

**LONDON BOROUGH OF HARINGEY
UNITARY DEVELOPMENT PLAN**

**DOCUMENT 2
PROPOSED MODIFICATIONS**

MARCH 2006

(Note: "IR Para" refers to the paragraph in the Inspector's Report)

PROPOSED MODIFICATIONS

PART ONE STRATEGIC POLICIES

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
1	Paragraphs 2a.1-2a.4	1.45	<p>LEGISLATIVE CONTEXT</p> <p>2a.1 The Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, requires that Councils provide plans to guide development and the determination of planning applications.</p> <p>2a.2 Section 54a of the Act states: "Where in making any determination under planning acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the Plan, unless material considerations indicate otherwise".</p> <p>2a.3 This means that the Council has to determine all planning applications in accordance with the policies in this plan. If proposals are not in conformity with this plan they will be refused unless material considerations indicate otherwise.</p>	<p>LEGISLATIVE CONTEXT</p> <p>2a.1 The Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, The <u>Planning and Compulsory Purchase Act 2004</u> requires that Councils provide plans to guide development and the determination of planning applications.</p> <p>2a.2 Section 54a <u>38(6)</u> of the Act states: "Where in making any determination under planning acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the Plan, unless material considerations indicate otherwise". <u>"The statutory Development Plan will continue to be the starting point in the consideration of planning applications for the development or use of land, unless material considerations indicate otherwise"</u>.</p> <p>2a.3 This means that the Council has to determine all planning applications</p>	For the reasons given in the Inspector's Report paragraph 1.29.

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			2a.4 Councils are required, in formulating their policies, to have regard to any regional and strategic planning guidance and to current national policies.	<p>in accordance with the policies in this plan. If proposals are not in conformity with this plan they will be refused unless material considerations indicate otherwise.</p> <p>2a.4 Councils are required, in formulating their policies, to have regard to any regional <u>the London Plan</u> and strategic planning guidance and to current national policies.</p>	
2	Paragraph 2.5	1.166	2.5 A key priority of the London plan is to meet housing and employment growth forecasts.	2.5 A key priority of the London plan is to meet housing and employment growth forecasts. <u>The Strategy for the UDP will assist in delivering the overall strategy and overarching spatial policies of the London Plan. Table 1 sets out strategic designations in Haringey. Policies for specific areas and sites of strategic importance are set out in the Areas of Change Chapter.</u>	For the reasons given in the Inspector's Report paragraph 1.161
3	Paragraph 2.10	1.42	Local policies/strategies 2.10 The Haringey Strategic Partnership has produced a Community Strategy for the borough, which aims to make the borough a better place by working together to improve local services.	Local policies/strategies <u>Community Strategy</u> 2.10 The Haringey Strategic Partnership has produced a Community Strategy for the borough, which aims to make the borough a better place by working together to improve local services.	For the reasons given in the Inspector's Report paragraph 1.11.
4	Paragraph 3.1	1.46	3.1 Sustainable development can be	3.1 Sustainable development can be	For the reasons

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			defined as ensuring a better quality of life for all, both now and for generations to come. It is also about ensuring that development takes place which meets peoples needs such as having a home, job, education etc.	defined as ensuring a better quality of life for all, both now and for generations to come. It is also about ensuring that development takes place which meets peoples needs such as having a home, job, education etc.	given in the Inspector's Report paragraph 1.31.
5	Paragraph 3.2	1.45	Strategic Environmental Assessment (SEA) 3.2 A SEA of this plan will be carried out in order to ensure the integration of environmental considerations into the preparation and adoption of the plan. This involves assessing the plans policies and proposals against a set of objectives, indicators and targets in order to show the likely significant effects (positive or negative) of the plan on the environment.	Strategic Environmental Assessment (SEA) 3.2 A SEA of this plan will be carried out in order to ensure the integration of environmental considerations into the preparation and adoption of the plan. This involves assessing the plans policies and proposals against a set of objectives, indicators and targets in order to show the likely significant effects (positive or negative) of the plan on the environment.	For the reasons given in the Inspector's Report paragraph 1.29.
6	Paragraph 3.5	7.12	Environment 3.5 Objective 1: To support sustainable development.	Environment 3.5 Objective 1: To support sustainable development. <u>All development should protect and enhance the environment and should operate in a sustainable and environmentally friendly manner.</u>	For the reasons given in the Inspector's Report paragraph 7.12.
7	Paragraph 3.6	1.76		<u>Policy G2a: Development and Urban Design</u>	Add a new strategic policy

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				<u>Development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment.</u>	for design for the reasons given in the Inspector's Report paragraph 1.76.
8	Paragraph 3.6	7.12	Design Objective 2: To promote high quality design which is sustainable in terms of form, function and impact and meets the principles of inclusive design.	<u>Development and Urban Design</u> Objective 2: To promote high quality design which is sustainable in terms of form, function and impact and meets the principles of inclusive design. <u>Objective 2a: To support sustainable development.</u>	For the reasons given in the Inspector's Report paragraph 7.12.
9	Paragraph 3.7	1.13	Objective 3: Seek to maximise new housing opportunities and ensure an adequate standard and range of housing especially affordable and accessible housing in order to meet current and future needs in the Borough.	Objective 3: Seek to maximise new housing opportunities and ensure an adequate standard and range of housing especially affordable and accessible housing in order to meet current and future needs in the Borough. <u>Objective 4: Ensure an adequate standard and range of housing especially affordable and accessible housing in order to meet current and future needs in the Borough.</u>	Split Objective 3 in two for the reasons given in the Inspector's Report paragraph 1.13.
10	Objective 6	1.92	Employment 3.8 Objective 6: Ensure that a plan-monitor-manage approach is adopted for good quality land and employment premises, and the	Employment 3.8 Objective 6: Ensure that a plan-monitor-manage approach is adopted for good quality land and employment premises, and the	For the reasons given in the Inspector's Report paragraph 1.90.

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			creation of new ones is assisted where appropriate.	creation of new ones is assisted where appropriate.	
11	Policy G2	1.81 and 1.82.	<p>Policy G2: HOUSING SUPPLY</p> <p>The Council will aim to provide enough housing to meet the needs of Haringey residents and to contribute towards achieving the London wide target of accommodating 30,000 additional households a year. This can be done through:</p> <p>a) developing new sites for housing (key sites are identified in schedule 1 and on the proposals map)...</p>	<p>Policy G2: HOUSING SUPPLY</p> <p>The Council will aim to provide enough housing to meet the needs of Haringey residents and to contribute towards achieving the a draft London wide target of accommodating 30,000 <u>31,090</u> additional households a year. <u>Draft alterations to the London Plan identify a revised housing target for Haringey of 6,800 additional homes between 2007/8 and 2016/17.</u> This <u>housing provision can be achieved through</u> can be done through:</p> <p>a) developing new sites for housing (<u>see Table 4.1,</u> key sites are identified in Schedule 1 and on the proposals map)...</p>	For the reasons given in the Inspector's Report paragraph 1.62 and 1.70.
12	Policy G5	1.103, 1.104 and 7.42	<p>Policy G5: STRATEGIC TRANSPORT LINKS</p> <p>The Council will promote strategic public transport links such as Thameslink 2000, Crossrail 2, the Victoria Line extension, Orbirail and WARME.</p>	<p>Policy G5: STRATEGIC TRANSPORT LINKS</p> <p>The Council will <u>aim to improve existing public transport provision,</u> and promote strategic public transport links such as Thameslink 2000, Crossrail 2 <u>and</u> the Victoria Line extension, Orbirail <u>and WARME.</u></p>	For the reasons given in the Inspector's Report paragraph 1.96 and 1.97.
13	Objectives 11 and 12	1.105 and 7.12	Objective 11: To support and promote transport improvements where it would complement land development and regeneration strategies.	Objective 11: To support and promote transport improvements where it would <u>improve safety for all road users, including pedestrians and cyclists,</u>	For the reasons given in the Inspector's Report paragraph

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			Objective 12: Discourage commuting and through journeys and encourage appropriate car use by residents and local business.	<u>enhance residential amenity and complement land development and regeneration strategies.</u> Objective 12: Discourage commuting and through journeys and encourage appropriate car use by residents and local business. <u>Reduce the need to travel by car and promote more sustainable transport choices for local residents and local businesses.</u>	1.100 and 7.12
14	Objectives 15 and 16	8.32	Objective 15: To protect and promote a network of open space and to maintain a satisfactory level of easily accessed open space in the borough with a variety of uses. Objective 16: Ensure that the flora and fauna with nature conservation value in the borough is protected and encouraged, and that the provision helps to meet the aims of the Biodiversity Action Plan	Objective 15: To protect and promote a network of open space and . <u>Objective 15a:</u> To maintain a satisfactory level of easily accessed open space in the borough with a variety of uses. Objective 16: Ensure that the flora and fauna with nature conservation value, <u>environmental value or amenity value</u> in the borough is protected and encouraged, and that the provision helps to meet the aims of the <u>Haringey</u> Biodiversity Action Plan (<u>draft 2002</u>).	For the reasons given in the Inspector's Report paragraph 8.25
15	Policy G6	1.115	Policy G6: GREEN BELT, METROPOLITAN OPEN LAND, SIGNIFICANT LOCAL OPEN LAND AND GREEN CHAINS Areas of Green Belt, Metropolitan Open Land, Significant Local Open Land and	Policy G6: GREEN BELT, METROPOLITAN OPEN LAND, SIGNIFICANT LOCAL OPEN LAND AND GREEN CHAINS Areas of Green Belt, Metropolitan Open Land, Significant Local Open Land and	For the reasons given in the Inspector's Report paragraph 1.107.

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			Green Chains are shown on the proposals map as the most strategically important open spaces in the borough. There is a strong presumption against inappropriate development in these areas.	Green Chains are shown on the proposals map as the most strategically important open spaces in the borough. There is a strong presumption against inappropriate development in these areas.	
16	Policy G7	1.122	Policy G 7: CREATIVE, LEISURE AND TOURISM The Cultural Quarter (Wood Green) and Tottenham Green will be focal points for new creative, leisure and tourism development.	Policy G 7: CREATIVE, LEISURE AND TOURISM The Cultural Quarter (Wood Green), and Tottenham Green <u>and the metropolitan and district town centres</u> will be focal points for new creative, leisure and tourism development.	For the reasons given in the Inspector's Report paragraph 1.107.
17	Objective 18	10.16	Objective 18: To increase the overall stock of community facilities in the borough, especially in areas of shortage, and to improve existing facilities.	Objective 18: To increase the overall stock of <u>good quality</u> community <u>and health</u> facilities in the borough <u>Haringey</u> , especially in areas of shortage, and to improve existing facilities. <u>Objective 18a: To ensure that major new developments seek to promote public health and assess health impacts.</u>	For the reasons given in the Inspector's Report paragraph 10.6
18	Paragraphs 3.20, 3.22 and 3.24	1.135	3.20 The main objectives for the Eastern area over the plan period are:.... <ul style="list-style-type: none"> Protecting the areas heritage/green spaces.... 3.22 The main objectives for the Central area over the plan period are:.... <ul style="list-style-type: none"> Protecting the areas heritage and green spaces.... 	3.20 The main objectives for the Eastern area over the plan period are:.... <ul style="list-style-type: none"> Protecting the area's <u>built</u> heritage and green spaces.... 3.22 The main objectives for the Central area over the plan period are:.... <ul style="list-style-type: none"> Protecting the area's <u>built</u> heritage and green spaces.... 	For the reasons given in the Inspector's Report paragraph 1.131.

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			3.24 The main objectives for the Western area over the plan period are:.... <ul style="list-style-type: none"> Protecting the areas heritage / green spaces..... 	3.24 The main objectives for the Western area over the plan period are:.... <ul style="list-style-type: none"> Protecting the area's <u>built</u> heritage / and green spaces..... 	
19	Paragraph 3.26	1.172	Policy G10: PRIORITY AREAS The Council will focus major regeneration and development opportunities in the priority areas, as set out in paragraphs 3.16 & 3.17, in order to improve the most deprived communities....	Policy G10: PRIORITY AREAS The Council will focus major regeneration and development opportunities in the priority areas, as set out in paragraphs 3.16, & 3.17 <u>and 3.25</u> , in order to improve the most deprived communities...	For the reasons given in the Inspector's Report paragraph 1.158.

AREAS OF CHANGE

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20	Policy AC1	1.30, 1.32, 1.35, 1.36 & 1.38.	<p>AC1: THE HEARTLANDS/WOOD GREEN</p> <p>Development should have regard to the development framework for the area which seeks to ensure comprehensive and co-ordinated development which:</p> <p>a) Supports the London Plan designation as an intensification area, suitable for a business park, potentially achieving 1,500 new jobs and a minimum of 1,000 new homes</p> <p>b) Achieves significant new employment spaces for small businesses and the creative industries, especially in the cultural quarter;</p> <p>c) Creates better links with the surrounding area including Wood Green High Road.</p> <p>d) Extends and complements Wood Green Town Centre, reinforcing its role as a metropolitan centre and meeting the identified need for new retail development.</p> <p>e) Contributes to regenerating Hornsey High Street as a shopping destination.</p> <p>f) Creates significant new public spaces and improves existing ones.</p>	<p>AC1: THE HEARTLANDS/WOOD GREEN</p> <p>Development should have regard to the development framework for the area which seeks to ensure comprehensive and co-ordinated development which:</p> <p>a) Supports the London Plan designation as an intensification area, suitable for a business park, potentially achieving 1,500 new jobs and a minimum of 1,000 new homes <u>and other uses, which will include a proportion of affordable housing to meet the overall borough target of 50%, and other uses.</u></p> <p>b) Achieves significant new employment spaces for small businesses and the creative industries, especially in the cultural quarter;</p> <p>c) Creates better links with the surrounding area including Wood Green High Road.</p> <p>d) Extends and complements Wood Green Town Centre, reinforcing its role as a metropolitan centre and meeting the identified need for new retail development.</p> <p>e) Contributes to regenerating Hornsey</p>	For the reasons given in the Inspector's Report paragraphs 1.5, 1.12 & 1.13

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			<p>g) Meets identified demands for enhanced and additional community facilities.</p> <p>h) Has a design and layout that encourages walking and cycling.</p> <p>i) Helps bring forward and maximise opportunities for improved public transport services;</p> <p>j) Ensures that the waste transfer site and travellers site will be appropriately relocated to achieve land for development;</p> <p>k) Ensures that any continuing rail-related operations on the site are not prejudiced.</p> <p>In order to meet these objectives within the Comprehensive Regeneration Area as shown on Map 1.1, piecemeal development will be resisted.</p>	<p>High Street as a shopping destination <u>Contributes to regenerating Hornsey High Street as a shopping destination, which could include a medium size food store.</u></p> <p>f) Creates significant new public spaces and improves existing ones.</p> <p>g) Meets identified demands for enhanced and additional community facilities.</p> <p>h) Has a design and layout that encourages walking and cycling.</p> <p>i) Helps bring forward and maximise opportunities for improved public transport services;</p> <p>j) Ensures that the waste transfer site and travellers site will be appropriately relocated to achieve land for development;</p> <p>k) Ensures that any continuing rail-related operations on the site are not prejudiced.</p> <p>In order to meet these objectives within the Comprehensive Regeneration Area as shown on Map 1.1, piecemeal development will be resisted.</p>	
21	Paragraph 1.9	1.32, 1.37 and 7.52	1.9 Any development should create a vibrant and attractive new urban quarter, which acts as the civic and cultural Heart of Haringey,	1.9 The London Plan includes an <u>indicative estimate of 1,000 additional homes and 1,500 additional jobs in Haringey</u>	For the reasons given in the Inspector's Report paragraph

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			<p>integrating with and benefiting wider communities. Proposals for the Heartlands will not only provide guidance for the core site itself, but will also help support the Wood Green Town Centre and consolidate the cultural quarter. Linkages between the core site and the town centre need to be improved. This site provides a unique regeneration opportunity in North London to create a new heart for the borough that links its western and eastern parts and creates a thriving, vibrant quarter in an economically deprived area.</p>	<p><u>Heartlands/Wood Green by 2016. These estimates will be reviewed.</u> Any development should create a vibrant and attractive new urban quarter, which acts as the civic and cultural Heart of Haringey, integrating with and benefiting wider communities. Proposals for the Heartlands will not only provide guidance for the core site itself, but will also help support the Wood Green Town Centre and consolidate the cultural quarter. Linkages between the core site and the town centre need to be improved. This site provides a unique regeneration opportunity in North London to create a new heart for the borough that links its western and eastern parts and creates a thriving, vibrant quarter in an economically deprived area. <u>In order to meet these objectives within the Comprehensive Regeneration Area as shown on map 1.1, piecemeal development will be resisted.</u></p> <p><u>1.9aA Haringey Heartlands Development Framework was adopted as supplementary planning guidance in April 2005. The framework aims to bring about comprehensive</u></p>	1.11, 1.23 & 1.29.

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				<p><u>development that regenerates the area. It also aims to improve transport infrastructure and access to, around and through the area. Therefore, a north-south access route is proposed which links Station Road via Western Road to Hornsey Park Road via Clarendon Road. The Council has received Government funding for the route. The precise alignment of the route is subject to a Master Plan Supplementary Planning Document and a planning application. Land is safeguarded for the proposed route, as shown on the Proposals Map.</u></p>	
22	AC2 (a)	1.35, 1.55, 1.56, 1.58, 1.59 and 13.89	<p>AC2: TOTTENHAM INTERNATIONAL</p> <p>The Lea Valley and the areas links to Stansted Airport and Central London will be improved as a key regeneration, open space and recreational corridor in North London.</p> <p>There should be the creation of a new urban focus centred around Tottenham Hale Station. Development should have regard to the development framework for the area which seeks to ensure comprehensive and co-ordinated development which:</p> <p>a) Supports the London Plan</p>	<p>AC2: TOTTENHAM INTERNATIONAL</p> <p>The Lea Valley and the areas links to Stansted Airport and Central London will be improved as a key regeneration, open space and recreational corridor in North London.</p> <p>There should be the creation of a new urban focus centred around Tottenham Hale Station. Development should have regard to the development framework for the area which seeks to ensure comprehensive and co-ordinated development which:</p>	For the reasons given in the Inspector's Report paragraph 1.12, 1.41, 1.42, 1.43, 1.45, 1.47 and 13.87

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			<p>designation as a Major Development Opportunity and Strategic Employment location suitable for a business park, potentially achieving 5,000 new jobs and a minimum of 200 new homes</p> <p>b) Seeks to attract high quality/value new employment uses linked to a proposed university campus;</p> <p>c) Lessens dominance of the private car through conversion of the Tottenham Green/Hale gyratory to two way flow;</p> <p>d) Creates an integrated transport interchange at Tottenham Hale;</p> <p>e) Achieves an extension of the Victoria Line to Northumberland Park and better rail links along the Lea Valley and through to Stratford;</p> <p>f) Achieves better links to surrounding communities and to Tottenham Hale Station and the Lea Valley;</p> <p>g) Maximises opportunities of riverside development and enhancement of the Lea Valley Regional Park and takes advantage of the areas' industrial heritage;</p> <p>h) Achieves improvement of Pymmes Brook, including naturalisation in sections;</p> <p>i) Provides more sustainable forms of development, built to high density and high quality design; and</p>	<p>ai) <u>Creates a comprehensive mixed use development including appropriate retailing, such as a small food store and development of a cinema and hotel;</u></p> <p>a) Supports the London Plan designation as a Major Development Opportunity and Strategic Employment location suitable for a business park, potentially achieving 5,000 new jobs and a minimum of 200 new homes <u>which will include a proportion of affordable housing to meet the overall borough target of 50%;</u></p> <p>b) Seeks to attract high quality/value new employment uses linked to a proposed university campus;</p> <p>c) Lessens dominance of the private car through conversion of the Tottenham Green/Hale gyratory to two way flow;</p> <p>d) Creates an integrated transport interchange at Tottenham Hale;</p> <p>e) Achieves an extension of the Victoria Line to Northumberland Park and better rail links along the Lea Valley and through to Stratford;</p> <p>f) Achieves better links to surrounding communities and to Tottenham Hale Station and the Lea Valley;</p> <p>g) Maximises opportunities of riverside development and enhancement of</p>	

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			<p>j) Provides a choice of good quality housing that meets the needs of all in the community and promotes a sustainable and socially mixed community.</p> <p>Development within the major developed area within the green belt to the north of Markfield Park (as identified on the proposals map) should comply with annex C of PPG2.</p>	<p>the Lea Valley Regional Park, <u>its openness and nature conservation value</u> and takes advantage of the areas' industrial heritage;</p> <p>h) Achieves improvement of Pymmes Brook, including naturalisation in sections;</p> <p>i) Provides more sustainable forms of development, built to high density and high quality design; and</p> <p>j) Provides a choice of good quality housing that meets the needs of all in the community and promotes a sustainable and socially mixed community.</p> <p>Development within the major developed area within the green belt to the north of Markfield Park (as identified on the proposals map) should comply with annex C of PPG2. <u>Where possible, environmental improvements should be made to the Tottenham International Green Belt and MOL.</u></p>	
23	Paragraph 1.11	1.61	1.11 The Tottenham International Development Framework will build upon existing strengths such as the area's industrial heritage, whilst addressing deprivation issues and ensuring that local residents are able to access and take advantage of employment opportunities. It	1.11 The Tottenham International Development Framework will build upon existing strengths such as the area's industrial heritage, whilst addressing deprivation issues and ensuring that local residents are able to access and take advantage of employment opportunities. It	For the reasons given in the Inspector's Report paragraph 1.49

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			<p>offers a range of brownfield sites that have potential for high-density/mixed use developments at transport interchanges, intensification of uses through development and opportunities to promote sectoral and functional change through the establishment of an innovative, cutting-edge range of business activities. The aim is to ensure that Tottenham International becomes “a centre for business; the place to live” a vital and dynamic location where residents and businesses can enjoy the river valley, Lee Valley Park and excellent transport connections.</p>	<p>offers a range of brownfield sites that have potential for high-density/mixed use developments at transport interchanges, intensification of uses through development and opportunities to promote sectoral and functional change through the establishment of an innovative, cutting-edge range of business activities. The aim is to ensure that Tottenham International becomes “a centre for business; the place to live” a vital and dynamic location where residents and businesses can enjoy the river valley, Lee Valley Park and excellent transport connections. <u>The draft Tottenham Hale Masterplan will elaborate on the Tottenham International Development Framework. The masterplan will be an essential tool to guide development in the area over the next five to ten years, so that it takes place in a co-ordinated way and to the highest standards possible. It will set out the vision for the transformation of the area, with the creation of a new high density, urban centre focused around an enhanced public transport interchange and a high quality public</u></p>	

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				<p><u>realm. The Masterplan will also seek to improve access to the Lee Valley Regional Park with its waterways, wildlife and wide range of leisure activities.</u></p> <p><u>11.1a Tottenham Hale is identified as an Opportunity Area in the Mayor's London Plan and is located within the London-Stansted-Cambridge-Peterborough Growth Area. It provides a major opportunity to create a thriving, sustainable urban centre with a significant number of new homes, together with an integrated mix of employment, retail and leisure uses, focused around an enhanced, fully accessible transport interchange with rapid access to Central London, Cambridge and Stansted International Airport.</u></p>	
24	AC6 and paragraph 1.23	1.77	AC6: NEIGHBOURHOOD PLAN AREAS Development proposals situated within the defined neighbourhood areas should accord with the policies and proposals set out in the relevant Neighbourhood Plan.	<p><u>Neighbourhood Plans</u></p> <p>AC6: NEIGHBOURHOOD PLAN AREAS Development proposals situated within the defined neighbourhood areas should accord with the policies and proposals set out in the relevant Neighbourhood Plan.</p>	For the reasons given in the Inspector's Report paragraph 1.75.

DEVELOPMENT AND URBAN DESIGN

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25	Paragraph 2.1a	2.10	2.1a The Council wishes the people of Haringey to be able to experience feelings of pride, belonging and safety in the street environment. This involves a holistic approach to the public realm entailing thoughtful and sensitive design and management.	2.1a The Council wishes the people of Haringey to be able to experience feelings of pride, belonging and safety in the street environment. This involves <u>can be achieved through, among other things, a holistic approach to the public realm</u> entailing thoughtful and sensitive design and management <u>of the public realm.</u>	For the reasons given in the Inspector's Report paragraph 2.7.
26	Paragraph 2.4	2.23, 2.24 and 1.58.	2.4 All new development schemes need to be sensitively designed, so as to provide an environment for all which is: <ul style="list-style-type: none"> • attractive • green • healthy • inclusive • clean and maintainable • safe; and • sustainable in construction and impact 	2.4 All new development schemes need to be sensitively designed, so as to provide an environment for all which is: <ul style="list-style-type: none"> • attractive • green • healthy • inclusive • <u>accessible</u> • clean and maintainable • safe; and • sustainable in construction and impact <p><u>Inclusive Design</u> 2.4a Development proposals should incorporate the principles of inclusive design. Inclusive design creates an environment where</p>	For the reasons given in the Inspector's Report paragraph 2.18, 2.19 and 1.55.

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				<u>everyone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers that create undue effort, separation or special treatment, and enables everyone to participate equally in mainstream activities independently, with choice and dignity.</u>	
27	Paragraph 2.5	7.12	2.5 Key Objectives <ul style="list-style-type: none"> To support sustainable development. To promote high quality design in terms of form, function and impact. 	2.5 Key Objectives <ul style="list-style-type: none"> To support sustainable development. To promote high quality design in terms of form, function and impact. <u>which is sustainable in terms of form, function and impact and meets the principles of inclusive design.</u> 	For the reasons given in the Inspector's Report paragraph 7.12.
28	UD1A	2.73	UD1A: SUSTAINABLE DESIGN AND CONSTRUCTION The Council will require development schemes to take into account, where appropriate:	UD1A: SUSTAINABLE DESIGN AND CONSTRUCTION The Council will require development schemes <u>proposals</u> to take into account, where appropriate:	For the reasons given in the Inspector's Report paragraph 2.73.
29	UD2(b)	2.109	b) where appropriate, the proposal complements the character of the local area and is of a nature and scale that is sensitive to the surrounding area;	b) where appropriate , the proposal complements the character of the local area and is of a nature and scale that is sensitive to the surrounding area;	For the reasons given in the Inspector's Report paragraph 2.97.
30	Paragraph 2.10	2.105	2.10 New development in the borough should complement the existing pattern of development in that part	2.10 New development in the borough should complement the existing pattern of development in that part	For the reasons given in the Inspector's

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			of Haringey. The principles above aim to ensure that future development in the borough will not worsen the quality of life for those living and working in Haringey.	of Haringey. The principles <u>criteria</u> above aim to ensure that future development in the borough will not worsen the quality of life for those living and working in Haringey.	Report paragraph 2.84.
31	UD3	2.125		<u>m) walkability; new housing, shops, public buildings and places of work need to be located and designed so that they can be reached easily on foot.</u>	In response to objection 100866 the Council agreed by delegated authority to add a criterion to UD3.
32	Paragraph 2.13	2.121	2.13 Where appropriate, context drawings and photos are encouraged as part of the design statement. Detailed guidance on the various aspects of design, including access and safety, are included in supplementary planning guidance notes, especially SPG 1a Design Guidance and Design Statements. Criteria for identifying and assessing local views, along with a list of local views which are protected in the adopted UDP, are to be included in SPG1a Design Guidance and Design Statements.	2.13 Where appropriate, context drawings and photos are encouraged as part of the design statement. Detailed guidance on the various aspects of design, including access and safety, are included in supplementary planning guidance notes, especially SPG 1a Design Guidance and Design Statements. Criteria for identifying and assessing local views, along with a list of local views which are protected in the adopted UDP, are to be included in SPG1a Design Guidance and Design Statements. <u>Locally important views will be identified as part of a review of Conservation Areas. A list of local</u>	For the reasons given in the Inspector's Report paragraph 2.113.

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				<u>views will be included in a future Development Plan Document.</u>	
33	UD7, paragraph 2.21	2.149	2.21 The Council is required to define and manage a road hierarchy. The road hierarchy shown on map 2.1 is that set out in RPG3 Strategic Guidance for London Planning Authorities. The road hierarchy is consistent with the objectives of traffic restraint, with priority given to essential users, environmental improvements and road safety. The road hierarchy has three tiers: Tier 1 – Strategic Routes Tier 2 – London Distributor Routes Tier 3 – Local Distributor Routes	2.21 The Council is required to define and manage a road hierarchy. The road hierarchy shown on map 2.1 is that set out in RPG3 Strategic Guidance for London Planning Authorities. <u>consistent with the road hierarchy set out in the London Plan and the Mayor's Transport Strategy</u> The road hierarchy <u>and</u> is consistent with the objectives of traffic restraint, with priority given to essential users, environmental improvements and road safety. The road hierarchy has three tiers: Tier 1 – Strategic Routes Tier 2 – London Distributor Routes Tier 3 – Local Distributor <u>and Access</u> Routes	For the reasons given in the Inspector's Report paragraph 2.140, 2.146 and 2.147.
34	UD7	2.150	UD7: ROAD HIERARCHY 2.20 The Council will support development proposals that take account of the function of adjacent roads and that will not result in inappropriate use or adversely affect the operation of roads in the area.	UD7: ROAD HIERARCHY 2.20 The Council will support development proposals that take account of the function of adjacent roads and that will not result in inappropriate use or adversely affect the operation of roads in the area. <u>The Council will take into account the function of adjacent roads in its assessment of</u>	For the reasons given in the Inspector's Report paragraph 2.147

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				<u>development proposals.</u>	
35	Paragraph 2.22	2.149	2.22 The remaining roads in the Borough network would be local access roads providing access to final destinations where non-traffic functions may have a priority.	2.22 The remaining roads in the Borough network would be local access roads providing access to final destinations where non-traffic functions may have a priority. <u>The function of the Strategic Routes is to cater for longer distance movement of people and goods to support commerce, business and bus movements. These roads provide links to the national road network. London Distributor Routes link centres to each other and serve traffic crossing boroughs. These roads should attract commercial traffic away from Local Distributor Routes and local access roads as well as provide attractive routes for bus services. Local Distributor and Access Roads' function is to distribute traffic within the Borough and to serve properties.</u>	For the reasons given in the Inspector's Report paragraph 2.140 and 2.147.
36	UD10(b)	2.196 2.201	b. offset the relevant adverse impacts that might arise as a result of the development including those on the environment, transport infrastructure, local economic conditions, social, recreational, health, educational and community	b. offset the relevant adverse impacts that might arise as a result of the development including those on the environment, transport infrastructure , local economic conditions, social, recreational, health, educational, <u>emergency</u>	For the reasons given in the Inspector's Report paragraph 2.173 and 2.190

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			facilities that may arise from development; and	<u>services</u> and community facilities that may arise from development; and	
37	Paragraph 2.29	2.197	2.29 Planning obligations will be sought from developments within the broad categories in Table 2.1A where appropriate and where the tests of circular 1/97 have been met. The Council will enter into planning agreements with developers in accordance with Circular 1/97 "Planning Obligations". Planning obligations are used to lessen any adverse impact a development may cause, enhance the local environment or contribute towards local facilities. For example, a new housing development may create demand for extra school places or doctor's surgeries and therefore an agreement would be made with the developer to provide (or contribute money towards providing) such facilities. Similarly a development may result in the loss of open space and therefore an agreement may be entered into with the developer to provide some open space elsewhere. All obligations are intended to benefit the local	2.29 Planning obligations will be sought from developments within the broad categories in Table 2.1A where appropriate and where the tests of circlear 1/97 <u>ODPM Circular 05/2005</u> have been met. The Council will enter into planning agreements with developers in accordance with Circular 1/97 <u>ODPM Circular 05/2005</u> "Planning Obligations". Planning obligations are used to lessen any adverse impact a development may cause, enhance the local environment or contribute towards local facilities. For example, a new housing development may create demand for extra school places or doctor's surgeries and therefore an agreement would be made with the developer to provide (or contribute money towards providing) such facilities. Similarly a development may result in the loss of open space and therefore an agreement may be entered into with the developer to provide some open space elsewhere. All obligations	For the reasons given in the Inspector's Report paragraph 2.175

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			community and ensure that any potential adverse impact of a development is minimised.	are intended to benefit the local community and ensure that any potential adverse impact of a development is minimised.	
38	Table 2.1 and paragraph 2.30	2.202	2.30 Table 2.1 below shows the types of benefits the Council wishes to secure from different types of development. This is not an exhaustive list but indicates the types of benefits to be sought in appropriate circumstances.	2.30 Table 2.1 below shows <u>A table in SPG10 shows</u> the types of benefits the Council wishes to secure from different types of development. This is not an exhaustive list but indicates the types of benefits to be sought. in appropriate circumstances. <u>The priority areas include affordable housing, public transport, open space and employment.</u>	For the reasons given in the Inspector's Report paragraph 2.194.
39	UD10A	2.205 and 5.5	UD10A: BENEFITING THE LOCAL COMMUNITY For developments that will generate a significant number of job opportunities the Council will be seeking initiatives that will: <ul style="list-style-type: none"> • employ local people, and/or • provide programmes of training and recruitment of Haringey residents, especially for those in Haringey Neighbourhood Regeneration Strategy areas. <p>Further details regarding the community benefits that the Council will seek in relation to uses that result in a significant</p>	UD10A: BENEFITING THE LOCAL COMMUNITY For developments that will generate a significant number of job opportunities the Council will be seeking initiatives that will: <ul style="list-style-type: none"> • employ local people, and/or • provide programmes of training and recruitment of Haringey residents, especially for those in Haringey Neighbourhood Regeneration Strategy areas. <p>Further details regarding the community benefits that the Council will seek in relation to uses that result in a significant</p>	Delete Policy UD10A and paragraphs 2.31a-2.31d for the reasons given in the Inspector's Report paragraphs 2.204 and 5.1.

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			<p>number of jobs such as infrastructure and crèches, are contained in policy UD10 of the Urban Design Chapter.</p> <p>2.31b Research shows that the Borough's unemployment rate as a percentage of the workforce in 2003 was 5.4% which is greater than the North London and Greater London rates of 3.9% and 3.7% respectively. Borough-wide males are more likely to be unemployed than females in terms of numbers and as a percentage. The young, ethnic minorities, lone parents and people with disabilities are sectors of the community suffering high level of unemployment.</p> <p>2.31c It is recognised that although the supply of local labour is large and diverse, there is a mismatch between skills and job opportunities. Some of the aspects of the local labour market are low qualification and skills levels, low level of numeracy and literacy and a significant out commuting of skilled labour. The Council will work with interested</p>	<p>number of jobs such as infrastructure and crèches, are contained in policy UD10 of the Urban Design Chapter.</p> <p>2.31b Research shows that the Borough's unemployment rate as a percentage of the workforce in 2003 was 5.4% which is greater than the North London and Greater London rates of 3.9% and 3.7% respectively. Borough-wide males are more likely to be unemployed than females in terms of numbers and as a percentage. The young, ethnic minorities, lone parents and people with disabilities are sectors of the community suffering high level of unemployment.</p> <p>2.31c It is recognised that although the supply of local labour is large and diverse, there is a mismatch between skills and job opportunities. Some of the aspects of the local labour market are low qualification and skills levels, low level of numeracy and literacy and a significant out commuting of skilled labour. The Council will work with interested</p>	

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			<p>parties and, where applicable, the developers or future occupiers of new or expanded employment sites to improve the skills level of those most effected and socially excluded to try and remove some of the barriers to sustainable employment.</p> <p>2.31d Where appropriate, the Haringey Employment Partnership will assist applicants identify the areas for employment and training in accordance with the Council's Employment and Training Strategy. Furthermore, Haringey Council along with the neighbouring boroughs of Enfield and Waltham Forest are working towards a joint Local Labour Scheme specifically aimed at employment and training in the construction industry.</p>	<p>parties and, where applicable, the developers or future occupiers of new or expanded employment sites to improve the skills level of those most effected and socially excluded to try and remove some of the barriers to sustainable employment.</p> <p>2.31d Where appropriate, the Haringey Employment Partnership will assist applicants identify the areas for employment and training in accordance with the Council's Employment and Training Strategy. Furthermore, Haringey Council along with the neighbouring boroughs of Enfield and Waltham Forest are working towards a joint Local Labour Scheme specifically aimed at employment and training in the construction industry.</p>	
40	UD11	2.214	<p>UD11: LOCATIONS FOR TALL BUILDINGS</p> <p>The preferred locations for tall buildings (i.e. buildings which are significantly higher than neighbouring buildings) are Haringey Heartlands and Tottenham International, as shown on the Proposals Map. Applications for tall buildings in</p>	<p>UD11: LOCATIONS FOR TALL BUILDINGS</p> <p>The preferred locations for tall buildings (i.e. buildings which are significantly higher than neighbouring buildings) are Haringey Heartlands and Tottenham International, as shown on the Proposals Map. Applications for tall buildings in</p>	For the reasons given in the Inspector's Report paragraph 2.209.

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			these locations, and elsewhere, will assessed on the basis of relevant policies in the Plan, especially UD2 General Principles and UD3 Quality Design.	these locations, and elsewhere, will assessed on the basis of relevant policies in the Plan, especially UD2 General Principles and UD3 Quality Design. <u>Applications for tall buildings will assessed against the following criteria:</u> <u>(a) high design quality;</u> <u>(b) acceptable relationship to surroundings;</u> <u>(c) appropriate site size and setting;</u> <u>(d) wind turbulence and overshadowing;</u> <u>and</u> <u>(e) impact on historic environment, Green Belt and MOL.</u>	
41	UD12(a)	2.223	a) being of a high quality and sensitive to its visual appearance on the building on which it is to be sited and the surrounding street scene, especially in the case of listed buildings and conservation areas where, for example, internally illuminated fascia or projecting box signs will not be acceptable;	a) being of a high quality and sensitive to its visual appearance on the building on which it is to be sited and the surrounding street scene, especially in the case of listed buildings and conservation areas; where, for example, internally illuminated fascia or projecting box signs will not be acceptable	For the reasons given in the Inspector's Report paragraph 2.219.
42	Appendix 1	2.250	10a.1 The Council will support proposals for new residential developments without provision of car parking in appropriate locations and where there are effective mechanisms in place preventing car ownership. The Council will support such	10a.1 The Council will support proposals for new residential developments without provision of car parking in appropriate locations and where there are effective mechanisms in place preventing car ownership. The Council will support such	For the reasons given in the Inspector's Report paragraph 2.243.

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			proposals where there are alternative and accessible means of transport available and where a Controlled Parking Zone is in existence or planned within the time scale of the proposed development.	proposals where there are alternative and accessible means of transport available and where a Controlled Parking Zone is in existence or planned within the time scale of the proposed development. <u>The first car free residential developments will be carefully assessed to see how well they perform.</u>	
43	Appendix 1	2.170	1.1 In assessing the parking provision of development schemes the Council will have particular regard to the following: adopted Haringey Unitary Development Plan (1998) Policies TSP 3.3, TSP 7.1, TSP 7.2, TSP 7.7, Haringey UDP First Deposit Consultation (2003) Policies UD 9 and M 6, SPG14, the key objectives outlined in 7.3, and this appendix.	1.1 In assessing the parking provision of development schemes the Council will have particular regard to the following: adopted Haringey Unitary Development Plan (1998) Policies TSP 3.3, TSP 7.1, TSP 7.2, TSP 7.7, Haringey UDP First Deposit Consultation (2003) Policies UD9 and M6, SPG14, the key objectives outlined in <u>paragraph 7.3 of the Movement Chapter</u> , and this appendix <u>these standards.</u>	For the reasons given in the Inspector's Report paragraph 2.163.
44	Appendix 1	2.170	I. Car Parking for Conversions and in Restricted Conversion Areas	I. Car Parking for Conversions and in Restricted Conversion Areas	For the reasons given in the Inspector's Report paragraph 2.163.
45	Appendix 1	2.171		<u>G.5 Cycle Parking</u> <u>1 space per residential unit should be</u>	Add new subsection on cycle parking for

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				<u>provided where possible. The cycle parking can be either internal or external to the residential dwelling provided it is secure, safe and undercover.</u>	residential units for the reasons given in the Inspector's Report paragraph 2.165.

ENVIRONMENT

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46	ENV1R	3.26	<p>ENV1R: FLOOD PROTECTION: PROTECTION OF THE FLOODPLAIN AND URBAN WASHLANDS</p> <p>3.6a The Council will not grant planning permission for development proposals that fail to demonstrate that flood flows are not impeded and that flood storage capacity is not reduced. New development or redevelopment of existing urban areas should not result in an increased flood risk, including in areas downstream due to additional surface water runoff.</p>	<p>ENV1R: FLOOD PROTECTION: PROTECTION OF THE FLOODPLAIN AND URBAN WASHLANDS</p> <p>3.6a The Council will not grant Planning permission for <u>will not be granted for</u> development proposals <u>in areas of flood risk identified on Map 3.1A</u> that fail to demonstrate that flood flows are not impeded and that flood storage capacity is not reduced. New development or redevelopment of existing urban areas should not result in an increased flood risk, including in areas downstream due to additional surface water runoff.</p>	For the reasons given in the Inspector's Report paragraph 3.19.
47	Paragraph 3.6e	3.33	<p>3.6e The Environment Agency will object to cases where it considers the flood risk assessment does not or cannot adequately address the flood risk issues. The Agency requirement is that there is to be no reduction of storage in the floodplain and no interruption of flow conveyancing; and that within the functional floodplain within Zone 3, buildings on stilts and</p>	<p>3.6e The Environment Agency will <u>is likely to</u> object to cases where it considers the flood risk assessment does not or cannot adequately address the flood risk issues. The Agency requirement is that there is to be no reduction of storage in the floodplain and no interruption of flow conveyancing; and that within the functional floodplain within Zone 3, buildings</p>	For the reasons given in the Inspector's Report paragraph 3.31.

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			those with storage void beneath will generally be opposed.	on stilts and those with storage void beneath will generally be opposed.	
48	ENV2A	3.37, 3.41 and 3.42.	<p>ENV2A: SURFACE WATER RUNOFF</p> <p>3.9a The Council will:</p> <p>a) require any development which could increase the risk of flooding from surface water run-off to provide a drainage impact assessment; and</p> <p>b) encourage all built developments to incorporate sustainable drainage systems (SuDS) techniques, where feasible.</p> <p>Surface water discharge from the developed site should mimic that of an undeveloped greenfield site, up to and including a 1 in 100 year critical duration storm event. Greenfield run off rates are generally between 2-8 litres/second/hectare(h/s/ha) for storm events up to the critical 1 in 100 year return period event. This is irrespective of whether the site falls within a flood risk area.</p> <p>The Council will encourage surface water run-off elements to</p>	<p>ENV2A: SURFACE WATER RUNOFF</p> <p>3.9a The Council will:</p> <p>c) require any development which could increase the risk of flooding from surface water run-off to provide a drainage impact assessment; and</p> <p>d) encourage all built developments to incorporate sustainable drainage systems (SuDS) techniques, where feasible.</p> <p>Surface water discharge from the developed site should mimic that of an undeveloped greenfield site, up to and including a 1 in 100 year critical duration storm event. Greenfield run off rates are generally between 2-8 litres/second/hectare(h/s/ha) for storm events up to the critical 1 in 100 year return period event. This is irrespective of whether the site falls within a flood risk area.</p> <p>The Council will encourage surface water run-off elements to</p>	For the reasons given in the Inspector's Report paragraph 3.35, 3.39 and 3.40.

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			take into account ecological impacts.	<p>take into account ecological impacts.</p> <p>3.9b(i) <u>Surface water discharge from the developed site should mimic that of an undeveloped greenfield site, up to and including a 1 in 100 year critical duration storm event. Greenfield run off rates are generally between 2-8 litres/second/hectare(l/s/ha) for storm events up to the critical 1 in 100 year return period event. This is irrespective of whether the site falls within a flood risk area.</u></p> <p>3.9b(ii) <u>The Council will encourage surface water run-off elements to take into account ecological and hydrological impacts.</u></p>	
49	ENV2B	3.45	ENV2B: WATER CONSERVATION 3.9d The Council will expect all new developments to incorporate water conservation methods.	ENV2B: WATER CONSERVATION 3.9d The Council will expect all new developments to <u>All new development should</u> incorporate water conservation methods.	For the reasons given in the Inspector's Report paragraph 3.44.
50	ENV4	3.58	ENV4: WORKS AFFECTING WATER COURSES 3.13 The Council, in consultation with the Environment Agency and where appropriate Thames Water Utilities Ltd, will seek to ensure	ENV4: WORKS AFFECTING WATER COURSES <u>Any proposed development which is likely to adversely affect defined watercourses will not be permitted, unless measures are</u>	For the reasons given in the Inspector's Report paragraph 3.56

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			<p>that all works in, under, over and adjacent to watercourses are appropriately designed and implemented. When acting as drainage authority the Council, in consultation with the Environment Agency Thames Region, will consider the likely impacts of drainage proposals in accordance with the provisions of Statutory Instrument 1988 no.1217 'The Land Drainage Improvement Works (Assessment of the Environmental Effects) Regulations 1988'. Where works are proposed by an interested party, which is not the drainage authority, the Council, in consultation with the interested party, will consider the likely impacts of drainage proposals in accordance with the same regulations.</p>	<p><u>taken to provide appropriately designed drainage works.</u></p> <p>3.13 The Council, in consultation with the Environment Agency and where appropriate Thames Water Utilities Ltd, will seek to ensure that all works in, under, over and adjacent to watercourses are appropriately designed and implemented. When acting as drainage authority the Council, in consultation with the Environment Agency Thames Region, will consider the likely impacts of drainage proposals in accordance with the provisions of Statutory Instrument 1988 no.1217 'The Land Drainage Improvement Works (Assessment of the Environmental Effects) Regulations 1988'. Where works are proposed by an interested party, which is not the drainage authority, the Council, in consultation with the interested party, will consider the likely impacts of drainage proposals in accordance with the same regulations.</p> <p><u>3.13a(i) The Council, in consultation with</u></p>	

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				<p><u>the Environment Agency and where appropriate Thames Water Utilities Ltd, will seek to ensure that all works in, under, over and adjacent to watercourses are appropriately designed and implemented. When acting as drainage authority the Council, in consultation with the Environment Agency Thames Region, will consider the likely impacts of drainage proposals in accordance with the provisions of Statutory Instrument 1988 no.1217 'The Land Drainage Improvement Works (Assessment of the Environmental Effects) Regulations 1988'. Where works are proposed by an interested party, which is not the drainage authority, the Council, in consultation with the interested party, will consider the likely impacts of drainage proposals in accordance with the same regulations.</u></p>	
51	ENV5	16.15		<p><u>ENV5M NOISE POLLUTION</u></p> <p><u>The Council will ensure that new noise sensitive development is located away</u></p>	Insert new policy and reasoned justification on noise pollution for

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				<p>from existing, or planned sources of noise pollution. Potentially noisy developments should only be located in areas where ambient noise levels are already high and where measures are proposed to mitigate its impact.</p> <p><u>3.14a Noise pollution has a major effect on amenity and health and therefore the quality of life in general. Its effect can be minimised by separating new noise sensitive development from major noise sources and by taking measures to reduce any impact. The Council will support new technologies and encourage sensitive design and construction, for example by positioning buildings and landscaping as noise barriers. Noise sensitive development includes housing, schools and hospitals.</u></p> <p><u>3.14b In assessing planning applications the Council will have regard to PPG24 'Planning and Noise' and the noise levels set out in Annex 1. Where new noise-sensitive development is proposed in areas already</u></p>	the reasons given in the Inspector's Report, paragraph 16.3.

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				<u>exposed to high ambient noise levels, the Council may require the submission of an acoustic report to comply with PPG 24. Mitigation measures will be secured by planning conditions or planning obligations.</u>	
52	ENV5	16.15	<p>ENV5: POLLUTION</p> <p>3.16 Pollution can come from a range of uses, such as industrial processes, transport, construction, foul and surface water misconnections and energy consumption. Inappropriate lighting can cause light pollution to habitable rooms nearby and/or can contribute to light pollution of the night sky. This policy covers all types of pollution such as air, water, light and noise. There are various supplementary planning guidance notes, including SPG9 Sustainability Statement - Including Checklist, which contain additional guidance on land contamination, light pollution, fumes and smells, water and energy.</p> <p>3.17 Locating development so that the</p>	<p>ENV5: <u>AIR, WATER AND LIGHT POLLUTION</u></p> <p>3.16 Pollution can come from a range of uses, such as industrial processes, transport, construction, foul and surface water misconnections and energy consumption. Inappropriate lighting can cause light pollution to habitable rooms nearby and/or can contribute to light pollution of the night sky. This policy covers all types of pollution such as air, water, light and noise. There are various supplementary planning guidance notes, including SPG9 Sustainability Statement - Including Checklist, which contain additional guidance on land contamination, light pollution, fumes and smells, water and energy.</p>	As a consequence of inserting a new policy and reasoned justification on noise pollution, modify the title of Policy ENV5 and paragraphs 3.16 and 3.17

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			<p>need to travel, especially by car, is reduced can reduce pollution. Providing pedestrian friendly environments and cycle friendly routes and facilities, (including for external cycle parking or internal storage space), can help to reduce car dependency. Separating uses from each other can also help to reduce pollution, for example making sure that noise generating uses or uses that emit other forms of pollution are not near to schools, hospitals or people's homes. Tree planting is of some benefit to air quality and, if planted densely enough, can help towards the mitigation of potential noise nuisance.</p>	<p>3.17 Locating development so that the need to travel, especially by car, is reduced can reduce pollution. Providing pedestrian friendly environments and cycle friendly routes and facilities, (including for external cycle parking or internal storage space), can help to reduce car dependency. Separating uses from each other can also help to reduce pollution, for example <u>by</u> making sure that noise generating uses or uses that emit other forms of pollution are not <u>located</u> near to schools, hospitals or <u>housing</u> people's homes. Tree planting is of some benefit to air quality and, if planted densely enough, can help towards the mitigation of potential noise nuisance.</p>	
53	ENV5A	3.16	<p>ENV5A: LAND AND FACILITIES FOR ALTERNATIVE REFUELLING INFRASTRUCTURE</p> <p>The Council will seek to reduce the environmental impacts of transport activities by supporting the increased provision of cleaner transport fuels, particularly with respect to the refuelling infrastructure.</p>	<p>ENV5A: LAND AND FACILITIES FOR ALTERNATIVE REFUELLING INFRASTRUCTURE</p> <p>The Council will seek to reduce the environmental impacts of transport activities by supporting the increased provision of cleaner transport fuels, particularly with respect to the refuelling infrastructure.</p>	<p>For the reasons given in the Inspector's Report paragraph 3.15.</p>

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			The Council will seek to reserve land for alternative refuelling infrastructure purposes where this does not conflict with other policies.	<p>The Council will seek to reserve land for alternative refuelling infrastructure purposes where this does not conflict with other policies.</p> <p><u>Alternative refuelling infrastructure facilities will be permitted unless they:</u></p> <p><u>a) harm the appearance and character of the street scene; or</u></p> <p><u>(b) harm the amenities of local residents.</u></p> <p><u>3.18b(i) The Council will seek to reduce the environmental impacts of transport activities by supporting the increased provision of cleaner transport fuels, particularly with respect to the refuelling infrastructure.</u></p>	
54	ENV6	3.90, 3.91 and 3.92.	<p>ENV6: ENERGY EFFICIENCY</p> <p>The Council will encourage energy efficiency and a reduction in carbon dioxide (CO₂) emissions through:</p> <p>a) Seeking forms of layout, design, landscaping and materials that conserve energy and have scope for passive solar gain;</p> <p>a)a Expecting efficient energy design to take account of the aim of avoiding subsequent mechanical electrical means of ventilation, wherever</p>	<p>ENV6: <u>MITIGATING CLIMATE CHANGE: ENERGY EFFICIENCY</u></p> <p>The Council will encourage energy efficiency and a reduction in carbon dioxide (CO₂) emissions through:</p> <p>a) Seeking forms of layout, design, landscaping and materials that conserve energy and have scope for passive solar gain;</p> <p>a)a Expecting efficient energy design to take account of the aim of avoiding</p>	For the reasons given in the Inspector's Report paragraph 3.81 and 3.83.

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			<p>possible;</p> <p>a)b Encouraging developers to incorporate community heating schemes and Combined Heat and Power systems, wherever possible;</p> <p>b) Encouraging mixed use developments in appropriate locations;</p> <p>c) Requiring development, especially that which will generate a lot of motorised traffic, to locate where it is easily accessible by public transport, cycling and walking.</p>	<p>subsequent mechanical electrical means of ventilation, wherever possible;</p> <p>a)b Encouraging <u>Requiring</u> developers to incorporate community heating schemes and Combined Heat and Power systems, wherever possible <u>feasible with the aim of meeting the 10% target in ENV6A;</u></p> <p>b) Encouraging mixed use developments in appropriate locations; <u>and</u></p> <p>c) Requiring development, especially that which will generate a lot of motorised traffic, to locate where it is easily accessible by public transport, cycling and walking <u>in order to reduce the need to travel by car.</u></p>	
55	Paragraph 3.23	3.93	3.23 Motorised transport accounts for a large amount of energy consumption and should therefore be reduced by promoting other forms of travel and mixed use developments. In assessing whether or not a scheme will result in “a lot of” traffic or not, each case will be treated on its merits.	<u>3.23 Motorised transport accounts for a large amount of energy consumption and should therefore be reduced by promoting other forms of travel and mixed use developments. In assessing whether or not a scheme will result in “a lot of” traffic or not, each case will be treated on its merits.</u>	For the reasons given in the Inspector’s Report paragraph 3.85.
56	ENV6A	3.88, 3.98, 3.99 and	ENV6A: RENEWABLE ENERGY AND MITIGATING CLIMATE CHANGE	ENV6A: RENEWABLE ENERGY AND MITIGATING CLIMATE CHANGE:	For the reasons given in the

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		3.100.	<p>Proposals for the development of renewable sources of energy and ancillary infrastructure will be permitted provided that they would not:</p> <ul style="list-style-type: none"> (i) have a significant adverse impact upon the character of the landscape and/or visual amenity; (ii) generate an unacceptable level of noise or travel; (iii) have a significant adverse impact upon an area of ecological, architectural, landscape or conservation importance; (iv) have a significant adverse impact upon the character or setting of a listed building; (v) adversely affect residential amenity. <p>The Council will:</p> <ul style="list-style-type: none"> (a) require all major development schemes to provide an energy assessment with their planning application, showing an on-site provision of 10%, where feasible, of their projected energy requirement from renewable sources; (b) expect all major schemes to demonstrate in their energy assessment that the proposed heating and cooling systems have 	<p><u>RENEWABLE ENERGY</u></p> <p>The Council will <u>contribute to mitigating climate change by:</u></p> <ul style="list-style-type: none"> (a) require <u>requiring</u> all major development schemes to provide an energy assessment with their planning application, showing an on-site provision of 10%, where feasible, of their projected energy requirement from renewable sources; (b) expect <u>expecting</u> all major schemes to demonstrate in their energy assessment that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive <u>solar</u> design; solar water heating; combined heat and power, for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating; (c) encourage <u>encouraging</u> non-major developments to have an energy assessment and on site energy provision from renewable sources; (d) encourage <u>encouraging</u> one large wind power scheme in the borough; <u>and</u> 	Inspector's Report paragraph 3.78, 3.95 and 3.96.

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			<p>been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power, for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating;</p> <p>(c) encourage non-major developments to have an energy assessment and on site energy provision from renewable sources;</p> <p>(d) encourage one large wind power scheme in the borough;</p> <p>(e) in partnership with other stakeholders, seek to deliver a zero-carbon development in the borough by 2010, where feasible.</p> <p>Each case will be considered on its merits and on the basis of the current state of renewables technology and their financial implications.</p> <p>The Council's Strategic Energy and Sustainability Manager will, subject to available resources, endeavour to provide guidance to applicants on the calculation of the CO₂ emissions of their development schemes.</p>	<p>(e) <u>seeking</u>, in partnership with other stakeholders, seek to deliver a zero-carbon development in the borough by 2010, where feasible.</p> <p>Proposals for the development of renewable sources of energy and ancillary infrastructure will be permitted provided that they would not:</p> <p>(i) have a significant adverse impact upon the character of the landscape and/or visual amenity;</p> <p>(ii) generate an unacceptable level of noise or travel;</p> <p>(iii) have a significant adverse impact upon an area of ecological, architectural, landscape or conservation importance;</p> <p>(iv) have a significant adverse impact upon the character or setting of a listed building; <u>and</u></p> <p>(v) adversely affect residential amenity.</p> <p>Each case will be considered on its merits and on the basis of the current state of renewables technology and their financial implications. <u>The wider environmental benefits of all proposals for renewable energy projects, whatever their scale, are also material considerations that will be given significant weight in determining whether</u></p>	

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				<p><u>proposals should be granted planning permission.</u></p> <p>The Council's Strategic Energy and Sustainability Manager will, subject to available resources, endeavour to provide guidance to applicants on the calculation of the CO₂ emissions of their development schemes.</p> <p><u>3.23b(i) The Council will, subject to available resources, endeavour to provide guidance to applicants on the calculation of the CO₂ emissions of their development schemes.</u></p>	
57	ENV7A	3.12	<p>ENV7A: DEVELOPMENT AT OR NEAR PREMISES INVOLVING USE OR STORAGE OF HAZARDOUS SUBSTANCES</p> <p>Planning permission for new development or the intensification of use of existing premises which involve the use or storage of hazardous substances will only be granted if there will be adequate separation from other uses in the interests of safety and amenity of the public.</p> <p>The Health and Safety Executive will be consulted on applications to site new</p>	<p>ENV7A: DEVELOPMENT AT OR NEAR PREMISES INVOLVING USE OR STORAGE OF HAZARDOUS SUBSTANCES</p> <p>Planning permission for new development or the intensification of use of existing premises which involve the use or storage of hazardous substances will only be granted if there will be adequate separation from other uses in the interests of safety and amenity of the public.</p> <p>The Health and Safety Executive will be consulted on applications to site new</p>	For the reasons given in the Inspector's Report paragraph 3.5.

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			development where hazardous substances are to be used or stored and on applications to develop at, or within the vicinity of, existing premises where hazardous substances are present.	development where hazardous substances are to be used or stored and on applications to develop at, or within the vicinity of, existing premises where hazardous substances are present. <u>3.26f(i) The Health and Safety Executive will be consulted on applications to site new development where hazardous substances are to be used or stored and on applications to develop at, or within the vicinity of, existing premises where hazardous substances are present.</u>	
58	ENV7A	3.103	3.26i For the following sites which are either within the borough or close to the borough boundary a 100m consultation zone will apply pending the receipt of distances from the Health and Safety Executive: Hornsey Gas holder station, Tottenham Gas Holder station and the Lee Side Trading Estate.	3.26i For the following sites which are either within the borough or close to the borough boundary a 100m consultation zone will apply pending the receipt of distances from <u>be agreed as appropriate with</u> the Health and Safety Executive: Hornsey Gas holder station, Tottenham Gas Holder station and the Lee Side Trading Estate.	For the reasons given in the Inspector's Report paragraph 3.102.
59	ENV8R	2.134 and 3.11	ENV8R: SUSTAINABLE WASTE MANAGEMENT The Council will ensure that there are adequate facilities in the borough to deal with waste by:	ENV8R: SUSTAINABLE WASTE MANAGEMENT The Council will ensure that there are adequate facilities in the borough to deal with waste by:	For the reasons given in the Inspector's Report paragraph 2.133 and 3.4.

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			<p>a) working in partnership with the Mayor, neighbouring waste authorities and the North London Waste Authority to produce the North London Waste Local Plan, which will be informed by the North London Joint Waste Strategy. This local waste plan may include additional policies to which the Council will give due consideration when taking into account any planning application for further waste facilities;.....</p> <p>d) approving proposals for facilities to collect, store, manage, process, or transfer waste or recyclable/compostable materials provided:</p> <p>(i) it complies with the North London Waste Local Plan....</p> <p>e) ensuring there is an adequate network of neighbourhood bring recycling centres in the borough to meet the requirements of the North London Joint Waste Strategy.</p>	<p>a) working in partnership with the Mayor, neighbouring waste authorities and the North London Waste Authority to produce the North London Waste Local Plan <u>Development Plan Document</u>, which will be informed by the North London Joint Waste Strategy. This local waste plan <u>Development Plan Document</u> may include additional policies to which the Council will give due consideration when taking into account any planning application for further waste facilities;.....</p> <p>d) approving proposals for facilities to collect, store, manage, process, or transfer waste or recyclable/compostable materials provided:</p> <p>(i) it complies with the North London Waste Local Plan <u>Development Plan Document</u>.....</p> <p>e) ensuring there is an adequate network of neighbourhood bring recycling centres in the borough to meet the requirements of the North London Joint Waste Strategy.</p>	

HOUSING

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60	Paragraph 4.1a	4.11	<p>4.1a There is a need within London as a whole for an additional 30,000 dwellings per year and Haringey needs to contribute towards meeting this need. Haringey is part of the North sub region and is working with other boroughs (Barnet, Enfield and Waltham Forest) to produce a sub regional development framework. This framework amongst other things will set out how the sub region will provide additional housing over a 20 year period. Haringey will work with the other boroughs to provide for the housing need sub-regionally and at the regional level.</p>	<p>4.1a There is a need within London as a whole for an additional 30,000 dwellings per year and Haringey needs to contribute towards meeting this need. Haringey is part of the North sub region and is working with other boroughs (Barnet, Enfield and Waltham Forest) to produce a sub regional development framework. This framework amongst other things will set out how the sub region will provide additional housing over a 20 year period. Haringey will work with the other boroughs to provide for the housing need sub-regionally and at the regional level.</p> <p><u>A London Housing Capacity Study was carried out in 2004 to provide a new London wide housing target and update borough housing figures. The London Plan has been altered to reflect the capacity study and a draft target for Haringey of 6,800 dwellings, or 680 dwellings per annum has been set over a ten-year period 2007/08-2016/17. The housing target is for net additional dwellings and includes dwellings provided through development and</u></p>	<p>For the reasons given in the Inspector's Report paragraph 4.7.</p>

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				<u>redevelopment, conversions from residential and non-residential properties, together with bringing long term vacant properties back into use and new non self-contained accommodation.</u>	
61	Paragraph 4.1b	4.20		<u>4.1b The draft housing target will be incorporated into the London Plan in 2007. The Council will monitor housing consents and completions. Monitoring the housing provision figures is an essential part of a 'plan monitor and manage' approach to ensure that market and other delivery factors are taken into account in the delivery of housing.</u>	Add a new paragraph 4.1b for the reasons given in the Inspector's Report paragraph 4.14
62	Paragraph 4.3	1.13	Key Objectives <ul style="list-style-type: none"> Seek to maximise new housing opportunities and ensure an adequate standard and range of housing, especially affordable and accessible housing, in order to meet current and future needs in the borough. 	<ul style="list-style-type: none"> Seek to maximise new housing opportunities and ensure an adequate standard and range of housing especially affordable and accessible housing in order to meet current and future needs in the Borough. <u>Ensure an adequate standard and range of housing especially affordable and accessible housing in order to meet current and future needs in the Borough.</u> 	Split Key Objective in two for the reasons given in the Inspector's Report paragraph 1.13.
63	HSG1(f)	4.53	f) the new homes are built to lifetime homes standards (with 10%	f) the new homes are built to lifetime homes standards (with 10%	For the reasons given in the

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			wheelchair accessible) where appropriate.	<p>wheelchair accessible) where appropriate.</p> <p>4.4a <u>The Council will seek to ensure that all new housing is built to 'Lifetime Homes' standards and that 10% of new housing is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. Lifetime Homes are ordinary homes designed to provide accessible and convenient homes to a large section of the population from young children to old people and those with temporary or permanent impairments. Lifetime Homes have design features that ensure that the home will be flexible enough to meet the existing and changing needs of most households.</u></p>	Inspector's Report paragraph 4.27
64	Paragraph 4.5a	4.56 and 4.57	4.5a The Council will increase the supply of housing in the borough in order to meet targets through identifying sites, achieving higher densities, approving changes of use where appropriate and redeveloping at higher densities. Additional detail on maximising housing supply and the borough's housing need is contained in a background paper	4.5a The Council will increase the supply of housing in the borough in order to meet targets through identifying sites, achieving higher densities, approving changes of use where appropriate and redeveloping at higher densities. Additional detail on maximising housing supply and the borough's housing need is contained in a	For the reasons given in the Inspector's Report paragraphs 4.46 and 4.47

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			"Housing Supply in Haringey" which accompanies this document.	background paper "Housing Supply in Haringey" which accompanies this document. <u>The Council has welcomed the new London Housing Capacity Study and considers that it provides a realistic assessment of housing capacity in the borough. The draft alterations to London Plan include a housing target of 6,800 dwellings for Haringey over the period 2007/08-2016/17.</u>	
65	Paragraph 4.6	4.52 and 1.81	4.6 The Council has identified sites in the borough which are considered suitable for housing and these are shown on the proposals map and listed in the schedule of proposals. Over the plan period there will be sites that come forward for housing other than those already identified. These sites are known as "windfall sites" and will contribute towards meeting the housing need in Haringey. Such sites will be assessed against Policy HSG 1 to ensure that they meet the needs of the community and do not harm the environment.	4.6 The Council has identified sites in the borough which are considered suitable for housing and these are shown <u>in Table 4.1, in Schedule 1 and on the proposals map and listed in the schedule of proposals.</u> Table 4.1 indicates the housing capacity of each site. These sites were considered as part the 2004 London Housing Capacity Study. The number of dwelling units is indicative and have been updated since 2004 to reflect planning permissions and planning briefs. Over the plan period there will be sites that come forward for housing other than those already identified. These sites are known as "windfall sites" and will contribute towards meeting the housing need	For the reasons given in the Inspector's Report paragraphs 4.30 and 1.62.

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				in Haringey. Such sites will be assessed against Policy HSG 1 to ensure that they meet the needs of the community and do not harm the environment.	
66	HSG2 (a)	4.66	HSG2: CHANGE OF USE TO RESIDENTIAL A change of use to housing will be considered provided: a) the building does not fall within a defined employment area unless specified for housing in schedule 1;or	HSG2: CHANGE OF USE TO RESIDENTIAL A change of use to housing will be considered provided: a) the building does not fall within a defined employment area unless specified for housing in <u>Table 4.1 and Schedule 1</u> or where a proposal satisfies the criteria in policy <u>EMP3R</u> ;or	For the reasons given in the Inspector's Report paragraph 4.63.
67	HSG3 a) and b)	4.75 and 4.77	HSG3: PROTECTING EXISTING HOUSING The Council will resist development that will result in a net loss of dwelling units. A change of use from housing or demolition of housing will not be permitted unless: a) land or buildings are no longer suitable for housing because of noise, pollution or a poor environment or the accommodation is substandard; b) replacement housing, of a similar type, is provided;	HSG3: PROTECTING EXISTING HOUSING The Council will resist development that will result in a net loss of dwelling units. A change of use from housing or demolition of housing will not be permitted unless: a) land or buildings are no longer suitable for housing because of noise, pollution or a poor environment or the accommodation is substandard <u>and incapable of economic improvement</u> ; b) replacement housing, of <u>an appropriate</u> type, is provided;	For the reasons given in the Inspector's Report paragraphs 4.68 and 4.74.

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68	HSG4	4.124 and 4.125	<p>HSG4: AFFORDABLE HOUSING</p> <p>Housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing to meet an overall borough target of 50%. The proportion negotiated will depend on the location, scheme details or site characteristics. The affordable housing should be provided in accordance with the guidelines set out in the affordable housing supplementary guidance.</p> <p>The Council will use planning agreements to secure the provision of affordable housing in one form or another.</p>	<p>HSG4: AFFORDABLE HOUSING</p> <p>Housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing to meet an overall borough target of 50%. The proportion negotiated will depend on the location, scheme details or site characteristics. The affordable housing should be provided in accordance with the guidelines set out in the affordable housing supplementary guidance.</p> <p>The Council will use planning agreements <u>and planning conditions</u> to secure the provision of affordable housing in one form or another.</p>	For the reasons given in the Inspector's Report paragraphs 4.81 and 4.82
69	Paragraphs 4.16, 4.17 and 4.18	4.124, 4.129, 4.131, 4.132 and 4.133	<p>4.16 Haringey has a large unmet housing need, just under 20,000 additional affordable homes are needed up to 2006. This is larger than the estimated total housing capacity for Haringey up to 2016. It is therefore important to ensure that the maximum amount of affordable housing is secured through the planning system as possible. The proportion of affordable housing on any particular site will be determined having regard to the overall monitoring target of 50% of all new</p>	<p>4.16 Haringey has a large unmet housing need, just under 20,000 additional affordable homes are needed up to 2006. This is larger than the estimated total housing capacity for Haringey up to 2016. It is therefore important to ensure that the maximum amount of affordable housing is secured through the planning system as possible. <u>An update in 2005 to the Council's Housing Needs Study estimated a requirement of an additional 4,387 affordable</u></p>	For the reasons given in the Inspector's Report paragraphs 4.81, 4.103, 4.101, 4.107 and 4.108

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			<p>housing to be affordable, the location and any site characteristics / constraints. The target of 50% includes all sources of affordable housing and not just that secured through planning obligations.</p> <p>4.17 Affordable housing in Haringey is housing which is attainable to buy/rent for those people whose incomes are insufficient to allow them to afford to buy/rent locally on the open market. This will include social rented and intermediate forms of housing (shared ownership, keyworker, low cost market housing, sub market schemes and also developments which are solely for student accommodation). In general the aim will be to negotiate 70% of the affordable units to be for social rent and 30% to be shared ownership / keyworker housing in the west of the borough. In the east this will be reversed. This is intended to act as a general guide and the exact mix will be a matter for negotiation in each case taking into account issues of viability and mix.</p>	<p><u>dwellings per annum for the next five years. Given the scale of need, the Council seeks to maximise the availability of affordable housing from all available sources. It considers that the minimum site size threshold in policy HSG8 is justified having regard to the size and type of sites coming forward for development in Haringey and the contribution made from smaller sites to meeting the borough target for affordable housing provision. The threshold is consistent with the London Plan and emerging Government guidance in draft PPS3.</u> The proportion of affordable housing on any particular site will be determined having regard to the overall monitoring target of 50% of all new housing to be affordable, the location and any site characteristics / constraints. The target of 50% includes all sources of affordable housing and not just that secured through planning obligations.</p> <p>4.17 Affordable housing in Haringey is housing which is attainable to buy/rent for those people whose</p>	

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			<p>4.18 Affordable housing should be provided on site unless in exceptional circumstances there are certain factors which mean that it would be more beneficial to provide the affordable housing on another site or make a financial contribution instead. Reference should be made to the SPG "Affordable Housing" for detailed guidance on the overall mix and provision of affordable housing.</p>	<p>incomes are insufficient to allow them to afford to buy/rent locally on the open market. This will include social rented and intermediate forms of housing (shared ownership, keyworker, low cost market housing <u>and</u> sub market schemes) and also developments which are solely for student accommodation. In general the aim will be to negotiate 70% of the affordable units to be for social rent and 30% to be shared ownership / keyworker housing in the west of the borough. In the east this will be reversed. This is intended to act as a general guide and the exact mix will be a matter for negotiation in each case taking into account issues of viability and mix.</p> <p><u>4.17a The London Plan requires that boroughs should seek to achieve a range of types of affordable and an appropriate balance between social and intermediate housing to meet a Londonwide objective of 70% social housing and 30% intermediate provision.</u></p> <p><u>4.17b Haringey is both socially and</u></p>	

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				<p><u>economically polarised, with high levels of deprivation in eastern parts of the borough and relative affluence in the west. Social rented accommodation is heavily concentrated in the east of the borough and there is an opportunity to readdress the imbalance to promote other types of affordable housing, in particular key worker schemes, which can help to develop mixed and balanced communities.</u></p> <p><u>4.17c Therefore, the Council will negotiate different proportions of social rented and intermediate housing having regard to the existing proportion of social rented provision in an area, the overall amount of affordable housing proposed, the suitability of the site and location for family housing, individual site costs, the availability of public subsidy and other planning requirements. Further guidance will be provided on targets for different parts of the borough.</u></p> <p>4.18 Affordable housing should be provided on site unless in</p>	

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				<p>exceptional circumstances there are certain factors which mean that it would be more beneficial to provide the affordable housing on another site or make a financial contribution instead. Reference should be made to the SPG "Affordable Housing" for detailed guidance on the overall mix and provision of affordable housing. <u>The Council will use planning obligations to secure the provision of affordable housing. The agreement will set out the amount and location of affordable housing to be provided, details of units to be transferred to an RSL, nomination arrangements and a requirement that the units are permanently affordable. Further detail on the provision of affordable housing is set out in SPG 11 Affordable Housing and Policy UD10 Planning Obligations.</u></p>	
70	HSG6	4.144 and 4.146	<p>HSG6: HOUSES IN MULTIPLE OCCUPATION (HMO's)</p> <p>Planning permission will not be granted for HMO's unless: a) the proposal does not fall into a restricted area/street for HMO's;</p>	<p>HSG6: HOUSES IN MULTIPLE OCCUPATION (HMO's)</p> <p>Planning permission will not be granted for HMO's unless: a) the proposal does not fall into a restricted area/street for HMO's</p>	<p>For the reasons given in the Inspector's Report paragraphs 4.139 and 4.142.</p>

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			<p>b) the proposal will not result in more than 20% of houses in any one street being HMO's and/or conversions; or</p> <p>c) the property is of an appropriate size to be converted to an HMO (more than 2 storey's and a floor area of more than 120m²);</p> <p>A change of use from an HMO to a single dwelling house will only be considered in the following circumstances:</p> <p>a) where the property is small and only 2 storeys;</p> <p>b) where the property does not meet the appropriate standards and has no realistic prospect of meeting the standards;</p> <p>c) where the property is in a Housing Renewal Area and is not registered.</p>	<p>b) the proposal will not result in more than 20% of houses in any one street being HMO's and/or conversions; or</p> <p>e) the property is of an appropriate size to be converted to an HMO (more than 2 storey's and a floor area of more than 120m²);</p> <p>A change of use from an HMO to a single dwelling house will only be considered in the following circumstances:</p> <p>a) where the property is small and only 2 storeys;</p> <p>b) where the property does not meet the appropriate standards and has no realistic prospect of meeting the standards;</p> <p>c) where the property is in a Housing Renewal Area and is not registered.</p> <p><u>Planning permission will be granted for houses in multiple occupation if the proposal:</u></p> <p>(a) <u>the property is of an appropriate size to be converted to an HMO (more than two storey's and a floor area of more than 120m²; and</u></p> <p>(b) <u>would not fall into a restricted area for HMOs; or</u></p> <p>(c) <u>would not result in more than 20% of houses in the street being HMOs and/or conversions; and</u></p>	

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
				<p>(d) <u>would not harm the amenity or character of the surrounding area or cause adverse parking problems.</u></p> <p>A change of use from an HMO to a single dwelling house will only be considered in the following circumstances:</p> <p>(e) where the property is small and only 2 storeys;</p> <p>(f) where the property does not meet the appropriate standards and has no realistic prospect of meeting the standards;</p> <p>(g) where the property is in a Housing Renewal Area and is not registered.</p>	
71	HSG7 and paragraph 4.26	4.152	<p>HSG7: HOUSING FOR SPECIAL NEEDS</p> <p>The Council will support applications for housing developments that meet specific housing needs within the borough. This should include:</p> <p>a) Sheltered housing;</p> <p>b) Residential care and nursing homes;</p> <p>c) Children's homes;</p> <p>d) Sites for travellers and Gypsies; and</p> <p>e) Other supported housing schemes.</p> <p>4.26A variety of accommodation types within the borough are needed to</p>	<p>HSG7: HOUSING FOR SPECIAL NEEDS</p> <p>The Council will support applications for housing developments that meet specific housing needs within the borough. This should include:</p> <p>a) Sheltered housing;</p> <p>b) Residential care and nursing homes;</p> <p>c) Children's homes;</p> <p>d) Sites for travellers and Gypsies; and</p> <p>e) Other supported housing schemes.</p> <p><u>Planning permission for special needs accommodation will be permitted where</u></p>	For the reasons given in the Inspector's Report paragraph 4.150

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			<p>ensure everyone has a home suited to their needs. There is an acute need within the borough for units of supported accommodation for the following groups as identified in the Council's Housing Strategy:</p> <ul style="list-style-type: none"> • single homeless • vulnerable families in the Sure Start Area • survivors of domestic violence • teenage parents • people with mental health problems • people involved in substance misuse • young people at risk. 	<p><u>the proposal:</u></p> <p>(a) <u>meets an identified need;</u> (b) <u>would not harm the amenity of nearby residents;</u> (c) <u>would not harm the character or appearance of the surrounding area"</u></p> <p><u>4.26 Special needs accommodation includes sheltered housing, residential care and nursing homes, children's homes and other supported housing schemes.</u> A variety of accommodation types within the borough are needed to ensure everyone has a home suited to their needs. There is an acute need within the borough for units of supported accommodation for the following groups as identified in the Council's Housing Strategy:</p> <ul style="list-style-type: none"> • single homeless • vulnerable families in the Sure Start Area • survivors of domestic violence • teenage parents • people with mental health problems • people involved in substance misuse • young people at risk. 	

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72	Paragraph 4.1	4.21		<p><u>HSG7M GYPSIES AND TRAVELLERS</u></p> <p><u>Proposals for permanent sites, temporary stopping places and transit sites for gypsies and travellers would be permitted provided that the following criteria are met:</u></p> <ul style="list-style-type: none"> <u>(a) there is an identified need for provision;</u> <u>(b) the site is suitable for the use proposed in terms of size and location;</u> <u>(c) there would be no adverse impact on the character or amenities of the adjoining area;</u> <u>(d) there would be reasonable access to local services and facilities; and</u> <u>(e) the site has adequate vehicular access."</u> <p><u>4.26a The Council acknowledges the need to provide accommodation for gypsies and travellers in Haringey. There are two licensed traveller sites in Haringey – at Wallman Place, N22 and Clyde Road, N15. In July 2005, the ODPM Gypsy Caravan Count identified in 15 caravans on these sites. These sites have a capacity for 20 caravans on 10 pitches. In July 2004, a traveller site at Wood</u></p>	Insert new policy and reasoned justification on Gypsies and Travellers for the reasons given in the Inspector's Report paragraph 4.18

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				<p><u>Green Common closed to allow for the proposed redevelopment of Haringey Heartlands. However, the Gypsy Caravan Count identifies no unauthorised sites or encampments in the borough.</u></p> <p><u>4.26b The Council will, in co-ordination with other boroughs and the Greater London Authority, assess the accommodation needs of gypsies and travellers. The issue of need and site identification will be addressed in future Development Plan Documents. The above criteria will be used to meet unexpected demand and to guide the allocation of sites in a future site allocation DPD.</u></p>	
73	HSG8	4.186	<p>HSG8: DENSITY STANDARDS</p> <p>Residential development in the borough as a general guideline should be in the density range of 200 – 400 habitable rooms per hectare (hrh).</p> <p>The Council will allow higher density development up to 700 (hrh) provided the proposed development is in:</p> <p>a) the main town centres; b) an Opportunity Areas (Tottenham Hale see policy AC2);</p>	<p>HSG8: DENSITY STANDARDS</p> <p>Residential development in the borough as a general guideline should be in the density range of 200 – 400 <u>should normally be provided at a density of between 200-700</u> habitable rooms per hectare (hrh) <u>and should have regard to the density ranges set out in Table 4B.1 of the London Plan.</u></p> <p>The Council will allow higher density development up to 700 (hrh) <u>Higher</u></p>	For the reasons given in the Inspector's Report paragraph 4.157

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			<p>c) an Area for Intensification (Haringey Heartlands see policy AC1);</p> <p>d) Areas with a high public transport accessibility rating (4-6);</p> <p>e) Within mixed use schemes; or</p> <p>f) A planning brief for the site has been adopted and recommends high density;</p> <p>g) Where there is exceptional design and there is no adverse impact on infrastructure.</p> <p>4.28 High density developments have the advantage of allowing for extra development without taking up more land. All high density developments should be of a high quality design, provide adequate living space and appropriate arrangements for waste storage. SPG3a Density, Dwellings Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes contains the methodology for calculating density.</p>	<p><u>density development up to 1,100 hrh may be acceptable</u> provided the proposed development is in:</p> <p>a) the main town centres);</p> <p>a) <u>an area with good public transport accessibility (PTAL levels 4-6, see Map A.1) and predominately comprises flats;</u></p> <p>b) an Opportunity Areas (Tottenham Hale see policy AC2);</p> <p>c) an Area for Intensification (Haringey Heartlands see policy AC1); <u>or</u></p> <p>d) Areas with a high public transport accessibility rating (4-6);</p> <p><u>d) within a mixed use schemes; or and</u></p> <p><u>e) where</u> a planning brief for the site has been adopted and recommends higher densities.</p> <p>g) Where there is exceptional design and there is no adverse impact on infrastructure.</p> <p><u>4.27a The density ranges will be applied flexibly in light of local circumstances. Therefore, the Council will adopt a 'design-led' approach to density and will consider the following factors:</u></p> <p>a) <u>the character of the surrounding area, in terms of existing building form, massing and building heights;</u></p>	

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				<p>b) <u>historic heritage context, including listed buildings and conservation areas</u></p> <p>c) <u>the characteristics of the site;</u></p> <p>d) <u>the quality of the design;</u></p> <p>e) <u>the range and mix of housing types;</u></p> <p>f) <u>the level of service provision and public spaces; and</u></p> <p>g) <u>car parking provision.</u></p> <p>4.27b <u>As such, proposals should conform with other policies of the Plan, notably Policies UD2 (General Principles), UD3 (Quality Design) and UD11 (Tall Buildings).</u></p> <p>4.27c <u>New development should be compatible with the existing pattern of development and character of an area. According to the London Plan, the borough is characterised as predominately 'Urban', but contains areas of a 'Central' setting. These areas align with areas of good public transport accessibility (PTALS levels 4-6).</u></p> <p>4.28 <u>The Council will expect development proposals to achieve the most efficient use of land in order to meet local and strategic</u></p>	

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				<p><u>housing needs and protect open spaces in the borough.</u> High density developments have the advantage of allowing for extra development without taking up more land. All high density developments should be of a high quality design, provide adequate living space and appropriate arrangements for waste storage. SPG3a Density, Dwellings Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes contains the methodology for calculating density.</p>	
74	Paragraph 4.29	4.187	4.29 The Council must ensure that while allowing high density to help provide more housing it does not significantly adversely affect the environment / local area for existing residents. Where the development would increase pressure on local service providers (such as schools and health facilities) the Council will use planning agreements, where appropriate, to alleviate any problems. (Reference should be made to the Community Chapter and SPGs 10 The Negotiation, Management and Monitoring of	4.29 The Council must ensure that while allowing high density to help provide more housing it does not significantly adversely affect the environment / local area for existing residents. Where the development would increase pressure on local service providers (such as schools and health facilities) the Council will use planning agreements, where appropriate, to alleviate any problems. (Reference should be made to the Community Chapter and SPGs 10 The Negotiation, Management and Monitoring of	For the reasons given in the Inspector's Report paragraph 4.183

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			Planning Obligations & 10b Educational Needs Generated by New Housing Development for more details on planning agreements).	Planning Obligations & 10b Educational Needs Generated by New Housing Development for more details on planning agreements).	
75	Paragraph 4.30	4.188	4.30 Backland sites would be expected to have lower density standards than those set out in SPG3c Backlands Development due to site size constraints and to avoid town cramming.	4.30 Backland sites would be expected to have lower density standards than those set out in SPG3c Backlands Development due to site size constraints and to avoid town cramming.	For the reasons given in the Inspector's Report paragraph 4.159
76	HSG10 and paragraph 4.35	4.203	HSG10: RESTRICTED CONVERSION AREAS Applications for conversions in the following areas will not be granted:..... 4.35 It is considered that in the areas mentioned above the majority of properties have been converted into flats and are now experiencing problems of extreme parking pressure and a significant adverse effect on residential amenity. Any additional increase in on street parking would be detrimental to the effective operation of bus services. Therefore no more conversions will be allowed in these areas as they have already reached their capacity for conversions. The restricted conversion areas are identified in	HSG10: RESTRICTED CONVERSION AREAS Applications for conversions in the following areas will not be granted <u>There is a presumption against granting planning permission for conversions in the following areas:.....</u> 4.35 It is considered that in the areas mentioned above the majority of properties have been converted into flats and are now experiencing problems of extreme parking pressure and a significant adverse effect on residential amenity. Any additional increase in on street parking would be detrimental to the effective operation of bus services. Therefore no more conversions will be allowed in these areas Therefore	For the reasons given in the Inspector's Report paragraph 4.197

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			SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes.	<u>conversions will usually be resisted in these areas</u> as they have already reached their capacity for conversions. The restricted conversion areas are identified in SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes.	

EMPLOYMENT

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
77	Paragraph 5.6	1.92	Key Objectives <ul style="list-style-type: none"> Ensure that a plan-monitor-manage approach is adopted for good quality land and employment premises, and the creation of new ones is assisted where appropriate. 	Key Objectives <ul style="list-style-type: none"> Ensure that a plan-monitor-manage approach is adopted for good quality land and employment premises, and the creation of new ones is assisted where appropriate. 	For the reasons given in the Inspector's Report paragraph 1.90
78	UD10A and paragraphs 2.31b-2.31d	2.205 and 5.5	2.31c It is recognised that although the supply of local labour is large and diverse, there is a mismatch between skills and job opportunities. Some of the aspects of the local labour market are low qualification and skills levels, low level of numeracy and literacy and a significant out commuting of skilled labour. The Council will work with interested parties and, where applicable, the developers or future occupiers of new or expanded employment sites to improve the skills level of those most effected and socially excluded to try and remove some of the barriers to sustainable employment. 2.31d Where appropriate, the Haringey Employment Partnership will assist applicants identify the	<u>5.9g</u> It is recognised that although the supply of local labour is large and diverse, there is a mismatch between skills and job opportunities. Some of the aspects of the local labour market are low qualification and skills levels, low level of numeracy and literacy and a significant out commuting of skilled labour. The Council will work with interested parties and, where applicable, the developers or future occupiers of new or expanded employment sites to improve the skills level of those most effected and socially excluded to try and remove some of the barriers to sustainable employment. <u>5.9h</u> Where appropriate, the Haringey Employment Partnership will assist applicants identify the	Move paragraphs 2.31c and 2.31d to the Employment Chapter for the reasons given in the Inspector's Report paragraph 5.2

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			areas for employment and training in accordance with the Council's Employment and Training Strategy. Furthermore, Haringey Council along with the neighbouring boroughs of Enfield and Waltham Forest are working towards a joint Local Labour Scheme specifically aimed at employment and training in the construction industry.	areas for employment and training in accordance with the Council's Employment and Training Strategy. Furthermore, Haringey Council along with the neighbouring boroughs of Enfield and Waltham Forest are working towards a joint Local Labour Scheme specifically aimed at employment and training in the construction industry.	
79	Paragraphs 5.7, 5.8, 5.12 and 5.19	5.29	<p>5.7 For the purposes of this chapter the term 'employment generating uses' are those activities that fall within the use class categories of B1 (offices, research and development, light industrial), B2 (general industrial) and B8 (storage and distribution) or similar uses that are industrial in character or process. These will include uses that do not fall within a use classes order but can be found in industrial areas such as haulage yards, bus garages and MOT testing centres.</p> <p>5.8 Excluded from 'employment generating uses' for this chapter are residential accommodation, including care homes, and those</p>	<p>5.7 For the purposes of this chapter the term 'employment generating uses' are those activities that fall within the use class categories of B1 (offices, research and development, light industrial), B2 (general industrial) and B8 (storage and distribution) or similar uses that are industrial in character or process. These will include uses that do not fall within a use classes order but can be found in industrial areas such as haulage yards, bus garages and MOT testing centres. <u>For the purposes of this chapter the term 'employment generating uses' includes all non-residential uses that generate employment.</u></p>	For the reasons given in the Inspector's Report paragraph 5.10

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			<p>uses that fall within use class `A' and `D' of the Use Classes Order 1987 and subsequent amendments. Proposals that fall within these use classes, such as shops, community and leisure facilities should be assessed against relevant policies elsewhere in the plan. In particular, the chapters on Town Centres and Retail, Creative Leisure and Tourism and Community Well-Being provide planning policies for land and buildings for predominately non `B' use class activities.</p> <p>5.17a However there may be some non `B' class activities that are essential in DEAs to cater for the needs and requirements of the employees in the `B' activities and the viability of the employment use. These could be small scale eating establishments, leisure, convenience retail or a small factory outlet that is complimentary and in some cases directly related to an on site employment generating use.</p>	<p>5.8 Excluded from `employment generating uses' for this chapter are residential accommodation, including care homes, and those uses that fall within use class `A' and `D' of the Use Classes Order 1987 and subsequent amendments. Proposals that fall within these the `A' and `D' Use Classes, such as shops, community and leisure facilities should <u>will</u> be assessed against relevant <u>other</u> policies elsewhere in the plan, notably TCR2, CW1 and CCT1. In particular, the chapters on Town Centres and Retail, Creative Leisure and Tourism and Community Well-Being provide planning policies for land and buildings for predominately non `B' use class activities.</p> <p>5.17a However There may be some non `B' class activities that are essential in DEAs to cater for the needs and requirements of the employees in the `B' activities and the viability of the employment use. These could be small scale eating establishments, leisure,</p>	

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
				convenience retail or a small factory outlet that is complimentary and in some cases directly related to an on site employment-generating <u>'B' Class</u> use	
80	Paragraph 5.19	13.156 and 5.29	5.19 The Employment Location DEAs are where land and buildings are predominantly used for commercial or business activities. Some of these activities fall outside the confines of the `B' class uses that are characteristic of those in the Industrial Locations but nevertheless provide a source employment and contribute to the local economy. There is a wide range of uses which can generate a variety of jobs and increase business opportunities, including but not limited to leisure, retail, day nurseries, creative and cultural industries. Therefore within the Employment Location DEAs, there is recognition that a range of employment uses may be appropriate subject to other policies in this plan.	5.19 The Employment Location DEAs <u>contain</u> are—where land and buildings <u>which</u> are predominantly used for commercial or business activities, <u>with the exception of the Friern Barnet Sewage Works (DEA6)</u> . Some of these activities fall outside the confines of the `B' class uses that are characteristic of those in the Industrial Locations but nevertheless provide a source employment and contribute to the local economy. There is a wide range of uses which can generate a variety of jobs and increase business opportunities, including but not limited to leisure, retail, day nurseries, creative and cultural industries. Therefore within the Employment Location DEAs, there is recognition that a range of employment <u>generating</u> uses may be appropriate subject to other policies in this plan.	For the reasons given in the Inspector's Report paragraphs 13.133 and 5.10

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81	Paragraph 5.10	5.32	5.10 Strategic Employment Locations: Wood Green (part), Tottenham Hale and Central Leaside Business Area (North Tottenham DEA 13). These areas are defined in the London Plan as sites for industry, business and warehousing. The Council's aim is to increase the amount of jobs in these areas and make more efficient use of land.	5.10 Strategic Employment Locations: Wood Green (part), Tottenham Hale and Central Leaside Business Area (North Tottenham DEA 13). These areas are defined in the London Plan as sites for industry, business and warehousing. The Council's aim is to increase the amount of jobs in these areas and make more efficient use of land. <u>The borough contains three Strategic Employment Locations: Wood Green (part), Tottenham Hale and Central Leaside Business Area (part). These locations are designated in the London Plan and are shown on the Proposals Map. SELs form a London wide framework of sites for industry, business and warehousing. The Tottenham Hale and Wood Green (Haringey Heartlands) SELs are also designated as an Opportunity Area and an Area for Intensification respectively in the London Plan in recognition of their potential to provide new homes as well as new jobs. Therefore, these areas also contain Regeneration Area Defined Employment Areas (see Schedule 3).</u>	For the reasons given in the Inspector's Report paragraph 5.31

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82	EMP1 criteria (a) and (b)	5.29 and 5.40	<p>a) are ancillary to a mainly employment generating use;</p> <p>b) will not compromise the employment status of a DEA, and is a complimentary use needed for the area to function effectively for employment purposes;</p>	<p>a) are ancillary to a mainly employment-generating <u>primary 'B' class</u> use;</p> <p>b) <u>will not compromise the employment status of a DEA;</u> and is a complimentary use needed for the area to function effectively for employment purposes;</p> <p>b) <u>are a complimentary use needed for the area to function effectively for employment purposes.</u></p>	For the reasons given in the Inspector's Report paragraphs 5.10 and 5.34
83	EMP3R and paragraphs 5.23d, 5.23e and 5.23f	5.60, 5.61 and 5.76	<p>EMP3R NON EMPLOYMENT GENERATING USES</p> <p>Planning permission will be granted to redevelop or change the use of land and buildings in an employment generating use provided:</p> <p>a) the land or building is no longer suitable for business or industry use on environmental, amenity and transport grounds in the short, medium and long term; and</p> <p>b) there is well documented evidence of an unsuccessful marketing/ advertisement campaign, including price sought over a period of normally 18 months in areas outside the DEAs, or 5 years if within an Employment Location DEA; and</p> <p>c) there is well documented evidence</p>	<p>EMP3R NON EMPLOYMENT GENERATING USES</p> <p>Planning permission will be granted to redevelop or change the use of land and buildings in an employment generating use provided:</p> <p>a) the land or building is no longer suitable for business or industry use on environmental, amenity and transport grounds in the short, medium and long term; and</p> <p>b) there is well documented evidence of an unsuccessful marketing / advertisement campaign, including price sought over a period of normally 18 months in areas outside the DEAs, or <u>5 3</u> years if within an an <u>Employment Location a</u> DEA; and <u>or</u></p> <p>e) there is well documented evidence</p>	For the reasons given in the Inspector's Report paragraphs 5.59 and 5.70

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			<p>that the possibilities to reuse or redevelop the site for business or industry have been explored; or</p> <p>d) the proposal contributes and accords with a regeneration programme or Schedule 1 of this document ; or</p> <p>e) that, with the exception of the Industrial Location and Employment Location DEAs, the redevelopment or re-use of employment generating land and premises would retain or increase the number of jobs permanently provided on site.</p> <p>5.23d Where redevelopment or re-use would not give rise to a material loss of employment due to increase density or labour intensive operations, non employment generating use may be appropriate on part of the site. Both criteria D and E will be dependent upon the proposed non employment generating use complying with the criteria of this policy and relevant ones elsewhere in the plan.</p> <p>5.23e The Industrial Location DEAs identified in schedule 3, are the Borough's most important and main supply of industrial land and</p>	<p>that the possibilities to reuse or redevelop the site for business or industry have been explored; or</p> <p>c) <u>the redevelopment or re-use of all employment generating land and premises would retain or increase the number of jobs permanently provided on the site, and result in wider regeneration benefits.</u></p> <p>d) the proposal contributes and accords with a regeneration programme or Schedule 1 of this document ; or</p> <p>e) that, with the exception of the Industrial Location and Employment Location DEAs, the redevelopment or re-use of employment generating land and premises would retain or increase the number of jobs permanently provided on site.</p> <p>5.23d Where redevelopment or re-use would not give rise to a material loss of employment due to increase density or labour intensive operations, non employment generating use may be appropriate on part of the site. Both criteria D and E <u>Criterion c</u> will be dependent upon the proposed non employment generating use complying with <u>other policies of the Plan the</u></p>	

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			<p>premises, and it is not considered appropriate for non employment generating uses to be located in these areas. Unless they comply with the exceptions under policy EMP1, non employment generating uses could be detrimental to the viability of these areas for their intended purpose.</p> <p>5.23f Employment Location DEAs are also an important source of industrial land. However other uses beyond the broad definition of employment provided by policy EMP2 may be permitted in these areas provided that there is evidence of a marketing campaign to sell or let the property set out in criterion C for at least 5 years. The type of evidence the Council will be looking for in terms of marketing for all applications are details of commercial agents used, adverts in publications, conditions of any lease and terms offered to the present or last occupants if applicable.</p>	<p>criteria of this policy and relevant ones elsewhere in the plan. The contribution to wider regeneration objectives will be a factor in assessing the proposed redevelopment of employment sites. Wider regeneration benefits and objectives are defined in paragraphs 3.20, 3.22, and 3.24 in Part 1 of the Plan.</p> <p>5.23e The Industrial Location DEAs identified in schedule 3, are the Borough's most important and main supply of industrial land and premises, and it is not considered appropriate for non employment generating uses to be located in these areas. Unless they comply with the exceptions under policy EMP1, non employment generating uses could be detrimental to the viability of these areas for their intended purpose. <u>Industrial Location and Employment Location DEAs are the Borough's most important and main supply of industrial land and premises. Generally it is not considered appropriate for non employment generating uses to be located in these areas.</u></p>	

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
				<p>5.23f Employment Location DEAs are also an important source of industrial land. However other uses beyond the broad definition of employment provided by policy EMP2 may be permitted in these areas provided that there is evidence of a marketing campaign to sell or let the property set out in criterion C for at least 5 years. The type of evidence the Council will be looking for in terms of marketing for all applications are details of commercial agents used, adverts in publications, conditions of any lease and terms offered to the present or last occupants if applicable. However, there may be an exception where there is evidence of an unsuccessful marketing campaign to sell or let property, as set out in criterion b. Returns from Council owned commercial properties indicates that the average period of vacancy between lettings is 18 months. A period of 3 years is considered appropriate to allow for the marketing of a property in a DEA for employment use. The type of evidence the Council will be</p>	

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
				<u>looking for in terms of marketing for all applications are details of commercial agents used, adverts in publications, conditions of any lease and terms offered to the present or last occupants if applicable.</u>	
84	EMP4, 5.25, and 5.25a	5.81	<p>EMP4: RELOCATION OF BUSINESS</p> <p>Where redevelopment proposals will adversely impact upon an existing business to the extent that it will become incompatible with the proposed uses, where appropriate a relocation strategy for the existing businesses should be submitted with the application.</p> <p>5.25 The Council wishes to ensure that local firms are not forced out of business by development proposals, particularly if the firm is an important local employer. It is important that alternative premises are provided, preferably in the local area, which will enable the continued viability of firms and workers to continue in their employment. The Council will endeavour to work with other agencies to identify suitable sites within Haringey and if no suitable sites can be found then in</p>	<p>EMP4: RELOCATION OF BUSINESS</p> <p>Where redevelopment proposals will adversely impact upon an existing business to the extent that it will become incompatible with the proposed uses, where appropriate a relocation strategy for the existing businesses should be submitted with the application.</p> <p><u>5.9e</u> The Council wishes to ensure that local firms are not forced out of business by development proposals, particularly if the firm is an important local employer. It is important that alternative premises are provided, preferably in the local area, which will enable the continued viability of firms and workers to continue in their employment. The Council will endeavour to work with other agencies to identify suitable sites within Haringey and if no suitable sites can be found then in</p>	Delete Policy EMP4 and move paragraphs 5.25 and 5.25a after paragraph 5.9d for the reasons given in the Inspector's Report paragraph 5.78

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			neighbouring boroughs. In addition, the Council may direct firms in related or specialist industries and inter connected companies, who can compete but also co-operate with each other, towards geographical `clusters'. In Haringey, certain industries are considered particularly suitable for clustering such as creative industries, clothing, general manufacturing, business services, food and drink and ICT. 5.25a A relocation strategy may not be appropriate for all employment generating uses, particularly if the operation has a history of giving rise to substantial nuisance by way of noise, smell, fumes, vibration, traffic generation or by other pollution.	neighbouring boroughs. In addition, the Council may direct firms in related or specialist industries and inter connected companies, who can compete but also co-operate with each other, towards geographical `clusters'. In Haringey, certain industries are considered particularly suitable for clustering such as creative industries, clothing, general manufacturing, business services, food and drink and ICT. <u>5.9f</u> A relocation strategy may not be appropriate for all employment generating uses, particularly if the operation has a history of giving rise to substantial nuisance by way of noise, smell, fumes, vibration, traffic generation or by other pollution.	
85	EMP5 c)	5.84	c) The building has been designed to enable convenient adaptation to a new range of employment uses and large units can be readily subdivided.	e) The building has been designed to enable convenient adaptation to a new range of employment uses and large units can be readily subdivided.	For the reasons given in the Inspector's Report paragraph 5.83
86	EMP7 f)	5.91	f) the provision for drainage for any car wash is acceptable to the Environment Agency.	f) the provision for drainage for any car wash is acceptable to the Environment Agency <u>and/or the statutory sewage undertakers as appropriate.</u>	For the reasons given in the Inspector's Report paragraph 5.89

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87	Paragraph 5.36a	5.106	5.36a To ensure that the work element is not compromised in the long term the Council requires that live/work units are managed by a Registered Social Landlord or other management agencies.	5.36a To ensure that the work element is not compromised in the long term the Council requires that live/work units are managed by a Registered Social Landlord or other management agencies <u>subject to a planning obligation or other means of appropriate control.</u>	For the reasons given in the Inspector's Report paragraph 5.101

TOWN CENTRES AND RETAILING

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
88	Chapter heading	6.54	TOWN CENTRE AND RETAILING	TOWN CENTRES <u> AND</u> RETAILING	Change title of the chapter for the reasons given in the Inspector's Report 6.48
89	Paragraph 6.5	6.54	6.5 Haringey has six main town centres. The Council will prepare a Town Centres Action Plan identifying the characteristics, roles and functions of the main town centres in the Borough, and provide further guidance about their direction and role for the future.	6.5 Haringey has six main town centres. <u>There is one Metropolitan Centre at Wood Green. There are five District Centres at Bruce Grove / Tottenham High Road. Crouch End, Green Lanes, Muswell Hill and West Green Road / Seven Sisters. These town centres are defined in Schedules 4 and 5. In addition, there are 37 Local Shopping Centres listed in Schedule 6.</u> The Council will prepare a Town Centres Action Plan identifying the characteristics, roles and functions of the main town centres in the Borough, and provide further guidance about their direction and role for the future.	For the reasons given in the Inspector's Report paragraph 6.48
90	Paragraph 6.5e	6.54	6.5e Haringey is very much an urban borough with tight town centre boundaries, therefore opportunities for brownfield sites to accommodate additional demand for floorspace is limited. Additional growth will be directed towards the main town centres. Development	6.5e Haringey is very much an urban borough with tight town centre boundaries, therefore opportunities for brownfield sites to accommodate additional demand for floorspace is limited. Additional growth will be directed towards the main town centres. Development	For the reasons given in the Inspector's Report paragraph 6.48

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			opportunities in and around the existing main centres are highlighted in this chapter.	opportunities in and around the existing main centres are highlighted in this chapter.	
91	Paragraph 6.6b	6.42	6.6 b The majority of the comparison goods growth expenditure is expected to be in Wood Green, and several opportunities for improvement / intensification or underused land has been identified. These include 725 -731 Lordship Lane, and The Mall, which is currently occupied by the Library and other units including the main post office.	6.6 b <u>The 2003 Retail Capacity Study recommends that Wood Green should be the key focus for additional comparison goods floorspace and identifies limited redevelopment opportunities in the centre.</u> The majority of the comparison goods growth expenditure is expected to be in Wood Green, and several opportunities for improvement / intensification or underused land has been identified. These include 725-731 Lordship Lane, and The Mall, which is currently occupied by the Library and other units including the main post office.	For the reasons given in the Inspector's Report paragraph 6.29
92	Paragraph 6.9	6.43	6.9 Green Lanes: Classified as a District Centre it is made up of 214 units comprising of 32,284m ² floorspace. Within the centre itself many of the shops are independently run by members of the Turkish and Kurdish communities. It is evident that the centre has evolved from being a focus for the Greek Cypriot community as it was at the time of	6.9 Green Lanes: Classified as a District Centre it is made up of 214 units comprising of 32,284m ² floorspace. Within the centre itself many of the shops are independently run by members of the Turkish and Kurdish communities. It is evident that the centre has evolved from being a focus for the Greek Cypriot community as it was at the time of	For the reasons given in the Inspector's Report paragraph 6.31

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			the last UDP. There is also a strong evening economy with a broad range of take away / restaurants.	the last UDP. There is also a strong evening economy with a broad range of take away / restaurants. <u>However, the majority of land use should remain in retail, to ensure that the daytime economy and activity is preserved.</u>	
93	Paragraph 6.12r	6.35 and 6.44	<p>6.12r Government advice regarding the preferred locations for retail development and other key town centres uses is for town centre sites, where suitable sites or buildings suitable for conversion are available, followed by edge of centre sites, district and local centres and only then out of centre sites in locations that are accessible by a choice of means of transport.</p> <p>6.13 Development on edge of centre and out of centre sites will be required to demonstrate the need for the development and evidence that the sequential approach has been applied in the selection of the site. This is advocated in Planning Policy Guidance 6 (June 1996, paragraphs 1.10-1.11) and taken forward in draft Planning Policy Statement 6 (December 2003</p>	<p><u>Sequential Approach to Site Selection</u></p> <p>6.12r <u>Government advice in PPS6 'Planning for Town Centres' sets out a sequential approach for retail development and other town centre uses. The approach requires that locations in existing centres are considered first, followed by edge-of-centre locations and then out-of-centre locations. Government advice regarding the preferred locations for retail development and other key town centres uses is for town centre sites, where suitable sites or buildings suitable for conversion are available, followed by edge of centre sites, district and local centres and only then out of centre sites in locations that are accessible by a choice of means of transport.</u></p>	For the reasons given in the Inspector's Report paragraph 6.34

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			paragraphs 2.26-2.36).	6.13 <u>The sequential approach to site selection should be undertaken in accordance with paragraph 2.44 of PPS6 'Planning for Town Centres'.</u> Development on edge of centre and out of centre sites will be required to demonstrate the need for the development and evidence that the sequential approach has been applied in the selection of the site. This is advocated in Planning Policy Guidance 6 (June 1996, paragraphs 1.10-1.11) and taken forward in draft Planning Policy Statement 6 (December 2003 paragraphs 2.26-2.36).	
94	TCR1 and paragraph 6.16	6.55 and 6.57	TCR1: DEVELOPMENT IN TOWN AND LOCAL SHOPPING CENTRES Developments within the identified town and local shopping centres will be supported provided that the proposal: a) is appropriate to the scale, character and function of the centre; b) does not harm the vitality and viability of the centre; c) does not cause an unacceptable increase in disturbance from noise, smell, fumes or other environmental harm; ci does not have an adverse impact on transport; and	TCR1: DEVELOPMENT IN TOWN AND LOCAL SHOPPING CENTRES Developments within the identified town and local shopping centres will be supported provided that the proposal: a) is appropriate to the scale, character and function of the centre; b) does not harm the vitality and viability of the centre <u>or other centres</u> ; c) does not cause an unacceptable increase in disturbance from noise, smell, fumes or other environmental harm; ci does not have an adverse impact on	For the reasons given in the Inspector's Report paragraphs 6.50 and 6.52

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			<p>d) complies with policies TCR 3 and TCR4.</p> <p>6.16 Proposals for new development or the expansion of existing facilities should be located in the identified town and local shopping centres. The use and scale of any proposed development should have proper regard to the size and role of the centre, and to the relationship with their surroundings. Where appropriate proposed development should take account of the Council's Strategies to sustain and enhance the vitality and viability of the Borough's town centres. However, the role and function of retail provisions may change over time, especially if they are crucial to the sustainable regeneration of particular areas. Where appropriate further guidance will be provided, through neighbourhood plans or other area specific guidance.</p>	<p>transport; and</p> <p>d) complies with policies TCR 3 and TCR4.</p> <p>6.16 Proposals for new development or the expansion of existing facilities should be located in the identified town and local shopping centres. The use and scale of any proposed development should have proper regard to the size and role of the centre, and the relationship with its surroundings, <u>including its traffic impact. The Council will assess the impact of the development on traffic flow, car use and accessibility by other means of transport.</u> Where appropriate proposed development should take account of the Council's Strategies to sustain and enhance the vitality and viability of the Borough's town centres. However, the role and function of retail provisions may change over time, especially if they are crucial to the sustainable regeneration of particular areas. Where appropriate further guidance will be provided, through neighbourhood plans or other area</p>	

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
				specific guidance.	
95	TCR2, paragraphs 6.18, 6.19 and 6.19a,	6.44, 6.66 and 6.69	<p>TCR2: OUT OF TOWN CENTRE DEVELOPMENT</p> <p>Proposals for new retail development outside the identified town and local shopping centres should demonstrate that:....</p> <p>6.18 The Council would like to concentrate retail development in its six main centres. However it is aware that some retail serves local communities and plays a crucial role in society. Therefore the scale and size of the development will be important. In particular the impact on existing provisions and highways etc, especially where the potential catchment is over a large area.</p> <p>6.19 The Council recognises that some types of retailing such as those trading in bulky goods would frequently desire large stores located in out of town centre locations. Proposals for new retail development should be flexible in terms of format, design and scale, including where possible looking at which constituent parts of the</p>	<p>TCR2: OUT OF TOWN CENTRE DEVELOPMENT</p> <p>Proposals for new retail development outside the identified town and local shopping centres should demonstrate that:....</p> <p>6.18 The Council would like to concentrate retail development in its six main centres. However it is aware that some retail serves local communities and plays a crucial role in society. Therefore the scale and size of the development will be important. In particular the impact on existing provisions and highways etc, especially where the potential catchment is over a large area.</p> <p>6.19 The Council recognises that some types of retailing such as those trading in bulky goods would frequently desire large stores located in out of town centre locations. Proposals for new retail development should be flexible in terms of format, design and scale, including where possible looking at which constituent parts of the</p>	For the reasons given in the Inspector's Report paragraphs 6.34, 6.61 and 6.64

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			<p>development can be accommodated on more central sites.</p> <p>6.19a Where appropriate, and the Council is satisfied that developments cannot be located in town centres or edge of centre in accordance with Government guidance then locations alongside existing out of centre retail may be acceptable. In addition, large retail developments may be acceptable where it is an essential and justified part of plans to comprehensively regenerate specific areas.</p>	<p>development can be accommodated on more central sites.</p> <p>6.19a Where appropriate, and the Council is satisfied that developments cannot be located in town centres or edge of centre in accordance with Government guidance then locations alongside existing out of centre retail may be acceptable. In addition, large retail <u>developments</u> may be acceptable where it is an essential and justified part of plans to comprehensively regenerate specific areas.</p>	
96	TCR3	6.54 and 6.83	<p>TCR3: PROTECTION OF SHOPS IN THE MAIN TOWN CENTRES</p> <p>Proposals to change the use from existing Class A1 retail will be allowed provided that:</p> <p>a) where appropriate as a general guideline, the resulting proportion of A1 units does not fall below:</p> <ul style="list-style-type: none"> - 65% in the primary shopping area - 50% in the secondary shopping area 	<p>TCR3: PROTECTION OF SHOPS IN THE MAIN TOWN CENTRES</p> <p>Proposals to change the use from existing Class A1 retail will be allowed provided that:</p> <p>b) where appropriate as a general guideline, the resulting proportion of A1 units does not fall below:</p> <ul style="list-style-type: none"> - 65% in the primary shopping area <u>frontage</u> - 50% in the secondary shopping area <u>frontage</u> 	For the reasons given in the Inspector's Report paragraphs 6.48 and 6.75
97	Paragraph 6.21	6.83	6.21 The Council will seek to retain all A1 use within the primary shopping	6.21 The Council will seek to retain all A1 use within the primary shopping	For the reasons given in the

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			frontage as the presence of `blank facades' can contribute to inactivity at street level during certain times of the day. The primary frontage area is usually where the most important shopping facilities that attract the greatest number of customers to the centre are situated. Within the secondary frontages there may be greater flexibility about the proportion of non A1 that will be permitted since it is recognised that town centres should perform a function beyond retail.	frontage as the presence of `blank facades' can contribute to inactivity at street level during certain times of the day. The primary frontage area is usually where the most important shopping facilities that attract the greatest number of customers to the centre are situated. Within the secondary frontages there may be greater flexibility about the proportion of non A1 that will be permitted since it is recognised that town centres should perform a function beyond retail. <u>Within the primary frontages, A1 retail is the principal and dominant land-use. Usually it contains the most important shopping facilities, those which attract the greatest number of customers and which contribute most to the vitality of the centre. Primary frontages are defined in Schedule 4. Secondary frontages contain a variety of service and other uses in addition to A1 retail. These frontages support the primary frontage of a centre. Secondary frontages are defined in Schedule 5.</u>	Inspector's Report paragraph 6.75
98	Paragraph	6.87	6.21a In both the primary and secondary	6.21a In both the primary and secondary	For the reasons

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	Paragraph 6.21a		frontages, the non A1 units should not exceed the thresholds as set out in SPG 11d Town Centre Retail Thresholds in any particular block or centre as a whole. Furthermore, to preserve the viability and vitality of the primary and secondary frontages, no more than 2 frontages in a row should be in non A1 use.	frontages, the non A1 units should not exceed the thresholds as set out in SPG 11d Town Centre Retail Thresholds in any particular block or centre as a whole. Furthermore, to preserve the viability and vitality of the primary and secondary frontages, no more than 2 <u>adjoining</u> frontages in a row should be in non A1 use.	given in the Inspector's Report paragraph 6.81.
99	TCR5 and paragraph 6.28	6.99 and 6.100	<p>TCR 5: A3 FOOD AND DRINK The Council when assessing proposals for food and drink establishments that fall within A3 use class will take into account the following:</p> <ul style="list-style-type: none"> a) the effectiveness and appearance of measures to mitigate undue litter, smell, odours and noise from the premises; b) the hours of opening, operation and delivery; and c) where appropriate the proportion of existing A3 uses within the main town centres. <p>Where appropriate full details of proposed flue/ventilation equipment must be in accordance with advice in the Sustainable Urban Design Standards SPG 6 and submitted to the Council for</p>	<p>TCR 5: A3 FOOD AND DRINK The Council when assessing proposals for food and drink establishments that fall within A3 use class will take into account the following:</p> <ul style="list-style-type: none"> a) the effectiveness and appearance of measures to mitigate <u>litter</u> litter, smell, odours and noise from the premises; b) the hours of opening, operation and delivery; and c) where appropriate the proportion of existing A3 uses within the main town centres. <p>Where appropriate full details of proposed flue/ventilation equipment must be in accordance with advice in the Sustainable Urban Design Standards SPG 6 and submitted to the Council for</p>	For the reasons given in the Inspector's Report paragraphs 6.96 and 6.97

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			<p>approval.</p> <p>6.28 Food and drink uses are part of the make up of society, they provide a service and a source for local employment. However they can be source of environmental nuisance and highway issues. Therefore, there is a need to ensure that any detrimental effect arising from such uses are minimised.</p>	<p>approval.</p> <p>6.28 Food and drink uses are part of the make up of society. They provide a service and a source for local employment. However they can be source of environmental nuisance and highway issues. Therefore, there is a need to ensure that any detrimental effect arising from such uses are minimised. <u>Where appropriate full details of proposed flue/ventilation equipment must be in accordance with advice in the Sustainable Urban Design Standards SPG 6 and submitted to the Council for approval.</u></p>	

MOVEMENT

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
100	Paragraph 7.1	7.14	7.1 The safe, effective and convenient movement of people and goods in Haringey is the key to social inclusion, the viability and functionality of Haringey's local town centres and the growth of the local economy. In addition, land use and transport are interrelated and the improvement or expansion of transport influences land-use changes. The main purpose of movement related policies is to reduce the need to travel and this is realised by linking development and people's activities to transport improvements and changes. Emphasis is placed on the promotion of sustainable modes of travel such as walking, cycling and public transport and the discouragement of car usage.	7.1 The safe, effective and convenient movement of people and goods in Haringey is the key to social inclusion, the viability and functionality of Haringey's local town centres and the growth of the local economy. In addition, land use and transport are interrelated and the improvement or expansion of transport influences land-use changes. The main purpose of movement related policies is to reduce the need to travel and this is realised by linking development and people's activities to transport improvements and changes. <u>They also aim to promote a comfortable balance between a full range of travel modes and the streetscape, as detailed in the Council adopted "Living Streets Manifesto.</u> Emphasis is placed on the promotion of sustainable modes of travel such as walking, cycling and public transport and the discouragement of car usage.	For the reasons given in the Inspector's Report paragraph 7.8.
101	Paragraph 7.3	7.12 and 1.105	7.3 Key Objectives <ul style="list-style-type: none"> To support and promote transport improvements where it would improve safety for all road users, 	7.3 Key Objectives <ul style="list-style-type: none"> To support and promote transport improvements where it would improve safety for all road users, 	For the reasons given in the Inspector's Report paragraph

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			<p>including pedestrians and cyclists, enhance residential amenity and complement land development and regeneration strategies.</p> <ul style="list-style-type: none"> • Discourage the use of the car and promote other forms of travel. • Improve freight movement, whilst minimising the environmental impact. • To balance the need for parking and the environmental impact of traffic movement and parked cars. • To encourage developments which through their design reduce the need to travel, especially by car. 	<p>including pedestrians and cyclists, enhance residential amenity and complement land development and regeneration strategies.</p> <ul style="list-style-type: none"> • <u>Reduce the need to travel by car and promote more sustainable transport choices for local residents and local businesses</u> • Discourage the use of the car and promote other forms of travel. • Improve freight movement, whilst minimising the environmental impact. • To balance the need for parking and the environmental impact of traffic movement and parked cars. • To encourage developments which through their design reduce the need to travel, especially by car. 	7.12 and 1.100.
102	M1	7.42, 7.51, 7.52, 7.55 and 7.56	<p>M1: IMPROVEMENTS The Council will support the provision of rail infrastructure, new bus routes and bus network improvements, including the provision of new stations, as appropriate, through the following projects: a) East London Line Extension to Finsbury Park</p>	<p>M1: IMPROVEMENTS The Council will support the <u>following transport improvements, including, where appropriate, the</u> provision of rail infrastructure <u>and new stations</u>, new bus routes and bus network improvements including the provision of new stations, as appropriate, through the following</p>	For the reasons given in the Inspector's Report paragraphs, 7.16, 7.36, 7.40, 7.41 and 7.42

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			<p>b) Crossrail c) Thameslink 2000 d) Crossrail Two e) Victoria Line Extension to Northumberland Park f) West Anglia Route Modernisation Enhancement (WARME) including additional services and stations between Tottenham Hale and Stratford g) Orbirail including Barking – Gospel Oak line</p> <p>The Council will also support: a) Improved access to Haringey Heartlands b) Improved orbital public transport c) Improved orbital movement on NCR (public transport and highway) d) A10/A1010 route e) Improvements to the Tottenham Gyrotory f) Improvements at Finsbury Park station in conjunction with the neighbouring boroughs of Islington and Hackney</p> <p>These transport proposals are shown on the proposals map.</p> <p>7.5a The Council will protect land for transport and transport support</p>	<p>projects: a) East London Line Extension to Finsbury Park b) <u>Crossrail One</u> c) Thameslink 2000 d) Crossrail Two e) Victoria Line Extension to Northumberland Park f) West Anglia Route Modernisation Enhancement (WARME) including additional services and stations between Tottenham Hale and Stratford e) Orbirail including Barking – Gospel Oak line f) Improvements at Finsbury Park station in conjunction with the neighbouring boroughs of Islington and Hackney.</p> <p>The Council will also support: g) Improved access to Haringey Heartlands b) Improved orbital public transport h) <u>Improved public transport and highway orbital movement on the North Circular Road (A406) NCR (public transport and highway)</u> d) A10/A1010 route i) Improvements to the Tottenham Gyrotory f) Improvements at Finsbury Park station in conjunction with the</p>	

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			<p>functions unless the land is no longer required and unlikely to be required in the future.</p>	<p>neighbouring boroughs of Islington and Hackney</p> <p>7.5a These transport proposals are shown on the proposals map The Council will protect land for transport and transport support functions unless the land is no longer required and unlikely to be required in the future. <u>Land is safeguarded for improved road access to Haringey Heartlands, as shown on the Proposals Map.</u></p> <p>7.5m <u>These transport proposals are shown on the proposals map. The transport proposals in Policy M1 are either included in the London Plan, or are a Transport for London commitment. A brief description of the road improvements is provided in Schedule 7. The Council would also support the extension of the Victoria Line to Northumberland Park, West Anglia Route Development (formerly known as WARME), improvements to the A10/A1010 and improvements to orbital public transport should firm proposals come forward within the Plan period.</u></p>	

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
103	Paragraph 7.6	7.54 and 7.57	7.6 The Council will support the retention, improvement and extension of transport services and facilities to support the creation of an integrated system of safe, affordable and reliable rail systems. New and enhanced rail services have an important role to play in supporting sustainable development in the borough and support the aspirations for housing and job creation in the London Plan.	7.6 The Council will support the retention, improvement and extension of transport services and facilities to support the creation of an integrated system of safe, affordable and reliable rail systems . <u>public transport system that is fully integrated between modes</u> . New and enhanced rail services have an important role to play in supporting sustainable development in the borough and support the aspirations for housing and job creation in the London Plan. <u>The improvements to the interchange at Finsbury Park station include a new gallery on Station Place, better access between modes of transport and improved safety and accessibility for pedestrians and cyclists.</u>	For the reasons given in the Inspector's Report paragraphs 7.38 and 7.49
104	M2	7.63	M2: PUBLIC TRANSPORT NETWORK The Council will require that developers consider the needs of public transport users in the design of new development and roads.	M2: PUBLIC TRANSPORT NETWORK The Council will require that developers consider the needs of public transport users in the design of new development and roads. <u>The Council will also support the continued development of the London bus network and bus priority measures.</u> <u>7.8a The provision of new bus services and enhancements to existing bus</u>	For the reasons given in the Inspector's Report paragraph 7.59

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				<u>services can support higher density developments at locations well served by public transport as well as influencing on-site car park provision. Greater bus service reliability and speed can be achieved through bus priority measures, which can complement bus service provision.</u>	
105	M3	2.106 and 7.86		<u>M3A: PROTECTION , IMPROVEMENT AND CREATION OF PEDESTRIAN AND CYCLE ROUTES</u> <u>The Council will support the protection, improvement and creation of pedestrian and cycle routes in the borough to encourage walking and cycling both as a means of transport and as a recreational activity. The Council will also encourage improved links between pedestrian and cycle routes and public transport facilities.</u>	Insert new Policy M3A before paragraph 7.12 for the reasons given in the Inspector's Report paragraph 2.100 and 7.75
106	Paragraph 7.15	7.100	7.15 The Council recognises that, in certain circumstances, new or expanded road capacity can provide the necessary infrastructure to support regeneration in the Borough or to alleviate the adverse impact of heavy levels of traffic on inappropriate roads. The Council	7.15 The Council recognises that, in certain circumstances, new or expanded road capacity can provide the necessary infrastructure to support regeneration in the Borough or to alleviate the adverse impact of heavy levels of traffic on inappropriate roads. The Council	For the reasons given in the Inspector's Report paragraph 7.95

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			will aim to mitigate any harmful effects that new road schemes may have on the local environment and it will require the production of an EIA to accompany a proposal for a new road scheme. When designing new road layouts and junctions, priority should be given to more sustainable forms of movement such as walking, cycling and public transport, particularly bus transport.	will aim to mitigate any harmful effects that new road schemes may have on <u>the local community and</u> the local environment and it will require the production of an <u>Environmental Impact Assessment (EIA)</u> to accompany a proposal for a new road scheme. When designing new road layouts and junctions, priority should be given to more sustainable forms of movement such as walking, cycling and public transport, particularly bus transport.	
107	M5 (e)	7.103		e) <u>Located and designed to minimise any adverse impact on the strategic road network.</u>	Add new criterion to Policy M5 for the reasons given in the Inspector's Report paragraph 7.102
108	M6 and paragraph 7.19	7.114 and 7.116	<p>M6: CAR-FREE RESIDENTIAL DEVELOPMENTS</p> <p>The Council will consider proposals for new residential developments without the provision of car parking in appropriate locations and where there are effective mechanisms preventing car ownership.</p> <p>7.19 Residential developments without car parking provision are only likely to be viable where there are</p>	<p>M6: CAR-FREE RESIDENTIAL DEVELOPMENTS</p> <p>The Council will consider proposals for new residential developments without the provision of car parking in appropriate locations and where there are effective mechanisms preventing car ownership. <u>Proposals for new development without the provision of car parking will be permitted in locations where:</u></p>	For the reasons given in the Inspector's Report paragraph 7.104,

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			<p>alternative and accessible means of transport available, in particular a good level of public transport accessibility and where a controlled parking zone is in existence or planned within the timescale for the proposed development. Within existing or planned CPZs residents of car-free developments will not be eligible for residential permits. Where public transport provision can be improved to increase the levels of public transport accessibility and facilitate car-free residential development the Council may seek to augment provision through a section 106 agreement.</p>	<p>a) <u>there are alternative and accessible means of transport available;</u> b) <u>public accessibility is good; and</u> c) <u>a controlled parking zone exists or will be provided prior to occupation of the development.</u></p> <p>7.19 Residential developments without car parking provision are only likely to be viable where there are alternative and accessible means of transport available, in particular a good level of public transport accessibility and where a controlled parking zone is in existence or planned within the timescale for the proposed development. <u>Appropriately located on-site disabled parking will be required for wheelchair accessible homes. In addition people with disabilities may also be eligible for a parking permit.</u> Within existing or planned CPZs residents of car-free developments will not be eligible for residential permits. <u>Although residents of car-free housing are unlikely to walk a long distance from their home to access their parked car on street without parking controls, the Council will seek, in the longer-</u></p>	

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				<p><u>term, extensions to existing controlled parking zones.</u> Where public transport provision can be improved to increase the levels of public transport accessibility and facilitate car-free residential development the Council may seek to augment provision through a section 106 agreement.</p>	

OPEN SPACE

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
109	Paragraph 8.1	8.30 and 8.288	8.1 The quality and quantity of open space (both green and non-green) plays an important role in defining the character of an area and the sort of experience people get from using it. Open space is not limited to its visual impact. Its benefits are linked to sport, recreation, regeneration, the economy, health, culture, social inclusion, biodiversity, children's recreation and the environment. It provides a valuable resource and focus for local communities. However, the pressure on open land increases as London becomes more compact and more intensively used, and so its protection becomes even more paramount. In areas where there is a deficiency in open space the Council will ensure that no open space is lost and, where appropriate, additional provision will be required. Where open space is built upon, that open space is lost forever. The latest Open Space survey of the borough was conducted in 2003 and the outcome of that Assessment is available from the Council on request. When giving consideration to any of the policies	8.1 The quality and quantity of open space (both green and non-green) plays an important role in defining the character of an area and the sort of experience people get from using it. Open space is not limited to its visual impact. Its benefits are linked to sport, recreation, regeneration, the economy, health, culture, social inclusion, biodiversity, children's recreation and the environment. It provides a valuable resource and focus for local communities. However, the pressure on open land increases as London becomes more compact and more intensively used, and so its protection becomes even more paramount. <u>Existing open spaces should not be built on unless an assessment shows the open space is surplus to requirements. A forthcoming Haringey Open Space Strategy (HOSS) will include local open space standards. These standards will be included in a future Development Plan Document.</u> In areas where there is a deficiency in open space the Council will ensure that no open space is lost and, where appropriate, additional	For the reasons given in the Inspector's Report paragraph 8.18 and 8.274

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			in this Chapter SPG9a Sustainability Statement – Including Checklist, SPG10 The Negotiation, Management and Monitoring of Planning Obligations and SPG8d Biodiversity, Landscaping and Trees should also be cross referenced for any additional information and/or advice.	provision will be required. Where open space is built upon, that open space is lost forever. <u>A Haringey Open Space and Sports Assessment</u> The latest Open Space survey of the borough was conducted in 2003 and the outcome of that Assessment is available from the Council on request. When giving <u>consideration to any of the policies in this Chapter, regard should be had to</u> SPG9a ‘Sustainability Statement – Including Checklist’, SPG10 ‘The Negotiation, Management and Monitoring of Planning Obligations’ and SPG8d ‘Biodiversity, Landscaping and Trees’ should also be cross referenced for any additional information and/or advice.	
110	Paragraph 8.3	8.32	Key Objectives <ul style="list-style-type: none"> To maintain a satisfactory level of easily accessed open space in the borough with a variety of uses. Ensure that the flora and fauna of nature conservation value in the borough is protected and encouraged, and that the provision helps to meet the aims of the Haringey Biodiversity Action Plan (draft 2002). 	Key Objectives <ul style="list-style-type: none"> <u>To protect and promote a network of open space.</u> To maintain a satisfactory level of easily accessed open space in the borough with a variety of uses. Ensure that the flora and fauna of <u>with</u> nature conservation value, <u>environmental value or amenity value</u> in the borough is protected and encouraged, and that the 	For the reasons given in the Inspector’s Report paragraph 8.25

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				provision helps to meet the aims of the Haringey Biodiversity Action Plan (draft 2002).	
111	OS1B	8.57		<u>8.10g When assessing development proposals on MOL, the operational needs of utility companies should be taken into account. In particular cases, the essential need for new infrastructure may override the need to protect the open character of the MOL.</u>	Add a new paragraph for the reasons given in the Inspector's Report 8.38
112	Paragraph 8.10e	8.58	8.10e Strategic Guidance recognises that MOL encompasses a wide range of sites and locations, and that limited development to serve the needs of the visiting public may not be considered inappropriate if clearly ancillary to the identified purpose of the MOL. The effects of such development on the MOL and its environment should be assessed, including the arrangements made for access by sustainable means of transport.	8.10e The London Plan Strategic Guidance recognises that MOL encompasses a wide range of sites and locations, and that limited development to serve the needs of the visiting public may not be considered inappropriate if clearly ancillary to the identified purpose of the MOL. <u>Such appropriate development will only be acceptable where it does not have an adverse impact on the open character of the land.</u> The effects of such development on the MOL and its environment should be assessed, including the arrangements made for access by sustainable means of transport.	For the reasons given in the Inspector's Report paragraph 8.52

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113	OS1A	8.66	<p>OS1A: GREEN BELT</p> <p>The character and quality of areas designated as green belt will be safeguarded and development which harms the open character of the land or which compromises its value to London's green setting will not be permitted, except in very special circumstances.</p> <p>The construction of new buildings will be considered inappropriate unless they are for purposes which are in accordance with PPG2.</p> <p>The reuse of existing buildings within Green Belt will be considered appropriate provided:</p> <p>a) It does not have a materially greater impact than the present use on the openness and character of the Green Belt or to the purposes of including land within it;</p> <p>b) The buildings are of a permanent and substantial construction and are capable of conversion without major or complete construction;</p> <p>c) The form, bulk and general design of the buildings is in keeping with their surroundings.</p>	<p>OS1A: GREEN BELT</p> <p><u>The openness of the Green Belt as shown on the Proposals Map will be preserved. The character and quality of Green Belt will be safeguarded. There is a general presumption against inappropriate development; such development will only be approved in very special circumstances. Within the Green Belt planning permission will not be granted for development other than:</u></p> <p><u>a) The construction of a new building for one of the following purposes:</u></p> <p><u>(i) agriculture or forestry;</u></p> <p><u>(ii) essential facilities for outdoor sport or recreation, for cemeteries or for other uses of land which preserve the openness of the Green Belt and do not conflict with its purposes;</u></p> <p><u>(iii) limited infilling or redevelopment of major existing developed sites.</u></p> <p><u>b) The re-use of existing buildings within the Green Belt provided that the proposal:</u></p> <p><u>(i) does not have a materially greater impact than the present use on the openness of the Green Belt, or on the fulfilment of its purposes;</u></p> <p><u>(ii) is for a building of permanent and</u></p>	<p>Replace Policy OS1A for the reasons given in the Inspector's Report paragraph 8.60</p>

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
				<p><u>substantial construction which is capable of conversion without major or complete reconstruction;</u> (iii) <u>is for a building with a form, bulk and general design which is in keeping with its surroundings;</u> (iv) <u>does not include a building extension or associated uses of land around the building which might conflict with the openness of the Green Belt and the purposes of including land in it.</u></p>	
114	Paragraph 8.10b	8.67	8.10b In order to maintain the open nature of Green Belt, the only uses for which buildings will be permitted are those outlined above. These uses are considered to be appropriate in regard to the function of Green Belt and in terms of their effect on the landscape and environment. The fact that land has been allowed to become derelict is not in itself to be regarded as sufficient reason for permitting development.	8.10b In order to maintain the open nature of Green Belt, the only uses for which buildings will be permitted are those outlined above. These uses are considered to be appropriate in regard to the function of Green Belt and in terms of their effect on the landscape and environment. The fact that land has been allowed to become derelict is not in itself to be regarded as sufficient reason for permitting development. <u>When assessing development proposals on Green Belt, the operational needs of utility companies should be taken into account. In particular cases, the essential need for new infrastructure may override the</u>	For the reasons given in the Inspector's Report paragraph 8.62

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				<u>need to protect the open character of the Green Belt. Green Belt in the borough is identified on the Proposals Map and in Schedule 9.</u>	
115	OS1B	8.76	<p>OS1B: METROPOLITAN OPEN LAND</p> <p>The character and quality of areas designated as Metropolitan Open Land will be safeguarded and development which harms the open character of the land or comprises its value to London's green setting will not be permitted, except in very special circumstances. Limited development serving the needs of the visiting public may be permitted if clearly ancillary to the identified purpose of the MOL and if in compliance with other policies of the Plan.</p> <p>The reuse of existing buildings within MOL will be considered appropriate provided:</p> <p>a) It does not have a materially greater impact than the present use on the openness and character of the MOL or to the purposes of including land within it,</p> <p>b) The buildings are of a permanent and substantial construction and are capable of conversion without major or complete construction, and</p> <p>c) The form, bulk and general design of</p>	<p>OS1B: METROPOLITAN OPEN LAND</p> <p><u>The openness of MOL as shown on the Proposals Map will be preserved. The character and quality of MOL will be safeguarded. Development which is inappropriate will not be given planning permission except in very special circumstances. Limited development serving the needs of the visiting public may be permitted, if clearly ancillary to the identified purposes of MOL. Within MOL planning permission will not be granted for development other than:</u></p> <p><u>a) The construction of a new building for one of the following purposes:</u></p> <p><u>(i) agriculture or forestry;</u></p> <p><u>(ii) essential facilities for outdoor sport or recreation, for cemeteries or for other uses of land which preserve the openness of the MOL and do not conflict with its purposes;</u></p> <p><u>(iii) limited infilling or redevelopment of major existing developed sites.</u></p> <p><u>b) The re-use of existing buildings within MOL provided that the proposal:</u></p>	Replace Policy OS1B for the reasons given in the Inspector's Report paragraph 8.69

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			<p>the buildings is in keeping with their surroundings.</p> <p>Development involving extensions to a reused building or uses of land surrounding such buildings will only be permitted where it does not cause harm to the openness of the Green Belt or MOL or to the purposes of including land within it.</p> <p>Suitable uses on designated MOL are:</p> <ul style="list-style-type: none"> d) Public and private open spaces, playing fields and outdoor sport; e) Existing institutions standing in extensive grounds f) Woodlands and orchards; g) Rivers, reservoirs, lakes and other open water; h) Allotments and nursery gardens; i) Cemeteries and associated crematoria; j) Nature conservation; k) Playgrounds and play facilities 	<ul style="list-style-type: none"> (i) <u>does not have a materially greater impact than the present use on the openness of the MOL, or on the fulfilment of its purposes;</u> (ii) <u>is for a building of permanent and substantial construction which is capable of conversion without major or complete reconstruction;</u> (iii) <u>is for a building with a form, bulk and general design which is in keeping with its surroundings;</u> (iv) <u>does not include a building extension or associated uses of land around the building which might conflict with the openness of the MOL and the purposes of including land in it."</u> 	
116	Paragraph 8.10f	8.77	8.10f Areas of MOL significantly contribute to defining and separating the urban areas of the borough, protecting open space for Londoners and open space that contains features of landscape of national or regional significance.	8.10f Areas of MOL significantly contribute to defining and separating the urban areas of the borough, protecting open space for Londoners and open space that contains features of landscape of national or regional significance. <u>Metropolitan Open Land is</u>	For the reasons given in the Inspector's Report paragraph 8.75

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
				<u>identified on the Proposals Map and in Schedule 9.</u>	
117	Paragraph 8.12b	8.99	The London Plan acknowledges that there are open spaces within the built environment which although not of strategic importance are nevertheless important at a local level. The SLOL designation reflects this local importance.	The London Plan acknowledge that there are open spaces within the built environment which although not of strategic importance are nevertheless important at a local level. The SLOL designation reflects this local importance. <u>SLOL designation means that designated sites have one or more of the following values: recreational, biodiversity, amenity and landscape.</u>	For the reasons given in the Inspector's Report paragraph 8.79
118	OS2A	8.101	OS2A: SIGNIFICANT LOCAL OPEN LAND The Council will only permit development proposals which would preserve the open character and appearance of SLOL, except where: a) The operational needs of an educational or other institution for development is clearly demonstrated to be overriding; or b) The loss of private recreational open space, sports grounds and playing fields is justified by providing an alternative equivalent community benefit	<u>OS2: SIGNIFICANT LOCAL OPEN LAND</u> <u>The Council will not permit development on SLOL unless it meets all of the following criteria:</u> <u>a) it is ancillary to the use of the open space;</u> <u>b) it is small in scale;</u> <u>c) it does not detract from the site's open nature and character;</u> <u>d) it is required to enhance activities associated with the particular open nature and character;</u> <u>e) it positively contributes to the setting and quality of the open space.</u>	Replace Policy OS2A for the reasons given in the Inspector's Report paragraph 8.97
119	OS2A	8.102		<u>8.12d When assessing development proposals on SLOL land, the operational needs of utility</u>	Add a new paragraph for the reasons given in

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
				<u>companies should be taken into account. In particular cases, the essential need for new infrastructure may override the need to protect the open character of the SLOL land.</u>	the Inspector's Report paragraph 8.88
120	OS3 (b)	8.126	b) Preserve and enhance the special architectural and historic interest and setting of the Palace and the historic forum and layout of the park land.	b) Preserve and enhance the special architectural and historic interest and setting of the Palace and the historic forum <u>form</u> and layout of the parkland.	For the reasons given in the Inspector's Report paragraph 8.114
121	OS3 (i)	8.125	i) Not result in a major increase in the developed extent of Alexandra Palace.	i) Not result in a major <u>major significant</u> increase in the developed extent of Alexandra Palace.	For the reasons given in the Inspector's Report paragraph 8.117
122	OS3 (h)	8.127	h) Not result in the height of the existing building being exceeded.	h) Not result in the height of the existing <u>main ridge line of the roof of the Palace</u> building being exceeded.	For the reasons given in the Inspector's Report paragraph 8.117
123	OS3 (h)	8.127		<u>8.14m For the avoidance of doubt criterion h) applies to the height of the main ridge line of the roof of the Palace and not the gable, at the front of the Palace, or the tower and mast. The outline of the palace is an important feature from various viewpoints both within and beyond the borough boundary. It is important that the</u>	Add a new paragraph to justify OS3 (h) for the reasons given in the Inspector's Report paragraph 8.117

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				<u>silhouette of this listed building is preserved.</u>	
124	Paragraph 8.14a	8.123	8.14a The Park's proximity to Wood Green makes it appropriate for mixed-use schemes, primarily for arts, cultural and entertainment uses. As long as these schemes have no impact on the Town Centre, or conflict with other policies, they may be acceptable	8.14a The <u>Palace's</u> Park's proximity to Wood Green <u>Metropolitan Centre</u> makes it appropriate for mixed-use schemes, primarily for arts, cultural and entertainment uses. As long as These schemes <u>should</u> have no <u>adverse</u> impact on the Town Centre, or conflict with other policies, they may be acceptable	For the reasons given in the Inspector's Report paragraphs 8.108 and 8.122
125	OS4	8.141 and 8.142	OS4: DEVELOPMENT ADJACENT TO OPEN SPACES Development close to the edge of Green Belt, Metropolitan Open Land or Significant Local Open Land will only be permitted if it preserves or enhances the value and visual character of the open land.	OS4: DEVELOPMENT ADJACENT TO OPEN SPACES Development close to the edge of Green Belt, Metropolitan Open Land, or Significant Local Open Land, <u>or any other valuable open land</u> will only be permitted if it preserves <u>protects</u> or enhances the value and visual character of the open land.	For the reasons given in the Inspector's Report paragraph 8.135
126	Paragraph 8.16	8.142	8.16 Development close to any open land boundary must be carefully designed in order that the open character of the land itself is not diminished. Land adjacent to open land forms part of the character and may affect the natural habitat of the open land. The boundary and any sense of enclosure	8.16 Development close to any <u>valuable</u> open land boundary must be carefully designed in order that the open character of the land itself is not diminished. Land adjacent to open land forms part of the character and may affect the natural habitat of the open land. The boundary and any sense of	For the reasons given in the Inspector's Report paragraph 8.135

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			created by adjacent development is a key component in defining the character of the open land and is important in defining views from and to the open land.	enclosure created by adjacent development is a key component in defining the character of the open land and is important in defining views from and to the open land.	
127	OS4	8.140		<u>8.16a When assessing development proposals on land adjacent to Green Belt, MOL or SLOL, the operational needs of utility companies should be taken into account. In particular cases, the essential need for new infrastructure may be found to override the need to protect the visual character of the land.</u>	Add a new paragraph for the reasons given in the Inspector's Report paragraph 8.132
128	OS5	8.170 and 8.177	OS5: ECOLOGICALLY VALUABLE SITES AND THEIR CORRIDORS The Council will not permit development on or adjacent to Sites of Special Scientific Interest (SSSIs), Statutory Local Nature Reserves, or other sites of importance for nature conservation value or ecological importance unless there will be no adverse effect on the value of the site for nature conservation caused by the development and its subsequent land use. Green Corridors form important links	OS5: ECOLOGICALLY VALUABLE SITES AND THEIR CORRIDORS The Council will not permit development on or adjacent to Sites of Special Scientific Interest (SSSIs), Statutory Local Nature Reserves, or other sites of importance for nature conservation value or ecological importance: <u>a) unless there will be no adverse effect on the nature conservation value of the site for nature conservation caused by the development and its subsequent land use; and</u> <u>b) unless the importance of the</u>	Add a second criterion to Policy OS5 for the reasons given in the Inspector's Report paragraph 8.166 Add a sentence to Policy OS5 in response to objection OS5/45/430.

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			between the nature conservation sites identified on the Proposals Map. Wherever possible the continuity of these corridors should be protected and their green nature enhanced in order that they do not become fragmented and thereby diminish their ecological value.	<u>development outweighs the nature conservation value of the site.</u> Green Corridors form important links between the nature conservation sites identified on the Proposals Map. Wherever possible the continuity of these corridors should be protected and their green nature enhanced in order that they do not become fragmented and thereby diminish their ecological value. <u>Development for operational transport needs in the Green Corridors may be acceptable, if it can be shown that there are no alternative locations and there is an essential need for the development.</u>	
129	OS5	8.170		<u>8.19m Most of the Green Corridors are operational railway land. When transport development is being considered within a Green Corridor the operational requirements of transport companies will be taken into account.</u>	Add a new paragraph to follow Policy OS5 in response to objection OS5/45/430.
130	Paragraph 8.20	8.178	8.20 An ecologically valuable site is one that supports a range of flora and fauna considered being of ecological value and nature conservation importance to the borough. These sites are identified on the proposals map and listed in	8.20 An ecologically valuable site is one that supports a range of flora and fauna considered being <u>to be</u> of ecological value and nature conservation importance to the borough. These sites are identified on the proposals map and listed in	For the reasons given in the Inspector's Report paragraph 8.168

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			Schedule 11: Ecologically Valuable Sites.	Schedule 11: Ecologically Valuable Sites.	
131	OS5	8.171		<u>8.20a Utility development which would be likely to harm the nature conservation value of an ecologically valuable site would only be permitted if the importance of the development outweighs the value of the ecological site.</u>	Add a new paragraph for the reasons given in the Inspector's Report paragraph 8.148
132	OS6	8.185	The Council will encourage the identification, protection and sensitive restoration of gardens of special historic or garden interest with the borough and will not permit their subdivision against the advice of English Heritage and the Garden History Society. Haringey's registered parks and gardens are found in the London Parks and Garden Trust Inventory.	The Council will encourage the identification, protection and sensitive restoration of gardens of special historic or garden interest with the borough and will not permit their subdivision against the advice of English Heritage and the Garden History Society. Haringey's registered parks and gardens are found in the London Parks and Garden Trust Inventory.	For the reasons given in the Inspector's Report paragraph 8.181
133	8.22	8.185	8.22 Finsbury Park and Alexandra Park are identified by English Heritage in a Register of Parks and Gardens of Special Historic Interest in England as historic parks and gardens. The purpose of this designation is to ensure that development and change affecting the historic or landscaped character or setting of these parks	8.22 Finsbury Park and Alexandra Park are identified by English Heritage in a Register of Parks and Gardens of Special Historic Interest in England as historic parks and gardens. <u>Following collaborative research with the London Historic Parks and Garden Trust, the Council has identified a number of parks, gardens,</u>	For the reasons given in the Inspector's Report paragraph 8.181.

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			<p>and gardens should be carried out in a planned way taking account of the local historic and landscaped importance of the park or garden. Other development or landscape proposals which do not directly damage the character of registered or boroughs parks or gardens may be acceptable provided they pay appropriate regard to the historic character. Historic parks and gardens are identified on the Proposals Map.</p>	<p><u>cemeteries and churchyards of local historic interest, which are listed in Schedule 13.</u> The purpose of these <u>this</u> designations is to ensure that development and change affecting the historic or landscape character or setting of these parks and gardens should be carried out in a planned way taking account of the local historic and landscaped importance of the park or garden. <u>Although the designation of an historic park in itself brings no additional statutory protection, the Council is required to make provision for the protection of the historic environment in planning policies and in the allocation of resources. Registration is a material consideration in planning terms (see paragraph 2.24 of Planning Policy Guidance Note 15). Therefore, the Council will take into account the historic interest of a site when determining an application for development affecting a registered park or garden.</u> Other development or landscape proposals which do not directly damage the character of registered or boroughs parks or</p>	

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
				gardens may be acceptable provided they pay appropriate regard to the historic character. Historic parks and gardens are identified on the Proposals Map.	
134	OS7	8.189	<p>8.26 Heritage land is open land of strategic importance to London of significance for its landscape, open character, historical and nature conservation interest. The Council will take account of values identified in Heritage Land published by the Countryside Commission in determining applications on or in proximity to such land.</p> <p>8.27 In Haringey Highgate Golf Course has been identified in 'Strategic Guidance for Heritage Land in London' as Heritage Land. It forms part of a wider area, encompassing Hampstead Heath, which has a high inherent value to London due to its visual, historic and nature conservation qualities.</p>	<p>8.26 Heritage land is open land of strategic importance to London of significance for its landscape, open character, historical and nature conservation interest. The Council will take account of values identified in Heritage Land published by the Countryside Commission in determining applications on or in proximity to such land.</p> <p>8.27 In Haringey Highgate Golf Course has been identified in 'Strategic Guidance for Heritage Land in London' as Heritage Land. It forms part of a wider area, encompassing Hampstead Heath, which has a high inherent value to London due to its visual, historic and nature conservation qualities. <u>Highgate Golf Course is also Metropolitan Open Land, is an Ecologically Valuable Site of Borough Importance Grade II and forms part of Highgate</u></p>	For the reasons given in the Inspector's Report paragraph 8.187.

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				<u>Conservation Area. In determining planning applications to develop on or in proximity to the land, the Council will have regard to its strategic importance in addition to its local landscape, historical and nature conservation value.</u>	
135	OS9 ei)	8.213	ei) developing and improving the ecological quality of the site for the benefit of wildlife and biodiversity.	ei) developing and improving the ecological quality of the site for the benefit of wildlife and biodiversity.	For the reasons given in the Inspector's Report paragraph 8.204
136	OS10	8.225	OS10: BIODIVERSITY All applications and development should respect the biodiversity of the borough and ensure that the biodiversity is not diminished in any form, and that every opportunity is taken to enhance it, particularly in areas deficient in accessible natural green space.	OS10: BIODIVERSITY All applications and development should respect the biodiversity of the borough and ensure that the biodiversity is not diminished in any form, and that every opportunity is taken to enhance it. particularly in areas deficient in accessible natural green space. <u>Such enhancements are particularly important in areas deficient in accessible natural green space.</u>	For the reasons given in the Inspector's Report paragraph 8.220.
137	OS11	8.240 and 8.242	OS11: ALLOTMENTS The Council will seek to protect allotment space and will have regard to possible future demand in times of lesser uptake of allotment space. The value of the allotment space visually and in ecological, biodiversity and historical	OS11: ALLOTMENTS The Council will seek to protect allotment space and will have regard to possible future demand in times of lesser uptake of allotment space. The value of the allotment space visually and in ecological, biodiversity and historical	For the reasons given in the Inspector's Report paragraphs 8.229 and 8.233.

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			<p>terms will also be taken into account where there is development pressure on the land.</p> <p>Where allotments become surplus to demand, and it is considered that there is unlikely to be future demand, other forms of public open space or facilities for the wider community which maintain the openness of the site will be sought.</p>	<p>terms will also be taken into account where there is development pressure on the land.</p> <p>Where allotments become surplus to demand, and it is considered that there is unlikely to be future demand, other forms of public open space <u>uses</u> or facilities for the wider community which maintain the openness of the site will be sought <u>will be considered first before surplus allotment sites are developed, particularly where there is a deficiency in open space provision in the area.</u></p>	
138	Paragraph 8.40a	8.241	8.40a The Open Space and Indoor Sports Assessment carried out in 2003 has identified an estimated requirement for up to 1552 plots of allotment land. The Allotment Strategy, to be undertaken by the Council's Recreation Department, will explore opportunities for meeting this demand especially in areas of deficiency.	8.40a The Open Space and Indoor Sports Assessment carried out in 2003 has identified an estimated requirement for up to 1552 plots of allotment land. <u>The Haringey Open Space and Sports Assessment carried out in 2003 looked at the current allotment provision in the borough. There is currently provision for an additional 179 allotment holders within the borough from vacant plots. It is estimated that there will be a demand for a further 444 plots arising from demographic change between 2003 and 2016, and 712 plots from areas underserved by existing provision. In addition,</u>	For the reasons given in the Inspector's Report paragraph 8.232

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				<p><u>between 75 and 150 plots could be taken up though improvements to site management and initiatives to promote demand. Therefore, there is an estimated requirement for up to 1552 additional plots or 31ha of allotment land depending upon the success of marketing initiatives and the extent to which additional households are able to take up/access existing supply.</u> The Allotment Strategy, to be undertaken by the Council's Recreation Department, will explore opportunities for meeting this demand especially in areas of deficiency.</p>	
139	OS12	8.260, 8.263, 8.264 and 8.265	<p>OS12: PLAYING FIELDS</p> <p>Planning permission will only be granted for the non-recreational development of playing fields where:</p> <ul style="list-style-type: none"> a) it has been shown that the field is surplus to demand and no other alternative open space use can be found for it; b) the site is not in an open space deficiency area as shown on map 8.1; c) if access to existing open space nearby can be improved; or 	<p>OS12: PLAYING FIELDS</p> <p>Planning permission will only be granted for the non-recreational development of playing fields where:</p> <ul style="list-style-type: none"> a) it has been shown that the <u>playing field</u> is surplus to demand <u>requirements</u> and no other alternative open space use can be found for it; b) the site is not in an open space deficiency area as shown on Map 8.1; c) if access to existing open space nearby can be improved; or d) If additional children's recreational 	<p>For the reasons given in the Inspector's Report paragraph 8.245, 8.249, 8.252 and 8.257</p>

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			d) If additional children's recreational provision has been provided close by.	provision has been provided close by. e) <u>That there has been a robust assessment of existing and future needs of the community as outlined in PPG17 Planning for Open Space, Sport and Recreation under Assessments of Needs and Opportunities.</u>	
140	Paragraph 8.44	8.261		<u>8.44a This policy should be applied in conjunction with Policy OS14 which deals with open space deficiency and new developments. Map 8.1 identifies areas of the borough deficient in public open space.</u>	Add a new paragraph for the reasons given in the Inspector's Report paragraph 8.247
141	Paragraph 8.44	8.262	8.44 The provision of open space can be increased by improving access to previously inaccessible areas of open space. Therefore when assessing applications for development on playing fields the accessibility of other open space in the vicinity should be taken into account.	8.44 The provision of open space can be increased by improving access to previously inaccessible areas of open space. <u>This can be achieved, for example, by the provision of, or improvements to pedestrian crossings to access open space.</u> Therefore when assessing applications for development on playing fields the accessibility of other open space in the vicinity should be taken into account.	For the reasons given in the Inspector's Report paragraph 8.247
142	Paragraph 8.43	8.265	8.43 There is no statutory protection aimed exclusively at playing fields and local communities are at risk	8.43 There is no statutory protection aimed exclusively at playing fields and local communities are at risk of	For the reasons given in the Inspector's

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			of losing these facilities in areas where they are in demand and utilised, or are capable of being utilised. Therefore some protection is required in order to prevent their unnecessary loss to inappropriate development.	losing these facilities in areas where they are in demand and utilised, or are capable of being utilised. Therefore some protection is required in order to prevent their unnecessary loss to inappropriate development. <u>The only statutory consultation role aimed at playing fields is the statutory role for consultation that Sport England have where there is an application affecting a playing field. This statutory consultation will help local communities who are at risk of losing these facilities in areas where they are in demand and utilised, or are capable of being utilised.</u>	Report paragraph 8.257.
143	OS14	8.286	OS14: OPEN SPACE DEFICIENCY AND NEW DEVELOPMENTS The Council will seek to increase the provision of public open space and improve public access in areas of open space deficiency. Proposals for major new developments will be expected to: a) provide an area of open space; or b) improve access to open space that is currently inaccessible, and/or has a low level of usage.	OS14: OPEN SPACE DEFICIENCY AND NEW DEVELOPMENTS The Council will seek to increase the provision of public open space and improve public access In areas of <u>identified</u> open space deficiency, proposals for major new developments will be expected to: a) provide an <u>appropriate</u> area of open space; or b) improve access to open space that is currently inaccessible, and/or has a low level of usage. <u>Improve the accessibility or quality of nearby open</u>	For the reasons given in the Inspector's Report paragraph 8.270

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				<u>space.</u>	
144	Paragraph 8.49a	8.15 and 8.287	8.49a Map 8.1 identifies areas deficient in any public open space. Open space deficiency areas have been derived by considering pedestrian access to any form of public open spaces (regional parks, metropolitan parks, district parks, local parks and small local parks and linear open spaces). Open spaces where access is restricted such as private sports grounds and playing fields are excluded.	8.49a <u>The Open Space and Sports Assessment included a map at Figure 4.4 entitled “Areas Deficient in Public Open Space”. This map has been reproduced in the Plan as Map 8.1. Only land greater than 0.25ha (0.7 acres) in size was surveyed, in accordance with the threshold recommended in the Mayor of London’s “Best Practice Guide to Preparing Open Space Strategies”.</u> Map 8.1 identifies areas deficient in any public open space. Open space deficiency areas have been derived by considering pedestrian access to any form of public open spaces (regional parks, metropolitan parks, district parks, local parks and linear open spaces). Open spaces where access is restricted such as private sports grounds and playing fields <u>were</u> are excluded <u>from the survey.</u> <u>It also excluded green amenity space which form part of housing areas, or which represent ‘incidental’ open space, allotments, cemeteries and nature reserves. However, allotments, cemeteries, nature reserves and</u>	For the reasons given in the Inspector’s Report paragraphs 8.10 and 8.270

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				<u>green corridors have been mapped along with the open spaces to provide a comprehensive map of green spaces in the borough (see paragraph 4.7 of the Assessment).</u>	
145	OS16 (d)	8.307 and 8.312	d) Ensuring that, when trees are unavoidably affected by development, a programme of tree replanting and replacement is approved by the Council; and	d) Ensuring that, when <u>unprotected</u> trees are unavoidably affected by development, a programme of tree replanting and replacement <u>of at least equal amenity and ecological value and extent</u> is approved by the Council; and	For the reasons given in the Inspector's Report paragraph 8.296 and 8.306
146	OS16 (e)	8.308		<u>8.56b Ancient woodlands are woodlands which have been in continuous woodland cover since at least the year 1600. Before this date, planting was uncommon, so a wood present in this time was likely to have developed naturally. The Woodland Trust identify ancient woodland as being important for historical, cultural and biodiversity reasons.</u>	Add a new paragraph for the reasons given in the Inspector's Report paragraph 8.298
147	OS16	8.311		f) <u>Ensuring that tree planting does not damage underground utilities infrastructure with encroaching root systems.</u>	Add a new criterion for the reasons given in the Inspector's Report paragraph 8.304

CREATIVE LEISURE AND TOURISM

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
148	CCT1	9.8	<p>CCT1: PROVISION OF NEW FACILITIES</p> <p>The preferred location for new facilities is in the Borough's metropolitan and district town centres, the Cultural Quarter and Tottenham Green. Small-scale local facilities meeting a local need will be supported in local shopping centres. Where there are no suitable sites the Council may consider development proposals in edge of centre locations and only then out of centre locations. Where facilities are proposed we will seek to ensure that:</p> <p>a) Where appropriate mixed uses will be provided in the same building to provide diversity, or to ensure that the building is used both day and in the evenings which add to the vitality of the town centre at night.</p> <p>b) Care will be taken to ensure that the provision of any facilities does not lead to an unacceptable reduction in terms of amenity (covering noise and pollution), while still maintaining the vitality of the town centre</p> <p>c) While more relaxed hours of operation are inevitable in a town centre location, hours will still be</p>	<p>CCT1: PROVISION OF NEW FACILITIES</p> <p>The preferred location for new facilities is in the Borough's metropolitan and district town centres, the Cultural Quarter and Tottenham Green. Small-scale local facilities meeting a local need will be supported in local shopping centres. Where there are no suitable sites the Council may consider development proposals in edge of centre locations and only then out of centre locations. Where facilities are proposed we will seek to ensure that: <u>Permission will be granted for creative, leisure and tourism facilities if:</u></p> <p>a) Where appropriate mixed uses will be provided in the same building to provide diversity, or to ensure that the building is used both day and in the evenings which add to the vitality of the town centre at night;</p> <p>b) Care will be taken to ensure that the provision of any facilities does not lead to an unacceptable reduction in terms of amenity (covering noise and pollution), while still maintaining the vitality of the town centre;</p> <p>e) While more relaxed hours of operation</p>	For the reasons given in the Inspector's Report paragraphs 9.4 and 9.5.

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			<p>tailored to meet the individual demands of each location.</p> <p>d) That there are adequate public transport links to the site.</p> <p>e) Where appropriate that the proposal accords with the provisions of the Council's cultural Strategy.</p>	<p>are inevitable in a town centre location, hours will still be tailored to meet the individual demands of each location;</p> <p>a) <u>the proposal does not have an adverse impact on the amenities of adjoining occupiers ; and</u></p> <p>b) <u>That there are adequate public transport links to the site access is available by a choice of means of transport.</u></p> <p>e) Where appropriate that the proposal accords with the provisions of the Council's cultural Strategy.</p>	
149	CCT1	9.8	9.6 Creative, Cultural and Tourism facilities, especially those which draw audiences, are an appropriate town centre use, attracting associated activities and often extending the use of the centre from day into evening. They can also have the effect of enhancing the sense of place and identity of a centre by ensuring a higher level of evening activity and the perceptions of personal safety. Such facilities must be able to be accessed by all sectors of the community. A sequential approach to the location of new development will ensure that facilities are provided in accessible	9.6 Creative, Cultural and Tourism facilities, especially those which draw audiences, are an appropriate town centre use, attracting associated activities and often extending the use of the centre from day into evening. They can also have the effect of enhancing the sense of place and identity of a centre by ensuring a higher level of evening activity and the perceptions of personal safety. Such facilities must be able to be accessed by all sectors of the community. <u>While more relaxed hours of operation are inevitable in a town centre location, hours will still be tailored to meet the</u>	For the reasons given in the Inspector's Report paragraph 9.5.

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			locations.	<u>individual demands of each location.</u> A sequential approach to the location of new development will ensure that facilities are provided in accessible locations	
150	CCT1	9.8	9.7 The Council has identified a Cultural Quarter at Wood Green in which CCT activities will be given favourable consideration. Creation of additional CCT Quarters will be considered in appropriate locations. Such Quarters should not be limited only to uses that fall into the CCT categories as to limit to this degree could result in unacceptable economic repercussions for the area and for employers. Any alternative uses will need to be compatible with the area.	9.7 The Council has identified a Cultural Quarter at Wood Green in which CCT activities will be given favourable consideration. Creation of additional CCT Quarters will be considered in appropriate locations. Such Quarters should not be limited only to uses that fall into the CCT categories as to limit to this degree could result in unacceptable economic repercussions for the area and for employers. Any alternative uses will need to be compatible with the area. <u>Proposals for new facilities should have regard to the Council's Cultural Strategy.</u>	For the reasons given in the Inspector's Report paragraph 9.5.
151	Paragraph 9.9	9.9	9.9 In the interests of expanding and improving the provision of creative, cultural and tourist facilities for borough residents, the Council will consider allowing small scale cultural uses in local shopping centres where it can be demonstrated to serve a local need. In each case the Council will be concerned to ensure that a high	9.9 In the interests of expanding and improving the provision of creative, cultural and tourist facilities for borough residents, the Council will consider allowing small scale cultural uses in local shopping centres where it can be demonstrated to serve a local need. In each case the Council will be concerned to ensure that a high	For the reasons given in the Inspector's Report paragraphs 9.6 and 9.7.

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			standard of amenity and environment is preserved and that the proposal would not harm the vitality and viability of the local shopping centre. Any proposals for large-scale CCT facilities in local shopping centres will not be encouraged and will be subject to a sequential test.	standard of amenity and environment is preserved and that the proposal would not harm the vitality and viability of the local shopping centre. Any proposals for large-scale CCT facilities in local shopping centres will not be encouraged and will be subject to a sequential test. <u>A sequential approach should be applied in selecting appropriate sites for CCT facilities. The approach requires that locations in existing centres are considered first, followed by edge-of-centre locations and then out-of-centre locations. The sequential approach to site selection should be undertaken in accordance with paragraphs 2.44 and 3.13-3.19 of PPS6 'Planning for Town Centres'.</u>	
152	CCT3 (a)	9.15	(a) there is a recognised local need and there are no similar uses within 400m of the proposed development;	(a) there is a recognised local need and there are no similar uses within 400m of the proposed development;	For the reasons given in the Inspector's Report paragraph 9.11.
153	CCT4	9.22 and 9.23	CCT4: HOTELS, BOARDING HOUSES AND GUEST HOUSES In considering applications for hotel development the Council will want to be assured that the application meets the following criteria:	CCT4 HOTELS, BOARDING HOUSES AND GUEST HOUSES In considering Applications for hotels, <u>boarding houses and guest houses</u> development the Council will want to be assured that the application meets the	For the reasons given in the Inspector's Report paragraphs 9.19 and 9.20.

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			<p>(a) The proposal does not result in the loss of housing stock contrary to any of the policies in the housing chapter.</p> <p>(b) The proposal is located within an existing town centre or at a location well served by public transport.</p> <p>(c) The proposal does not result in an over concentration of hotels in a particular area.</p>	<p>following criteria will be permitted provided that:</p> <p>(a) The proposal does not result in the loss of housing stock contrary to any of the policies in the housing chapter;</p> <p>(b) The proposal is located within an existing town centre or at a location well served by public transport; <u>and</u></p> <p>(c) The proposal does not result in an over concentration of hotels in a particular area. The proposal does not have an adverse impact on the amenity of nearby residential properties or other uses.</p>	
154	Paragraph 9.15	9.23	9.15 Hotels catering for tourists create employment and economic activity both directly and indirectly. Tourists for the purpose of this plan are short-term visitors to Haringey or London for business, pleasure or social purposes. The preferred location for hotels is in or close to town centres, but care must be taken to ensure that they are at least well-served by public transport. Whatever the type of hotel proposal, or its location, it is important that it fits well into its surroundings and does not harm the environment by reason of noise, disturbance, traffic	9.15 Hotels, <u>boarding houses and guest houses</u> catering for tourists create employment and economic activity both directly and indirectly. Tourists for the purpose of this plan are short-term visitors to Haringey or London for business, pleasure or social purposes. The preferred location for hotels, <u>boarding houses and guest houses</u> is in or close to town centres, but care must be taken to ensure that they are at least well-served by public transport. Whatever the type of hotel proposal, or its location, it is important that it fits well into its surroundings and does not harm	For the reasons given in the Inspector's Report paragraph 9.20

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			generation, exacerbation of parking problems, or detract from the character of the area. In general the local need for uses will be assessed on the light of the strong presumption against the loss of residential accommodation.	<u>Proposals should not have an adverse impact on</u> the environment by reason of noise, disturbance, traffic generation, exacerbation of parking problems, or detract from the character of the area. In general the local need for uses will be assessed in the light of the <u>a</u> strong presumption against the loss of residential accommodation.	

COMMUNITY WELL-BEING

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
155	Paragraphs 10.3 and 10.4	10.16 and 10.17	<p>10.4 Key Objectives</p> <ul style="list-style-type: none"> To increase the overall stock of good quality community facilities in Haringey, especially in areas of shortage, and to improve existing facilities. 	<p><u>10.2a Government guidance requires planning authorities to: 'consider the relationship of planning policies and proposals to social needs and problems, including their likely impact on different groups in the population, such as ethnic minorities, religious groups, elderly and disabled people, women, single parent families, students and disadvantaged people living in deprived areas. Therefore, the plan will make provision for land, schools, higher education facilities, health facilities, places of worship and other community facilities.</u></p> <p>Guiding Principles</p> <ul style="list-style-type: none"> <u>Haringey recognises the contribution from community and voluntary organisations to health delivery in the local area. Haringey will assist the voluntary and community sector by addressing their need for accessible and affordable accommodation. Such venues should be provided after consultation with voluntary and community organisations.</u> 	<p>Add a new paragraph 10.2a, a new Guiding Principle and modify the Key Objective and add a new Key Objective for the reasons given in the Inspector's Report paragraphs 10.6 and 10.10</p>

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
				<p>Key Objectives</p> <ul style="list-style-type: none"> To increase the overall stock of good quality community <u>and health</u> facilities in Haringey, especially in areas of shortage, and to improve existing facilities. To <u>ensure that major new developments seek to promote public health and assess health impacts.</u> 	
156	CW1	10.16 and 10.28	<p>CW1: NEW COMMUNITY FACILITIES</p> <p>10.5 Proposals for the development of new community facilities, or a changes of use to community facilities, will considered if:</p>	<p>CW1: NEW COMMUNITY/ <u>HEALTH</u> FACILITIES</p> <p>Proposals for the development of new community/ <u>health</u> facilities, or a change of use to community/ <u>health</u> facilities, will <u>be</u> considered if:</p>	For the reasons given in the Inspector's Report paragraph 10.6 and 10.24
157	CW2	10.37	<p>CW2: LINKING COMMUNITY FACILITIES TO NEW DEVELOPMENTS</p> <p>10.9 Where new developments create a need for additional community facilities the Council will seek to enter into a Section 106 Agreement to secure a contribution from developers with which to provide these facilities.</p> <p>10.10 Any development that increases the number of people living,</p>	<p>CW2: LINKING COMMUNITY FACILITIES TO NEW DEVELOPMENTS</p> <p>10.9 Where new developments create a need for additional community facilities the Council will seek to enter into a Section 106 Agreement to secure a contribution from developers with which to provide these facilities.</p> <p>10.10 Any development that increases the number of people living,</p>	Delete Policy CW2 and summarise paragraphs 10.10 and 10.11 in paragraph 10.2 for the reasons given in the Inspector's Report paragraph 10.30

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			<p>working or visiting Haringey increases the demand for community facilities such as schools, childcare and healthcare. It is important to ensure that as new developments draw more people into Haringey, the borough's supply of community facilities will be able to absorb the increased demand for services.</p> <p>10.11A Section 106 Agreement will usually be requested from developers of:</p> <ul style="list-style-type: none"> • Housing • Offices or other large employment generating developments • Tourism and leisure facilities • Large retail developments <p>10.12 There is more guidance available on planning obligations in the Planning Obligations SPGs 10-12.</p> <p>10.2 Haringey's population is made up of a vibrant mix of people from many ethnic backgrounds and different religions. Community services in Haringey play a vital role in celebrating the diversity of the people who live here, helping</p>	<p>working or visiting Haringey increases the demand for community facilities such as schools, childcare and healthcare. It is important to ensure that as new developments draw more people into Haringey, the borough's supply of community facilities will be able to absorb the increased demand for services.</p> <p>10.11A Section 106 Agreement will usually be requested from developers of:</p> <ul style="list-style-type: none"> • Housing • Offices or other large employment generating developments • Tourism and leisure facilities • Large retail developments <p>10.12 There is more guidance available on planning obligations in the Planning Obligations SPGs 10-12.</p> <p>10.2 Haringey's population is made up of a vibrant mix of people from many ethnic backgrounds and different religions. Community services in Haringey play a vital role in celebrating the diversity of the people who live here, helping to</p>	

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			to reduce social exclusion and create opportunities for everybody.	reduce social exclusion and create opportunities for everybody. <u>Where development increases the demand for community facilities, such as schools, childcare and healthcare, the Council will seek to ensure that local facilities and services are able to absorb the additional demand and it will negotiate, where appropriate, a Section 106 agreement to secure the provision of additional facilities and services (see Policy UD10).</u>	

CONSERVATION

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
158	Key Objectives, paragraph 11.3	7.12	<ul style="list-style-type: none"> To promote the conservation, protection and enhancement of the archaeological heritage of the Borough and its interpretation and presentation to the public. 	<ul style="list-style-type: none"> To promote the conservation, protection and enhancement of the archaeological heritage of the borough, <u>including historic parks and gardens</u> and its interpretation and presentation to the public. 	For the reasons given in the Inspector's Report paragraph 7.12
159	CSV1A and paragraphs 11.9b, 11.9c and 11.9d	11.24, 11.30, 11.60 and 11.85	<p>CSV1A: DEVELOPMENT IN CONSERVATION AREAS</p> <p>The Council will require that proposals affecting Conservation Areas or Industrial Heritage Areas:</p> <ol style="list-style-type: none"> preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area, recognise and respect the character and appearance of Conservation Areas, protect the special interest of buildings of architectural or historic interest, and comply with the Conservation and Archaeology SPG2 and the Conservation Area Character Appraisals. <p>11.9b National policy on Conservation Areas and Listed Buildings is</p>	<p>CSV1A: DEVELOPMENT IN CONSERVATION AREAS</p> <p>The Council will require that proposals affecting Conservation Areas or Industrial Heritage Areas:</p> <ol style="list-style-type: none"> preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area, recognise and respect the character and appearance of Conservation Areas, protect the special interest of buildings of architectural or historic interest, and comply with the Conservation and Archaeology SPG2 and the Conservation Area Character Appraisals. <p>11.9b National policy on Conservation Areas and Listed Buildings is</p>	For the reasons given in the Inspector's Report paragraph 11.17, 11.27, 11.52 and 11.83

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			<p>found in PPG15: Planning and the Historic Environment. This places a requirement on Local Planning Authorities to pay special attention to preserving or enhancing the historic environment.</p> <p>11.9c In consultation with residents, the Council will designate conservation areas that are considered to be of special architectural or historic interest and will keep these conservation areas under review. More information on the conservation areas in Haringey is available in the Conservation and Archaeology SPG2 and in the individual Conservation Area Character Appraisals.</p> <p>11.9d The Council will promote the evaluation, conservation, and interpretation of the borough's industrial heritage. Details of these areas and buildings are in table 11.1, and further guidance is in Conservation and Archaeology SPG2.</p>	<p>found in PPG15: Planning and the Historic Environment. This places a requirement on Local Planning Authorities to pay special attention to preserving or enhancing the historic environment. <u>As such, conservation areas planning applications should include detailed plans and drawings. Outline planning applications will not be accepted.</u></p> <p>11.9c In consultation with residents <u>and the appropriate Conservation Area Advisory Committee (CAAC)</u>, the Council will designate conservation areas that are considered to be of special architectural or historic interest and will keep these conservation areas under review. More information on the conservation areas in Haringey is available in the Conservation and Archaeology SPG2 and in the individual Conservation Area Character Appraisals.</p> <p>11.9d The Council will promote the evaluation, conservation, and interpretation of the borough's industrial heritage. Details of these areas and buildings are in table</p>	

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
				11.1, and further guidance is in Conservation and Archaeology SPG2.	
160	CSV1B	11.34	<p>CSV1B: LISTED BUILDINGS</p> <p>There will be a presumption in favour of the preservation of listed buildings. The Council will require that proposals affecting Statutory listed buildings:</p> <ul style="list-style-type: none"> a) preserve or enhance the historic character and qualities of the buildings, b) recognise and respect the character and appearance of listed buildings c) protect the special interest of buildings of architectural or historic interest d) do not adversely affect the setting of listed buildings e) retain the original use of a listed building wherever possible. 	<p>CSV1B: LISTED BUILDINGS</p> <p>There <u>is</u> will be a presumption in favour of the preservation of listed buildings. The Council will require that proposals affecting Statutory listed buildings:</p> <ul style="list-style-type: none"> a) preserve or enhance the historic character and qualities of the buildings, b) recognise and respect the character and appearance of listed buildings c) protect the special interest of buildings of architectural or historic interest d) do not adversely affect the setting of listed buildings e) retain the original use of a listed building wherever possible. 	For the reasons given in the Inspector's Report paragraph 11.33
161	Paragraph 11.9f	11.85	<p>11.9f The Council will protect buildings in Haringey that are statutory listed for their historic or architectural interest. Often the best use of a listed building is the use the building was originally designed for. Where a change of use is proposed, which affects the special character of a listed building, it will need to be fully</p>	<p>11.9f The Council will protect buildings in Haringey that are statutory listed for their historic or architectural interest. Often the best use of a listed building is the use the building was originally designed for. Where a change of use is proposed, which affects the special character of a listed building, it will need to be fully justified. <u>As such,</u></p>	For the reasons given in the Inspector's Report paragraph 11.83

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			justified. More information regarding internal or external alterations to listed buildings is available in the Conservation and Archaeology SPG 2.	<u>for development affecting the setting of a listed building, an application for listed building consent should provide full information.</u> More information regarding internal or external alterations to listed buildings is available in the Conservation and Archaeology SPG 2.	
162	CSV1C and paragraph 11.9j	11.22, 11.39 and 11.75	<p>CSV1C: LOCALLY LISTED BUILDINGS</p> <p>The Council will maintain a local list of buildings of architectural or historical interest, with a view to giving as much attention as possible to buildings and features worthy of preservation. The Council will exercise its powers to protect them as far as practicable.</p> <p>11.9j Buildings of local interest in Haringey often play a crucial role in anchoring local visual and historic identity. Locally listed buildings may also act as a significant focus encouraging urban vitality, environmental quality and regeneration. The Council attaches special importance to their protection. Buildings on the local list are not subject to the statutory protection given to those selected by the</p>	<p>CSV1C: LOCALLY LISTED BUILDINGS <u>AND DESIGNATED SITES OF INDUSTRIAL HERITAGE INTEREST</u></p> <p>The Council will maintain a local list of buildings of architectural or historical interest, <u>including Designated Sites of Industrial Heritage</u> with a view to giving as much attention as possible to buildings and features worthy of preservation. The Council will exercise its powers to protect them as far as practicable.</p> <p>11.9j Buildings of local interest in Haringey often play a crucial role in anchoring local visual and historic identity. Locally listed buildings may also act as a significant focus <u>for</u> encouraging urban vitality environmental quality and regeneration. The Council attaches special importance to</p>	For the reasons given in the Inspector's Report paragraph 11.10, 11.37 and 11.67

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			Secretary of State, however, the Council will utilise its planning powers to ensure that wherever possible the special character of such buildings is protected and enhanced.	<p>their protection. Buildings on the local list are not subject to the statutory protection given to those selected by the Secretary of State. , however, the</p> <p><u>11.9k However, the Council will utilise its planning powers to ensure that wherever possible the special character of such buildings is protected and enhanced. In the case of locally listed buildings, and in other appropriate cases, the Council may seek Article 4 Directions to remove permitted development rights.</u></p> <p><u>11.9l The Council will promote the evaluation, conservation and interpretation of the borough's Designated Sites of Industrial Heritage Interest. The Council has consulted the Greater London Industrial Archaeological Society and details of these areas and buildings concerned are given in Table 11.1. Further guidance is provided in the Conservation and Archaeology SPG2.</u></p>	
163	Paragraph	11.23	11.9h Proposals not only include	11.9h Proposals not only include	For the reasons

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
	11.9h		applications made under the Town and Country Planning Act 1990 and any Regulations made thereunder and any successor legislation, but also applications for advertisements, proposals for street furniture, bus shelters and signs to be erected by the Council relating to Controlled Parking Zones etc. all of which have an impact on visual amenity and have the potential to have an adverse impact on the appearance of the conservation area and the setting of the listed buildings.	applications made under the Town and Country Planning Act 1990 and any Regulations made thereunder and any successor legislation, but also applications for advertisements, proposals for street furniture, bus shelters and signs to be erected by the Council relating to Controlled Parking Zones etc. <u>all</u> <u>All these proposals</u> of which have an impact on visual amenity and have the potential to have an adverse impact on the appearance of the conservation area and the setting of a <u>a</u> the listed buildings.	given in the Inspector's Report paragraph 11.12
164	CSV2 and paragraphs 11.11 and 11.12	11.57, 11.59 and 11.60	<p>CSV2: ALTERATIONS AND EXTENSIONS</p> <p>The Council will require that alterations or extensions to Listed Buildings and buildings within Conservation Areas or Areas of Industrial Heritage:</p> <p>a) preserve or enhance the character of a Conservation Area or Area of Industrial Heritage;</p> <p>b) retain or reinstate characteristic features such as doors, windows or materials of buildings in a Conservation Area or Area of Industrial Heritage;</p>	<p>CSV2: ALTERATIONS AND EXTENSIONS</p> <p>The Council will require that alterations or extensions to Listed Buildings and buildings within Conservation Areas or Areas of Industrial Heritage:</p> <p>a) preserve or enhance the character of a Conservation Area or Area of Industrial Heritage;</p> <p>b) retain or reinstate characteristic features such as doors, windows or materials of buildings in a Conservation Area or Area of Industrial Heritage;</p>	For the reasons given in the Inspector's Report paragraph 11.46, 11.51 and 11.52

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			<p>c) are necessary and are not detrimental to the architectural and historical integrity and detailing of a Listed Building's interior and exterior;</p> <p>d) Relate sensitively to the original building ;</p> <p>e) do not adversely affect the setting of a Listed Building;</p> <p>f) are subject to listed building consent, where the character of the building is affected;</p> <p>g) do not detract from a locally listed buildings character or setting; and</p> <p>h) are not contrary to the guidance set out in the Conservation and Archaeology SPG 2.</p> <p>11.11 An important part of Haringey's history is written into the pattern of its development, and the image of Victorian and Edwardian terraces and neighbourhoods typifies the borough for many of its residents. Each historic property is an important part of a unified terrace or street. It is important to preserve the original features such as windows, doors and doorways, garden walls, brickwork, mouldings, chimneys, railings, paths and roof tiles, as the loss of these features greatly</p>	<p>e) are necessary and are not detrimental to the architectural and historical integrity and detailing of a Listed Building's interior and exterior;</p> <p>d) Relate sensitively to the original building ;</p> <p>e) do not adversely affect the setting of a Listed Building;</p> <p>f) are subject to listed building consent, where the character of the building is affected;</p> <p>g) do not detract from a locally listed buildings character or setting; and</p> <p>h) are not contrary to the guidance set out in the Conservation and Archaeology SPG 2.</p> <p><u>CSV2A: ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS</u></p> <p><u>The Council will require that alterations or extensions to listed buildings:</u></p> <p><u>a) are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;</u></p> <p><u>b) relate sensitively to the original building; and</u></p> <p><u>c) do not adversely affect the setting of a listed building.</u></p> <p>11.11 An important part of Haringey's</p>	

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			<p>affects the overall balance and elegance of whole terraces.</p> <p>11.12 If the Council feels that a Conservation Area is at risk from the loss of original features or from alterations such as, the demolition of original walls to form parking places in front gardens, the addition of storm porches, or the installation of UPVC windows, it may issue an Article 4 Direction. This limits the changes a homeowner can make without the Council's permission. There are currently three Article 4 Direction Areas in Haringey, details of which are given in table 11.2. The areas concerned are:</p> <ul style="list-style-type: none"> • Noel Park • Tower Gardens • Rookfield 	<p>history is written into the pattern of its development, and the image of Victorian and Edwardian terraces and neighbourhoods typifies the borough for many of its residents. Each historic property is an important part of a unified terrace or street. <u>As such, alterations and extensions should have regard to the guidance set out in Conservation and Archaeology SPG2.</u> It is important to preserve the original features such as windows, doors and doorways, garden walls, brickwork, mouldings, chimneys, railings, paths and roof tiles, as the loss of these features greatly affects the overall balance and elegance of whole terraces.</p> <p><u>CSV2B: ALTERATIONS AND EXTENSIONS IN CONSERVATION AREAS</u></p> <p><u>The Council will require that alterations or extensions to buildings in Conservation Areas:</u></p> <p><u>a) preserve or enhance the character of the Conservation Area; and</u></p> <p><u>b) retain or reinstate characteristic features such as doors, windows or</u></p>	

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				<p><u>materials of buildings.</u></p> <p>11.12 <u>Alterations and extensions to buildings in Conservation Areas should have regard to the guidance set out in Conservation and Archaeology SPG2.</u> If the Council feels that a Conservation Area is at risk from the loss of original features or from alterations such as, the demolition of original walls to form parking places in front gardens, the addition of storm porches, or the installation of UPVC windows, it may issue an Article 4 Direction. This limits the changes a homeowner can make without the Council's permission. There are currently three Article 4 Direction Areas in Haringey, details of which are given in table 11.2. The areas concerned are:</p> <ul style="list-style-type: none"> • Noel Park • Tower Gardens • Rookfield 	
165	CSV3	11.60, 11.72 and 11.73	<p>CSV3: PROTECTION FROM DEMOLITION</p> <p>(Within Statutory Listed Buildings and Conservation Areas, Areas of Industrial Heritage Interest, and Historic Parks and</p>	<p>CSV3: PROTECTION FROM DEMOLITION</p> <p>(Within Statutory Listed Buildings and Conservation Areas, Areas of Industrial Heritage Interest, and Historic Parks and</p>	<p>For the reasons given in the Inspector's Report paragraph 11.52, 11.65 and 11.71</p>

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			<p>Gardens)</p> <p>11.13 The Council will protect Haringey's listed buildings, and buildings within Conservation Areas or Areas of Industrial Heritage by refusing applications for their demolition or substantial demolition if it will have an adverse impact on the historic character and appearance of the conservation area. In the case of Listed Buildings this includes internal demolition work.</p> <p>In some cases, if a substantial community benefit would result from the development, internal alterations may be acceptable in Listed Buildings and demolition or alteration of other buildings may be acceptable. Each case will be judged individually. Further information is available in the Conservation and Archaeology SPG 2.</p> <p>11.14 Haringey's historic buildings and Conservation Areas are cherished landmarks that relate to the borough's history and give it a vital sense of place. Local people want these areas and landmark buildings to be protected.</p>	<p>Gardens)</p> <p>The Council will protect Haringey's listed buildings, and buildings within Conservation Areas or Areas of Industrial Heritage by refusing applications for their demolition or substantial demolition if it will have an adverse impact on the historic character and appearance of the conservation area. In the case of Listed Buildings this includes internal demolition work.</p> <p>In some cases, if a substantial community benefit would result from the development, internal alterations may be acceptable in Listed Buildings and demolition or alteration of other buildings may be acceptable. Each case will be judged individually. Further information is available in the Conservation and Archaeology SPG 2.</p> <p><u>CSV3A: DEMOLITION OF LISTED BUILDINGS</u></p> <p><u>The Council will protect Haringey's listed buildings by refusing applications for their demolition. In the case of internal demolition work, the Council will refuse applications that harm the architectural and historical integrity and detailing of a listed building's interior.</u></p>	

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				<p><u>In some cases, if substantial community benefit would result from development, internal alterations may be acceptable in listed buildings. Each case will be judged individually. Further information is available in the Conservation and Archaeology SPG2.</u></p> <p><u>CSV3B: DEMOLITION IN CONSERVATION AREAS</u></p> <p><u>The Council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area.</u></p> <p><u>In some cases, if substantial community benefit would result from development, demolition or alteration of buildings in Conservation Areas may be acceptable. Each case will be judged individually. Further information is available in the Conservation and Archaeology SPG2.</u></p> <p>11.14 Haringey's historic buildings and Conservation Areas are cherished landmarks that relate to the borough's history and give it a vital sense of place. Local people want these areas and landmark buildings to be protected.</p>	

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166	CSV4	11.80	<p>CSV4: ARCHAEOLOGY</p> <p>The Council will consider granting planning permission for proposals affecting sites of archaeological importance. The Council will need to be satisfied that the following criteria are met:.....</p>	<p>CSV4: ARCHAEOLOGY</p> <p>The Council will consider granting planning permission for proposals affecting sites of archaeological importance. The Council will need to be satisfied that the following criteria are met: <u>Planning permission will only be granted for development which would adversely affect areas of archaeological importance if the following criteria are met:.....</u></p>	For the reasons given in the Inspector's Report paragraph 11.78
167	11.16	11.81	<p>11.16 Haringey's archaeological heritage has the potential to be an educational, recreational and tourist resource. The Council will therefore promote the conservation, protection and enhancement of archaeological sites and their presentation to the public.</p>	<p>11.16 <u>The history of the Borough indicates that there is considerable likelihood that archaeological remains will be found in certain parts of the borough. These areas are identified in Table 11.3 and on the Proposals Map as Areas of Archaeological Importance.</u> Haringey's archaeological heritage has the potential to be an educational, recreational and tourist resource. The Council will therefore promote the conservation, protection and enhancement of archaeological sites and their presentation to the public. <u>Detailed records of these</u></p>	For the reasons given in the Inspector's Report paragraph 11.78

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
				<p><u>sites are maintained by the English Heritage Greater London Archaeology Advisory Service (Greater London Sites and Monuments Record). The Council will consult with, and be guided by, the Greater London Archaeology Advisory Service on the archaeological implications of development proposals, especially within the Areas of Archaeological Importance and in the vicinity of known find locations.</u></p>	
168	CSV5 and paragraphs 11.19 and 11.20	11.85	<p>CSV5: APPLICATIONS FOR SITES IN CONSERVATION AREAS AND APPLICATIONS AFFECTING LISTED BUILDINGS</p> <p>Outline planning applications will not be accepted in conservation areas or on sites abutting conservation areas. Development affecting the setting of a listed building will require full planning consent.</p> <p>11.19 The Council expects proposals affecting conservation areas or listed buildings to preserve or enhance the character of such areas, and the special interest of listed buildings. To ensure that</p>	<p>CSV5: APPLICATIONS FOR SITES IN CONSERVATION AREAS AND APPLICATIONS AFFECTING LISTED BUILDINGS</p> <p>Outline planning applications will not be accepted in conservation areas or on sites abutting conservation areas. Development affecting the setting of a listed building will require full planning consent.</p> <p>11.19 The Council expects proposals affecting conservation areas or listed buildings to preserve or enhance the character of such areas, and the special interest of listed buildings. To ensure that</p>	For the reasons given in the Inspector's Report paragraph 11.83

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			<p>proposals meet this criterion, the Council will require more complete information than for normal applications, and some additional details.</p> <p>11.20 Guidance and further information on the details that must be supplied with an application in a Conservation Area, or with an application affecting a listed building, is available in the Conservation and Archaeology SPG 2.</p>	<p>proposals meet this criterion, the Council will require more complete information than for normal applications, and some additional details.</p> <p>11.20 <u>Guidance and further information on the details that must be supplied with an application in a Conservation Area, or with an application affecting a listed building, is available in the Conservation and Archaeology SPG 2.</u></p>	

IMPLEMENTATION MONITORING AND REVIEW

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
169	Paragraph 12.1	13.12		<u>12.1a The Plan contains site specific proposals for sites which are known to have development potential. These sites are listed in Schedule 1.</u>	Add a cross reference to Schedule 1 for the reasons given in the Inspector's Report paragraph 13.10
170	Paragraph 12.2	12.2	Sustainable Development – ensuring a good quality of life now and for the future in terms of the global and local environment, the economy and employment opportunity and social inclusion and the conservation of natural resources.	Sustainable Development – ensuring a good quality of life now and for the future in terms of the global and local environment, the economy and employment opportunity and social inclusion and the conservation of natural resources. <u>Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.</u>	For the reasons given in the Inspector's Report paragraph 12.1
171	Paragraph 12.6	7.12	<ul style="list-style-type: none"> To monitor the plan regularly and review as necessary to make sure that the plan is kept up to date. 	<ul style="list-style-type: none"> To monitor the plan regularly, <u>including its impact on the environment</u>, and review as necessary to make sure that the plan is kept up to date <u>and the local environment is preserved and enhanced.</u> 	For the reasons given in the Inspector's Report paragraph 7.12
172	IMR1	12.7	IMR1: PLANNING CONDITIONS The Council will use planning conditions to regulate the form and use of development proposals that are	IMR1: PLANNING CONDITIONS The Council will use planning conditions to regulate the form and use of development proposals that are	For the reasons given in the Inspector's Report paragraph 12.3

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			approved.	approved. <u>12.8a The Council will use planning conditions to regulate the form and use of development proposals that are approved.</u>	
173	IMR2 and paragraph 12.10	12.15	<p>IMR2: ACTION PLANS</p> <p>To aid the implementation of this plan the Council will produce action plans either in the form of:</p> <p>a. supplementary guidance on specific policy areas: or</p> <p>b. planning briefs / development frameworks for specific areas or sites (please see the schedule of proposals for more detail on these).</p> <p>12.10 Additional guidance is needed on certain policy areas (such as design/affordable housing) to give more detail on the Council's requirements. This will provide clarity to people wanting to make a planning application and those responsible for making the decision. Making policies clearer will help to ensure that development takes place in line with this plan's policies and the Council's overall objectives.</p>	<p>IMR2: ACTION PLANS</p> <p>To aid the implementation of this plan the Council will produce action plans either in the form of:</p> <p>a. supplementary guidance on specific policy areas: or</p> <p>b. planning briefs / development frameworks for specific areas or sites (please see the schedule of proposals for more detail on these).</p> <p>12.10 <u>To aid the implementation of this Plan, the Council has produced supplementary planning guidance on specific policy areas, such as affordable housing and planning briefs and development frameworks for specific regeneration areas or sites.</u> Additional guidance is needed on certain policy areas (such as design/affordable housing) to give more detail on the Council's requirements. This guidance will provide clarity to people wanting to</p>	For the reasons given in the Inspector's Report paragraphs 12.10 and 12.11

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
				make a planning application and those responsible for making the decision. Making policies clearer will help to ensure that development takes place in line with this plan's policies and the Council's overall objectives.	
174	IMR4	12.30	<p>IMR4: MONITORING</p> <p>The Council will monitor this plan by:</p> <p>a. Assessing progress towards targets such as the housing figure;</p> <p>b. Monitoring the effectiveness of policies in the plan;</p> <p>c. Producing an annual monitoring report; and</p> <p>d. Ensuring integration with the Strategic Environmental Assessment / Sustainability Appraisal process.</p>	<p>IMR4: MONITORING</p> <p>The Council will monitor this plan by:</p> <p>a. Assessing progress towards targets such as the housing figure;</p> <p>b. Monitoring the effectiveness of policies in the plan;</p> <p>c. Producing an annual monitoring report; and</p> <p>d. Ensuring integration with the Strategic Environmental Assessment / Sustainability Appraisal process</p> <p><u>12.15a The Council will monitor this Plan by assessing the effectiveness of policies and progress towards targets, such as the housing figure. The Council will produce an Annual Monitoring Report.</u></p>	For the reasons given in the Inspector's Report paragraph 12.24
175	Paragraph 12.16	12.31	12.16 The Council will monitor development trends in the borough and changes in population and social and economic trends. The Council will	12.16 The Council will monitor development trends in the borough and changes in population and social and economic trends. The Council will	For the reasons given in the Inspector's Report paragraph 12.26

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
			<p>also monitor new national and regional government advice and legislation. The plan needs to be monitored to indicate if the plan is achieving what it set out to achieve and to see if targets set out in the plan are being met. The results of monitoring will show which policies need to be maintained, changed or removed from the plan. This work will lead to either the whole plan or sections of the plan being updated.</p>	<p>also monitor new national and regional government advice and legislation. The plan needs to be monitored to indicate if the plan is achieving what it set out to achieve and to see if targets set out in the plan are being met. The results of monitoring will show which policies need to be maintained, changed or removed from the plan. This work will lead to either the whole plan or sections of the plan being updated. <u>This work may also lead to action being taken to remedy failures to meet policies.</u></p>	
176	IMR5	12.38	<p>IMR5: REVIEW</p> <p>The Council will review the plan in the light of:</p> <ul style="list-style-type: none"> a) the results of monitoring; and b) changes in Government policy and Strategic London Guidance. <p>Reviews will be carried out in the following ways:</p> <ul style="list-style-type: none"> c) producing action plans; d) reviewing sections of the plan; or e) reviewing the whole plan. 	<p>IMR5 REVIEW</p> <p>The Council will review the plan in the light of:</p> <ul style="list-style-type: none"> a) the results of monitoring; and b) changes in Government policy and Strategic London Guidance. <p>Reviews will be carried out in the following ways:</p> <ul style="list-style-type: none"> e) producing action plans; d) reviewing sections of the plan; or e) reviewing the whole plan. <p><u>12.18a The Council will review the plan in light of the results of monitoring</u></p>	<p>For the reasons given in the Inspector's Report paragraph 12.34 & 12.35.</p>

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
				<p><u>and the changes in Government policy and alterations and reviews of the London Plan. Under the Planning and Compulsory Purchase Act 2004 the Council is required to prepare a Local Development Framework and the policies of this Plan will be reviewed and replaced as Local Development Documents.</u></p>	

GLOSSARY

REF	UDP POLICY / PARAGRAPH	IR PARA	Wording considered at the Inquiry (Revised Deposit Consultation Draft September 2004)	PROPOSED MODIFICATION New text is <u>underlined</u> , deleted text is struck-through	REASON FOR MODIFICATION
177	References	2.69		<u>Air Quality Management Area: Action Plan October 2004</u>	Add a reference under "Haringey Documents" for the reasons given in the Inspector's Report paragraph 2.52
178	Affordable Housing & new definitions for Social & Intermediate Housing.	4.134	Housing which is attainable to buy/rent for those people's whose incomes are insufficient to allow them to afford to buy / rent locally on the open market. The affordable housing should achieve weekly outgoing levels appreciably below the minimum cost of market housing and should be available in perpetuity for those in housing need.	<p><u>Housing which is attainable to buy/rent for those people's whose incomes are insufficient to allow them to afford to buy / rent locally on the open market. The affordable housing should achieve weekly outgoing levels appreciably below the minimum cost of market housing and should be available in perpetuity for those in housing need. Affordable housing comprises social housing, intermediate housing and in some cases, low-cost market housing.</u></p> <p><u>SOCIAL HOUSING:</u> <u>Housing provided by a landlord where access is on the basis of housing need, and rents are no higher than target rents set by the government for housing association and local authority rents.</u></p> <p><u>INTERMEDIATE HOUSING:</u> <u>Sub-market housing which is above target rents, but is substantially below</u></p>	For the reasons given in the Inspector's Report paragraph 4.119

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				<p><u>open market levels. This category can include shared ownership, sub-market rent provision and key worker housing which meets this criterion. It may also include some low-cost market housing where its price is equivalent to other forms of intermediate housing. A sufficient supply of intermediate housing can help meet the needs of key workers and those seeking to gain a first step on the housing ladder. It can also reduce the need for social-rented housing, free up existing social-rented homes, provide wider choice for households and ensure that sites have a balanced mix of tenures.</u></p>	