

**LONDON BOROUGH OF HARINGEY  
UNITARY DEVELOPMENT PLAN**

**DOCUMENT 4  
PROPOSED EDITORIAL CHANGES**

**MARCH 2006**

This document lists all editorial changes to the Plan, including formatting corrections, factual updates and consequential changes as a result of modifications to other policies and paragraphs. These changes do not affect or change policy and are therefore non-material modifications to the Plan. In some cases these changes relate to Notes in the Inspector's Report which seek to improve the quality of the plan.

## PROPOSED EDITORIAL CHANGES

New text is underlined, deleted text is ~~struck-through~~

### CONTENTS

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
Contents Policy Finder	<del>AC6 NEIGHBOURHOOD PLANS</del>	Policy has been deleted.
Contents Policy Finder	<del>UD10A: BENEFITING THE LOCAL COMMUNITY</del>	Policy has been deleted.
Contents Policy Finder	ENV5A: <del>LAND AND FACILITIES FOR ALTERNATIVE REFUELLING</del> <u>INFRASTRUCTURE</u>	Policy title has been amended.
Contents Policy Finder	ENV6: <u>MITIGATING CLIMATE CHANGE: ENERGY EFFICIENCY</u>	Policy title has been amended.
Contents Policy Finder	ENV6A: <u>MITIGATING CLIMATE CHANGE: RENEWABLE ENERGY</u> <del>AND MITIGATING CLIMATE CHANGE</del>	Policy title has been amended.
Contents Policy Finder	EMP1: DEFINED EMPLOYMENT AREA (S) (DEAs) – INDUSTRIAL LOCATIONS	For consistency.
Contents Policy Finder	EMP2: <u>DEFINED EMPLOYMENT AREA'S</u> (DEAs) – EMPLOYMENT LOCATIONS	For consistency.
Contents Policy Finder	EMP4: RELOCATION OF BUSINESS	Policy deleted.
Contents Policy Finder	<u>M3A: PROTECTION, IMPROVEMENT AND CREATION OF PEDESTRIAN AND CYCLE ROUTES</u>	New policy.
Contents Policy Finder	CSV1C: <u>LOCALLY LISTED BUILDINGS AND DESIGNATED SITES OF INDUSTRIAL HERITAGE INTEREST (DSIHI)</u>	Policy title has been amended.
Contents Policy Finder	CSV2: ALTERATIONS AND <u>EXTENSIONS TO LISTED BUILDINGS</u>	Policy title has been amended.
Contents Policy Finder	CSV2A: <u>ALTERATIONS AND EXTENSIONS IN CONSERVATION AREAS</u>	New policy.
Contents Policy Finder	CSV3: PROTECTION FROM DEMOLITION <u>WITHIN STATUTORY LISTED BUILDINGS</u>	Policy title has been amended.

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
Contents Policy Finder	CSV3A: <u>PROTECTION FROM DEMOLITION WITHIN CONSERVATION AREAS</u>	Policy title has been amended.
Contents Policy Finder	GW2: <del>LINKING COMMUNITY FACILITIES TO NEW DEVELOPMENTS</del>	Policy title and policy have been deleted.
Contents Policy Finder	TCR5: <del>A3 FOOD AND DRINK, A4, A5 RESTAURANTS AND AFES/DRINKING ESTABLISHMENTS, AND HOT FOOD TAKEAWAYS</del>	Policy title has been amended to reflect changes to legislation.

#### PART ONE STRATEGIC POLICIES

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
Priority 3 2.16	The UDP aims to create safer communities by; encouraging mixed use developments and a range of activities that operate outside normal working hours, ensuring new development <del>schemes proposals...</del>	To ensure consistent wording throughout the plan.
G2	a) changing the use of a building to housing; b) making use of empty properties; <u>and</u> c) redeveloping existing sites at higher densities.	Grammatical corrections.

#### AREAS OF CHANGE

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
Contents Para. 1.6	AC6: <del>NEIGHBOURHOOD PLANS</del> Haringey Heartlands and Wood Green is <u>are</u> designated as an 'Area for Intensification', which would potentially accommodate 1,500 new	Policy has been deleted. To clarify.

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
	jobs and a minimum of 1000 new homes, and higher densities.	
AC1 (j)	ensures that the waste transfer site and travellers site will be appropriately relocated to achieve land for development; <u>and</u>	To clarify
Para. 1.9	Any development should create a vibrant and attractive new urban quarter, which acts as the civic and cultural <u>Hheart</u> of Haringey, integrating with and benefiting wider communities.	General typo error
AC2 (b)	Delete criterion (b) of policy AC2.	Criteria out of date – needs to be deleted.
AC3	AC3: TOTTENHAM HIGH ROAD REGENERATION CORRIDOR In order to promote regeneration, proposals for development along Tottenham High Road, as identified on MAP <u>ap</u> 1.1, will be permitted where the following can be demonstrated;	General typo error
AC3 (e)	a) it will not detract from the vitality and viability of the town centres, which should be the focal point for new travel intensive uses; <u>and</u> b) that new housing should promote a more balanced, mixed, sustainable and less transient community, and the proportion of affordable housing should not exceed 50 per cent, the majority of which should be for intermediate forms of housing (shared ownership, key worker and sub market schemes); <u>and</u>	To clarify
AC4 (d)	(d) it provides a choice of good quality housing that meets the needs of all in the <u>C</u> ommunity and the proportion of affordable housing should not exceed 50 per cent, the majority of which should be for intermediate forms of housing	General typo error
AC4 (e)	(e) it promotes an environment and conditions where opportunities for enterprise are open to all; <u>and</u> (f) it protects the integrity of the Vale Road/Tewkesbury Road Designated Employment Area.	To clarify

## DEVELOPMENT AND URBAN DESIGN

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
Contents	UD10A: <del>BENEFITING THE LOCAL COMMUNITY</del>	Policy has been deleted.
Guiding Principles 2.4	All new development <del>schemes</del> <u>proposals</u> need to be sensitively designed...	To ensure consistent wording throughout the plan.
UD1	Amend the heading of the third column as follows: SPG No. <del>(if applicable, when available)</del>	To add clarity.
UD1 Paragraph 2.6a	....Clarification is provided in relevant Council's Supplementary <u>Planning</u> Guidance notes (SPGs), the references for which are also given.	To make clear this reference relates to planning guidance.
2.8a	In addition, the Council will seek that development <del>schemes</del> <u>proposals</u> take into account, where feasible...	To make clear this reference relates to planning guidance.
UD1A Paragraph 2.8e	...ENV6: <u>Mitigating Climate Change: Energy Efficiency</u> ...	Title of policy has changed.
UD1A Paragraph 2.8e	...ENV6A: <u>Mitigating Climate Change: Renewable Energy and Mitigating Climate Change</u> ...	Title of policy has changed.
UD1A Paragraph 2.8e	ENV5A: <del>Land and</del> Facilities for Alternative Refuelling Infrastructure	Title of policy has changed.
UD1A Paragraph 2.8f	In addition, there are several SPGs which deal with the subject matters of this policy, notably <u>SPG8a</u> ....	Missing letter.
UD2 Paragraph 2.10b	...ENV5A: <del>Land and</del> Facilities for Alternative Refuelling Infrastructure...	Policy title has changed.
UD2 Paragraph 2.10b	...ENV6: <u>Mitigating Climate Change: Energy Efficiency</u> ...	Policy title has changed.
UD2 Paragraph	...ENV6A: <u>Mitigating Climate Change: Renewable Energy and Mitigating Climate Change</u> ...	Policy title has changed.

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
2.10b		
UD3	.... k) any identified local views; <del>and</del> l) designing out crime and the fear of crime (including designing out graffiti, where feasible); <u>and</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.	Addition of new criteria results in the word “and” needing to be moved.
2.14	All development <del>schemes</del> <u>proposals</u> should respect...	To ensure consistent wording throughout the plan.
UD7	Move UD7 to the Movement chapter before policy M4 under the heading ‘Roads’.	This policy is best placed in the Movement chapter as it relates to Road Hierarchy.
UD8	... b) developments locate where the need for travel by car will be reduced and the use of public transport will be increased; <u>and</u> c) <del>that the</del> development location and design encourage cycling and walking and are accessible and convenient so that all potential users, regardless of disability, age or gender can use them safely and easily.	
UD8	Move UD8 to the Movement chapter after policy M2.	This policy is best placed in the Movement chapter as it relates to accessibility.
UD9	... <u>Parking requirements</u> will be assessed...	To add clarity.
UD9	Move UD9 to the Movement chapter after policy M6.	This policy is best placed in the Movement chapter as it relates to Parking.
UD12 Paragraph 2.37	Further guidance on advertisements can be found in <del>Sustainable Urban Design Standards</del> SPG 6b <u>Advertisements</u> .	Factual update to ensure correct reference.
UD13	Applications for telecommunications apparatus should be accompanied, where appropriate, by evidence that locations outside residential areas or close to schools and hospitals, have been considered and by information on frequency, signal characteristics, <del>and</del> details of maximum power output to the antenna. Decisions will be reached having regard to the ICNIRP guidelines and most up to date information on the health effects of telecommunication	

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	technology.”	
Appendix 1 Parking Standards Paragraph 7.1	Advice on the design and layout of disabled parking bays are <u>is</u> provided in SPG 4: Access For All – Mobility <u>Standards...</u>	To add clarity and correct reference.
Appendix 1 Parking Standards 1.1	In assessing the parking provision of development <del>schemes</del> <u>proposals</u> the Council will...	To ensure consistent wording throughout the plan.
Appendix 1 Parking Standards	Move the appendix to the back of the plan before the schedules.	As the parking standards are an appendix they are best located at the back of the plan.
Map A.1	Move Map A.1 Public Transport Accessibility Levels to the Movement chapter after policy M2.	This map is best placed in the Movement chapter as it relates to public transport accessibility.

## ENVIRONMENT

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
Contents	ENV5A: <del>Land and</del> Facilities for Alternative Refuelling Infrastructure	Policy title has changed.
Contents	ENV6: <u>MITIGATING CLIMATE CHANGE: ENERGY EFFICIENCY</u>	Policy title has changed.
Contents	ENV6A: <u>MITIGATING CLIMATE CHANGE: RENEWABLE ENERGY AND MITIGATING CLIMATE CHANGE</u>	Policy title has changed.
ENV1R	... b) expect applicants for proposed developments in Zones 2 and 3, shown on Map 3.1A, to adopt a risk based/sequential approach, i.e. to demonstrate that there are no reasonable options available in a lower risk location; <u>and</u> c) consider any built development within the functional floodplain in Flood Zone 3 to be wholly exceptional....	To add clarity.

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ENV3	... e) contributing towards the conservation and enhancement of the ecology of all rivers and the floodplain and their environment; <u>and</u> f) contributing towards the improvement in the quality and provision of open space along all rivers....	To add clarity.
ENV3	...The Environment Agency is to be consulted on any scheme within the main river Byelaws distance of eight metres. The Environment Agency generally requests that when building close to rivers, whether culverted or not, an eight metre minimum buffer strip is <del>be</del> maintained free of any permanent obstruction, including fences.	To add clarity and correct spelling error.
3.11	... The importance of these Green Chains is recognised in <del>Strategie Guidance for The London Plan (under review)</del> , and this policy should be seen as complementary to the Green Chain policy in the Open Space chapter.	Factual update.
ENV5	... c) separating potentially polluting activities from sensitive areas (green belt, MOL or ecologically valuable site) or uses (schools, hospitals, homes); <u>and</u> d) requiring developments that may cause pollution to locate in areas such as the defined employment areas to minimise their impact on the environment.	To add clarity.
3.23a	The Council will: a) require all major development <del>schemes proposals</del> ...	To ensure consistent wording throughout the plan.
ENV7R	... a) follow a risk management based protocol to ensure contamination is properly addressed; <u>and</u> b) carry out investigations to remove or mitigate any risks to local receptors.	To add clarity.



## HOUSING

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
HSG1 (e)	<p>d) there is (or there is the potential for) access to local services, educational and community facilities and public transport; <u>and</u></p> <p>e) <del>where</del> the additional housing creates a need for ancillary community facilities or open space (i.e. education, health, transport, recreational or other facilities) a contribution towards meeting this need is provided. (Reference should be made to Planning Obligations SPG 10b, 10c &amp; 10d for further details).</p>	To add clarity
HSG3	<p>c) the building is to be used for an essential community use and there is no alternative location; <u>and</u></p> <p>d) it would be part of a wider regeneration programme to improve the area.</p>	To add clarity
HSG5	<p>HSG 5: HOSTEL ACCOMMODATION</p> <p>New hostels will <del>be</del> not be permitted where <u>they</u> it involves a loss of residential premises unless:</p> <p>a) <del>there</del> is a local need and a pre-let agreement has been signed between the applicant and the Council's housing department;</p> <p>b) 100% of accommodation is for households referred by Haringey Council (this will be secured through the use of s.106 agreements);</p>	To add clarity
Para 4.32	<p><del>The Sustainable Urban Design Standards</del> SPG 3a Density, Dwelling Mix, Floor Space Minima, Conversions, Extensions and Lifetime Homes contains details on appropriate mixes the Council would require.</p>	To update the paragraph.
HSG10 (l)	<p>i) Crouch End: Roads near centre; <u>and or</u></p> <p>j) Streets where conversions and /or HMO's already equal 20% of the properties (see policy HSG 6).</p>	To add clarity.

## EMPLOYMENT

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
Contents	EMP1: DEFINED EMPLOYMENT AREA (S) <u>(DEAs)</u> – INDUSTRIAL LOCATIONS	For consistency.
Contents	EMP2: <u>DEFINED EMPLOYMENT AREA'S</u> (DEAs) – EMPLOYMENT LOCATIONS	For consistency.
5.5	<u>The people of</u> Haringey <del>people</del> have	To add clarity.
EMP4	<del>EMP4: RELOCATION OF BUSINESS</del>	Policy deleted.
EMP5	Proposals for employment generating uses within and outside the Defined Employment Areas will be supported <del>provided</del> that:	To add clarity.

## TOWN CENTRES AND RETAILING

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
CHAPTER SIX	CHAPTER SIX – TOWN CENTRES <u>AND</u> RETAILING	To add clarity.
6.9	<b>Green Lanes:</b> Classified as a District Centre it is made up of 214 units comprising of 32,284m <sup>2</sup> 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 the last UDP. There is also a strong <del>evening</del> <u>night time</u> 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>	To ensure consistent wording throughout the plan.
6.13	Table 6.1: see below	To add clarity.
6.21a	In both the primary and secondary 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	To add clarity.

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	secondary frontages, no more than 2 in a row <u>adjoining</u> frontages should be in non A1 use	
6.22	A2 <del>use</del> , A3, A4, and A5 use or community facilities are the preferred alternatives to A1 because they are appropriate uses within town centres and would <u>largely</u> in the <del>main</del> retain a window display. Window displays help maintain the attractiveness and continuity of the shopping frontage especially in the core shopping areas. In addition the character and appearance of the shopping area could be retained and enhanced through guidance provided by Supplementary Planning Guidance 6a on the design of shopfronts.	To add clarity.
6.26	There are numerous parades and individual shops around the Borough that have not been identified in the Plan. These too can provide a valuable service to the community. The Council will therefore seek to retain these units unless it can be demonstrated that they no longer serve a function to the local community. Where this is the case the preferred non retail uses are A2, <del>or</del> A3, A4 or A5 uses or other uses of an appropriate size and scale for commercial and community purposes, including health and police facilities or uses that meet an identified local need.	To add clarity.
TCR5	<p>TCR 5: <del>A3 FOOD AND DRINK, A4, and A5 RESTAURANTS AND CAFES/DRINKING ESTABLISHMENTS, AND HOT FOOD TAKEAWAYS</del></p> <p>6.27 The Council when assessing proposals for <u>restaurants, cafes, drinking establishments and hot food takeaway food and drink establishments</u> <del>uses</del> that fall within A3, <u>A4 and A5</u> use classes will take into account the following:</p> <ol style="list-style-type: none"> <li>a. the effectiveness and appearance of measures to mitigate litter, undue smell, odours and noise from the premises;</li> <li>b. the hours of opening, operation and delivery; and</li> <li>c. where appropriate the proportion of existing A3, <u>A4 and A5</u> uses within the main town centres.</li> </ol>	To reflect changes to legislation.

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6.28	<del>Food and drink</del> <u>Restaurant, cafés, drinking establishments, and hot food takeaway</u> uses are part of the make up of society, they provide a service and a source for local employment. However they can be <u>the</u> source of environmental nuisance and highway issues. Therefore, there is a need to ensure that any detrimental effect arising from such uses are minimised.	To add clarity.
6.28a	A large proportion of non-A1 retail in the town centres are made up of those operations falling within the food and drinks use class.	To add clarity.
6.29	There are certain types of uses falling within the A3, <u>A4, and A5</u> use <u>classes</u> , in particular takeaways and public houses, which can potentially cause a greater degree of environmental problems, such as waste, than other A3, <u>A4, and A5</u> uses <u>classes</u> . Adequate waste storage facilities should be accommodated within the curtilage of the development. The Council will expect a clear statement of measures that will be taken to manage litter arising from the operation of the business in and around the vicinity of the premises to accompany any application (see policy UD 6).	To add clarity.
6.29a	Finally, some A3, <u>A4, and A5</u> uses <u>classes</u> especially those that operate in the evenings may also be affected by other regulatory regimes. Particular attention should be given to the Council's Draft Licensing Policy Statement (2004) which covers issues around licenses and permission relating to public entertainment, performance, dancing and the sale/consumption of alcohol.	

## MOVEMENT

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
Contents	<u>M3A: PROTECTION, IMPROVEMENT AND CREATION OF PEDESTRIAN AND CYCLE ROUTES</u>	New policy.
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 that is fully integrated between all modes. New and enhanced public transport services have an important role to play in supporting sustainable development in the borough and supporting aspirations for housing and job creation in the London Plan. It is acknowledged that investment in major public transport infrastructure projects is subject to a feasibility study and the development of a business case.	To add clarity.
7.8	The Council will encourage the increased provision of improved public transport facilities by ensuring that public transport facilities, including taxi facilities, provide safe, easy and inclusive access for all potential users, regardless of disability, age or gender. For example new retail developments should be designed with the bus stop close to the exit of the retail units. Furthermore, new rail and transport infrastructure facilities should include access for wheelchair users, people with prams, and people with limited mobility.	To add clarity.
7.10	A large proportion of journeys <del>is</del> <u>are</u> made entirely on foot, and almost all journeys contain a walking element. Walking is the most ecologically sound and environmentally friendly means of transport. Its consumption of resources is <del>practically negligible</del> <u>negligible</u> and it can contribute to better health outcomes.	To add clarity.
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 <u>with</u> a good level of public	To add clarity.

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	transport accessibility and where a <u>controlled parking zone (CPZ)</u> 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.	

### Open Space

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
8.1	In areas where there is a deficiency <u>of</u> <del>in</del> 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.	To add clarity to the Plan
8.1	The latest Open Space <del>S</del> survey of the borough was conducted in 2003 and the outcome of that Survey <del>study</del> is available from the Council on request. When giving consideration to any of the policies in this Chapter SPG9 Sustainability Statement – Including Checklist, SPG10.	To add clarity to the Plan
8.2	Everybody in the borough should have good access to well-maintained, good quality, <u>and</u> sustainable open space.	To add clarity to the Plan
8.10a	The construction of new buildings will be considered inappropriate unless they are for purposes <del>d</del> which are in accordance with PPG2.	To add clarity to the Plan
8.10a	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	To add clarity to the Plan

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
	<p>it;</p> <p>b) The buildings are of a permanent and substantial construction and are capable of conversion without major or complete construction; <u>and</u></p> <p>c) <u>the</u> form, bulk and general design of the buildings is in keeping with their surroundings.</p> <p>In order to maintain the open nature of Green Belt, the only uses for which buildings will be permitted are those <u>that are</u> 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.</p>	
8.10d	Land that forms part of a <del>G</del> green <del>C</del> chain and meets one of the above criteria	To add clarity to the Plan
8.10e	Strategic <del>G</del> 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	To add clarity to the Plan
8.11	<p>The Council will not permit development on SLOL unless it meets all of the following criteria:</p> <p>a) It is ancillary to the use of the open space;</p> <p>b) It is small in scale;</p> <p>c) It does not detract from the site's open nature and character;</p> <p>d) It is required to enhance activities associated with the particular open nature and character; <u>and</u></p> <p>e) it positively contributes to the setting and quality of the open space</p>	To add clarity to the Plan
8.12	<del>Strategic Guidance RPG3 and the Draft</del> <u>The</u> 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.	To add clarity to the Plan
8.13	Development proposals involving limited infilling of, or extensions to,	To add clarity to the Plan

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
	<p>the Palace should:</p> <p>g) Not result in any greater impact on the purposes of including Alexandra Park and Palace within MOL;</p> <p>h) Not result in the height of the existing building being exceeded;</p> <p>i) Not result in a major increase in the developed extent of Alexandra Palace;</p> <p>j) Ensure the special architectural and historic setting of the palace is preserved;</p> <p>k) Ensure the effects on the setting of Alexandra Palace are acceptable;</p> <p>l) Be necessary to secure the restoration and future viable use of the Palace; and</p> <p>m) Not adversely impact on the strategic views to St Paul's Cathedral and the City.</p>	
8.14	Alexandra Palace and Park is a strategically important site and it requires protection from inappropriate development which would cause harm to either the essentially open nature of the MOL park, the setting of the Palace as a listed building or to the strategic views.	To add clarity to the Plan
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	To add clarity to the Plan
8.15	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.	To add clarity to the Plan
8.17	Haringey has other land designations including ecologically valuable sites, historic parks and gardens and Heritage Land.	To add clarity to the Plan
8.18	The Council will not permit development on or adjacent to Sites of Special Scientific Interest (SSSIs), Statutory Local Nature	



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	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.	
8.19a	Developments affecting sites of existing or potential nature conservation value should be accompanied by an appropriate ecological statement. SPG8g 'Ecological Impact Assessment' contains a list of instances where <u>a</u> development may have an impact on ecology and where the Council might request an ecological impact assessment.	To add clarity to the Plan
8.20	An ecologically valuable site is one that supports a range of flora and fauna considered <del>being</del> <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 Schedule 11: Ecologically Valuable Sites. Other sites may be identified and considered as such by the borough during the Plan period.	To add clarity to the Plan
8.25	Development will not be permitted on areas identified as <del>H</del> <u>eritage</u> <del>L</del> <u>and</u> . The Council will protect and enhance the open character, visual attractiveness and nature conservation value of areas identified as <del>H</del> <u>eritage</u> <del>L</del> <u>and</u> .	To add clarity to the Plan
8.26	Heritage <del>L</del> <u>and</u> is open land of strategic importance to London, <u>and is</u> <del>of</del> <u>significant</u> <del>ee</del> for its landscape, open character, historical and nature conservation interest. The Council will take account of the values identified in "Heritage Land" published by the Countryside Commission in determining applications to develop on or in proximity to such land	To add clarity to the Plan
8.27	In Haringey, Highgate Golf Course has been identified in 'Strategic Guidance for Heritage Land in London' as <del>H</del> <u>eritage</u> <del>L</del> <u>and</u> . 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.	To add clarity to the Plan

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
8.29a	In considering any planning application adjacent to or within the Regional Park regard will be had to the provisions of the Lee Valley Regional Park Plan and care will be taken to ensure that the proposal does not impact upon the Park or its immediate <u>environments</u> in a detrimental way.	To add clarity to the Plan
8.30	Informal open space, which may or may not be accessible, also plays an important role in defining the character of an area, <del>and</del> <u>Regard</u> will be had to the present, past and potential use of the space, as well as its contribution to the townscape, its contribution to visual relief and its possible role as a focal point in the townscape.	To add clarity to the Plan
8.33	Other open space can include civic space which is open space consisting of urban squares, market places and other paved or hard landscaped areas with a civic function. It can also include areas around housing estates <u>which</u> are in public use and which make a contribution to the general character of the area. Factors which can undermine such open space include traffic, business activity, anti-social behaviour and crime, poor design, conflicting roles and privatisation of the public realm.	To add clarity to the Plan
8.36b	Where development is permitted which may cause significant harm to biodiversity, the Council will first seek to avoid or minimise the impact, then seek mitigation, and finally <del>seek</del> <u>invoke</u> compensatory measures for any residual impacts.	To add clarity to the Plan
8.37	The Mayor's Biodiversity Strategy has defined biodiversity as the whole variety of life on earth. It includes the myriad species of plants and animals on earth and the range of habitats where they live. It also includes the genetic variation within the species. Protecting biodiversity means that we are provided with a number of different habitats to enjoy in a recreational and educational sense; it enables the survival of a diverse flora and fauna in the borough, which are dependent on each other for survival. Provision should also be made	To add clarity to the Plan

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
	for <u>refuges</u> for wildlife where there is no disturbance by humans.	
8.37a	In terms of new building works, the Council encourages applicants to consider the potential for biodiversity within and close to buildings. Bats, for example, are as much a part of the built, as <u>well as</u> the natural environment and may have roosting sites within existing buildings. Maintenance of new or existing ecological features may be subject to conditions or planning agreements.	To add clarity to the Plan
8.42	Planning permission will only be granted for the non-recreational development of playing fields where: 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) <u>a</u> ccess to existing open space nearby can be improved; d) <u>a</u> dditional children's recreational provision has been provided close by; <u>or</u> ;	To add clarity to the Plan
8.46	While the Council has no legal obligation to provide burial space, strategic advice encourages provision to meet the demands for burial space and cremation. Burial space is in particular shortage in London as opposed to the rest of England and Wales. The increase in cremation in the last fifty years has eased this pressure considerably, but at the same time, the demand for space for crematoria has increased. At the present time approximately 28% of deaths are followed by a full body burial. A significant number of cremations are followed by the formal burial of the cremated remains at a crematorium. There is no statutory duty to provide burial space and therefore provision has often been on an ad hoc basis across London	To add clarity to the Plan
8.47	Any proposals which propose the provision of green burials are likely to be given favourable consideration where possible. Encouragement will also be given to other new concepts for burials, for example enveloping burial areas within shrub planting. This	To add clarity to the Plan

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
	concept would create a more flexible and environmentally valuable environment. This would also enable London to meet all of its future burial needs within existing burial grounds.	
8.50	It is important that open space is accessible to all those in the immediate locality and, in the cases of strategic open space, from a wider catchment area, to utilise it. Where development would further increase demand for open space then improved access should be secured before development is allowed. Minor extensions and improved access points to existing small local parks and open spaces can also help alleviate deficiency, particularly in areas of deprivation. SPG10c Open sSpace provides more detail on planning obligations and open space.	To add clarity to the Plan
8.51	Development will only be allowed where it will not result in a break up of existing Ggreen Cchains for the public or inhibit their provision or extensions. All opportunities will be taken to consolidate and strengthen chains, and where appropriate, to add to chains, or to link them to existing open space in order to improve accessibility to that open space.	To add clarity to the Plan
8.52	The value of Ggreen Cchains includes nature conservation, public access, recreation (including linear footpath walks), breaks in the urban area, and delineation of separate communities. They have structural significance to the borough as a whole and may have significance to the whole or part of London. Green Cchains provide a valuable connection between open spaces, and their protection will enable breaks in the built-up environment to be maintained securing a positive visual contribution and variety to the borough. The Open Space Study 2003 has identified potential to increase the green chains and also to use them to provide increased accessibility to existing open space. Recommendations of the Sstudy include improved cycle and walking links, greening of existing links, and working with adjoining boroughs to realise the fruition of the North London Green Network.	To add clarity to the Plan

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
8.53	<ul style="list-style-type: none"> <li>a) Making tree preservation orders as appropriate;</li> <li>b) Encouraging tree planting wherever possible and appropriate;</li> <li>c) Ensuring that road proposals and traffic management schemes are adequately landscaped where appropriate with new trees;</li> <li>d) Ensuring that, when unprotected trees are affected by development, a programme of tree replanting and replacement of at least equal amenity and ecological value and extent is approved by the Council; and</li> <li>e) Giving stronger protection to and recognising the value of ancient woodland areas in terms of their historical, cultural and biodiversity contribution to the borough; <u>and</u> :</li> </ul>	To add clarity to the Plan
8.54	Tree cover is of structural importance and major significance to the borough as a whole and not just to residential areas.	To add clarity to the Plan

### CREATIVE LEISURE AND TOURISM

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
CCT Contents Page	Objectives	Typo
All Policy Titles	<del>CCT</del> CLT1: PROVISION OF NEW FACILITIES <del>CCT</del> CLT2: PROTECTING EXISTING FACILITIES <del>CCT</del> CLT3: SOCIAL CLUBS <del>CCT</del> CLT4: HOTELS, BOARDING HOUSES AND GUEST HOUSES <del>CCT</del> CLT5: RETENTION OF EXISTING TOURIST FACILITIES, IMPROVEMENT	To add clarity
Para 9.1	Research shows that this market is fickle and transient, but at the same time on a national scale there has been a significant leisure, arts and tourism boom due in part to the growth in expenditure.	To add clarity
Para 9.6	Creative, <del>Cultural</del> <u>leisure</u> and tourism facilities, especially those	To add clarity

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
	which draw audiences, are an appropriate town centre use, attracting associated activities and often extending the use of the centre from day into evening.	
Para 9.8	A Partnership known as the <del>three</del> <u>four</u> greens is focused in <u>the</u> areas of Wood Green, Tottenham Green, and Edmonton Green (falling within the London Borough of Enfield), <u>and areas within Barnet</u> . <u>The Partnership</u> <del>and</del> takes a strategic overview of the creative industries in <del>the</del> <u>those</u> areas. The Council will support the development of creative, leisure and tourism in this triangle wherever possible.	Factual update
CCT2	In town centres, areas of regeneration, <u>and</u> <del>or</del> Cultural <u>quarters</u> <del>industries quarters</del> the Council will resist proposals which would lead to the loss of creative, cultural and tourism facilities.	To add clarity
Para 9.15	In general, the local need for uses will be assessed <del>on the light of the</del> <u>in light of a</u> strong presumption against the loss of residential accommodation.	To add clarity
Para 9.17	<u>The Council</u> <del>and</del> will <u>also</u> use the sequential test in determining suitable locations for the facilities in line with the provision of policy CLT 1 above.	To add clarity

## COMMUNITY WELL-BEING

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
CW2	<del>CW2: LINKING COMMUNITY FACILITIES TO NEW DEVELOPMENTS</del>	To add clarity.
10.7	The Council encourages the sharing of facilities so that a building can be used by different groups for different purposes where possible. This will help to ensure the facility remains viable and makes <del>more</del> <u>more</u> efficient use <u>of</u> buildings. Examples may include educational buildings that are also used for entertainment, childcare	To add clarity.

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
	and other educational and sports activities or health care facilities that are designed to be used for both health and social care purposes.	

## CONSERVATION

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
11.3	11.3 Key Objectives <ul style="list-style-type: none"> <li>To protect buildings of architectural or historic interest and their settings.</li> <li>To preserve <u>or</u> <del>and</del> enhance the character and appearance of conservation areas.</li> <li>To promote the conservation, protection <del>and</del> <u>or</u> enhancement of the archaeological heritage of the borough and its interpretation and presentation to the public.</li> </ul>	To add clarity.
CSV1B	d) ...do not adversely affect the setting of listed buildings; <u>and</u> e) retain the original use of a listed building wherever possible	To add clarity.
CSV1C	CSV1C: <u>LOCALLY LISTED BUILDINGS AND DESIGNATED SITES OF INDUSTRIAL HERITAGE INTEREST (DSIHI)</u>	Policy title has been amended.
CSV2	CSV2: <u>ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS</u>	Policy title has been amended.
CSV2A	CSV2A: <u>ALTERATIONS AND EXTENSIONS IN CONSERVATION AREAS</u>	New policy.
CSV3	CSV3: <u>PROTECTION FROM DEMOLITION WITHIN STATUTORY LISTED BUILDINGS</u>	To add clarity.
CSV3A	CSV3A: <u>PROTECTION FROM DEMOLITION WITHIN</u>	To add clarity.

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
	<u>CONSERVATION AREAS</u>	
11.12	<ul style="list-style-type: none"> <li>• ...<u>Unplasticised Polyvinyl Chloride (UPVC)</u> ...</li> </ul>	To add clarity.
CSV4	...The Council will ensure the proper investigation, recording of sites and publication of the results <u>is conducted</u> by a suitably qualified archaeological contractor...	To add clarity.
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 <del>and</del> <u>or</u> enhancement of archaeological sites and their presentation to the public.	To add clarity.

#### IMPLEMENTATION MONITORING AND REVIEW

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
Contents	<del>IMR1: PLANNING CONDITIONS</del>	Policy deleted
Contents	<del>IMR2: ACTION PLANS</del>	Policy deleted
Contents	<del>IMR4: MONITORING</del>	Policy deleted
Contents	<del>IMR5: REVIEW</del>	Policy deleted
Para 12.10	<p><del>Reason</del></p> <p>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>	To add clarity
Para 12.13	In addition it is unfair to those who have gone through the right procedure to get planning permission. Enforcement action may not be necessary in all cases.	To add clarity



## SCHEDULES

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
Schedule 2	Amend the first sentence as RPG3 has been superseded by the London Plan. First sentence to read: <u>“The London Plan (Policy 4B.15) on the London View Protection Framework sets out the viewpoints to be afforded protection”.</u>	To bring the Plan upto date.
Schedule 11	The Council's recommended change, to add the allotment land by Queens Wood to the Proposals Map as an Ecologically Valuable Site of Metropolitan Importance results in a change to Schedule 11	This is a consequential change as a result of changes to Schedule 11.
Schedule 11 (site 5)	<del>Willoughby Lane Sports Ground</del> <u>Frederick Knight Sports Ground N17</u>	

## GLOSSARY

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
AFFORDABLE HOUSING	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.	To add clarity.
DISTRICT CENTRE	District centres have traditionally provided convenience goods and services for more local communities. Some have developed specialist shopping functions, often as a result of their lower rent. Developing the capacity for convenience shopping is critical to ensure good access and service. Many have a linear nature, which may need to be consolidated to make efficient use of land and transport capacity. According to the <del>Draft</del> London Plan (2002 <del>4</del> ) there are 156 District centres in London.	Factual update.
PEOPLE WITH DISABILITIES	People with a physical impairment or mental disability <del>with</del> <u>which</u> adversely affects their sight, hearing, mobility or other faculty.	To add clarity.
SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)	A means for avoiding wastage of water and overloading of drainage systems. <del>SUDS</del> s use techniques to control surface water run-off as close to its origin as possible, before it enters the watercourse	To ensure consistency.
SUSTAINABILITY STATEMENT	A document outlining the elements of the scheme that address sustainable development issues. In terms <u>of</u> submissions to Haringey Council this can follow the format of the Council's sustainability checklist.	To add clarity.

## PROPOSALS MAP

UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
Proposals Map	See Map Change 20	The boundary of the Vale Rd DEA (19) was incorrectly drawn at the First Deposit stage. A parcel of land to the rear of Topper House should have been removed from the DEA along with the triangular land to the rear of Hermitage Road. The Council has realised that the boundary shown results in a land locked site and the map correction seeks to remedy this.
Proposals Map	See Map Change 21	The boundary of the High Rd east DEA incorrectly includes land at Percival Court. This land is physically separate from the rest of the DEA and is currently in use as a car park and buildings connected to the commercial properties fronting the High Rd therefore the Council seeks to correct this map error.

## INDEX

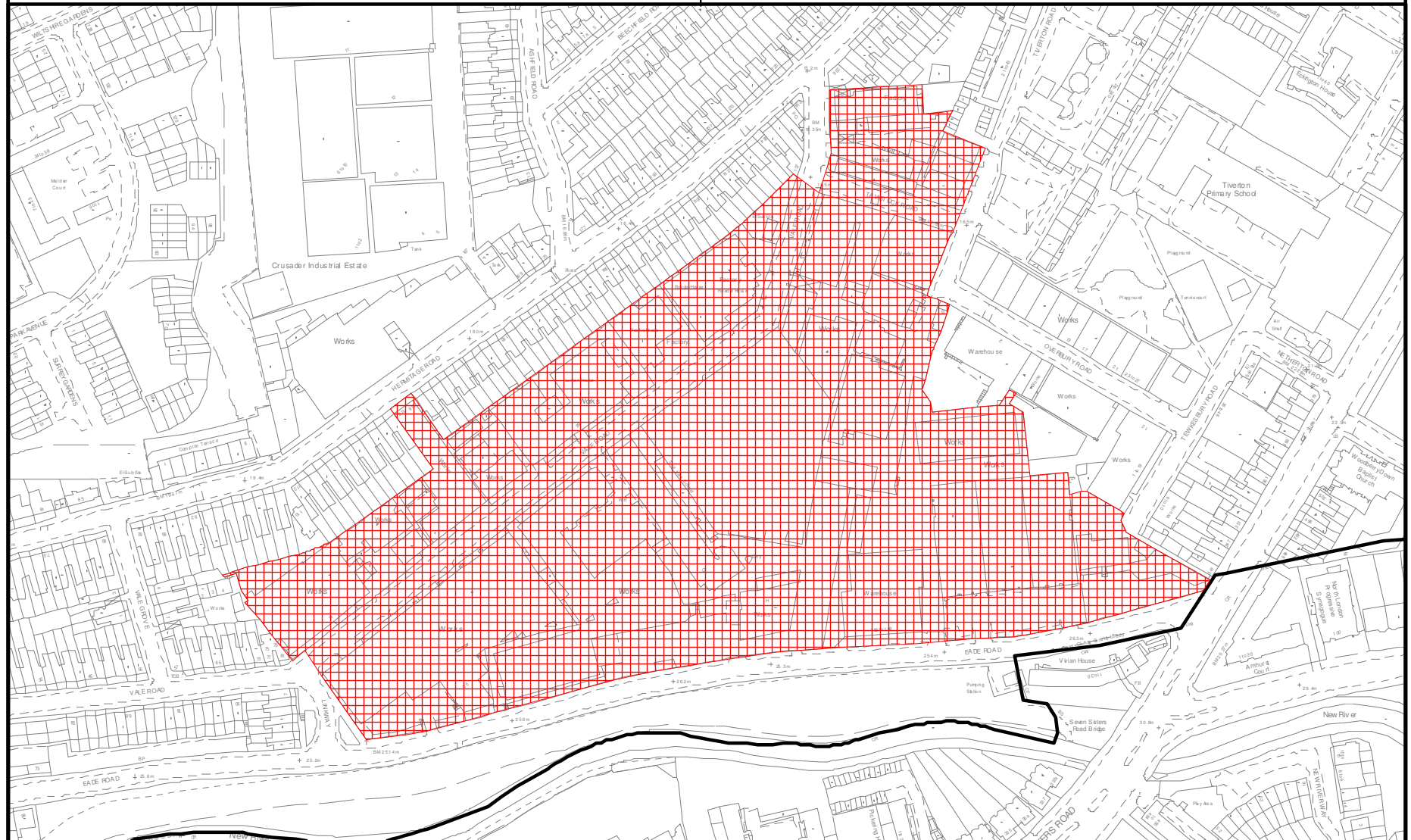
UDP POLICY / PARAGRAPH	PROPOSED EDITORIAL CHANGE	REASON
Index	<del>24-hour</del> <u>Night time</u> economy	To ensure consistent wording throughout the plan.
E's	<del>Evening</del> <u>Night time</u> economy	To ensure consistent wording throughout the plan.

**Table 6.1: Appropriate Uses in Town Centre**

Retail including street markets	Cafes, bars, restaurants, pubs, <u>and hot food takeaways</u>	Educational /academic institutions
Community facilities including health care facilities	Public open spaces	Business facilities
Residential above street level	Creative and cultural facilities	Leisure and recreation
Hotels / Guest Houses and other tourism	Public and Civic Building	

**Policy and Area**

**Map Change 20: Correction of DEA Boundary**



Planning, Environmental Policy & Performance  
639 High Road  
Tottenham  
N17 8BD

**Haringey Unitary Development Plan**

Proposed Modifications



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Scale: 1:2500

# Policy and Area

Map Change 21 : Correction of DEA9 Boundary



Planning, Environmental  
Policy & Performance  
639 High Road  
Tottenham  
N17 8BD

Haringeley Unitary Development Plan  
Proposed Modifications

Scale: 1:1250



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