding deliverability, the allocation had been removed from the Proposed Submission Local Plan. Officers clarified that this did not prevent future redevelopment proposals from coming forward. However, any proposals would need to have regard to policies protecting existing social infrastructure or, at a minimum, securing its reprovision, recognising the site's importance in providing affordable and inclusive leisure facilities for local residents.

- Members queried the assessment of site allocation Aylmer Road, which had received the only double-negative score within the Integrated Impact Assessment (IIA). Officers explained that the assessment had been undertaken using a consistent methodology across approximately 130 site allocations. The site was considered to be the only genuinely greenfield site within the assessment, notwithstanding the presence of some existing infrastructure beneath the land, and its location on Metropolitan Open Land had contributed to the double-negative assessment. Officers clarified that a negative assessment did not necessarily prevent a site from being allocated or developed. The site was expected to deliver an overall biodiversity net gain, potentially through off-site compensation. Officers considered that the wider benefits of bringing the site forward outweighed the potential negative impacts, which would need to be appropriately addressed through any future development proposals.
- It was suggested that the Council should produce an annual report setting out development progress against the objectives of the Local Plan, broken down by area or ward. The report could include information on affordable housing delivery, tree planting and the creation and size of new green spaces, providing residents with a clearer understanding of development across the borough. Officers welcomed the suggestion and advised that this could be incorporated into the Council's existing Authority Monitoring Report. Officers acknowledged that the current report was not particularly user-friendly and confirmed that the new Local Plan provided an opportunity to review and improve its format and presentation.
- Finally, a Member asked whether the Local Plan addressed the need to reduce water consumption across the borough and whether further measures could be introduced to raise public awareness of water efficiency. Officers confirmed that Policy CR6, relating to resilient water and wastewater management, required development to contribute towards reducing drought risk through water-efficient building design during both construction and operation. The policy also signposted the London Plan requirements for mains water consumption. Officers added that the proposed data centre policy was another measure through which the Council sought to limit water consumption, explaining that the policy effectively sought to prevent data centres from locating within Haringey.

RESOLVED:

That the Strategic Planning Committee agreed to make informal recommendations to the Cabinet and Full Council to:

1. Note the comments of the Strategic Planning Committee in relation to the Proposed Submission Local Plan and associated documents.

2. Approve the updated Haringey Local Development Scheme (Appendix A).

3. Note the consultation responses received during the Regulation 18 Draft Local Plan consultation and the Council's response to those comments (Appendix B).

4. Approve the Proposed Submission Haringey Local Plan (Appendix C) for publication for a minimum six-week period of public consultation pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

5. Approve the Integrated Impact Assessment and supporting consultation documents for publication alongside the Proposed Submission Local Plan.

6. Delegate authority to the Director of Built Environment & Highways to make any minor, non-material amendments to the Proposed Submission Local Plan and supporting documents prior to publication, including the Integrated Impact Assessment (IIA), in consultation with the Cabinet Member for Housing, provided that any changes are not material and may include:
    - Changes to the text, layout and design of the consultation document and supporting documents.
    - Changes needed to clarify information or correct errors.

7. Delegate authority to the Director of Built Environment & Highways, in consultation with the Cabinet Member for Housing, to make any minor amendments necessary to the Proposed Submission Haringey Local Plan and supporting documents following consultation and prior to submission, provided such amendments do not materially alter the strategy, policies or site allocations contained within the Plan.

8. Following the period of public consultation, authorise officers to proceed under Regulation 22 to submit the Proposed Submission Haringey Local Plan and associated documents to the Secretary of State for the Ministry of Housing, Communities and Local Government (MHCLG) for independent examination, together with any Regulation 19 representations.

9. Delegate authority to the Director of Built Environment & Highways, in consultation with the Cabinet Member for Housing, to draft and consult on any proposed modifications to the Local Plan arising during the examination process necessary to comply with national legislation, policy or guidance.

10. Note that following examination, Full Council will decide on the final adoption of the Local Plan under Regulation 26.

8. NEW ITEMS OF URGENT BUSINESS

There were no new items of urgent business.

9. DATES OF FUTURE MEETINGS

It was noted that the dates of the next meeting was 2nd February.

CHAIR: Councillor Scott Bentham-Emery

Signed by Chair ……..

Date ……