

Sustainability Appraisal Report

Tottenham Hale Urban Centre Masterplan
Supplementary Planning Document



July 2006

SUSTAINABILITY APPRAISAL REPORT
Tottenham Hale Urban Centre Masterplan

The London Borough of Haringey
June 2006

Summary

This report sets out the Sustainability Appraisal of the Tottenham Hale Urban Centre Masterplan, Draft SPD. The Sustainability Appraisal of SPDs is a requirement of the 2004 Planning and Compulsory Purchase Act.

Tottenham Hale is located in the east edge of Haringey London Borough Council. It is located within the Upper Lee Valley, which falls within the southern part of the London-Stansted-Cambridge-Peterborough corridor, an area that has been identified by the Government as an area with significant expansion potential over the next 10 - 15 years. The Tottenham Hale Urban Centre comprises an area of approximately 39 ha within the ward, concentrated around the Tottenham Hale Station. Tottenham Hale is also identified in the 2004 London Plan and the London Sub-regional Development Framework as an Opportunity Area, expected to provide 5,000 new jobs and 200 new homes by 2016 through increased density and accessibility. The Council's UDP provides the policy framework for land use and development in the borough up to 2016. It is due to be adopted in July 2006. The UDP objectives can be considered as the appropriate objectives for the Tottenham Hale Masterplan. The UDP states that Tottenham Hale should become 'a centre for business; the place to live' by achieving a number of objectives, which include:

- Creation of a comprehensive mixed-use development, including appropriate retailing such as a small food store, and the development of a cinema and hotel;
- Supporting 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; which will include a proportion of affordable housing to meet an overall borough target of 50%;
- Lessening dominance of the private car through conversion of the Tottenham Green / Hale gyratory to two way flow;
- Creating an integrated transport interchange at Tottenham Hale;
- Achieving better links to surrounding communities and to Tottenham Hale Station and the Lee Valley;
- Maximising opportunities of riverside development and enhancement of the Lee Valley Regional Park, its openness and nature conservation value and taking advantage of the areas industrial heritage;
- Providing more sustainable forms of development, built to high density and high quality design; and
- Providing a choice of good quality housing that meets the needs of all in the community and promotes a sustainable and socially mixed community.

Consultants Urban Practitioners were appointed to prepare the Tottenham Hale Masterplan. The Sustainable Development Group of consultants Faber Maunsell was appointed to undertake a Sustainability Appraisal and the exercise began in July 2005.

The following objectives have been developed for the area in the Tottenham Hale Urban Centre Masterplan, Draft SPD (July 2006):

- To create a high density, sustainable and mixed use urban centre at Tottenham Hale;
- To achieve high standards of public realm design;
- To maximise the benefits of Tottenham Hale being a riverside location;
- To improve transport interchange facilities at Tottenham Hale station;
- To improve the gyratory and reduce its impact on the surrounding urban environment;

- To improve linkages for pedestrians and cyclists in the area;
- To provide more facilities and amenities in Tottenham Hale which are complementary to Tottenham High Road;
- To provide more learning and employment opportunities for local people;
- To enhance access to the Lee Valley Regional Park and the Paddock as a natural asset whilst protecting them

The ODPM summarises **the aim of Sustainability Appraisal** as follows:

“The purpose of sustainability appraisal is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of...new or revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).¹”

In terms of a **definition of sustainable development**, Securing the Future², the government's new sustainable development strategy for the UK, states that sustainable development:

“aims to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations”.

The UK sustainable development strategy is based on five principles – the first three are particularly relevant at the local level in the UK. These five principles help to define and understand the sustainability agenda:

- Living Within Environmental Limits;
- Ensuring a Strong, Healthy and Just Society;
- Achieving a Sustainable Economy;
- Promoting Good Governance;
- Using Sound Science Responsibly.

The **Sustainability Appraisal of the Tottenham Hale Masterplan aims** to ensure that as far as possible the plan contributes to sustainable development locally and globally.

The **first phase of the Sustainability Appraisal** was to gather information and to establish the key sustainability issues for the Tottenham Hale area, while also reflecting broader concerns and priorities (e.g. at the regional, national and international level). Consultation to get local views on sustainability issues for Tottenham Hale was undertaken by Urban Practitioners as part of wider consultation. The consultation undertaken during the preparation of the Masterplan is described in a separate report prepared by Urban Practitioners.

Based on the information gathered in the first phase, a **Sustainability Appraisal Scoping Report was prepared**. The scoping report included:

- The other plans, programmes and objectives relevant to the plan, with information on synergies or inconsistencies;
- Baseline information, either already collected or still needed, with notes on sources and difficulties encountered;
- Social, environmental, and economic issues identified;
- The proposed Sustainability Appraisal Framework, including the sustainability appraisal objectives and indicators (and targets where these are proposed), and an explanation of how they were chosen;
- Proposals for the structure and level of detail of the SA Report.

¹ Sustainability Appraisal of Regional Spatial Strategies and Local Development. ODPM. November 2005
<http://www.odpm.gov.uk/index.asp?id=1161341>

² Securing the Future – delivering UK sustainable development strategy. The Stationery Office Cm 6467. March 2005
www.sustainable-development.gov.uk

The scoping report set out the key sustainability issues that should be addressed during the preparation and implementation of the Tottenham Hale Masterplan and showed how these issues were determined. **The key sustainability issues for Tottenham Hale** are summarised in Section 4.4 of this report. The findings regarding the key sustainability issues for Tottenham Hale, as presented in the Scoping Report, were fed into the plan preparation process.

The Scoping Report also proposed a framework for the ongoing sustainability appraisal. The **Sustainability Appraisal Framework** is based on a set of sustainability objectives, most of which have associated indicators. The purpose of the indicators is to allow the council and stakeholders to judge over time whether progress is being made towards meeting the objectives. For some objectives there are also relevant targets. Usually achieving an objective at Tottenham Hale will not be enough in itself to ensure that a related target is met, but successfully addressing sustainability issues at Tottenham Hale can contribute to addressing Haringey's sustainability issues and meeting local, regional and national targets.

A **consultation process on the Sustainability Appraisal Scoping Report** was also undertaken. The report was sent to four statutory consultation bodies and local organisations for comment. The responses were reviewed and taken into account where possible. As a result there have been some changes to the sustainability objectives and the Sustainability Appraisal Framework.

The **sustainability objectives** used for the appraisal set out in this report are as follows:

Ref	Topic	Sustainability Appraisal Objectives
Soc1	Crime	To reduce crime levels.
Soc2	Health	To improve overall health status and reduce health inequalities.
Soc3	Decent Homes	To reduce the percentage of existing housing that fails to meet the decent homes standards.
Soc4	Affordable Housing	To increase the provision of affordable housing.
Soc5	Education (Qualifications)	To increase access to life long learning
Soc6	Road Safety	To improve road safety.
Soc7	Transport - Accessibility	To improve transport connectivity.
Soc8	Population - Age	To improve facilities for young residents.
Soc9	Inclusive Access	To increase inclusive access.
Soc10	Cultural diversity	To protect and enhance cultural diversity.
Soc 11	Heritage	To protect and enhance heritage buildings.
Env1	Resident Satisfaction with Local Environment	To improve the urban environment.
Env2	Household waste recycled.	To increase the amount of waste recycling
Env3	Open Space	To increase the provision of quality open space and improve access as well as provide new routes to green space.
Env4	Biodiversity (Nature Conservation)	To value, protect and enhance biodiversity.
Env5	Pollution	To reduce air, water, soil and noise pollution levels
Env6	Transport (Congestion)	To decrease traffic congestion.
Env7	Climate Change - Renewable Energy	To increase on-site renewable energy provision.
Env8	Energy Efficiency of Housing Stock	To improve energy efficiency of housing stock.
Env9	Flood Risk	To minimise the risk and effects of fluvial flooding.
Env10	Water use	To minimise the need for new resources of water by promoting water efficiency
Eco1	Employment opportunities	To increase access to local employment
Eco2	Local Business	To increase the diversity of local businesses.

The **compatibility of SPD objectives with the sustainability objectives**, as far as possible, was checked as part of the Sustainability Appraisal process and the results of this check can be found in the main report (Table 4). The sustainability objectives that are the basis of the Sustainability Appraisal Framework are distinct from the SPD objectives. There are some potential conflicts between plan objectives and sustainability objectives, but these were largely addressed by the draft Masterplan.

The main tasks in the sustainability appraisal since the publication of the scoping report have been to feed into the plan preparation process the results of assessments of the relative effects of the options considered and then to assess the effects of the plan once a final draft was produced. The assessment of options is included in the main report and the results of the sustainability appraisal of the plan are summarised in the table at the end of this summary.

Significant negative effects of the plan policies have been predicted in relation to:

- Heritage;
- Air, water, soil and noise pollution;
- Biodiversity - Nature Conservation;
- Transport – Congestion and
- Water efficiency.

The main report explains why these significant effects have been predicted and proposes the following mitigation measures:

Ref	Topic	Mitigation
Env5	Pollution	There would be short to medium-term impacts from construction activities that would have to be minimised through the implementation of Construction Site Management Plans.
Env6	Transport (Congestion)	Further traffic modelling and design work is being undertaken as part of a separate study. Recommendations from this study would have to be incorporated in the plan to help to mitigate the potential negative effects.
Env9	Flood Risk	It should be noted that the Environment Agency are likely to object to any development within the flood plain, particularly on the proposed interpretation centre on the green field site. Any area taken out of functional flood plain due to development should be compensated for on a like for like level basis by bringing an area currently outside of floodplain back in. Some analysis may need to be undertaken (flood routing) to check that bridge abutments do not impede flood flow and direct flow to neighbouring property.

Overall the sustainability appraisal process has served to clarify the key sustainability issues and to outline the wider sustainability agenda. Some issues which are pressing locally and nationally – e.g. waste arising from homes and businesses – are difficult to address directly in terms of spatial policies in the SPD. The Sustainability Appraisal process will ensure that the effects of the plan on such issues are monitored. The inclusion of appropriate sustainability objectives in terms of “development principles” for Tottenham Hale will ensure that these issues are on the planning agenda during implementation of the plan.

Following the publication of this Sustainability Appraisal Report, the Sustainability Appraisal will continue to inform and develop in step with production of the SPD as follows:

- Consultation on the Sustainability Appraisal Report (coinciding with consultation on the draft SPD);
- Monitoring and Review.

The table on the following page shows a summary of the assessment of the effects of the plan against the sustainability objectives.

Assessment of the Impacts of the Preferred Policies in the Area Action Plan																			
ASO	Sustainability Objective	Short Term	Long Term	Public Realm Projects									Key Development Sites						
				General Development Principles	Urban Form	Sustainability Checklist	Station Square	Ferry Lane	Lee Valley	Ashley Park	Retail Centre	Monument Way	Hale Wharf	Former GLS Site	Ashley Road	Station Interchange	Retail Park	High Cross Estate	
				4	5	8	6.2	6.3	6.4	6.5	6.6	6.7	7.3	7.4	7.5	7.6	7.7	7.8	
Soc1	To reduce crime levels.	YY	YY	yy	yy							y				y	yy	y	yy
Soc2	To improve overall health status and reduce health inequalities.	Y	Y	y					y	y			y			y	y		
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	Y	Y		y										y				y
Soc4	To increase the provision of affordable housing.	Y	Y	yy															
Soc5	To increase access to life long learning	-	Y											y				y	
Soc6	To improve road safety.	Y	Y	y			y	y					yy					y	y
Soc7	To improve transport connectivity.	Y	YY	y			?	y			yy				y	y	yy		y
Soc8	To improve facilities for young residents.	-	Y						y					y	y	yy		y	
Soc9	To increase inclusive access.	Y	Y	y	-	y	y	?	?	?				yy		?	yy		
Soc10	To protect and enhance cultural diversity.	Y	Y											y				y	
Soc 11	To protect and enhance heritage buildings.	N	N	n	n									n	?	n	n		?
Env1	To improve the urban environment.	YY	YY	yy			yy	yy	yy	y	y			y	y	y	yy	y	y
Env2	To increase the amount of waste recycling	-	Y	n		yy													
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	Y	Y		y		?	?	yy	y				y	yy	y	y		y
Env4	To value, protect and enhance biodiversity.	N	N	n	n				n	n				n	y	?	n		?
Env5	To reduce air, water, soil and noise pollution levels	N	?	n	n	y	n	n	n	n	n	n	n	n	n	n	n	n	n
Env6	To decrease traffic congestion.	N	?	n		y	nn	?					nn					n	
Env7	To increase on-site renewable energy provision.	-	?	y		y								y					
Env8	To improve energy efficiency of housing stock.	-	-	y	y														
Env9	To minimise the risk and effects of fluvial flooding.	-	?	y		y			n					n					
Env10	To minimise the need for new resources of water by promoting water efficiency	N	?	y		y				-				n	n	n	n		n
Eco1	To increase access to local employment	Y	Y						y					y	y	y	y	yy	yy
Eco2	To increase the diversity of local businesses.	Y	Y						y					yy	y	y	y	yy	y

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Tottenham Hale Urban Centre Draft Masterplan



1 Overview –Tottenham Hale Masterplan and the Sustainability Appraisal Report

This report sets out the Sustainability Appraisal of the Tottenham Hale Urban Centre masterplan, Supplementary Planning Document (SPD). Sustainability Appraisal of SPDs is a requirement of the 2004 Planning and Compulsory Purchase Act.

1.1 Introduction to Tottenham Hale

Tottenham Hale is located in the east edge of Haringey London Borough Council. It is located within the Upper Lee Valley, which falls within the southern part of the London-Stansted-Cambridge-Peterborough corridor, an area that has been identified by the Government as an area with significant expansion potential over the next 10-15 years. The Tottenham Hale Urban Centre comprises an area of approximately 39 ha within the ward, concentrated around the Tottenham Hale Station. Tottenham Hale is also identified in the 2004 London Plan and the London Sub-regional Development Framework as an Opportunity Area, expected to provide 5,000 new jobs and 200 new homes by 2016 through increased density and accessibility.

1.2 The Masterplan and Development Framework

The preparation of a Sustainability Appraisal for the **Tottenham Hale Urban Centre Masterplan** is part of the process prior to its adoption as a SPD, which will eventually form part of Haringey’s Local Development Framework (LDF). The LDF will include several Development Plan Documents (DPDs) and a number of Supplementary Planning Documents (SPDs). A number of documents and studies set the scene for the preparation of the Masterplan. These include the Haringey Revised UDP, the London Plan, Haringey’s Community Strategy, Haringey’s Performance Plan and the Council’s Local Agenda 21 Strategy.

1.3 Sustainability Appraisal of the Tottenham Hale SPD

Faber Maunsell’s Sustainable Development Group has been appointed by Haringey Borough Council to assist them in preparing a Sustainability Appraisal for the Tottenham Hale International Masterplan.

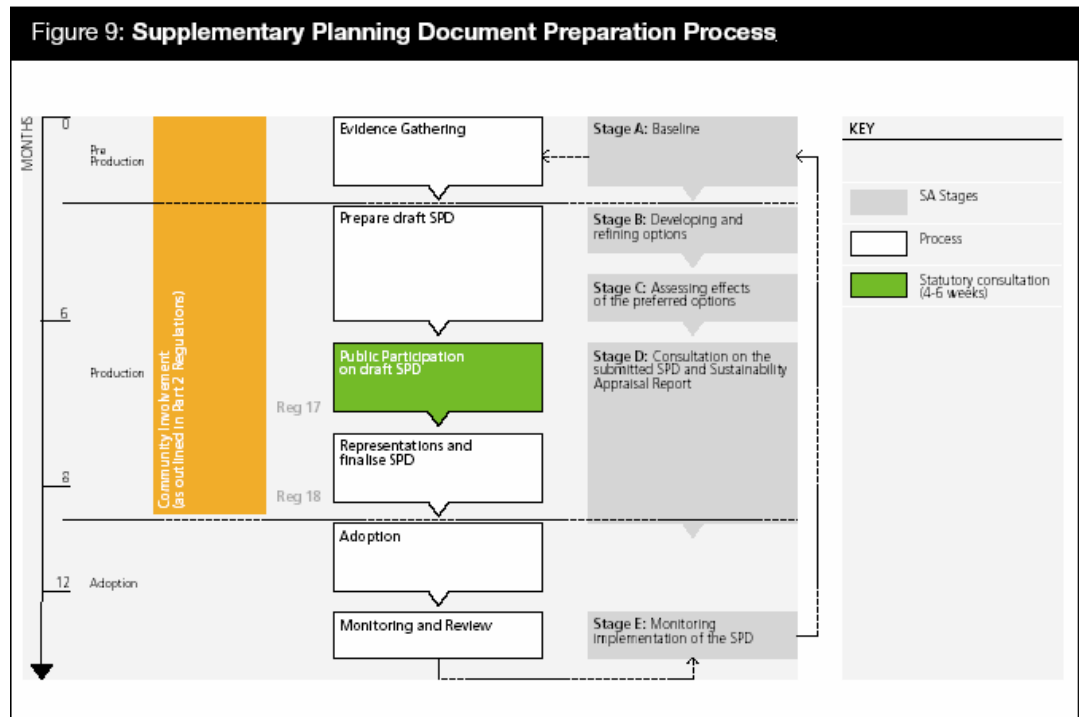


Figure 1: Supplementary Planning Document Preparation Process

Figure 1 shows the overall process of preparing the SPD and the associated Sustainability Appraisal process. This Sustainability Appraisal Report corresponds to the result of Stage C of the appraisal process. The Sustainability Appraisal Report includes the following:

- A non-technical summary of the Sustainability Appraisal to support public consultation;
- Details of when the appraisal was carried out, by whom, and who was consulted;
- The plan objectives;
- The other plans, programmes and objectives relevant to the plan;
- Baseline information, already collected or still needed, with notes on sources;
- Social, environmental, and economic issues identified as a result of the work undertaken;
- The SA Framework, including the suggested SA objectives and indicators (and targets where these are proposed), and how they were chosen;
- The strategic options considered and how they were identified;
- Comparison of the social, environmental and economic effects of the SPD and an explanation of the appraisal methodology;
- How social, environmental and economic issues were considered in creating the final SPD;
- An assessment of the SPD against the sustainability appraisal objectives; and
- Proposed mitigation measures.

2 Background to Sustainability Appraisal

This section sets out the background to Sustainability Appraisal including the purpose, methodology and steps in the process.

2.1 Sustainability Appraisal and the SEA Directive

Sustainability Appraisal of Development Plan Documents is a requirement of the 2004 Planning and Compulsory Purchase Act. The provisions for Sustainability Appraisal in the Act are distinct from the requirements of “Directive 2001/42/EC of the European Parliament and of the Council...on the assessment of the affects of certain plans and programmes on the environment”, known as the SEA (Strategic Environmental Assessment) Directive. The SEA Directive is implemented in UK legislation by the SEA Regulations.

This Sustainability Appraisal is being undertaken with reference to draft guidance on Sustainability Appraisal published by the Office of the Deputy Prime Minister. This guidance “is intended to ensure that Sustainability Appraisals meet the requirements of the SEA Directive, and...widens the Directive’s approach to include social and economic as well as environmental issues.”

The Sustainability Appraisal of the Tottenham Hale SPD is intended to meet both the requirement for a Sustainability Appraisal and the requirements of the SEA Directive.

This Sustainability Appraisal was started in July 2005 and the process used has been based on the consultation paper³ (and the interim advice note⁴) that were available at the time. In November 2005, the ODPM published the final version of its guidance. As the appraisal was already in process, this report has been based largely on the consultation paper, rather than the final guidance.

2.1.1 Purpose of Sustainability Appraisal

The ODPM summarises the aim of Sustainability Appraisal as follows:

“The purpose of sustainability appraisal is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of...new or revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).⁵”

[It] should:

- *Take a long-term view of whether and how the area covered by the plan is expected to develop, taking account of the social, environmental, and economic effects of the proposed plan;*
- *Provide a mechanism for ensuring that sustainability objectives are translated into sustainable planning policies;*
- *Reflect global, national, regional and local concerns;*
- *Provide an audit trail of how the plan has been revised to take into account the findings of the SA;*
- *Form an integral part of all stages of plan preparation, and*
- *Incorporate the requirements of the SEA Directive.’*

³ Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, Consultation Paper, September 2004

⁴ Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, Interim Advice Note on Frequently Asked Questions, April 2005

⁵ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents. ODPM. November 2005 <http://www.odpm.gov.uk/index.asp?id=1161341>

2.2 The Sustainability Appraisal Methodology

The ODPM guidance referred to above describes Sustainability Appraisal as:

“an iterative process that identifies and reports on the likely significant effects of the plan and the extent to which implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined.”

2.2.1 Previous Steps in the Appraisal

Previous to the publication of this Sustainability Appraisal Report, the following stages of the Sustainability Appraisal process were undertaken:

- Gathering of evidence in the period July to August 2005, including:
 - Review of other plans, programmes and objectives;
 - Accessing local knowledge and reviewing the results of previous consultation;
 - Gathering baseline data;
 - Resulting in the publication in August 2005 of a:
- Sustainability Appraisal Scoping Report.

The Scoping Report indicated that the next step in the Sustainability Appraisal process would be the publication of an Initial Sustainability Appraisal and associated consultation. Since the preparation of the Scoping Report, the Office of the Deputy Prime Minister (ODPM) published an “Interim advice note” answering Frequently Asked Questions about the Sustainability Appraisal process. The document clarifies the guidance previously published by the ODPM and indicates that:

“The concept of an “initial Sustainability Appraisal report” may also imply an early draft of the full Sustainability Appraisal report which is not intended.”

Consequently an Initial Sustainability Appraisal report was not been prepared for the Tottenham Hale Masterplan. Instead, a interim report providing an outline assessment of the draft Tottenham Hale Urban Centre Masterplan (October 2005) against the Sustainability Objectives proposed in the Sustainability Appraisal Scoping Report (August 2005) was prepared (January 2006). The results of this study were taken into account for the preparation of the Draft SPD.

2.2.2 Purpose of the Sustainability Appraisal Report

The Sustainability Appraisal Report sets out the results of tasks B and C (see Figure 2 that take place in parallel with the preparation of the draft SPD).

DPD Stage 2: Production
SA stages and tasks
<p>Stage B: Developing and refining options and assessing effects</p> <ul style="list-style-type: none"> ● B1: Testing the DPD objectives against the SA framework. ● B2: Developing the DPD options. ● B3: Predicting the effects the DPD. ● B4: Evaluating the effects of the DPD. ● B5: Considering ways of mitigating adverse effects and maximising beneficial effects. ● B6: Proposing measures to monitor the significant effects of implementing the DPDs.
<p>Stage C: Preparing the Sustainability Appraisal Report</p> <ul style="list-style-type: none"> ● C1: Preparing the SA Report.
<p>Stage D: Consulting on the preferred options of the DPD and SA Report</p> <ul style="list-style-type: none"> ● D1: Public participation on the preferred options of the DPD and the SA Report. ● D2(i): Appraising significant changes.

Figure 2: Production tasks – stages B – D of Sustainability Appraisal⁶

In terms of the preparation of the SPD, the Sustainability Appraisal process aims to ensure that the plan addresses the key sustainability issues identified in the previous evidence gathering stage and presented in the Sustainability Appraisal Scoping Report.

The draft plan that has been prepared has been influenced by the key sustainability issues identified in the Scoping Report and the ongoing Sustainability Appraisal process. This Sustainability Appraisal Report shows how options were assessed during the preparation of the plan and assesses the effects of the draft SPD.

2.2.3 *Overall Assessment of the Supplementary Planning Document Against the Sustainability Objectives*

The Sustainability Appraisal assesses overall whether the contribution that the SPD makes in relation to each of the sustainability objectives is positive, negative, neutral or uncertain. The following symbols are used:

- yy = Significant positive contribution
- y = Positive contribution
- = Neutral contribution
- n = Negative contribution
- nn = Significant negative contribution
- ? = Unknown contribution

2.2.4 *Assessing and predicting effects*

The overall assessment represented by these symbols is ultimately determined by the judgement of the persons undertaking the appraisal, taking into account the available quantitative and qualitative information that has a bearing. The judgement is arrived at, by following what should be a repeatable process that is documented as part of the appraisal process. The process involves:

1. **Predicting effects** of the Masterplan in relation to each of the sustainability objectives by describing the changes that will arise as a result of implementing the plan.
 - Predict effects of options in relation to “business as usual” and in relation to each other.
 - Describe changes in terms of their
 - magnitude,
 - geographical scale,
 - time period over which they will occur,
 - whether they are permanent or temporary, positive or negative, probable or improbable, frequent or rare,
 - whether or not there are secondary, cumulative and/or synergistic effects.
2. **Assessing effects** of the Masterplan by determining the significance of the impacts arising from the predicted changes.
 - Determine the significance of an effect e.g. its
 - scale and permanence, nature and sensitivity of the receptor.
 - whether the effect is likely to be positive, negative, neutral or uncertain,
 - timescale and significance of the effect
 - whether it is likely to be short-term or long-term, major or minor
 - cumulative effects.

2.2.5 *Next Steps in the Appraisal*

Following the publication of this Sustainability Appraisal Report, the Sustainability Appraisal will continue as follows:

- Consultation on the Sustainability Appraisal Report (coinciding with consultation on the Masterplan SPD);
- Monitoring and Review.

2.3 **Consultation during Sustainability Appraisal**

Planning Policy Statement 1 sets out the principles that the Government believes should underpin community involvement in the planning process. It is clear that Sustainability Appraisal should also involve the public and time is built into the process for consultation at each stage.

The SEA Directive gives rise to specific requirements for consultation with the public and stakeholders. It requires authorities to consult “the public affected or likely to be affected by, or having an interest in” a plan. It also gives rise to the requirement that authorities which, because of their social, environmental and economic responsibilities, are likely to be concerned by the effects of implementing the plan must be consulted on the scope and level of detail of the information to be included in the SA Report.

In the SEA Regulations the Government has designated four consultation bodies:

- the Countryside Agency,
- English Heritage,
- English Nature, and
- the Environment Agency,

as “authorities with environmental responsibility” (or “consultation bodies”), in relation to the SEA Directive. Additional bodies may be designated as “specific consultation bodies” in the Regional Planning and Local Development Regulations.

The public and the statutory authorities discussed above must be consulted on the plan issues and options – and the sustainability appraisal of these issues and options – at the appropriate time.

2.3.1

Previous consultation during the Sustainability Appraisal process

An informal period of consultation was held in September and October 2005, providing both general and specific consultees with an opportunity to indicate their preferred options for Tottenham Hale.

Copies of the Sustainability Appraisal Scoping Report were sent to each of the four statutory consultation bodies and further local partnerships in August 2005. Written responses were received from: Environment Agency, English Heritage; Countryside Agency, Thames Water, British Waterways, Haringey NHS - Teaching Primary Trust and Lee Valley Park Regional Park Authority. The responses were reviewed and taken into account where possible. As a result there have been some changes to the sustainability objectives and the Sustainability Appraisal Framework. A summary of the changes are included in **Annex A**.

2.3.2

Consultation on the Sustainability Appraisal Report

Copies of the Sustainability Appraisal Report will be sent to the four statutory consultation bodies and to the organisations that will comment on the Masterplan. The report will also be made available in electronic form on the London Borough of Haringey website.

3 Tottenham Hale

This section introduces the Tottenham Hale area, for which a Masterplan is being prepared and summarises the strategic and local context.

3.1

Location

Haringey Borough is located in northeast London, bordering the Borough of Barnet in the west, Waltham Forest in the east, Enfield in the north and Hackney, Islington and Camden in the south. The Borough covers an area of circa 2,959 ha, is currently divided into 19 wards and the population recorded in the 2001 Census was 216,507. It is a very diverse borough, with around half of the population coming from minority ethnic backgrounds. It is also a very deprived Borough, especially in the east, with 40% of the population living in wards that are amongst the 10% most deprived in the UK.

Tottenham Hale is located in the east edge of Haringey Borough. It is located within the Upper Lee Valley, which falls within the southern part of the London-Stansted-Cambridge-Peterborough corridor, an area that has been identified by the Government as an area with significant expansion over the next 10-15 years. The Tottenham Hale Urban Centre comprises an area of approximately 39 ha within the ward, concentrated around the Tottenham Hale Station. Tottenham Hale is also identified in the 2004 London Plan and the London Sub-regional Development Framework as an Opportunity Area, expected to provide 5,000 new jobs and 200 new homes by 2016 through increased density and accessibility.

Haringey Council is crucial in many activities that affect the lives of the residents, regarding issues concerning employment, education, housing and the environment. As a framework for implementing the Council's many functions a number of strategy documents are produced. Some are statutory, such as the Unitary Development Plan, and others are informal, such as the Community Safety Strategy. Many of the council's activities involve other partners and often strategic documents are produced in co-operation with partners. An example of this is the North London Joint Waste Strategy.

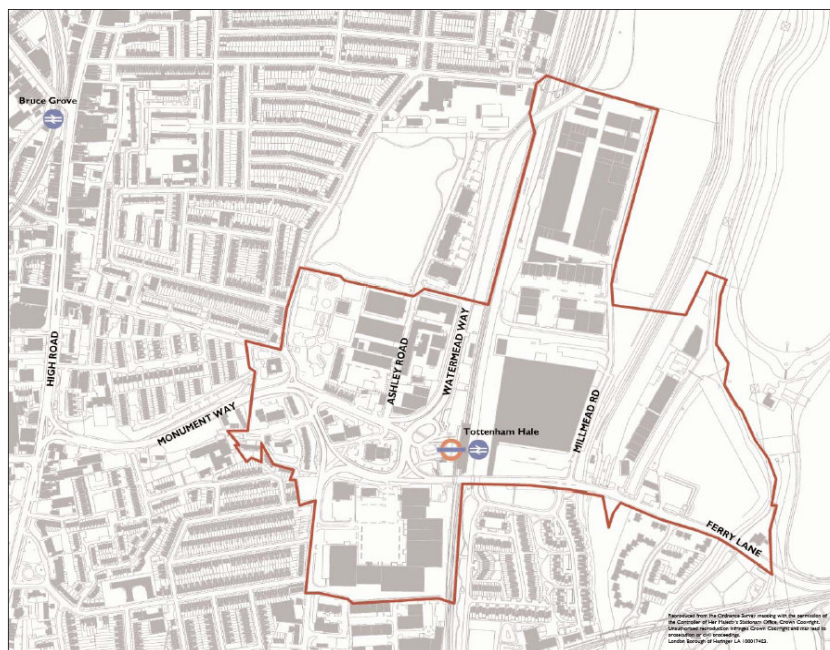


Figure 3: Proposed Masterplan – Location and Boundary

4 Sustainability Context and Issues for Tottenham Hale

This section summarises the information that was gathered in the first phase of the Sustainability Appraisal and which determined the objectives, indicators and targets that constitute the Sustainability Appraisal Framework.

4.1 Baseline Information

Baseline sustainability information has been identified and informed the selection of objectives and quantitative targets and will later support the monitoring of plan implementation. The baseline information identified is provided in the Sustainability Appraisal Scoping Report (August 2005).

4.1.1 *Purpose of Baseline Information*

Baseline information provides the basis for predicting and monitoring effects and helps to identify sustainability issues and alternative ways of dealing with them. For each indicator selected, there should ideally be enough information to answer the following questions:

- How good or bad is the current situation? Do trends show that it is getting better or worse?
- How far is the current situation from any established thresholds or targets?
- Are particularly sensitive or important elements of the receiving environment affected (e.g. people, resources, species, habitats)?
- Are the problems reversible or irreversible, permanent or temporary?
- How difficult would it be to offset or remedy any damage?
- Have there been significant cumulative, synergistic or indirect effects over time? Are there expected to be such effects in the future?

4.1.2 *Sources of Baseline Information*

The following sources of baseline information were used to produce the scoping report:

- Office of the Deputy Prime Minister Local Government Performance website: www.bvpi.gov.uk/pages/Index.asp
- Haringey Council at: www.haringey.gov.uk
- National Statistics Website, for local statistics at: <http://neighbourhood.statistics.gov.uk/dissemination/AreaProfile2.do?tab=6>
- Metropolitan Police Service Crime Statistics available at www.met.police.uk/crimefigures
- London Health Observatory
- The Countryside Agency regional data, available at: www.countryside.gov.uk/Images/Orange%20Chapters_tcm2-19548.xls
- Empty Homes Agency: HIP Statistics
- The Draft North London Joint Waste Strategy 2004 – 2020
- London Air Quality Network – Data available at: www.londonair.org.uk/london/asp/PublicDetails.asp?region=0
- Nomis, Office of National Statistics
- Haringey's Crime and Disorder Audit 1998 - 2001
- The State of the Borough, 2004
- Tottenham Hale International Integrated Interchange Concept Study and Urban Centre Masterplan 2005
- Haringey Crime Survey - MORI 2002
- Haringey Primary Care Trust: Health Improvement & Modernisation Plan 2002-2005
- Haringey Health Report 2003

- Haringey Council: Housing Needs Study 2002
- Tottenham Hale International Housing Potential Study 2004
- Haringey Housing Investment Programme 2002 Statistics
- Haringey Council: Housing Scrutiny Panel - Scrutiny Review
- London Borough of Haringey Strategic Environmental Assessment of Local Implementation Plan: Scoping Report , Faber Maunsell 2005
- Haringey Residents Survey – TNS 2003/4
- Haringey Council: Open Spaces Infrastructure Improvement Programme 2005
- Transport for London Tottenham Hale Gyratory Two Way Working Feasibility Study
- Haringey Council: On the road to excellence - Streetscene achievements 2003-2004
- Tottenham Hale International Economic Viability Study - ECOTEC
- Environmental Statement - Lee Valley Campus Middlesex University

4.1.3

Practical Considerations and Limitations

A practical approach is required to both the collection of baseline information and the handling of any gaps now and in the future. In general this scoping report relies on the baseline information listed in the Scoping Report, however no fieldwork or any additional surveys were undertaken.

Some of the baseline information available is generic to the region or local authority, rather than specific to the Tottenham Hale Urban Centre and surrounding areas. This is not an exceptional situation and in most cases does not affect the usefulness of the information in relation to the sustainability appraisal indicators and objectives.

The social, economic and environmental issues that were identified from this review are summarised in Section 4.4 below.

4.2

Relevant Plans, Programmes and Objectives

A review of the relevant plans and programmes and related sustainability objectives established at other levels of the planning system has been undertaken.

Sustainability Appraisals of Local Development Documents should take account of sustainability policies and objectives set at other levels of the planning system, e.g. in relation to Regional Spatial Strategies and national Planning Policy Statements (or Regional Planning Guidance and Planning Policy Guidance, which they replace respectively). National and international policy and objectives should also be considered where they are relevant.

Details of this review are included in the Sustainability Appraisal Scoping Report (August 2005).

The relevant strategic and local plans and programmes and documents reviewed are listed below. These reports/policies/documents were current at the time of review.

- Securing the Future - Delivering UK Sustainable Development Strategy - HM Government
- Planning Policy Statement 12 (PPS12)
- Sustainable Communities Plan 2004
- Planning Policy Statement 1: Delivering Sustainable Development
- Planning Policy Guidance 3 – Housing
- Planning Policy Guidance 13 – Transport (2001)
- Planning Policy Guidance 15 – Planning and the Historic Environment
- Planning Policy Guidance 25: Development and Flood Risk
- Planning Policy Statement 9: Biodiversity And Geological Conservation
- Planning Policy Statement 22: Renewable Energy
- Circular 5/94 Planning Out Crime
- Education and Skills – Delivering Results, a Strategy to 2006 (Revised 2002)
- Sustainable Development Action Plan for Education and Skills (2003)

- Planning Employment Land Reviews, Guidance Note ODPM 2004
- The London Plan
- Mayor of London's Municipal Waste Management Strategy
- Mayor of London's 'Green Light to Clean Power' Energy Strategy
- Cleaning London's Air – Mayor's Air Quality Strategy
- The Mayor's Ambient Noise Strategy
- The Mayor's Transport Strategy (2001)
- The London Road Safety Plan (2001)
- NHS and Urban Planning in London – Final Report (2003)
- Haringey's Air Quality Management Area: Action Plan
- Haringey's Cycling Action Plan
- Haringey's Anti-Social Behaviour Strategy
- Haringey's Best Value Performance Plan – year 6 (2005 - 2006)
- Haringey's Employment and Training Strategy (April 2004)
- Haringey's Homelessness Strategy (2003 – 2008)
- Haringey's NHS Teaching Primary Care Trust Local Delivery Plan (2005 – 2008)
- Haringey's Local Development Scheme (March 2005)
- Haringey's Neighbourhood Renewal Strategy (2002 - 2012) – Narrowing the Gap
- Haringey's Biodiversity Action Plan (September 2004)
- Lee Valley Regional Park Plan 2000
- A Biodiversity Action Plan for the Lee Valley Regional Park 2001-2002
- Haringey's Community Strategy (2003 - 2007)
- Haringey's Housing Strategy Statement (2008 - 2006)
- London Borough of Haringey – Local Implementation Plan (2005 - 2009)
- Haringey's Safer Communities Strategy (2002 - 2005)
- Haringey's School Organisation Plan (2003 – 2008)
- Supplementary Planning Guidance 10a: Affordable Housing
- Supplementary Planning Guidance 10c: Open Space
- Supplementary Planning Guidance 10d: Improvements to Public Transport Infrastructure and Services
- Supplementary Planning Guidance 8a: Waste and Recycling
- Supplementary Planning Guidance 8d: Biodiversity, Landscaping and Trees
- Supplementary Planning Guidance 8i: Land Contamination
- Sustainable Haringey Local Agenda 21 Action Plan (2001)
- The Draft North London Joint Waste Strategy (2004 – 2020)
- Haringey's Education Development Plan (2002 – 2007)
- The Haringey City Growth Strategy

The social, economic and environmental issues that were identified from this review are summarised in Section 4.4 below.

4.3

Issues From Consultations and Studies

The following provides a summary of some of the key issues that were identified in the consultation exercises carried out as part of the Integrated Interchange Concept Study and Urban Centre Masterplan study carried out by Urban Practitioners in April 2005.

Consultation with key stakeholders and the local community was undertaken and with meetings with key landowners in the study area were held and a presentation to members of the London Borough of Haringey has taken place. A Community Consultation Day was held on 9 April and attended by over 60 local representatives from across the study area.

Four key themes emerged from the Community Consultation Day which can be summarised as follows:

Improving connectivity

Connectivity as a main theme for the Masterplan was suggested by many participants: physical links between the High Road, new urban centre and the Lee Valley Regional Park, between the station and the proposed new developments; and socioeconomic links between the existing and new communities in and around the Tottenham Hale area. In terms of physical links, it was suggested that the pedestrian routes from the High Road to the station and the Lee Valley Regional Park should be improved, with for example, the creation of a tree-lined route. In terms of socioeconomic links, many participants felt it was essential that the new development should be accessible to the existing communities, with job opportunities for local people and housing and shops to accommodate local demand.

“Young people first”

Putting young people at the heart of the Masterplan was considered to be a key theme for a number of participants, including the need for the provision of new facilities and activities for children and young people in the new Tottenham Hale area.

Enhancing the green spaces

Another key theme was the improvement of the green spaces in the area such as Down Lane Park, through solutions such as better lighting and litter collection, and safer climbing equipment for the children’s playground, in order to enhance community use of the green spaces. It was also suggested by one group that a “green link” be created between Tottenham Green and the Down Lane Park.

Taking responsibility

The fourth theme which emerged from the consultation event focused on the long-term management and maintenance of any new development following its completion. Participants were concerned that with a redeveloped station for example, the responsibility for its maintenance and upkeep should fall to a specified body with sufficient funding to fulfill its role as a manager.

The social, economic and environmental issues that were identified from this review are summarised in Section 4.4 below.

4.4

Summary of Key Sustainability Issues for the SA (Task A3)

The key sustainability issues for Tottenham Hale are derived from:

- Results of review of Relevant Plans, Programmes and Objectives
- Results of review of Baseline Information
- Issues from Consultation and studies

The key issues identified are summarised below and included in full in **Annex B**.

Deprivation	Population - Age
Crime	Inclusive Access
Health (Access to services)	Cultural diversity
Health	Heritage
Decent Homes	Resident Satisfaction with Local Environment
Affordable Housing	Household waste recycled.
Education (Qualifications)	Open Space
Road Safety	Biodiversity (Nature Conservation)
Transport - Accessibility	Air Quality - General Emission Level
Population Density	Transport (Congestion)

Climate Change - Renewable Energy	Water Quality
Energy Efficiency of Housing Stock	Employment opportunities
Flood Risk	Local business
Water Use	Business Premises

These key issues were used to inform the development of the Sustainability Objectives and the Sustainability Appraisal Framework, as set out in the next section.

5 The Sustainability Appraisal Framework

This section sets out the framework that will be used to conduct the sustainability appraisal of the Tottenham Hale Urban Centre Masterplan.

5.1 Introduction

5.1.1 *Purpose of the Sustainability Appraisal Framework*

The SA Framework provides a way in which sustainability effects can be described, analysed and compared. It is central to the SA process.

5.1.2 *Summary of the Appraisal Framework*

Overall the framework consists of distinct objectives, for each of which one or more indicators are identified. Ideally each indicator has an associated quantitative target, usually dependent on the availability of appropriate baseline information.

5.1.2.1 Understanding Sustainability Objectives

The proposed framework is based on a set of sustainability objectives expressed in terms of the desired outcomes. For example, under the sustainability topic of “Health”, Area Sustainability Objective SOC2 is:

SOC2 To improve overall health status and reduce health inequalities.

The proposed sustainability objectives are presented in Section 5.2.

5.1.2.2 Understanding Indicators

The sustainability objectives must be amenable to measurement if they are to be useful in comparing options, predicting and assessing impacts, and – in some cases – in eventual monitoring during the implementation of the plan. In other words it should be possible to determine whether an objective has been achieved or not achieved. For this reason one or more measurable indicators have been identified for each objective. It should be possible to judge whether there is predicted (or actual at the plan monitoring stage) progress towards or movement away from achieving objectives based on these indicators alone.

5.1.2.3 Understanding targets and associated baseline information

Where appropriate targets have been identified, the qualitative objectives have associated targets – and preferably quantitative targets – in terms of their respective indicators. While specific targets are very useful – and quantitative targets are ideal – it is generally only possible to identify targets for objectives where relevant baseline information is available.

The following points clarify what is meant by baseline information:

- Baseline information can be any collection of data that documents the current status in relation to an issue and/or the historic situation.
- This information may be sufficient to establish whether the status of the issue can be described as good or bad and whether the trend is that the situation is getting better or worse.
- Both quantitative and qualitative baseline information can be of value. For example, it is useful to know both the proportion of people in an area within 500m of a bus stop, and the route of the bus and location of stops relative to desirable destinations. The latter information could be shown on a route map, for example. Some qualitative baseline information has been included in the baseline information in the Scoping Report (August 2005).

5.2

Proposed Sustainability Objectives

The sustainability objectives used for sustainability appraisal of the Tottenham Hale Urban Centre Masterplan are presented in Table 1.

Ref	Topic	Sustainability Appraisal Objectives
Soc1	Crime	To reduce crime levels.
Soc2	Health	To improve overall health status and reduce health inequalities.
Soc3	Decent Homes	To reduce the percentage of existing housing that fails to meet the decent homes standards.
Soc4	Affordable Housing	To increase the provision of affordable housing.
Soc5	Education (Qualifications)	To increase access to life long learning
Soc6	Road Safety	To improve road safety.
Soc7	Transport - Accessibility	To improve transport connectivity.
Soc8	Population - Age	To improve facilities for young residents.
Soc9	Inclusive Access	To increase inclusive access.
Soc10	Cultural diversity	To protect and enhance cultural diversity.
Soc 11	Heritage	To protect and enhance heritage buildings.
Env1	Resident Satisfaction with Local Environment	To improve the urban environment.
Env2	Household waste recycled.	To increase the amount of waste recycling
Env3	Open Space	To increase the provision of quality open space and improve access as well as provide new routes to green space.
Env4	Biodiversity (Nature Conservation)	To value, protect and enhance biodiversity.
Env5	Pollution	To reduce air, water, soil and noise pollution levels
Env6	Transport (Congestion)	To decrease traffic congestion.
Env7	Climate Change - Renewable Energy	To increase on-site renewable energy provision.
Env8	Energy Efficiency of Housing Stock	To improve energy efficiency of housing stock.
Env9	Flood Risk	To minimise the risk and effects of fluvial flooding.
Env10	Water use	To minimise the need for new resources of water by promoting water efficiency
Eco1	Employment opportunities	To increase access to local employment
Eco2	Local Business	To increase the diversity of local businesses.

Table 1: Sustainability objectives

These sustainability objectives are distinct from the plan objectives of the Masterplan. The process of drawing up the sustainability appraisal framework and the sustainability objectives in particular involved looking at:

- The feedback from consultation and issues raised by those with local knowledge;
- The objectives, targets and indicators contained in plans and policies at various levels;
- Issues emerging from a review of baseline data.

This process is summarised in Figure 4.

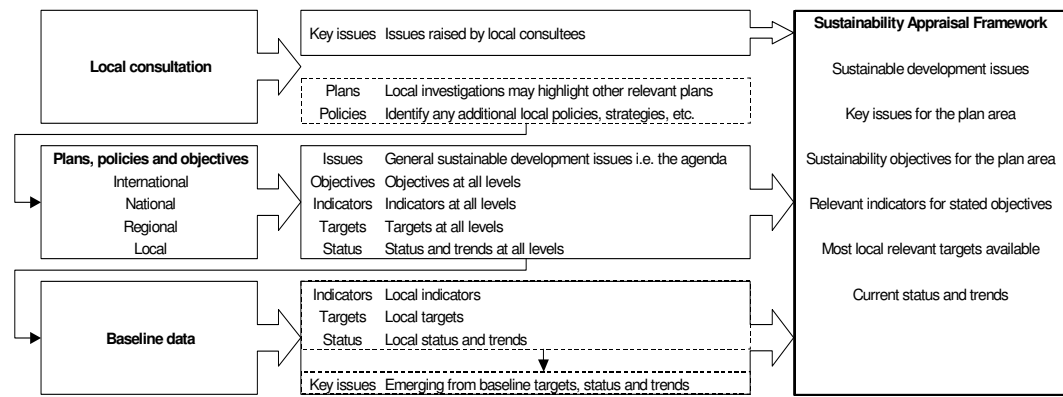


Figure 4: Approach to developing Sustainability Appraisal Framework and objectives.

As the Masterplan objectives and the sustainability appraisal objectives are distinct, there is the possibility of conflict between the two sets of objectives. The compatibility of both sets of objectives in sustainability terms was considered, and this is discussed further in Section 6.2.

5.2.1

Results of consultation

Views were sought from the statutory environmental bodies in accordance with the SEA Regulations. The results of the consultation on the Scoping Report and the subsequent changes to the Sustainability Appraisal Framework and Objectives are included in **Annex A**.

The following objectives were changed partly from the consultation process and partly to refine and simplify the interpretation of the objectives.

Ref	Proposed Sustainability Objectives (Scoping Report)	Final Sustainability Appraisal Objectives	Minor changes
Soc2	To improve local access to health services	To improve overall health status and reduce health inequalities.	Changed to cover overall impacts on health status.
Env3	To increase the provision of accessible, quality open space	To increase the provision of quality open space and improve access as well as provide new routes to green space.	Slight change to wording to emphasize the need for good access
Env5	To improve air quality	To reduce air, water, soil and noise pollution levels	Adapted to include water, soil and noise pollution levels
Env10		To minimise the need for new resources of water by promoting water efficiency	New objective to cover water efficiency
Eco3	To increase the provision of employment premises		Removed as scope was covered by the other two economic objectives

Table 2: Changes to SA objectives.

5.3 Proposed Sustainability Appraisal Framework

The table below shows each of the proposed sustainability objectives along with indicators that can be used to assess achievements against the objectives at the plan-making stage. The sustainability appraisal framework may also serve as the basis for monitoring eventual implementation of the Masterplan. More details on baseline information are included in the Scoping Report (August 2005).

Ref	Topic	Sustainability Appraisal Objectives	Indicators
SOCIAL			
SOC1	Crime	To reduce crime levels.	<ul style="list-style-type: none"> ▪ Number of offences per 1000 of population. Detailed indicators for the following: <ul style="list-style-type: none"> ▪ - violence against person ▪ - burglaries ▪ - robberies ▪ - violent crime ▪ - sexual offences ▪ Percentage of population that believe that crime has risen in their area over the past two years
SOC2	Health (Access to services)	To improve overall health status and reduce health inequalities.	<ul style="list-style-type: none"> ▪ Percentage of respondents satisfied with health care provision in the area ▪ Number of health care facilities in the area
SOC3	Decent Homes	To reduce the percentage of existing housing that fails to meet the decent homes standards.	<ul style="list-style-type: none"> ▪ Proportion of local authority homes designated as non-decent ▪ Proportion of privately owned dwellings designated as non-decent
SOC4	Affordable Housing	To increase the provision of affordable housing.	<ul style="list-style-type: none"> ▪ Property Prices (£) ▪ Proportion of rented accommodation (number of renting households) ▪ Number of people applying for statutory homelessness ▪ Number of homeless applications accepted ▪ Number of households in temporary accommodation
SOC5	Education (Qualifications)	To increase access to life long learning	<ul style="list-style-type: none"> ▪ Percentage of respondents satisfied with training provision. ▪ Number of local institutions offering adult education programmes
SOC6	Road Safety	To improve road safety.	<ul style="list-style-type: none"> ▪ Number of road accident casualties per 100,000 population (serious or fatal) ▪ Detailed indicators could include number of road accidents with people slightly injured
SOC7	Transport - Accessibility	To improve transport connectivity.	<ul style="list-style-type: none"> ▪ Percentage of residents satisfied with pedestrian accessibility in the area ▪ Number of pedestrians killed/ seriously or slightly injured (year)
SOC8	Population - Age	To improve facilities for young residents.	<ul style="list-style-type: none"> ▪ Percentage of people aged 20-39 years satisfied with the level of community and recreational facilities provision in the area ▪ Average age (years) of population and change through time
SOC9	Inclusive Access	To increase inclusive access.	<ul style="list-style-type: none"> ▪ Percentage of vulnerable respondents reporting satisfied with the levels of access to public buildings and amenities in the area.
SOC10	Cultural diversity	To protect and enhance cultural diversity.	<ul style="list-style-type: none"> ▪ Percentage of population that belongs to ethnic minorities ▪ No other specific indicators.
SOC11	Heritage	To protect and enhance heritage buildings.	<ul style="list-style-type: none"> ▪ Levels of investment in retaining and maintaining list buildings. ▪ Condition of listed building in the local area

Ref	Topic	Sustainability Appraisal Objectives	Indicators
ENVIRONMENTAL			
ENV1	Resident Satisfaction with Local Environment	To improve the urban environment.	<ul style="list-style-type: none"> Percentage of respondents satisfied with the state of their urban environment. Percentage respondents satisfied with levels of street cleanliness in the area.
ENV2	Household waste recycled.	To increase the amount of waste recycling	<ul style="list-style-type: none"> Kgr of household waste per head per year Tonnes of waste landfilled per year% Household waste recycled (% of household waste) Potential for participation in recycling and composting (% households with kerbside collection of recyclables)
ENV3	Open Space	To increase the provision of quality open space and improve access as well as provide new routes to green space.	<ul style="list-style-type: none"> ha of accessible open space per 1000 population Achievement of Biodiversity Action Plan Targets
ENV4	Biodiversity (Nature Conservation)	To value, protect and enhance biodiversity.	<ul style="list-style-type: none"> Changes in population of selected characteristic species. Achievement of Biodiversity Action Plan Targets
ENV5	Air Quality - General Emission Levels	To reduce air, water, soil and noise pollution levels	<ul style="list-style-type: none"> Number of days per year when pollution levels are moderate or higher. Number of days per year when air pollution is moderate or higher Annual average nitrogen and sulphur dioxides concentration.
ENV6	Transport (Congestion)	To decrease traffic congestion.	<ul style="list-style-type: none"> Proportion of people going to work by different means i.e. private car, cycle, walk, bus, train, underground etc. Leisure trips by mode of transport. Percentage of residents surveyed using different modes of transport, reasons and distance travelled
ENV7	Climate Change - Renewable Energy	To increase on-site renewable energy provision.	<ul style="list-style-type: none"> Carbon dioxide savings in tonnes per annum from installation of on-site renewables Reduction in carbon dioxide emissions tonnes/annum
ENV8	Energy Efficiency of Housing Stock	To improve energy efficiency of housing stock.	<ul style="list-style-type: none"> NHER, SAP rating for dwellings BREEAM for other buildings
ENV9	Flood Risk	To minimise the risk and effects of fluvial flooding.	<ul style="list-style-type: none"> Number of people and properties affected by fluvial flood incidents.
ENV10	Water Efficiency	To minimise the need for new resources of water by promoting water efficiency	<ul style="list-style-type: none"> Water consumption (m³ / person / year) in domestic and commercial properties Number of properties with installed water meters
ECONOMIC			
ECO1	Employment opportunities	To increase access to local employment	<ul style="list-style-type: none"> Percentage unemployed council residents Percentage of population of working age who claim unemployment benefit Number of years unemployed by age
ECO2	Local Business	To increase the diversity of local businesses.	<ul style="list-style-type: none"> Number of new businesses in the area Survival rate of new businesses

Table 3: Sustainability appraisal framework

6 Masterplan Sustainability Appraisal

This section considers the compatibility of the Masterplan and sustainability objectives and presents an assessment of the effects of the Masterplan contents in relation to the sustainability framework.

6.1

Tottenham Hale Draft Supplementary Planning Document

The Tottenham Hale Urban Centre Masterplan Draft SPD, Public Consultation draft – July 2006, sets out the main issues and proposals for the Tottenham Hale Masterplan area under the following sections (the numbers refer to the number section in the Tottenham Hale Masterplan SPD):

4. General Development Principles
 - 4.1 Introduction
 - 4.2 Golden Rules
 - 4.3 The Principles
5. Urban Form
 - 5.1 Introduction
 - 5.2 Blocks with building at the perimeters
6. Public Realm Projects
 - 6.1 Introduction
 - 6.2 Station Square
 - 6.3 Ferry Lane / The Hale
 - 6.4 Lea Valley Waterfront
 - 6.5 Ashley Park
 - 6.6 Retail Centre
 - 6.7 Monument Way
7. Key Development Sites
 - 7.1 Introduction
 - 7.2 Phasing
 - 7.3 Hale Wharf
 - 7.4 Former GLS site
 - 7.5 Ashley Road Area
 - 7.6 Station Interchange
 - 7.7 Tottenham Hale Retail Park
 - 7.8 High Cross Estate
8. Sustainability Checklist
 - 8.1 Introduction
 - 8.2 The Checklist

6.2 Compatibility of the Masterplan and Sustainability Appraisal Objectives

Ideally the objectives of the Masterplan would be entirely consistent with, and be likely to contribute positively to achieving, the Sustainability Appraisal objectives. In practice there may be tensions between objectives. In some cases, testing the compatibility of the two sets of objectives may highlight areas where plan objectives can be modified to improve compatibility.

The Masterplan objectives are:

- To create a high density, sustainable and mixed use urban centre at Tottenham Hale;
- To achieve high standards of public realm design;
- To maximise the benefits of Tottenham Hale being a riverside location;
- To improve transport interchange facilities at Tottenham Hale station;
- To improve the gyratory and reduce its impact on the surrounding urban environment;
- To improve linkages for pedestrians and cyclists in the area;
- To provide more facilities and amenities in Tottenham Hale which are complementary to Tottenham High Road;
- To provide more learning and employment opportunities for local people;
- To enhance access to the Lea Valley Regional Park and the Paddock as a natural asset whilst protecting them.

There are some potential conflicts between plan objectives and sustainability objectives, as follows:

- There is a potential conflict between Sustainability Objective Env5 - *To reduce air, water, soil and noise pollution levels* - and the 1st plan objective as this proposes new development which could have a detrimental effect on the local environment.
- Care is required to ensure that new development does not have an adverse effect on the historic buildings and conservation areas inside or around the Masterplan area. This issue will need to be addressed when implementing the plan.
- Care is required to ensure that new development does not have a detrimental effect on biodiversity and that the impacts of construction activities (air, water, soil and noise pollution) are mitigated. These issues need to be addressed in the implementation of the plan.
- Care is required to ensure that new developments incorporate water and energy efficiency measures to reduce the impact of new buildings. These issues need to be addressed in the implementation of the plan.

The compatibility assessment is shown in Table 4.

6.3 Assessment of the Masterplan Options

The ODPM SA proposes that development plan options are tested against the Sustainability Appraisal Objectives. This includes testing options against scenarios termed 'no plan' and 'business as usual'. It is important to be aware that baselines will change over time under 'no plan' and 'business as usual' options.

The development of the Tottenham Hale Masterplan started as a masterplanning exercise and has only recently become a Supplementary Planning Document that will form part of the Local Development Framework. Consequently, the options for the masterplan were explored and tested before the development of the document into a SPD. The sustainability appraisal process has considered the preferred option against the business as usual option and comments have been provided on improvements to this option. The appraisal of the preferred option compared to the 'business as usual' scenario is included in **Annex D**.

6.4 Interim Assessment of the Draft Masterplan

An outline assessment of the draft Tottenham Hale Urban Centre Masterplan (October 2005) against the Sustainability Objectives proposed in the Sustainability Appraisal Scoping Report (August 2005) was prepared in January 2006. This report was prepared to provide feedback on the draft Masterplan proposals as a supplementary report to the final Sustainability Appraisal.

This interim assessment included a summary of the predicted effects; a comparison of the effects with 'business as usual' scenarios; and an assessment against the Sustainability Appraisal objectives. Where significant negative effects were predicted, proposed mitigation measures were discussed, which were then taken into consideration for the preparation of the Final Draft Masterplan. The comments and mitigation measures proposed in the Interim Appraisal Report are shown in **Annex C**.

6.5 Assessment of the Masterplan Contents

The Masterplan has been assessed in terms of its impact against each objective in the Sustainability Appraisal Framework.

The Masterplan proposals have been assessed against the "do *nothing/business as usual*" scenario, to provide a baseline. The predicted effects and assessment of the "do *nothing/business as usual*" scenario are set out in Table 5 below.

The results of the assessment are shown in Table 6. A characterisation which formed the basis for predicting the effects of the policies, and a detailed assessment for each section of the Masterplan showing how the summary assessment was derived can be found in **Annex D**.

Where significant negative effects are predicted, proposed mitigation measures are discussed in the next section, 6.6. Predicted significant impacts, both positive and negative, should be priorities for monitoring, which is discussed in section 7.2.

6.6 Significant Negative Effects of the Plan Policies and Proposed Mitigation Measures

Significant negative effects of the plan policies have been predicted in relation to:

- Heritage;
- Air, water, soil and noise pollution;
- Biodiversity - Nature Conservation;
- Transport – Congestion and
- Water efficiency.

The predicted effects, objectives affected, and proposed mitigation measures are summarised in Table 5 to Table 8 below and covered in detail in **Annex D**.

6.7 Secondary, Cumulative and Synergistic Effects

In predicting the effects of the Masterplan, an attempt has been made to identify secondary, cumulative and synergistic effects that may result from the plan's implementation. These concepts are explained with great clarity in the ODPM guidance⁷ on sustainability appraisal as follows:

"Many sustainability problems result from the accumulation of multiple small and often indirect effects, rather than a few large and obvious ones... These effects are very hard to deal with on a project-by-project... It is at the SA level that they are most effectively identified and addressed.

"Secondary or indirect effects are effects that are not a direct result of the plan/SPD, but occur away from the original effect or as a result of a complex pathway.

"Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan (e.g. noise, dust and visual) have a combined effect.

"Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Synergistic effects often happen as habitats, resources or human communities get close to capacity."

These effects are, by their nature, difficult to predict.

⁷ Sustainability Appraisal of Regional Spatial Strategies and Local Development. ODPM. November 2005
<http://www.odpm.gov.uk/index.asp?id=1161341>

6.7.1

Receptors

Secondary, cumulative and synergistic effects need to be considered in terms of impacts on receptors. "Receptors may include natural resources (e.g. air, water, soil), sections of the population (e.g. people living in particular areas or vulnerable members of the community) or ecosystems and species"⁸.

At Tottenham Hale, potential sensitive receptors of secondary, cumulative and synergistic effects are considered to be:

- A significant proportion of the Borough lies in the floodplain of River Lee. This means that greater land areas are at risk from flooding, the floods are likely to occur more frequently and the cost of any single flood event will be higher than in the past.
- The Lea Valley Regional Park is located in close proximity to the east of the area, which whilst is a major benefit for the area, poses a threat for the biodiversity that exists in the park.
- The climate relating to Greenhouse Gases (and its effect on flora, fauna, the global ecosphere and people);
- Vulnerable people living within the area covered by the plan.

6.7.2

Secondary, cumulative and synergistic effects identified

The key secondary, cumulative and synergistic effects identified in the proposals are considered to be:

- A detailed flood risk and mitigation study was undertaken as part of the development of the Masterplan. This study quoted PPS 25 and stated that the areas that are classified as 'high risk' which are already developed may be suitable for residential, commercial and industrial development, providing that the minimum standard of flood defence can be maintained for the life of the development.

Flood Risk Assessments (FRAs) will be required to support any planning applications, and these should be prepared in accordance with Environment Agency Policy and Planning Policy Guidance 25: Development and Flood Risk.

- The Masterplan proposals pose a potential threat to the biodiversity within the Lea Valley Regional Park and access to this area will have to be carefully managed. The Sustainability Appraisal identifies this as a potential negative effect and proposes some comments and mitigation measures (see Table 8).

6.8

Uncertainties and Risks

The nature, scale and relative magnitudes of effects of the plan policies can be predicted with some confidence. However, there is considerable uncertainty regarding the actual quantitative effects of the proposed policies. The greater part of the effects that the plan is considered to give rise to will occur over the lifetime of the buildings and infrastructure developed as a result of the plan policies. Effects related to building energy use, waste management, and travel preferences for work and leisure, for example, change over time due to policies and attitudes beyond the scope of the plan. Effects which may result directly from the plan, such as those arising immediately during the construction of buildings and infrastructure (e.g. noise, dust, construction jobs) often depend strongly on implementation.

The proposed monitoring plan suggests the data, in the form of indicators that could be gathered to improve the quantitative understanding of the effects of the Masterplan area.

⁸ Sustainability Appraisal of Regional Spatial Strategies and Local Development. ODPM. November 2005
<http://www.odpm.gov.uk/index.asp?id=1161341>

ASO	Short form of Sustainability Objective	TH1	TH2	TH3	TH4	TH5	TH6	TH7	TH8	TH9
		To create a high density, sustainable and mixed use urban centre at Tottenham Hale;	To achieve high standards of public realm design	To maximise the benefits of Tottenham Hale being a riverside location	To improve transport interchange facilities at Tottenham Hale station	To improve the gyratory and reduce its impact on the surrounding urban environment	To improve linkages for pedestrians and cyclists in the area	To provide more facilities and amenities in Tottenham Hale which are complementary to Tottenham High Road	To provide more learning and employment opportunities for local people;	To enhance access to the Lee Valley Regional Park and the Paddock as a natural asset whilst protecting them
Soc1	To reduce crime levels.	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Soc2	To improve overall health status and reduce health inequalities.	Neutral	Neutral	Positive compatible	Neutral	Neutral	Positive compatible	Neutral	Neutral	Positive compatible
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Soc4	To increase the provision of affordable housing.	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Soc5	To increase access to life long learning	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive compatible	Neutral
Soc6	To improve road safety.	Neutral	Neutral	Neutral	Positive compatible	Positive compatible	Positive compatible	Neutral	Neutral	Neutral
Soc7	To improve transport connectivity.	Neutral	Neutral	Neutral	Positive compatible	Positive compatible	Neutral	Neutral	Neutral	Neutral
Soc8	To improve facilities for young residents.	Neutral	Neutral	Positive compatible	Neutral	Neutral	Neutral	Positive compatible	Positive compatible	Neutral
Soc9	To increase inclusive access.	Neutral	Care required	Care required	Care required	Care required	Care required	Neutral	Neutral	Neutral
Soc10	To protect and enhance cultural diversity.	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Soc 11	To protect and enhance heritage buildings.	Care required	Care required	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Env1	To improve the urban environment.	Positive compatible	Positive compatible	Positive compatible	Neutral	Positive compatible	Neutral	Positive compatible	Neutral	Positive compatible
Env2	To increase the amount of waste recycling	Care required	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	Care required	Positive compatible	Positive compatible	Neutral	Positive compatible	Positive compatible	Positive compatible	Neutral	Positive compatible
Env4	To value, protect and enhance biodiversity.	Care required	Neutral	Care required	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Env5	To reduce air, water, soil and noise pollution levels	Potential conflict	Care required	Care required	Neutral	Neutral	Neutral	Neutral	Neutral	Positive compatible
Env6	To decrease traffic congestion.	Care required	Neutral	Neutral	Positive compatible	Potential conflict	Neutral	Neutral	Neutral	Neutral
Env7	To increase on-site renewable energy provision.	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Env8	To improve energy efficiency of housing stock.	Positive compatible	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Env9	To minimise the risk and effects of fluvial flooding.	Neutral	Neutral	Potential conflict	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Env10	To minimise the need for new resources of water by promoting water efficiency	Care required	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Eco1	To increase access to local employment	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive compatible	Neutral
Eco2	To increase the diversity of local businesses.	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive compatible	Neutral

Table 4: Compatibility of sustainability objectives and plan objectives.

		Predicted effects for the "Do nothing" or "Business as usual" scenario	
ASO	Sustainability Objective	Do nothing outline assessment	Do nothing predicted effects
Soc1	To reduce crime levels.	N	Business as usual development is likely to perpetuate the problem of crime by having poor passive surveillance of the public realm and continuing the zoned development of retail, industrial and transport links. The retail and industrial areas are considered to be out of scale and are less active neighbourhoods.
Soc2	To improve overall health status and reduce health inequalities.	N	Business as usual development is likely to continue to have negative health impacts, through air pollution, lack of access to public services or healthy living centres and lack of promotion of healthy lifestyles.
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	N	The business as usual situation is unlikely to include refurbishment of existing housing and so is unlikely to have a positive effect on decent homes. The baseline showed that the proportion of local authority homes which were non-decent at 1st April 2004 in Haringey was 58%.
Soc4	To increase the provision of affordable housing.	Y	The business as usual situation is likely to include a proportion of affordable housing, as this is required by planning policy.
Soc5	To increase access to life long learning	N	The business as usual situation is difficult to predict, but is unlikely to increase access to life long learning.
Soc6	To improve road safety.	N	The business as usual development is likely to continue the current situation with a high percentage of pedestrians killed or seriously injured in the Borough. The area is currently dominated by roads and traffic with a lack of clear, safe pedestrian routes.
Soc7	To improve transport connectivity.	N	Business as usual development is likely to worsen the current situation by further increasing the number of people using public transport and the road network.
Soc8	To improve facilities for young residents.	-	The business as usual situation is unlikely to provide community facilities, open space and facilities for activities as part of a commercial development scheme.
Soc9	To increase inclusive access.	N	The business as usual situation is unlikely to provide a more inclusive environment, particularly in terms of public realm, open space and transport accessibility.
Soc10	To protect and enhance cultural diversity.	N	Business as usual development is not likely to address cultural diversity to any great degree through the provision of spaces for community and leisure activities, affordable business units and access to the waterfront. Development is likely to provide stimulation of the evening economy through new bars, restaurants and cafes.
Soc 11	To protect and enhance heritage buildings.	N	The business as usual development is likely to increase density in the development area. This development could have a negative effect on areas of historic value such as the adjoining residential areas just outside Masterplan boundary.
Env1	To improve the urban environment.	N	The business as usual situation is unlikely to have a positive contribution towards improving the local urban environment. The consultation results (Integrated Interchange Concept Study and Urban Centre Masterplan) showed that there is in general a concept of an unattractive, bleak urban environment and a lack of identity in Tottenham Hale.
Env2	To increase the amount of waste recycling	-	The business as usual situation may continue to improve. Provision figures for 2005 show that recycling performance in the Borough is improving.
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	N	The business as usual development is unlikely to have a positive contribution towards increasing the number of open spaces and access to open space.
Env4	To value, protect and enhance biodiversity.	YY	The business as usual situation is likely to protect and/or enhance habitats and/or species as the existing habitats in the Lea Valley would remain relatively undisturbed.
Env5	To reduce air, water, soil and noise pollution levels	N	The business as usual situation would generate construction activity that would entail short to medium-term negative impacts.
Env6	To decrease traffic congestion.	N	The business as usual situation is unlikely to improve the accessibility and provision of public transport in the Borough, and there are unlikely to be radical changes to the road layout, unless this becomes part of a separate initiative. Business as usual development in the area is likely to increase the demand for road traffic, which could increase congestion. The area is currently very busy with the main road network carrying heavy traffic up to five lanes.
Env7	To increase on-site renewable energy provision.	-	The business as usual situation is likely to contribute towards the provision of on-site renewable energy for large developments due to the GLA target of 10% renewable energy target for large developments.
Env8	To improve energy efficiency of housing stock.	-	The business as usual situation is unlikely to contribute towards the provision of energy efficient housing stock, beyond the requirements of Building Regulations.
Env9	To minimise the risk and effects of fluvial flooding.	-	The business as usual situation is likely to be neutral as all developments will require flood risk assessments to support planning applications.
Env10	To minimise the need for new resources of water by promoting water efficiency	N	The business as usual situation is likely to increase water use as development is unlikely to include water efficient fittings beyond standard practice.
Eco1	To increase access to local employment	-	The business as usual development could include employment opportunities, possibly in the form of retail outlets, cafés and bars. This is predicted to have a neutral impact on local employment opportunities.
Eco2	To increase the diversity of local businesses.	N	The business as usual development is unlikely to have a positive impact on the diversity of local business as it is unlikely to promote creative industries, start up units or other initiatives.

Table 5: Predicted effects of 'Do Nothing/Business as usual' scenario

		Assessment of the Impacts of the Preferred Policies in the Area Action Plan																	
ASO	Sustainability Objective	Short Term	Long Term	Public Realm Projects									Key Development Sites						
				General Development Principles	Urban Form	Sustainability Checklist	Station Square	Ferry Lane	Lee Valley	Ashley Park	Retail Centre	Monument Way	Hale Wharf	Former GLS Site	Ashley Road	Station Interchange	Retail Park	High Cross Estate	
				4	5	8	6.2	6.3	6.4	6.5	6.6	6.7	7.3	7.4	7.5	7.6	7.7	7.8	
Soc1	To reduce crime levels.	YY	YY	yy	yy							y				y	yy	y	yy
Soc2	To improve overall health status and reduce health inequalities.	Y	Y	y					y	y			y		y	y			
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	Y	Y		y										y				y
Soc4	To increase the provision of affordable housing.	Y	Y	yy															
Soc5	To increase access to life long learning	-	Y											y				y	
Soc6	To improve road safety.	Y	Y	y			y	y					yy				y		y
Soc7	To improve transport connectivity.	Y	YY	y			?	y		yy				y	y	yy			y
Soc8	To improve facilities for young residents.	-	Y						y				y	y	yy			y	
Soc9	To increase inclusive access.	Y	Y	y	-	y	y	?	?	?			yy		?	yy			
Soc10	To protect and enhance cultural diversity.	Y	Y										y		y			y	
Soc 11	To protect and enhance heritage buildings.	N	N	n	n								n	?	n	n			?
Env1	To improve the urban environment.	YY	YY	yy			yy	yy	yy	y	y		y	y	y	yy	y	y	
Env2	To increase the amount of waste recycling	-	Y	n		yy													
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	Y	Y		y		?	?	yy	y			y	yy	y	y			y
Env4	To value, protect and enhance biodiversity.	N	N	n	n				n	n			n	y	?	n			?
Env5	To reduce air, water, soil and noise pollution levels	N	?	n	n	y	n	n	n	n	n	n	n	n	n	n	n	n	n
Env6	To decrease traffic congestion.	N	?	n		y	nn	?				nn					n		
Env7	To increase on-site renewable energy provision.	-	?	y		y							y						
Env8	To improve energy efficiency of housing stock.	-	-	y	y														
Env9	To minimise the risk and effects of fluvial flooding.	-	?	y		y			n				n						
Env10	To minimise the need for new resources of water by promoting water efficiency	N	?	y		y			-			n	n	n	n			n	n
Eco1	To increase access to local employment	Y	Y						y		y		y	y	y	y	yy	yy	
Eco2	To increase the diversity of local businesses.	Y	Y						y		y		yy	y	y	y	yy	y	

Table 6. Sustainability Assessment of Masterplan contents.

		Assessment of the Significance of the Preferred Policies in the Area Action Plan																
ASO	Sustainability Objective	Short Term	Long Term	General Development Principles	Urban Form	Sustainability Checklist	Station Square	Ferry Lane	Lee Valley	Ashley Park	Retail Centre	Monument Way	Hale Wharf	Former GLS Site	Ashley Road	Station Interchange	Retail Park	High Cross Estate
Soc1	To reduce crime levels.	Positive	Positive	Positive	Positive											Positive		Positive
Soc2	To improve overall health status and reduce health inequalities.	-	-						Positive						Positive			
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	Positive	Positive															
Soc4	To increase the provision of affordable housing.	-	-	Positive														
Soc5	To increase access to life long learning	-	-															
Soc6	To improve road safety.	Positive	Positive									Positive						
Soc7	To improve transport connectivity.	Positive	Positive							Positive						Positive		
Soc8	To improve facilities for young residents.	-	-												Positive			
Soc9	To increase inclusive access.	Positive	Positive	Positive		Positive	Positive						Positive			Positive		
Soc10	To protect and enhance cultural diversity.	-	-															
Soc 11	To protect and enhance heritage buildings.	Negative	?	Negative	Negative								Negative					
Env1	To improve the urban environment.	Positive	Positive	Positive			Positive	Positive	Positive		Positive				Positive	Positive	Positive	
Env2	To increase the amount of waste recycling	-	-			Positive												
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	Positive	Positive						Positive					Positive				
Env4	To value, protect and enhance biodiversity.	Negative	Negative	Negative					Negative	Negative			Negative	Positive				
Env5	To reduce air, water, soil and noise pollution levels	Negative	?	Negative	Negative		Negative	Negative	Negative	Negative	Negative	Negative	Negative	Negative	Negative	Negative	Negative	Negative
Env6	To decrease traffic congestion.	Negative	?				Negative					Negative						
Env7	To increase on-site renewable energy provision.	-	-															
Env8	To improve energy efficiency of housing stock.	-	-															
Env9	To minimise the risk and effects of fluvial flooding.	-	?															
Env10	To minimise the need for new resources of water by promoting water efficiency	Negative	?															
Eco1	To increase access to local employment	Positive	Positive														Positive	Positive
Eco2	To increase the diversity of local businesses.	Positive	Positive										Positive				Positive	

Table 7: Significant effects of the Masterplan.

Ref	Topic	Sustainability Appraisal Objectives	Overall Plan Assessment	Comments	Mitigation
Soc2	Health	To improve overall health status and reduce health inequalities.	Y	The proposals for Welbourne Community Centre includes reference to a possible health centre. The wording of this proposal could be strengthened to ensure implementation. The Former GLS depot proposals include the potential for community uses. This site could include a proposal for a health facility (as being considered as part of the Tottenham Hale International Development Framework). Promotion of healthy lifestyles could also be addressed.	
Soc4	Affordable Housing	To increase the provision of affordable housing.	Y	Moorings for residential boats could be proposed as they can contribute towards affordable housing provision (proposed by British Waterways).	
Soc9	Inclusive Access	To increase inclusive access.	Y	The term 'DDA compliant' in Section 7.3.6 could be replaced with 'fully accessible in accordance with Part M Building Regulations' or similar statement.	
Soc 11	Heritage	To protect and enhance heritage buildings.	-	The masterplan could make more direct reference to the ways that proposals have considered the pressure of development on areas of historic value or areas that contribute to local distinctiveness. This could include identifying areas of historic value or local distinctiveness.	
Env4	Biodiversity (Nature Conservation)	To value, protect and enhance biodiversity.	N	The strategy should be to protect and enhance areas that have ecological value and only sacrifice areas that already have lower ecological value (e.g. the former petrol station site). The use of nature walks and interpretation boards can be used to encourage people to use the designated paths rather than disturbing habitat areas. Complement the biodiversity of the nature reserve by being converted into habitat or used as a viewing site to educate and inform visitors about the nature reserve. The waterfront developments and bridge would also have constraints due to breeding birds and studies would have to be carried out before development commences	
Env5	Pollution	To reduce air, water, soil and noise pollution levels	N	The wording under the Sustainability sections (7.3.11, 7.4.12, 7.6.10 and 7.7.12) could be adjusted to reflect the specific site's requirements and make reference to the Sustainability Checklist.	There would be short to medium-term impacts from construction activities that would have to be minimised through the implementation of Construction Site Management Plans.
Env6	Transport (Congestion)	To decrease traffic congestion.	-		Further traffic modelling and design work is being undertaken as part of a separate study. Recommendations from this study would have to be incorporated in the plan to help to mitigate the potential negative effects.
Env7	Climate Change - Renewable Energy	To increase on-site renewable energy provision.	-	Include targets for renewable energy beyond those required by the London Plan. Reference should be made to the Council's Energy Strategy prepared for the Masterplan Area. Amend the wording under section 7.3.5 that states "...Mayor's request that each borough should establish at least one renewable energy project". This should state: "...in line with...that each borough should establish at least one zero-carbon development".	
Env8	Energy Efficiency of Housing Stock	To improve energy efficiency of housing stock.	-	Include targets for energy efficiency beyond those required by Building Regulations. The wording under the Sustainability sections (7.3.11, 7.4.12, 7.6.10 and 7.7.12) could be adjusted to reflect the specific site's requirements and make reference to the Sustainability Checklist.	
Env9	Flood Risk	To minimise the risk and effects of fluvial flooding.	-		It should be noted that the Environment Agency are likely to object to any development within the flood plain, particularly on the proposed interpretation centre on the green field site. Any area taken out of functional flood plain due to development should be compensated for on a like for like level basis by bringing an area currently outside of floodplain back in. Some analysis may need to be undertaken (flood routing) to check that bridge abutments do not impede flood flow and direct flow to neighbouring property.
Env10	Water use	To minimise the need for new resources of water by promoting water efficiency	N	Include targets for water use in the Masterplan.	

Table 8. Significant negative impacts of the plan policies and proposed mitigation measures.

7 Implementation

This section considers issues that will be important during the implementation of the Masterplan and makes some proposals for the approach to monitoring the plan's impacts.

7.1

Relationship with Other Plans and Programmes

It is important for the ongoing sustainability appraisal at Tottenham Hale to both feed into and inform other relevant or related plans and to draw on relevant information and resources available in relation to those other plans. In particular baseline information should be pooled and the approach to monitoring coordinated where possible.

At this early stage in the preparation of Haringey Borough Council's Local Development Framework, there are few local plans and programmes that have been developed and subject to sustainability appraisal.

Developments in areas adjacent to Tottenham Hale will have effects cumulative with those affected by the Masterplan and it would be sensible to coordinate monitoring approaches on common significant impacts.

7.2

Proposals for Monitoring

The draft ODPM Guidance⁹ requires that 'the significant sustainability effects of implementing the plan should be monitored to identify unforeseen adverse effects and to enable remedial action to be taken.'

The Sustainability Appraisal monitoring is used to answer questions such as:

- Were the assessment's predictions of sustainability effects accurate?
- Is the plan contribution to the achievement of desired SA objectives and targets?
- Are mitigation measures performing as well as expected?
- Are there any adverse effects? Are these within acceptable limits, or is remedial action desirable?

Monitoring allows the actual effects of the Masterplan to be tested against those predicted in the Sustainability Appraisal. It helps to ensure that problems which arise during implementation, whether or not they were foreseen, can be identified and future predictions made more accurate.

The ODPM guidance states that the monitoring may cover several plans and programmes as long as sufficient information about environmental effects is provided for the individual plans and proposals. The appropriate level at which to monitor depends on the type and scale of the plan and programme to be monitored.

7.2.1

Monitoring Approach

The significant effects of the Masterplan will be monitored as part of a wider monitoring strategy for the region. The significant effects are those that may give rise to irreversible damage or where monitoring would enable preventative or mitigation measures to be taken.

Many of these indicators relate to the region or the borough rather than the action area as there is little specific information available for Tottenham Hale. However, the plan area does not exist in isolation and the effects of the plan will influence the overall indicators for the borough. Some of the indicators will be used to monitor the effects of the plan on Tottenham Hale and information will be collected using specific survey data.

⁹ Sustainability Appraisal of Regional Spatial Strategies and Local Development. ODPM. November 2005
<http://www.odpm.gov.uk/index.asp?id=1161341>

To ensure there is no duplication of effort, the Sustainability Appraisal monitoring will need to be linked into existing and proposed performance monitoring for plans as far as possible. In particular, the monitoring of the Core Strategy is likely to be using many of the same indicators that are proposed in this Sustainability Appraisal.

7.2.2

Monitoring Plan

Priority issues for monitoring relating to impacts that were identified as significant (positive and negative) in the assessment of the plan policies are highlighted. Monitoring should be targeted both to assess the effectiveness of mitigation of negative effects and to ensure that predicted significant positive effects are being delivered.

It has not yet been decided which of the remaining indicators will be collected and reported as part of the monitoring phase of the sustainability appraisal. This will depend to some extent on the requirements and priorities of other plans and programmes. Common monitoring requirements can be pooled to allow a wider range of indicators to be monitored and reported for Haringey.

A monitoring plan for Tottenham Hale has been proposed and summarised in Table 9.

ASO	Sustainability Objective	Significance		Indicator	Measure	Approach to monitoring
		Short Term	Long Term			
Soc1	To reduce crime levels.	Positive	Positive	Number of offences per 1000 of population. Detailed indicators for: violence against person, burglaries, robberies, violent crime, sexual offences.	Number	BVPI
				Proportion of population that believe that crime has risen in their area over the past two years.	%	Resident survey
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	Positive	Positive	Proportion of local authority homes designated as non-decent.	%	BVPI
				Proportion of privately owned dwellings designated as non-decent.	%	BVPI
				NHER, SAP rating for dwellings	Number	Planning application analysis
				BREEAM for other buildings	Score	
Soc6	To improve road safety.	Positive	Positive	Number of pedestrians killed/ seriously or slightly injured (year)	%	Resident survey
				Proportion of residents satisfied with pedestrian accessibility in the area	Number	BVPI
				Number of road accident casualties per 100,000 population (serious or fatal)	Number/100,000	BVPI
				Detailed indicators could include number of road accidents with people slightly injured	Number/100,000	BVPI
Soc7	To improve transport connectivity.	Positive	Positive	Proportion of people going to work by different means i.e. private car, cycle, walk, bus, train, underground etc	%	Traffic survey
				Leisure trips by mode of transport.	Number	Traffic survey
				Percentage of residents surveyed using different modes of transport, reasons and distance travelled	%	Traffic survey
Soc9	To increase inclusive access.	Positive	Positive	Proportion of resident respondents reporting as vulnerable members of the community	%	Resident survey
				Proportion of vulnerable member of the community satisfied with the access levels to care facilities	%	Resident survey
				Average life expectancy	Number	WHO
				Proportion of residents who have a long-term illness, health problem or disability limiting their daily activity or the work they do	%	Census
Soc 11	To protect and enhance heritage buildings.	Negative	?	Levels of investment in retaining and maintaining listed buildings	Number	
				Condition of listed building in the local area		

ASO	Sustainability Objective	Significance		Indicator	Measure	Approach to monitoring
				Number of buildings, landscapes, monuments at risk	Number	
				Listed buildings consent applications determined by the Local Authority	Number	Planning application analysis
Env1	To improve the urban environment.	Positive	Positive	Cleanliness Index Monitoring System Index	Score	
				Proportion of residents satisfied with the street environment	%	Resident survey
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	Positive	Positive	Area of accessible open space per 1000 population	Ha	
				Achievement of Biodiversity Action Plan Targets	Number	Haringey's Biodiversity Action Plan
Env4	To value, protect and enhance biodiversity.	Negative	Negative	Changes in population of selected characteristic species.	Number	
				Achievement of Biodiversity Action Plan Targets	Number	Haringey's Biodiversity Action Plan
				Area of designated site damaged	Ha	
				Changes in population of selected characteristic area of land actively managed for nature conservation.		
				Favourable condition of designated sites.		
Env5	To reduce air, water, soil and noise pollution levels	Negative	?	Number of days per year when pollution levels are moderate or higher.	Days per year	Air Quality Monitoring
				Percentage of open water of good quality.	%	
				Number of noise pollution complaints.	Number	
				Number of 'sites of potential concern' with respect to land contamination.	Number	
Env6	To decrease traffic congestion.	Negative	?			
Env10	To minimise the need for new resources of water by promoting water efficiency	Negative	?	Number of residences and businesses fitted with water meters.	Number	
				Average water consumption per dwelling/business.	m ³ /m ²	
Eco1	To increase access to local employment	Positive	Positive	Proportion unemployed council residents.	%	
				Proportion of population of working age who claim unemployment benefit.	%	
				Number of years unemployed by age.	Number	
Eco2	To increase the diversity of local businesses.	Positive	Positive	Number of new businesses in the area.	Number	

Table 9. Tottenham Hale Masterplan SPD sustainability impacts monitoring plan.

You have reached the end of the Tottenham Hale Urban Centre Masterplan Sustainability Appraisal Report. You can read a summary of the report at the beginning of the document.

Additional background and methodological information can be reviewed in the annexes on the following pages.

Annex A

Annex A: Consultation Responses

Source of Consultation Response	Included in SA	Comments
Environment Agency 25/08/2005		
<i>Flood Risk</i>		
Discourage development within the flood plain.	y	
Adopt sustainable drainage systems.	y	
<i>Water Quality</i>		
Water Framework Directive	y	
River Restoration Strategy for North London (Available Autumn 2005)	n	Not available at time of review
<i>Water Efficiency</i>		
Promote the efficient use of water and the recognition of its value as a precious natural resource.	y	
<i>Conservation and Biodiversity</i>		
The Conservation Regulations 1994	n	Included other acts
Water Framework Directive	y	
Making Space for Water	n	Included other acts and relevant documents
PPS 9	y	
Biodiversity by Design 'A Guide for Sustainable Communities'	n	Included other acts and relevant documents
Association URBED 2004	n	Included other acts and relevant documents
Wildlife & Countryside Act 1981	n	Covered in Biodiversity
Salmon & Freshwater Fisheries Act 1975	n	Covered in Biodiversity
Mayor of London's Blue Ribbon Policy	y	
River Restoration Strategy for North London (Available Autumn 2005)	n	Not available at time of review
<i>Light Pollution</i>		
River channel considered Intrinsically Dark Area	n	Too specific
<i>Important Corridors</i>		
Rivers considered green corridors	y	
<i>Buffer Zones</i>		
Protection and enhancement of existing buffer zones	n	Too specific
<i>Multi-Functional Greenspace</i>		
Identify areas of future open space	y	
<i>River restoration opportunities</i>		
Restore River Lee	y	
<i>Native Species Planting</i>		
Use of native species within planting schemes	n	Too specific
<i>Social Cohesion</i>		
Promote social cohesion by creating functioning and sustainable urban communities	y	
Environmental Interaction	y	
Promote further interaction with the environment	y	

Source of Consultation Response	Included in SA	Comments
Haringey NHS - Teaching Primary Trust 3/10/2005		
Objective to cover adequate community and social infrastructure to support existing and new populations	n	Cover in Health Objective
Objective with the aim of improving overall health status and reducing health inequalities	y	
See how health impacts could be considered through consideration of indicators for other objectives (air quality, housing, road safety)	y	Include health indicators in other objectives
English Nature 28/09/2005		
PPS9	y	
The Mayor's Biodiversity Strategy	y	
Number, size and status of sites for SINCS	n	Cannot find with certainty
Areas likely to be significantly affected	n	Not in Scoping Report
Environmental problems identified	n	Not in Scoping Report
ENV 4 indicators to include bird populations and area of sites of Importance for nature conservation	y	
Likely significant effects on the environment assessed	n	Not in Scoping Report
Mitigation measures	n	Not in Scoping Report
Countryside Agency 12/09/2005		
Countryside Character CA13 / C112 Inner London	n	Not available on website
Lee Valley Park Regional Park Authority 27/09/2005		
Clarify: the Paddock is part of the Lee Valley Park as is the Hale Wharf	y	
The Lee Valley Regional Park Plan 2000	y	
The Lee Valley Biodiversity Action Plan	y	
PPS9	y	
Lee Valley Pathway - part of the National Cycle Network	n	Not in scope
Improving or maintaining access into the Park	n	Already in
Clarify: Tottenham Marshes is not an SSI	y	
ENV 3 Indicators: Achievement of action plan targets	y	
Thames Water 28/09/2005		
Make reference to Water Quality and Water Efficiency	y	Indicators
British Waterways 03/10/2005		
SOC 4: Potential role of residential moorings to contribute to affordable housing	y	
SOC7: PPG13 waterborne transport	y	In issues
ENV3: Potential role of river Lee Navigation	y	In issues
ENV6: River Lee Navigation	y	In issues
ENV9: British Waterways advice on flood risk	y	
ECO2/ECO3: potential role of business and trade barges	n	Already in Masterplan
London Plan: The Blue Ribbon Network	y	

Annex B

Annex B: Key Sustainability Issues

Topic	Key issues
SOCIAL	
Deprivation (Overall)	<p>Haringey scores 37.70 in the Office of the Deputy Prime Minister's (ODPM) Indices of Deprivation 2004, ranking as the 10th most deprived district in England. In 2000, Haringey was the 20th most deprived borough in England and the 6th most deprived in London. Again most of its areas were within the 10% most deprived in England, including Tottenham Hale.</p> <p>Haringey is also the 17th most economically deprived council in England. In 2000 Haringey was the 28th most economically deprived in England, a change of 11 places to 2004.</p> <p>Tottenham Hale is one of the most deprived wards in Haringey, ranking in 2004 the 6th most deprived in Haringey. It is also amongst the 10% most deprived areas in England.</p> <p>Haringey's Community Strategy states that there are significant inequalities in Haringey and that it is a priority to narrow the gap between the east and west of the borough and promote neighbourhood development in the most deprived areas.</p>
Crime	<p>In 2005 Haringey was ranked 7th in London for recorded TNO's. Haringey has the highest number of residential burglaries in London (out of 32 boroughs) (2005),</p> <p>Incidences of violence against the person tend to be concentrated in the east of the borough, particularly at the Tottenham High Road junctions with Bruce Grove and Seven Sisters Road. Street.</p> <p>The crime incidence rate for 2000/01 in Haringey was 137.6 offences per 1,000 of the residential population. That figure increased by 21% in 2005, when Haringey had an annual incident rate of 166.4 offences per 1,000 population.</p> <p>Haringey's Safer Communities Strategy sets an objective to reduce crime of all types, across the borough.</p>
Health (Access to services)	<p>Health facilities are located outside of the Tottenham Hale International study area and are mainly clustered around Bruce Grove station on Tottenham High Road.</p> <p>Haringey's Teaching Primary Care Trust Local Delivery Plan states that there is a need to improve local access to health services.</p> <p>A planning proposal being currently considered as part of the Tottenham Hale International Development Framework is the one for the GLS site, which will include a health centre.</p>

Topic	Key issues
Health	<p>The proportion of people in Haringey who reported their health as 'not good' over the previous 12 months was 9%, higher than the London average (8.3%) but slightly below that of England and Wales (9.2%). There are large intra-borough differences, with some wards showing double the average, while wards in the north east of the borough generally having worse rates than those on the west.</p> <p>Tottenham Hale and all of its surrounding boroughs had a higher proportion of residents choosing to describe their health as 'not good', particularly in Northumberland Park (10.8%) and Tottenham Green (10.5%) compared with 9.2% across England and Wales and 8.3% in London.</p>
Decent Homes	<p>The proportion of local authority homes which were non-decent at 1st April 2004 in Haringey was 58%. This is high compared to the national average for England at 37.7% and regional for London at 50.3%. London-wide Haringey has the 10th highest proportion of non-decent LA houses. The proportion of local authority homes which were non-decent has increased from 31% in 2002 to 58% in 2004.</p> <p>In the Census 2001 data, Tottenham Hale had a significant high proportion of houses with no central heating or sole use of bath, shower or WC (9.3 and 0.9 respectively), compared to national levels of 8.5 and 0.5 respectively.</p> <p>Haringey's Community Strategy states that the Decent Homes Standards needs to be achieved by 2010.</p> <p>The consultation results (Integrated Interchange Concept Study and Urban Centre Masterplan) showed that there is a need to redevelop the High Cross housing estate.</p>
Affordable Housing	<p>It is estimated that 5,162 existing households in Haringey (4% of total households) are in housing need. These are concentrated in Seven Sisters, Tottenham Hale, Bruce Grove, Noel Park and South Tottenham.</p> <p>In the Tottenham Hale area there is a significantly low percentage of privately owned properties (40%), compared to regional (56.6%) and national (69%) figures. [Census 2001].</p> <p>A Housing needs survey, conducted in 2002 estimated that 5,162 existing households in Haringey (4% of total households) are in housing need. These are concentrated in Seven Sisters, Tottenham Hale, Bruce Grove, Noel Park and South Tottenham.</p> <p>Tottenham Hale is defined as an Opportunity Area in the London Plan, with the opportunity to accommodate higher density development, particularly close to the station, with a mix of uses, including retail, offices, housing, industrial space and commercial activities. Most of the current planning proposals for the area, involve housing developments.</p> <p>Haringey's Community Strategy states that permanent, affordable housing supply needs to be increased and prioritises the need to promote improvements to private sector housing in neighbourhood renewal areas, as well as the need to assist homeless people and provide good quality emergency and temporary accommodation.</p> <p>SPG10a on Affordable Housing sets these priorities: ensure an adequate provision of affordable housing through the planning system; provide a choice of affordable housing types and a range of tenures; create a mixed and balanced community.</p> <p>According to the London Plan Draft Sub-regional Development Framework, the future of the Tottenham Hale area is likely to involve a significantly higher housing allocation than was envisaged in the London Plan.</p>

Topic	Key issues
Education (Qualifications)	<p>Haringey as a borough has a lower proportion of people without qualifications (23.4%) than the national average (29.1%) but a high proportion of people with qualifications to levels 4 or 5 (37.9%) compared to 19.8% across England and Wales.</p> <p>However, Northumberland Park, Higham Hill and Tottenham Hale all have a high proportion of people without qualifications – over a third - and low proportions of highly qualified people compared to the national average.</p> <p>There has been a 19.6% reduction in the percentage of people aged 16-74 with no qualifications in the borough, from 28% in 2001 to 23.4% in 2003.</p> <p>Haringey's Best Value Performance Plan states as an objective to raise achievement in education and create opportunities for lifelong success</p>
Road Safety	<p>Based on BVPI results (2003-2004 figures), Haringey ranks 5th out of the 33 London authorities with most pedestrians killed or seriously injured per 100,000 road accidents (34.21 casualties per 100,000 pedestrians seriously injured or killed in road accidents).</p> <p>Compared with the adjoining boroughs (Camden, Hackney, Islington, Barnet and Enfield) Haringey has shown the lowest reduction in total killed and seriously injured casualties over a 4-years period (2000-2004).</p> <p>Overall there has been a decreasing trend in the number of casualties (pedestrians and cyclists) in Haringey roads, with a 28.8% reduction in total numbers in the period between 1994 and 2003.</p> <p>Haringey's Local Implementation Plan sets a number of measures to reduce road danger at source, including physical works to slow motor vehicles; safer routes to school schemes and traffic management measures to reduce the impact of traffic in residential areas.</p>
Transport - Accessibility	<p>Haringey ranks 15th of the 408 British local authorities on connectivity and 9th in London.</p> <p>At 53%, Haringey has the 3rd highest proportion of residents who travel to work by public transport in Britain, behind the London Boroughs of Lambeth and Wandsworth. This reflects the strong performance of the Borough for connectivity and the density of rail and underground stations in the borough.</p> <p>Tottenham Hale Station is an important transport node, forming part of the Stansted Express route with regular services to the airport. The station also forms part of the London Underground Victoria Line providing direct access to central London. A number of bus services also operate from the station providing services to adjoining centres.</p> <p>Haringey's Local Implementation Plan suggests a number of measures to improve public transport in the Borough: Improvements to public transport on Tottenham High Road; Improved orbital public transport; provision of rail infrastructure, new bus routes and bus network improvements; Improvements to the Tottenham gyratory; Improvements to Tottenham Hale Park station; improve access to, and security and safety around, rail stations and interchanges; safe and efficient operation of public transport services in the Borough.</p> <p>The consultation results (Integrated Interchange Concept Study and Urban Centre Masterplan) showed that there is a general dissatisfaction with connectivity in the area. In particular improved links between the High Road, new urban centre and the Lee Valley Regional Park and between the station and the proposed new developments were suggested.</p>

Topic	Key issues
Population Density	<p>Haringey is very densely populated by national standards, ranking as the 11th most densely populated local authority in both Britain and London. With 73.18 people per hectare it is higher than average London density of 35.17 but lower than Inner London typical values of 86.63.</p> <p>In the twenty years between 1982 and 2002 the population of Haringey grew by 9.7%, compared with an increase of 8.7% for London as a whole. Projected population growth of 14.73% by 2016 (compared to 2001), with greater increase in the three wards of Tottenham Hale, Tottenham Green and Seven Sisters.</p> <p>GLA reports that population in Haringey is expected to increase by 13.47% by 2016, compared to 2001 levels. The growth is expected to be greater in the wards in the east of the borough, in particular the three wards of Tottenham Hale, Tottenham Green and Seven Sisters.</p>
Population - Age	<p>Haringey has a relatively young population, the borough's average age of 34 ranks it as the 5th youngest local authority in Britain and 4th in London.</p> <p>Average age in the Tottenham Hale area is 32, compared to Haringey average age of 34.</p> <p>The consultation results (Integrated Interchange Concept Study and Urban Centre Masterplan) showed that young people should be put in the heart of the masterplan, including the provision for new facilities and activities.</p>
Inclusive Access	<p>The proportion of people reporting any long-term illness, health problem or disability, in Haringey in 2001 was the same as London (15.5%), nearly 3% lower than from England and Wales (18.2%).</p> <p>The percentage of Haringey population living on a disability allowance has increased by 0.45% between 2001 and 2003. In 2003, Haringey was the borough with the 9th greatest percentage of people living on a disability allowance in London. In the borough Tottenham Hale was about average - with most wards having a percentage of 4 - 5%.</p> <p>In Tottenham Hale 550 residents were living on a disability allowance in 2003, representing 4.32% of the population.</p>
Cultural diversity	<p>Haringey is the 14th most ethnically diverse borough out of 408 local authorities, as measured by the proportion of the population classified as non-white.</p> <p>There is a larger concentration of those who classified themselves as white in the west of Haringey, with both the black African and black Caribbean communities concentrated in the east of Haringey, while residents of Asian ethnic origin seem to be concentrated in the middle of the borough.</p> <p>In Tottenham Hale total non-white population amounts to 51.2% of the resident population, while the total minority ethnic community amounts for 66.2% of the population. This pattern is also seen in the surrounding wards, although Seven Sisters and Higham Hill have slightly higher proportions of White residents.</p>
Heritage	<p>The Borough has 221 Listed Buildings. Haringey has 28 designated conservation areas, located throughout the borough. Although located throughout the borough there are particular concentrations around the Highgate, Muswell Hill and older Wood Green and Tottenham Road areas.</p>

Topic	Key issues
ENVIRONMENTAL	
Resident Satisfaction with Local Environment	<p>In 2003 58% of Haringey residents reported that they believe the borough was becoming a 'better place to live'. That percentage is 4% higher than the equivalent for London and 12% higher than the 2002 response.</p> <p>The consultation results (Integrated Interchange Concept Study and Urban Centre Masterplan) showed that there is in general a concept of an unattractive, bleak urban environment and a lack of identity in Tottenham Hale.</p>
Household waste recycled.	<p>Haringey has the 24th lowest percentage of recycled household waste among the 33 London Boroughs, with 8.6% of household waste recycle.</p> <p>Provisional performance figures for 2005 show an increase to 12.87% of total household waste being recycled. This is higher than the target for 2005 (12%) and higher than the London average (11.5%).</p>
Open Space	<p>The London Borough of Haringey covers a total area of 11.5 square miles. It is a very densely populated area by national standards, ranking as the 11th most densely populated local authority in both Britain and London. The Open Space Survey of the borough conducted in 2003 confirms that Haringey's open space falls below the National Playing Field Association's 2.43 hectares per 1000 of the population standing at only 1.7 hectares.</p> <p>The Lee Valley Regional Park is located in close proximity to the east of the Tottenham Hale International area, which whilst is a major benefit for the area, is currently poorly utilised and unconnected to the surrounding community. Two more areas of open space are within the Tottenham Hale International area: the Down Lane Recreation Ground and the Paddock.</p> <p>Planning proposals for the regeneration of all these sites are being considered under the Tottenham Hale International Development Framework. Haringey's Neighbourhood Renewal Strategy states that there is a need for additional open space and good quality leisure facilities in the Borough. SPG 10c on Open Space requires all new developments to ensure adequate open space is provided.</p> <p>The consultation results (Integrated Interchange Concept Study and Urban Centre Masterplan) showed that there is a need to enhance the green spaces in the area, such as Down Lake Park and increase community use.</p>
Biodiversity (Nature Conservation)	<p>Haringey's Biodiversity Action Plan (BAP) identifies three sites close to or within the Borough as Sites of Special Scientific Interest (SSSIs), including North Wood in Hampstead Heath; Walthamstow Reservoirs; and Tottenham Marshes.</p> <p>Walthamstow Reservoirs are also classified as a Special Protection Area (SPA), as well as states that action plans have been prepared for a number of species and habitats.</p> <p>Haringey's Biodiversity Action Plan states that all new developments need to protect the existing biodiversity and where possible seek to enhance it.</p> <p>SPG 8d on Biodiversity, Landscaping and Trees includes following to ensure biodiversity is addressed in the built environment: Key species which are of a national or London-wide priority or of local significance and which Haringey want to take action to conserve; key habitats of Haringey; specific sites within the borough; the main policies which are important to influence on order to protect and conserve our local wildlife; and; the different organisations and categories of people involved in biodiversity.</p>

Topic	Key issues
Air Quality - General Emission Levels	<p>The Haringey Air Quality Management Area: Action Plan states that the ability to reduce the impact of air pollution in and around the borough lies chiefly with the effective management of traffic on the borough's roads. The Council has modelled air pollution in the borough and identified locations with poor air quality. Two hotspots were identified: Tottenham Hale; and Muswell Hill roundabout.</p> <p>Haringey has three automatic monitoring stations. One is located at the Town Hall, the other in Priory Park and the last one at Bounds Green, which is however not in use currently. Overall both stations fail to meet the sustainable objective. That is the case however, with most measurement stations in Inner London.</p> <p>The growing demands for car ownership and access within the Borough threaten air quality objectives and undermine the maintenance of a safe and efficient road network.</p> <p>Haringey's Air Quality Action Plan, declares the whole borough as an Air Quality Management Area and proposes action to reduce emissions from vehicles; action to reduce traffic volumes; action to reduce emissions from non-road traffic sources; awareness raising, education and public information.</p>
Transport (Congestion)	<p>Haringey's Local Implementation Plan states that much of the Borough's road network is congested for much of the day, while local communities are suffering from the impact of additional traffic and rat running from through traffic. The high volumes of traffic do not encourage more walking and cycling. Linked to improvements to public transport services on Tottenham High Road are options to address the traffic volumes and speed on Tottenham gyratory comprising Tottenham High Road, Monument Way and Broad Lane.</p> <p>Haringey's Local Implementation Plan proposes a number of measures to discourage motor traffic: Reduce the need to travel, especially by car, through design; locate new housing, office, shopping, commercial, educational and recreational facilities to locations well-served by public transport; consider the needs of public transport users, pedestrians and cyclists in the design of new developments; Parking requirement provision; provision of facilities to encourage more walking and cycling; 20mph zones.</p> <p>The consultation results (Integrated Interchange Concept Study and Urban Centre Masterplan) showed that the dominance of traffic and congestion is generally an issue in the Tottenham Hale area.</p>
Climate Change - Renewable Energy	<p>Haringey's UDP states that the Council supports the Government's commitment to a 60% reduction in carbon dioxide emissions by 2050. By reducing the dependency on unnecessary conventional private motor vehicle use, efforts can be made to reduce carbon dioxide emissions, which also contribute to global warming.</p> <p>Haringey's Local Agenda 21 includes provisions for CHP and renewable energy applications; Grants for energy saving improvements; Layout, design, landscaping and materials that conserve energy and have scope for passive solar gain.</p>
Energy Efficiency of Housing Stock	<p>Average SAP national and regional SAP rating is 59% (2003-2004), slightly higher than the Haringey average figure (57%). In London in particular, Haringey ranks 13th for highest SAP rating. Between 2001-2002 and 2002-2003 the average SAP rating has improved by 28%, from 42 to 56. The increasing trend has been smaller with only a 1.8% increase from 2003 to 2004 (from 56 to 57). Provisional performance figures for 2005 show a slight increase to 58.37.</p> <p>Haringey's Air Quality Action Plan states that the Council promotes energy efficiency under the Home Energy Conservation Act and have set a target of increasing energy efficiency by 27.5% between 1996 and 2008/12 for all housing</p>

Topic	Key issues
	<p>stock in the Borough. The Council is introducing measures such as window replacement, loft insulation and boiler replacement by high efficiency boilers and offer grants for improving property that includes energy efficiency measures.</p>
Flood Risk	<p>Tottenham Hale is at high risk of damage from flooding as a result of climate change. A significant proportion of the Borough lies in the floodplain of River Lee. This means that a greater land areas are at risk from flooding, the floods are likely to occur more frequently and the cost of any single flood event will be higher than in the past.</p> <p>Proposals for redevelopment conforming to the regeneration objectives previously defined should take account of existing flood defences and the ability to improve them.</p> <p>PPG25 recommends a balanced and flexible approach, which addresses the risk of flooding while recognising the benefits derived from urban regeneration.</p> <p>Development proposals should therefore take account of advice obtained from the Environment Agency and planning guidance provided in connection with the design and arrangement of mixed use developments.</p>
ECONOMIC	
Employment opportunities	<p>In July 2004, 7.2% of Haringey residents were unemployed. This is compared with the London average of 4.5% and is more than double the Great Britain average of 3.0%. Far higher levels of unemployment are found in the east of the borough and within certain ethnic groupings.</p> <p>In July 2004, there were around 300 unemployed people in the Tottenham Hale International study area, with 1,100 people unemployed in the wards of Tottenham Hale and Tottenham Green. Census 2001 data show that the unemployment rate in the Haringey City Growth Area (group of east wards) was 17%, compared to a borough average of 5.4% and a London average of 3.2%.</p> <p>The Council's Revised Draft UDP defines two Employment Areas in the study area. One on the south, which includes the Tottenham Technopark and the GLS site, and the other in the North with the Millhead and Lockwood industrial estates.</p> <p>Based on the London Plan, Draft Sub-regional Development Framework for North London, Tottenham Hale is a major employment opportunity area.</p>
Local business	<p>There are 8,300 businesses in Haringey, of which about 95% are small businesses, employing less than 24 people, while almost 86% of firms employ less than 10 people. There are only eight businesses in Haringey employing 200 or more people. The average size of workplace in the 11 eastern wards of the Haringey City Growth Strategy area, is nine employees. This is slightly larger than the borough average of seven employees, but remains below the London average of eleven.</p> <p>In recent years, micro-sized firms have experienced growth comparable to the rest of London and firms employing between 50 and 99 employees have expanded very rapidly (21% increase from 1998-2001). However, firms in the size range of 11 to 49 employees have declined – despite similar sized firms enjoying reasonable growth elsewhere in London.</p> <p>The consultation results (Integrated Interchange Concept Study and Urban Centre Masterplan) showed that new development should be accessible to the existing community, creating job opportunities for local people and housing and shops to accommodate local demand.</p>

Topic	Key issues
	Based on the London Plan, Draft Sub-regional Development Framework for North London, Tottenham Hale is a major employment opportunity area.
Business Premises	<p>A large part of the Tottenham Hale International area is made up of industrial/employment areas and a mix of industrial units. Haringey's Revised Unitary Plan defines most of the Tottenham Hale International area as an employment area, with Lockwood and Millhead Industrial estates being the main industrial/employment areas. Retailing in Tottenham Hale is focused on Tottenham Hale Retail Park, a relatively recent retail warehouse development to the south of the transport interchange which provides approximately 175,000 sq ft, comprising 10 non-food units and one food convenience store. Comparatively, the borough has a limited supply of office space - half the amount of the London average (excluding the City). Tottenham Hale is defined as an Opportunity Area in the London Plan, with the opportunity to accommodate higher density development, particularly close to the station, with a mix of uses, including retail, offices, housing, industrial space and commercial activities. Still most of the current planning proposals for the area, involve housing developments.</p> <p>The consultation results (Integrated Interchange Concept Study and Urban Centre Masterplan) showed that new development should be accessible to the existing community, creating job opportunities for local people and housing and shops to accommodate local demand.</p> <p>Haringey's Employment and Training Strategy states that there is a need to: ensure that good quality employment premises are protected and the creation of new ones is assisted; ensure that land and premises are capable of embracing modern work requirements; seek a range of premises of different types and costs to meet the needs of different sectors of the economy especially SME's.</p> <p>Based on the London Plan, Draft Sub-regional Development Framework for North London, areas north and east of the station contain mixed industrial uses (e.g. waste, storage) in new and old buildings.</p>

Annex C

Annex C: Interim Masterplan Sustainability Assessment

Ref	Sustainability Objectives	Comments on plan
Soc2	To improve overall health status and reduce health inequalities.	The proposals for Welbourne Community Centre include reference to a possible health centre. The wording of this proposal could be strengthened to ensure implementation. The Former GLS depot proposals include the potential for community uses. This site could include a proposal for a health facility (as being considered as part of the Tottenham Hale International Development Framework). Promotion of healthy lifestyles could also be addressed.
Soc4	To increase the provision of affordable housing.	The proposals for business river barges (Section 4.8) could include moorings for residential boats as they can contribute towards affordable housing provision (proposed by British Waterways).
Soc5	To increase access to life long learning	The plan could state the requirement for educational space within the text as well as identifying a site on Figure 95. This could include links to Haringey Adult Learning Services and include provision of community education facilities and training to access local employment opportunities.
Soc8	To improve facilities for young residents.	There is the potential for further improvement of facilities for young people.
Soc9	To increase inclusive access.	Inclusive access could be addressed and re-iterated within other sections of the Masterplan. For example: Car free residential development to include parking for Blue Badge Holders (Section 6.2); all new pedestrian routes, open spaces, waterfront features and public realm improvements to be accessible. The term 'DDA compliant' could be replaced with 'fully accessible in accordance with Part M Building Regulations' or similar statement.
Soc10	To protect and enhance cultural diversity.	There are opportunities to provide public art projects and to ensure that studio/workshops are affordable.
Soc 11	To protect and enhance heritage buildings.	The Masterplan could make more direct reference to the ways that proposals have considered the pressure of development on areas of historic value or areas that contribute to local distinctiveness. This should include identifying areas of historic value or local distinctiveness.
Env4	To value, protect and enhance biodiversity.	<p>The strategy should be to protect and enhance areas that have ecological value and only sacrifice areas that already have lower ecological value (e.g. the former petrol station site). The use of nature walks and interpretation boards can be used to encourage people to use the designated paths rather than disturbing habitat areas.</p> <p>Specific improvements to the proposals include: Section 5.12 Lee Valley development principles should include a requirement to provide habitat and to enhance the existing situation, rather than just 'having 'minimal detrimental effect to the wildlife habitats that the Park accommodates'; Chesnut Park could have more planting and habitat creation; the proposed residential building on the former petrol station site at the corner of the Paddock nature reserve on Ferry Lane (Section 5.11) could be used as the interpretation centre instead of</p>

Ref	Sustainability Objectives	Comments on plan
		<p>building on the greenfield site, as currently proposed. The Greenfield site could then complement the biodiversity of the nature reserve by being converted into habitat or being used as a viewing site to educate and inform visitors about the nature reserve.</p> <p>The construction of the waterfront developments and bridge would also have constraints due to breeding birds and studies would have to be carried out before development commences. The proposals also encroach onto the railway sidings (Former GLS Site), which have ecological value. This should be adjusted.</p>
Env7	To increase on-site renewable energy provision.	Include targets for renewable energy beyond the 10% target proposed in the London Plan and Energy Strategy.

Ref	Sustainability Objectives	Mitigation
Env5	To reduce air, water, soil and noise pollution levels	There would be short to medium-term impacts from construction activities that would have to be minimised through the implementation of Construction Site Management Plans.
Env6	To decrease traffic congestion.	Further traffic modelling and design work is being undertaken as part of a separate study. Recommendations from this study would have to be incorporated in the plan to help to mitigate the potential negative effects.
Env9	To minimise the risk and effects of fluvial flooding.	It should be noted that the Environment Agency are likely to object to any development within the flood plain, particularly on the proposed interpretation centre on the green field site. Any area taken out of functional flood plain due to development should be compensated for on a like-for-like basis by bringing an area currently outside of floodplain back in. Some analysis may need to be undertaken (flood routing) to check that bridge abutments do not impede flood flow and direct flow to neighbouring property.

Annex D

Annex D: Sustainability Appraisal

ASO	Sustainability Objective	'Do Nothing' Appraisal	'Do Nothing' Predicted Effects
Soc4	To increase the provision of affordable housing.	Y	The business as usual situation is likely to include a proportion of affordable housing, as this is required by planning policy.
Soc5	To increase access to life long learning	N	The business as usual situation is difficult to predict, but is unlikely to increase access to life long learning.
Soc6	To improve road safety.	N	The business as usual development is likely to continue the current situation with a high percentage of pedestrians killed or seriously injured in the Borough. The area is currently dominated by roads and traffic with a lack of clear, safe pedestrian routes.
Soc7	To improve transport connectivity.	N	Business as usual development is likely to worsen the current situation by further increasing the number of people using public transport and the road network.
Soc8	To improve facilities for young residents.	-	The business as usual situation is unlikely to provide community facilities, open space and facilities for activities as part of a commercial development scheme.
Soc9	To increase inclusive access.	N	The business as usual situation is unlikely to provide a more inclusive environment, particularly in terms of public realm, open space and transport accessibility.
Soc10	To protect and enhance cultural diversity.	N	Business as usual development is not likely to address cultural diversity to any great degree through the provision of spaces for community and leisure activities, affordable business units and access to the waterfront. Development is likely to provide stimulation of the evening economy through new bars, restaurants and cafes.
Soc 11	To protect and enhance heritage buildings.	N	The business as usual development is likely to increase density in the development area. This development could have a negative effect on areas of historic value such as the adjoining residential areas just outside Masterplan boundary.
Env1	To improve the urban environment.	N	The business as usual situation is unlikely to have a positive contribution towards improving the local urban environment. The consultation results (Integrated Interchange Concept Study and Urban Centre Masterplan) showed that there is in general a concept of an unattractive, bleak urban environment and a lack of identity in Tottenham Hale.
Env2	To increase the amount of waste recycling	-	The business as usual situation may continue to improve. Provision figures for 2005 show that recycling performance in the Borough is improving.

ASO	Sustainability Objective	'Do Nothing' Appraisal	'Do Nothing' Predicted Effects
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	N	The business as usual development is unlikely to have a positive contribution towards increasing the number of open spaces and access to open space.
Env4	To value, protect and enhance biodiversity.	YY	The business as usual situation is likely to protect and/or enhance habitats and/or species as the existing habitats in the Lee Valley would remain relatively undisturbed.
Env5	To reduce air, water, soil and noise pollution levels	N	The business as usual situation would generate construction activity that would entail short to medium-term negative impacts.
Env6	To decrease traffic congestion.	N	The business as usual situation is unlikely to improve the accessibility and provision of public transport in the Borough, and there are unlikely to be radical changes to the road layout, unless this becomes part of a separate initiative. Business as usual development in the area is likely to increase the demand for road traffic, which could increase congestion. The area is currently very busy with the main road network carrying heavy traffic up to five lanes.
Env7	To increase on-site renewable energy provision.	-	The business as usual situation is likely to contribute towards the provision of on-site renewable energy for large developments due to the GLA target of 10% renewable energy target for large developments.
Env8	To improve energy efficiency of housing stock.	-	The business as usual situation is unlikely to contribute towards the provision of energy efficient housing stock, beyond the requirements of Building Regulations.
Env9	To minimise the risk and effects of fluvial flooding.	-	The business as usual situation is likely to be neutral as all developments will require flood risk assessments to support planning applications.
Env10	To minimise the need for new resources of water by promoting water efficiency	N	The business as usual situation is likely to increase water use as development is unlikely to include water efficient fittings beyond standard practice.
Eco1	To increase access to local employment	-	The business as usual development could include employment opportunities, possibly in the form of retail outlets, cafés and bars. This is predicted to have a neutral impact on local employment opportunities.
Eco2	To increase the diversity of local businesses.	N	The business as usual development is unlikely to have a positive impact on the diversity of local business as it is unlikely to promote creative industries, start up units or other initiatives.

Ref	Topic	Sustainability Appraisal Objectives	Prediction of effects	"Do nothing" assessment	Overall assessment
Soc1	Crime	To reduce crime levels.	<p>Business as usual development is likely to perpetuate the problem of crime by having poor passive surveillance of the public realm and continuing the zoned development of retail, industrial and transport links. The retail and industrial areas are considered to be out of scale and are less active neighbourhoods.</p> <p>Secured by Design principles highlights the need for natural surveillance, the creation of active neighbourhoods and the avoidance of 'crime features' such as out of scale facilities.</p> <p>Section 4.3.4 and 4.3.18 in the general development principles in the Masterplan refer to creating active frontage and ground floor use to ensure passive surveillance of the public realm, as well as making reference specifically to the 'Designing Out Crime' and 'Secure by Design' principles. The proposals throughout the masterplan document include this principle. This should contribute to the secured by design principles.</p>	N	YY
Soc2	Health	To improve overall health status and reduce health inequalities.	<p>Business as usual development is likely to continue to have negative health impacts, through air pollution, lack of access to public services or healthy living centres and lack of promotion of healthy lifestyles.</p> <p>Many of the factors that influence health are addressed by other sustainability objectives. The factors addressed by this objective include: access to public services and promotion of healthy lifestyles (including access to healthy foods).</p> <p>The Masterplan proposals for Welbourne Community Centre include reference to a possible health centre. The general development principles of the Masterplan also refer to promoting car-free residential development and enhancing and creating new open spaces with good access for pedestrians. The proposals include the identification of a potential site for a new health centre (Section 1.5.5, Figure 5).</p> <p>These will have a slightly positive effect.</p>	N	Y
Soc3	Decent Homes	To reduce the percentage of existing housing that fails to meet the decent homes standards.	<p>The business as usual situation is unlikely to include refurbishment of existing housing and so is unlikely to have a positive effect on decent homes. The baseline showed that the proportion of local authority homes which were non-decent at 1st April 2004 in Haringey was 58%.</p> <p>The proposals to refurbish residential buildings on the High Cross Estate means that these buildings will meet the Decent Homes standard.</p>	N	Y

Ref	Topic	Sustainability Appraisal Objectives	Prediction of effects	"Do nothing" assessment	Overall assessment
Soc4	Affordable Housing	To increase the provision of affordable housing.	<p>The business as usual situation is likely to include a proportion of affordable housing, as this is required by planning policy.</p> <p>The Masterplan proposals include a reference to Policy 3A.6 - that 50% of all housing should be affordable. The proposals include reference to Haringey's draft SPG 10a to have a ratio split of approximately 70% shared ownership/intermediate/key worker housing, and 30% affordable housing for rent.</p> <p>This will have a positive effect.</p>	Y	Y
Soc5	Education (Qualifications)	To increase access to life long learning	<p>The business as usual situation is difficult to predict, but is unlikely to increase access to life long learning.</p> <p>The Masterplan proposals for the former GLS site (section 7.4) include provision of an educational site (primary school). The proposals include the identification of a potential site for a new adult education centre (Section 1.5.5, Figure 5).</p> <p>The Masterplan is predicted to have a positive effect.</p>	N	Y
Soc6	Road Safety	To improve road safety.	<p>The business as usual development is likely to continue the current situation with a high percentage of pedestrians killed or seriously injured in the Borough. The area is currently dominated by roads and traffic with a lack of clear, safe pedestrian routes.</p> <p>The Masterplan includes proposals for: well planned pedestrian routes, pedestrianisation schemes, well-designed and positioned crossing and traffic calming in key areas. The proposals include separate pedestrian routes, crossings and changes to the road layout and use to better accommodate pedestrians, and cyclists. The proposed 'green link' bridge (forming Chesnut Park) to link the Ashley Road area to the GLS site will be a pedestrian and cyclist bridge. Pedestrian and cyclist footbridge is proposed over the railway tracks. Pedestrian crossings and intermediate crossing are proposed in Station Square. Pedestrian friendly routes proposed on Monument Way etc.</p> <p>This is predicted to have a significant positive effect.</p>	N	YY

Ref	Topic	Sustainability Appraisal Objectives	Prediction of effects	"Do nothing" assessment	Overall assessment
Soc7	Transport - Accessibility	To improve transport connectivity.	<p>Business as usual development is likely to worsen the current situation by further increasing the number of people using public transport and the road network.</p> <p>The Local Implementation Plan suggests a number of measures to improve public transport in the Borough including improvements to Tottenham Hale Station, the gyratory, access, safety and security around the station and new bus routes and network improvements.</p> <p>The masterplan general development principles (Section 4.3.13) include a desire to improve connections within the Masterplan area and to significant neighbouring destinations. The proposals also state that the proposed new public transport interchange should be designed to assist users when changing between different modes of transport. The proposals state that the interchange will provide a focal point, making public transport more attractive to existing and potential customers. Provision of a good quality cycling environment is proposed.</p> <p>This is predicted to have a significant positive impact.</p>	N	YY
Soc8	Population - Age	To improve facilities for young residents.	<p>The business as usual situation is unlikely to provide community facilities, open space and facilities for activities as part of a commercial development scheme.</p> <p>The masterplan includes: the redevelopment of Welbourne Community Centre; provision of new open spaces and enhancement of existing spaces and provision of an interpretation centre/city farm. The former GLS depot includes proposals for the potential of a cafe/restaurant use on Chesnut Square.</p> <p>This is likely to have a neutral impact.</p>	-	-
Soc9	Inclusive Access	To increase inclusive access.	<p>The business as usual situation is unlikely to provide a more inclusive environment, particularly in terms of public realm, open space and transport accessibility.</p> <p>The general development principles of the Masterplan include (Section 4.3.13) provision for improvements to the public realm to ensure accessibility and legibility for all pedestrians and cyclists with a focus on to the needs of mobility-impaired users.</p> <p>The Masterplan does include reference to accessibility and inclusion within various sections. It states that pedestrian and wheelchair access is to be step free and seamless in the Station interchange.</p> <p>The proposals are likely to have positive effects in transport accessibility and the public realm since new developments are likely to be more accessible anyway.</p>	N	Y

Ref	Topic	Sustainability Appraisal Objectives	Prediction of effects	"Do nothing" assessment	Overall assessment
Soc10	Cultural diversity	To protect and enhance cultural diversity.	<p>Business as usual development is not likely to address cultural diversity to any great degree through the provision of spaces for community and leisure activities, affordable business units and access to the waterfront. Development is likely to provide stimulation of the evening economy through new bars, restaurants and cafes.</p> <p>The Cultural Strategy for Haringey places culture at the centre of project planning and activity for regeneration. The strategy proposes: the creation of new green spaces and corridors, to provide recreation facilities, provide public art projects, and encourage restaurants, bars and cafes in new developments to stimulate the evening economy. Ensure an appropriate range of affordable, serviced creative business units and artists' studios.</p> <p>The Masterplan proposals include the redevelopment of Welbourne Community Centre. The Masterplan includes proposals to improve access to the waterfront and for the provision of a new public space along the eastern bank of the River Lee. The retail centre proposals include provision for studio/workshops for creative industries. The proposals in Hale Wharf include a public towpath with the potential for a waterfront public space for leisure activities such as a weekend arts and crafts or farmers' market and outdoor cafe life.</p> <p>The Masterplan is likely to have a positive impact.</p>	N	Y
Soc 11	Heritage	To protect and enhance heritage buildings.	<p>The business as usual development is likely to increase density in the development area. This development could have a negative effect on areas of historic value such as the adjoining residential areas just outside Masterplan boundary.</p> <p>The general development principles include the consideration of impact on existing buildings and their re-use whenever appropriate. There are also considerations, such as English Heritage's Save our Streets campaign including a desire to de-clutter the street environment.</p> <p>The Masterplan 'General Development Principles' (Section 4.2) include 'three golden rules' one of which is that: 'buildings should relate positively to neighbouring structures (new or old) and the waterfront environment to create a harmonious whole'. This is the main reference to protection of the historic environment in the masterplan document. The Masterplan implies that there is little of historic value in the masterplan area, with the possible exception of the Ashley Road estate. There are more traditional street patterns adjacent to the masterplan area.</p> <p>The Masterplan is likely to have a neutral to positive impact through the control of urban form and the aim to improve the urban grain.</p>	N	-

Ref	Topic	Sustainability Appraisal Objectives	Prediction of effects	"Do nothing" assessment	Overall assessment
Env1	Resident Satisfaction with Local Environment	To improve the urban environment.	<p>The business as usual situation is unlikely to have a positive contribution towards improving the local urban environment. The consultation results (Integrated Interchange Concept Study and Urban Centre Masterplan) showed that there is in general a concept of an unattractive, bleak urban environment and a lack of identity in Tottenham Hale.</p> <p>The general development principles (Section 4.2) include 'three golden rules' one of which is that: buildings should make a positive contribution to the public realm. The same section refers to the inclusion of public art displays within developments. Section 6 refers to a number of measures to ensure development results in the highest quality possible for the public realm in relation to all sites.</p> <p>The Masterplan is likely to have a very positive impact.</p>	N	YY
Env2	Household waste recycled.	To increase the amount of waste recycling	<p>The business as usual situation may continue to improve. Provision figures for 2005 show that recycling performance in the Borough is improving.</p> <p>The Masterplan includes a Sustainability Checklist section with development targets. One of these targets refers to composting facilities and waste and recycling facilities for developments. The section also refers to the Haringey Sustainability Checklist, which includes a question about waste storage and recycling facilities.</p> <p>This is likely to have a small positive impact, but the extent to which this objective is achieved depends strongly on implementation.</p>	-	Y
Env3	Open Space	To increase the provision of quality open space and improve access as well as provide new routes to green space.	<p>The business as usual development is unlikely to have a positive contribution towards increasing the number of open spaces and access to open space.</p> <p>The Masterplan includes for the provision of new high quality public open spaces, in particular Chesnut Square and Brook Park. The Masterplan also proposes safe access to the Lee Valley waterfront including bridge access, a towpath for public use, permeable routes and views to the valley and leisure activities including an interpretation centre. Proposed areas for development of new open space are shown in Figure 5 (Section 1.5.5). In addition Section 5 sets the preferred building form for residential blocks, as the 'courtyard' type which allows for the creation of public space.</p> <p>The Masterplan is likely to have a positive impact.</p>	N	Y

Ref	Topic	Sustainability Appraisal Objectives	Prediction of effects	"Do nothing" assessment	Overall assessment
Env4	Biodiversity (Nature Conservation)	To value, protect and enhance biodiversity.	<p>The business as usual situation is likely to protect and/or enhance habitats and/or species as the existing habitats in the Lee Valley would remain relatively undisturbed.</p> <p>The Masterplan proposes increasing access to the Lee Valley which is likely to threaten existing habitats. The proposals currently encroach into the railway sidings (former GLS site), which have ecological value. Section 4.3.17 however states that "any waterfront development should respect and enhance natural habitats".</p> <p>This is predicted to have a slightly negative effect on ecological value.</p>	YY	N
Env5	Pollution	To reduce air, water, soil and noise pollution levels	<p>The business as usual situation would generate construction activity that would entail short to medium-term negative impacts.</p> <p>Sustainability, including reducing the effect of noise, pollution and micro-climatic effects is mentioned in a number of sections on the specific sites. The Masterplan is likely to generate more construction activity and therefore have a greater effect short to medium-term impact on air, water, soil and noise pollution.</p>	N	N
Env6	Transport (Congestion)	To decrease traffic congestion.	<p>The business as usual situation is unlikely to improve the accessibility and provision of public transport in the Borough, and there are unlikely to be radical changes to the road layout, unless this becomes part of a separate initiative. Business as usual development in the area is likely to increase the demand for road traffic, which could increase congestion. The area is currently very busy with the main road network carrying heavy traffic up to five lanes.</p> <p>The masterplan includes proposals to have 'two way working' on Tottenham Hale Gyratory to improve the pedestrian environment and legibility of the area, a proposal which is also supported by the Mayor of London. The masterplan includes a list of measures to: reduce the use of private and motorised vehicles; travel plans for new developments; car-free developments and reduced parking capacity. The proposals for the Interchange include the physical segregation of public and private transport to minimise congestion problems. The masterplan is likely to encourage the use of public transport and to discourage use of private transport, but the proposals for the gyratory may increase congestion to improve the pedestrian environment.</p> <p>It is predicted the effects of the plan would be positive in helping to reduce traffic, but slightly negative for the gyratory proposals.</p>	N	N

Ref	Topic	Sustainability Appraisal Objectives	Prediction of effects	"Do nothing" assessment	Overall assessment
Env7	Climate Change - Renewable Energy	To increase on-site renewable energy provision.	<p>The business as usual situation is likely to contribute towards the provision of on-site renewable energy for large developments due to the GLA target of 10% renewable energy target for large developments.</p> <p>The Masterplan includes a Sustainability Checklist section with development targets. One of these targets refers to renewable energy but does not set a target beyond the GLA target. Inclusion of renewable energy sources is also part of the general development principles. The Masterplan also suggests using the former petrol station site at the corner of the Paddock and Ferry Lane. to create "a development that showcases 'green' or sustainable design best practice, in line with the Mayor's request that each borough should establish at least one renewable energy project". The extent to which this objective is achieved depends strongly on implementation.</p> <p>This is predicted to have a neutral effect.</p>	-	-
Env8	Energy Efficiency of Housing Stock	To improve energy efficiency of housing stock.	<p>The business as usual situation is unlikely to contribute towards the provision of energy efficient housing stock, beyond the requirements of Building Regulations.</p> <p>The Masterplan includes a Sustainability Checklist section with development targets. One of these targets refers to energy efficiency but does not set a target beyond the Building Regulations. The Masterplan also states that all new development will have to achieve a BREEAM/EcoHomes score of Excellent. Energy efficiency is one of the points addressed in these assessments. The extent to which this objective is achieved depends on implementation.</p> <p>This is predicted to have a neutral effect.</p>	-	-
Env9	Flood Risk	To minimise the risk and effects of fluvial flooding.	<p>The business as usual situation is likely to be neutral as all developments will require flood risk assessments to support planning applications.</p> <p>The Masterplan states that: the majority of the area lies within the flood plain of the River Lee complex; flood risk and drainage must be considered for any new development in the masterplan area and that flood mitigation measures will be required for underground structures. It also states that flood risk assessments will be required to support planning applications. The Masterplan includes a Sustainability Checklist section with development targets. One of these targets refers to the inclusion of green/brown roofs as well as Sustainable Drainage Systems to attenuate water run-off.</p> <p>The Masterplan is likely to have a neutral effect.</p>	-	-

Ref	Topic	Sustainability Appraisal Objectives	Prediction of effects	"Do nothing" assessment	Overall assessment
Env10	Water use	To minimise the need for new resources of water by promoting water efficiency	<p>The business as usual situation is likely to increase water use as development is unlikely to include water efficient fittings beyond standard practice.</p> <p>The Masterplan includes a Sustainability Checklist section with development targets. One of these targets refers to water efficiency appliances such as low-flush WCs but does not set a target. The section also states that development will need to meet an Excellent score under BREEAM/EcoHomes, which includes credits on water efficiency. The extent to which this objective is achieved depends strongly on implementation.</p> <p>This is predicted to have a slightly positive impact.</p>	N	N
Eco1	Employment opportunities	To increase access to local employment	<p>The business as usual development could include employment opportunities, possibly in the form of retail outlets, cafés and bars. This is predicted to have a neutral impact on local employment opportunities.</p> <p>The Masterplan includes proposals to help to attract creative industries and employment sectors. Proposals include: provision for high quality retailers; workshop/studio space for creative industries, education and leisure at the Retail Centre; the area to the east of Ashley Road will remain employment-based; leisure activities at Hale Wharf are proposed; the former GLA depot will become high density mixed-use with employment, community uses and local retail.</p> <p>This is likely to have a positive effect on increasing the potential for local employment. The impact of the masterplan proposals is dependent on implementation of training and education to enable the local residents to access the employment.</p>	-	Y
Eco2	Local Business	To increase the diversity of local businesses.	<p>The business as usual development is unlikely to have a positive impact on the diversity of local business as it is unlikely to promote creative industries, start up units or other initiatives.</p> <p>The Masterplan includes proposals to help to attract creative industries and employment sectors. Proposals include: provision for workshop/studio space for creative industries, education and leisure at the Retail Centre; the area to the east of Ashley Road will include development of new low-cost workspace is proposed; the former GLA depot will become high density mixed-use with employment, community uses and local retail.</p> <p>This has the potential to have a positive effect on increasing the diversity of local business.</p>	N	Y

		Assessment of General Development Principles										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts / risks are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To reduce crime levels.	yy	yy	y	y	yy	y	people	y		yy	Positive
Soc2	To improve overall health status and reduce health inequalities.	y	y					people	y		y	
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	-	-					people, sites, buildings			-	
Soc4	To increase the provision of affordable housing.	yy	yy		y	y		people			yy	Positive
Soc5	To increase access to life long learning	-	-					people			-	
Soc6	To improve road safety.	y	y			y		people			y	
Soc7	To improve transport connectivity.	y	y	y		y		people			y	
Soc8	To improve facilities for young residents.	-	-					people			-	
Soc9	To increase inclusive access.	y	y		y	y		people	y		y	Positive
Soc10	To protect and enhance cultural diversity.	-	-					people			-	
Soc 11	To protect and enhance heritage buildings.	n	n			y		site, buildings	y		n	Negative
Env1	To improve the urban environment.	yy	yy			y	y	people, flora, fauna, global ecosphere			yy	Positive
Env2	To increase the amount of waste recycling	n	n					people, flora, fauna, global ecosphere			n	
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	y	-					people, flora, fauna, global ecosphere			-	
Env4	To value, protect and enhance biodiversity.	n	?	y		y		people, flora, fauna, global ecosphere	y	y	n	Negative
Env5	To reduce air, water, soil and noise pollution levels	n	?	y	y	y		people, flora, fauna, global ecosphere	y	y	n	Negative
Env6	To decrease traffic congestion.	n	?			y	y	people, global ecosphere			n	
Env7	To increase on-site renewable energy provision.	y	y		y	y		people, global ecosphere			y	
Env8	To improve energy efficiency of housing stock.	y	y		y	y		people, global ecosphere			y	
Env9	To minimise the risk and effects of fluvial flooding.	n	y		y	y		people, global ecosphere			y	
Env10	To minimise the need for new resources of water by promoting water efficiency	y	y	y				people, flora, fauna, global ecosphere			y	
Eco1	To increase access to local employment	-	-					people			-	
Eco2	To increase the diversity of local businesses.	-	-					people			-	

		Assessment of Urban Form										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To reduce crime levels.	yy	yy			y	y	people			yy	Positive
Soc2	To improve overall health status and reduce health inequalities.	-	-					people			-	
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	y	y		y	y		people, sites, buildings			y	
Soc4	To increase the provision of affordable housing.	-	-					people			-	
Soc5	To increase access to life long learning	-	-					people			-	
Soc6	To improve road safety.	-	-					people			-	
Soc7	To improve transport connectivity.	-	-					people			-	
Soc8	To improve facilities for young residents.	-	-					people			-	
Soc9	To increase inclusive access.	-	-					people			-	
Soc10	To protect and enhance cultural diversity.	-	-					people			-	
Soc 11	To protect and enhance heritage buildings.	n	n			y		site, buildings	y	y	n	Negative
Env1	To improve the urban environment.	-	-					people, flora, fauna, global ecosphere		y	-	
Env2	To increase the amount of waste recycling	-	-					people, flora, fauna, global ecosphere			-	
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	y	y		y	y		people, flora, fauna, global ecosphere			y	
Env4	To value, protect and enhance biodiversity.	n	n	y				people, flora, fauna, global ecosphere	y		n	
Env5	To reduce air, water, soil and noise pollution levels	n	?	y		y	y	people, flora, fauna, global ecosphere	y		n	Negative
Env6	To decrease traffic congestion.	-	-					people, global ecosphere			-	
Env7	To increase on-site renewable energy provision.	-	-					people, global ecosphere			-	
Env8	To improve energy efficiency of housing stock.	y	y			y		people, global ecosphere			y	
Env9	To minimise the risk and effects of fluvial flooding.	-	-					people, global ecosphere			-	
Env10	To minimise the need for new resources of water by promoting water efficiency	-	-					people, flora, fauna, global ecosphere			-	
Eco1	To increase access to local employment	-	-					people			-	
Eco2	To increase the diversity of local businesses.	-	-					people			-	

		Assessment of Station Square										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To reduce crime levels.	-	-					people			-	
Soc2	To improve overall health status and reduce health inequalities.	-	-					people	y		-	
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	-	-					people, sites, buildings			-	
Soc4	To increase the provision of affordable housing.	-	-					people			-	
Soc5	To increase access to life long learning	-	-					people			-	
Soc6	To improve road safety.	y	y					people			y	
Soc7	To improve transport connectivity.	?	?					people			?	
Soc8	To improve facilities for young residents.	-	-					people			-	
Soc9	To increase inclusive access.	y	y		y	y		people	y		y	Positive
Soc10	To protect and enhance cultural diversity.	-	-					people			-	
Soc 11	To protect and enhance heritage buildings.	-	-					site, buildings		y	-	
Env1	To improve the urban environment.	yy	yy		y	y		people, flora, fauna, global ecosphere		y	yy	Positive
Env2	To increase the amount of waste recycling	-	-					people, flora, fauna, global ecosphere			-	
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	?	?					people, flora, fauna, global ecosphere			?	
Env4	To value, protect and enhance biodiversity.	-	-					people, flora, fauna, global ecosphere			-	
Env5	To reduce air, water, soil and noise pollution levels	n	?	y		y		people, flora, fauna, global ecosphere	y	y	n	Negative
Env6	To decrease traffic congestion.	nn	n			y	y	people, global ecosphere			nn	Negative
Env7	To increase on-site renewable energy provision.	-	-					people, global ecosphere			-	
Env8	To improve energy efficiency of housing stock.	-	-					people, global ecosphere			-	
Env9	To minimise the risk and effects of fluvial flooding.	-	-					people, global ecosphere			-	
Env10	To minimise the need for new resources of water by promoting water efficiency	-	-					people, flora, fauna, global ecosphere			-	
Eco1	To increase access to local employment	-	-					people			-	
Eco2	To increase the diversity of local businesses.	-	-					people			-	

		Assessment of Ferry Lane										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To reduce crime levels.	-	-					people			-	
Soc2	To improve overall health status and reduce health inequalities.	-	-					people			-	
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	-	-					people, sites, buildings			-	
Soc4	To increase the provision of affordable housing.	-	-					people			-	
Soc5	To increase access to life long learning	-	-					people			-	
Soc6	To improve road safety.	y	y			y		people			y	
Soc7	To improve transport connectivity.	y	y			y		people			y	
Soc8	To improve facilities for young residents.	-	-					people			-	
Soc9	To increase inclusive access.	?	?			y		people			?	
Soc10	To protect and enhance cultural diversity.	-	-					people			-	
Soc 11	To protect and enhance heritage buildings.	-	-					site, buildings		y	-	
Env1	To improve the urban environment.	yy	yy		y	y		people, flora, fauna, global ecosphere		y	yy	Positive
Env2	To increase the amount of waste recycling	-	-					people, flora, fauna, global ecosphere			-	
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	?	?					people, flora, fauna, global ecosphere			?	
Env4	To value, protect and enhance biodiversity.	-	-					people, flora, fauna, global ecosphere			-	
Env5	To reduce air, water, soil and noise pollution levels	n	?	y		y		people, flora, fauna, global ecosphere	y	y	n	Negative
Env6	To decrease traffic congestion.	?	?					people, global ecosphere			?	
Env7	To increase on-site renewable energy provision.	-	-					people, global ecosphere			-	
Env8	To improve energy efficiency of housing stock.	-	-					people, global ecosphere			-	
Env9	To minimise the risk and effects of fluvial flooding.	-	-					people, global ecosphere			-	
Env10	To minimise the need for new resources of water by promoting water efficiency	-	-					people, flora, fauna, global ecosphere			-	
Eco1	To increase access to local employment	-	-					people			-	
Eco2	To increase the diversity of local businesses.	-	-					people			-	

		Assessment of Lae Valley										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To reduce crime levels.	-	-					people			-	
Soc2	To improve overall health status and reduce health inequalities.	y	y			y		people	y		y	Positive
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	-	-					people, sites, buildings			-	
Soc4	To increase the provision of affordable housing.	-	-					people			-	
Soc5	To increase access to life long learning	-	-					people			-	
Soc6	To improve road safety.	-	-					people			-	
Soc7	To improve transport connectivity.	-	-					people			-	
Soc8	To improve facilities for young residents.	y	y					people			y	
Soc9	To increase inclusive access.	?	?					people			?	
Soc10	To protect and enhance cultural diversity.	-	-					people			-	
Soc 11	To protect and enhance heritage buildings.	-	-					site, buildings			-	
Env1	To improve the urban environment.	yy	yy					people, flora, fauna, global ecosphere			yy	Positive
Env2	To increase the amount of waste recycling	-	-					people, flora, fauna, global ecosphere			-	
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	yy	yy					people, flora, fauna, global ecosphere			yy	Positive
Env4	To value, protect and enhance biodiversity.	n	?	y		y		people, flora, fauna, global ecosphere	y		n	Negative
Env5	To reduce air, water, soil and noise pollution levels	n	?	y		y		people, flora, fauna, global ecosphere	y	y	n	Negative
Env6	To decrease traffic congestion.	-	-					people, global ecosphere			-	
Env7	To increase on-site renewable energy provision.	-	-					people, global ecosphere			-	
Env8	To improve energy efficiency of housing stock.	-	-					people, global ecosphere			-	
Env9	To minimise the risk and effects of fluvial flooding.	n	n	y		y		people, global ecosphere			n	
Env10	To minimise the need for new resources of water by promoting water efficiency	-	-					people, flora, fauna, global ecosphere			-	
Eco1	To increase access to local employment	y	y			y		people			y	
Eco2	To increase the diversity of local businesses.	y	y			y		people			y	

		Assessment of Ashley Park										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To reduce crime levels.	-	-					people			-	
Soc2	To improve overall health status and reduce health inequalities.	y	y			y		people			y	
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	-	-					people, sites, buildings			-	
Soc4	To increase the provision of affordable housing.	-	-					people			-	
Soc5	To increase access to life long learning	-	-					people			-	
Soc6	To improve road safety.	-	-					people			-	
Soc7	To improve transport connectivity.	yy	yy		y	y		people			yy	Positive
Soc8	To improve facilities for young residents.	-	-					people			-	
Soc9	To increase inclusive access.	?	?					people	y		?	
Soc10	To protect and enhance cultural diversity.	-	-					people			-	
Soc 11	To protect and enhance heritage buildings.	-	-					site, buildings		y	-	
Env1	To improve the urban environment.	y	y			y		people, flora, fauna, global ecosphere			y	
Env2	To increase the amount of waste recycling	-	-					people, flora, fauna, global ecosphere			-	
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	y	y			y		people, flora, fauna, global ecosphere			y	
Env4	To value, protect and enhance biodiversity.	n	?			y		people, flora, fauna, global ecosphere	y		n	Negative
Env5	To reduce air, water, soil and noise pollution levels	n	?	y		y		people, flora, fauna, global ecosphere	y	y	n	Negative
Env6	To decrease traffic congestion.	-	-					people, global ecosphere			-	
Env7	To increase on-site renewable energy provision.	-	-					people, global ecosphere			-	
Env8	To improve energy efficiency of housing stock.	-	-					people, global ecosphere			-	
Env9	To minimise the risk and effects of fluvial flooding.	-	-					people, global ecosphere			-	
Env10	To minimise the need for new resources of water by promoting water efficiency	-	-					people, flora, fauna, global ecosphere			-	
Eco1	To increase access to local employment	-	-					people			-	
Eco2	To increase the diversity of local businesses.	-	-					people			-	

		Assessment of Retail Centre										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To reduce crime levels.	y	y					people			y	
Soc2	To improve overall health status and reduce health inequalities.	-	-					people			-	
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	-	-					people, sites, buildings			-	
Soc4	To increase the provision of affordable housing.	-	-					people			-	
Soc5	To increase access to life long learning	-	-					people			-	
Soc6	To improve road safety.	-	-					people			-	
Soc7	To improve transport connectivity.	-	-					people			-	
Soc8	To improve facilities for young residents.	-	-					people			-	
Soc9	To increase inclusive access.	-	-					people			-	
Soc10	To protect and enhance cultural diversity.	-	-					people			-	
Soc 11	To protect and enhance heritage buildings.	?	?	y		y		site, buildings	y	y	?	
Env1	To improve the urban environment.	y	y			y		people, flora, fauna, global ecosphere	y		y	Positive
Env2	To increase the amount of waste recycling	-	-			y		people, flora, fauna, global ecosphere			-	
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	-	-					people, flora, fauna, global ecosphere			-	
Env4	To value, protect and enhance biodiversity.	-	-					people, flora, fauna, global ecosphere			-	
Env5	To reduce air, water, soil and noise pollution levels	n	?	y		y		people, flora, fauna, global ecosphere	y	y	n	Negative
Env6	To decrease traffic congestion.	-	-					people, global ecosphere			-	
Env7	To increase on-site renewable energy provision.	-	-					people, global ecosphere			-	
Env8	To improve energy efficiency of housing stock.	-	-					people, global ecosphere			-	
Env9	To minimise the risk and effects of fluvial flooding.	-	-					people, global ecosphere			-	
Env10	To minimise the need for new resources of water by promoting water efficiency	-	-					people, flora, fauna, global ecosphere			-	
Eco1	To increase access to local employment	y	y			y		people			y	
Eco2	To increase the diversity of local businesses.	y	y			y		people			y	

		Assessment of Monument Way										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To reduce crime levels.	-	-					people			-	
Soc2	To improve overall health status and reduce health inequalities.	-	-					people			-	
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	-	-					people, sites, buildings			-	
Soc4	To increase the provision of affordable housing.	-	-					people			-	
Soc5	To increase access to life long learning	-	-					people			-	
Soc6	To improve road safety.	yy	yy			y	y	people			yy	Positive
Soc7	To improve transport connectivity.	-	-					people			-	
Soc8	To improve facilities for young residents.	-	-					people			-	
Soc9	To increase inclusive access.	-	-					people			-	
Soc10	To protect and enhance cultural diversity.	-	-					people			-	
Soc 11	To protect and enhance heritage buildings.	-	-					site, buildings		y	-	
Env1	To improve the urban environment.	-	-					people, flora, fauna, global ecosystem			-	
Env2	To increase the amount of waste recycling	-	-					people, flora, fauna, global ecosystem			-	
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	-	-					people, flora, fauna, global ecosystem			-	
Env4	To value, protect and enhance biodiversity.	-	-					people, flora, fauna, global ecosystem			-	
Env5	To reduce air, water, soil and noise pollution levels	n	?	y		y		people, flora, fauna, global ecosystem	y	y	n	Negative
Env6	To decrease traffic congestion.	nn	n			y		people, global ecosystem			nn	Negative
Env7	To increase on-site renewable energy provision.	-	-					people, global ecosystem			-	
Env8	To improve energy efficiency of housing stock.	-	-					people, global ecosystem			-	
Env9	To minimise the risk and effects of fluvial flooding.	-	-					people, global ecosystem			-	
Env10	To minimise the need for new resources of water by promoting water efficiency	n	?					people, flora, fauna, global ecosystem			n	
Eco1	To increase access to local employment	-	-					people			-	
Eco2	To increase the diversity of local businesses.	-	-					people			-	

		Assessment of Hale Wharf										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To reduce crime levels.	-	-					people			-	
Soc2	To improve overall health status and reduce health inequalities.	y	y			y		people			y	
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	-	-					people, sites, buildings			-	
Soc4	To increase the provision of affordable housing.	-	-					people			-	
Soc5	To increase access to life long learning	-	-					people			-	
Soc6	To improve road safety.	-	-					people			-	
Soc7	To improve transport connectivity.	-	-					people			-	
Soc8	To improve facilities for young residents.	y	y					people			y	
Soc9	To increase inclusive access.	yy	yy			y		people	y		yy	Positive
Soc10	To protect and enhance cultural diversity.	y	y			y		people			y	
Soc 11	To protect and enhance heritage buildings.	n	?			y		site, buildings	y		n	Negative
Env1	To improve the urban environment.	y	y			y		people, flora, fauna, global ecosphere			y	
Env2	To increase the amount of waste recycling	-	-			y		people, flora, fauna, global ecosphere			-	
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	y	y			y	y	people, flora, fauna, global ecosphere			y	
Env4	To value, protect and enhance biodiversity.	n	?			y		people, flora, fauna, global ecosphere	y		n	Negative
Env5	To reduce air, water, soil and noise pollution levels	n	?	y		y		people, flora, fauna, global ecosphere	y	y	n	Negative
Env6	To decrease traffic congestion.	-	-					people, global ecosphere			-	
Env7	To increase on-site renewable energy provision.	y	?					people, global ecosphere			y	
Env8	To improve energy efficiency of housing stock.	-	-					people, global ecosphere			-	
Env9	To minimise the risk and effects of fluvial flooding.	n	?	y		y		people, global ecosphere			n	
Env10	To minimise the need for new resources of water by promoting water efficiency	n	?					people, flora, fauna, global ecosphere			n	
Eco1	To increase access to local employment	y	y			y		people			y	
Eco2	To increase the diversity of local businesses.	yy	yy			y		people			yy	Positive

		Assessment of Former GLS Site										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To reduce crime levels.	-	-					people			-	
Soc2	To improve overall health status and reduce health inequalities.	-	-					people			-	
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	-	-					people, sites, buildings			-	
Soc4	To increase the provision of affordable housing.	-	-					people			-	
Soc5	To increase access to life long learning	y	y		y			people			y	
Soc6	To improve road safety.	-	-					people			-	
Soc7	To improve transport connectivity.	y	y		y	y		people			y	
Soc8	To improve facilities for young residents.	y	y			y		people			y	
Soc9	To increase inclusive access.	-	-					people			-	
Soc10	To protect and enhance cultural diversity.	-	-					people			-	
Soc 11	To protect and enhance heritage buildings.	?	?					site, buildings	y		?	
Env1	To improve the urban environment.	y	y			y		people, flora, fauna, global ecosphere			y	
Env2	To increase the amount of waste recycling	-	-			y		people, flora, fauna, global ecosphere			-	
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	yy	yy			y		people, flora, fauna, global ecosphere			yy	Positive
Env4	To value, protect and enhance biodiversity.	y	?			y		people, flora, fauna, global ecosphere	y		y	Positive
Env5	To reduce air, water, soil and noise pollution levels	n	?	y		y		people, flora, fauna, global ecosphere	y	y	n	Negative
Env6	To decrease traffic congestion.	-	-					people, global ecosphere			-	
Env7	To increase on-site renewable energy provision.	-	-					people, global ecosphere			-	
Env8	To improve energy efficiency of housing stock.	-	-					people, global ecosphere			-	
Env9	To minimise the risk and effects of fluvial flooding.	-	-					people, global ecosphere			-	
Env10	To minimise the need for new resources of water by promoting water efficiency	n	?					people, flora, fauna, global ecosphere		y	n	
Eco1	To increase access to local employment	y	y			y		people			y	
Eco2	To increase the diversity of local businesses.	y	y			y		people			y	

		Assessment of Ashley Road										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To reduce crime levels.	y	y			y		people			y	
Soc2	To improve overall health status and reduce health inequalities.	y	y			y		people	y		y	Positive
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	y	y					people, sites, buildings			y	
Soc4	To increase the provision of affordable housing.	-	-					people			-	
Soc5	To increase access to life long learning	-	-			y	y	people			-	
Soc6	To improve road safety.	-	-					people			-	
Soc7	To improve transport connectivity.	y	y			y		people			y	
Soc8	To improve facilities for young residents.	yy	yy			y		people			yy	Positive
Soc9	To increase inclusive access.	?	?					people	y		?	
Soc10	To protect and enhance cultural diversity.	y	y			y		people			y	
Soc 11	To protect and enhance heritage buildings.	n	?					site, buildings	y		n	
Env1	To improve the urban environment.	y	y			y		people, flora, fauna, global ecosphere	y		y	Positive
Env2	To increase the amount of waste recycling	-	-					people, flora, fauna, global ecosphere			-	
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	y	y			y		people, flora, fauna, global ecosphere			y	
Env4	To value, protect and enhance biodiversity.	?	?					people, flora, fauna, global ecosphere			?	
Env5	To reduce air, water, soil and noise pollution levels	n	?	y		y		people, flora, fauna, global ecosphere	y	y	n	Negative
Env6	To decrease traffic congestion.	-	-					people, global ecosphere			-	
Env7	To increase on-site renewable energy provision.	-	-					people, global ecosphere			-	
Env8	To improve energy efficiency of housing stock.	-	-					people, global ecosphere			-	
Env9	To minimise the risk and effects of fluvial flooding.	-	-					people, global ecosphere			-	
Env10	To minimise the need for new resources of water by promoting water efficiency	n	?					people, flora, fauna, global ecosphere			n	
Eco1	To increase access to local employment	y	y			y	y	people			y	
Eco2	To increase the diversity of local businesses.	y	y			y	y	people			y	

		Assessment of Station Interchange										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To reduce crime levels.	yy	yy			y		people			yy	Positive
Soc2	To improve overall health status and reduce health inequalities.	y	?					people	y		y	
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	-	-					people, sites, buildings			-	
Soc4	To increase the provision of affordable housing.	-	-					people			-	
Soc5	To increase access to life long learning	-	-					people			-	
Soc6	To improve road safety.	y	y			y		people			y	
Soc7	To improve transport connectivity.	yy	yy		y	y		people			yy	Positive
Soc8	To improve facilities for young residents.	-	-			y		people			-	
Soc9	To increase inclusive access.	yy	yy		y	y		people			yy	Positive
Soc10	To protect and enhance cultural diversity.	-	-					people			-	
Soc 11	To protect and enhance heritage buildings.	n	?			y		site, buildings			n	
Env1	To improve the urban environment.	yy	y			y		people, flora, fauna, global ecosphere			yy	Positive
Env2	To increase the amount of waste recycling	-	-					people, flora, fauna, global ecosphere			-	
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	y	y			y		people, flora, fauna, global ecosphere			y	
Env4	To value, protect and enhance biodiversity.	n	?					people, flora, fauna, global ecosphere	y		n	
Env5	To reduce air, water, soil and noise pollution levels	n	?	y		y		people, flora, fauna, global ecosphere	y	y	n	Negative
Env6	To decrease traffic congestion.	n	?					people, global ecosphere			n	
Env7	To increase on-site renewable energy provision.	-	-					people, global ecosphere			-	
Env8	To improve energy efficiency of housing stock.	-	-					people, global ecosphere			-	
Env9	To minimise the risk and effects of fluvial flooding.	-	-					people, global ecosphere			-	
Env10	To minimise the need for new resources of water by promoting water efficiency	-	-					people, flora, fauna, global ecosphere			-	
Eco1	To increase access to local employment	y	y			y		people			y	
Eco2	To increase the diversity of local businesses.	y	y			y		people			y	

		Assessment of Retail Park										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To reduce crime levels.	y	y			y		people			y	
Soc2	To improve overall health status and reduce health inequalities.	-	-					people			-	
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	-	-					people, sites, buildings			-	
Soc4	To increase the provision of affordable housing.	-	-					people			-	
Soc5	To increase access to life long learning	-	y					people			y	
Soc6	To improve road safety.	-	-					people			-	
Soc7	To improve transport connectivity.	-	-					people			-	
Soc8	To improve facilities for young residents.	y	y			y		people			y	
Soc9	To increase inclusive access.	-	-					people			-	
Soc10	To protect and enhance cultural diversity.	y	y			y		people			y	
Soc 11	To protect and enhance heritage buildings.	-	-					site, buildings			-	
Env1	To improve the urban environment.	y	y		y	y		people, flora, fauna, global ecosphere	y		y	Positive
Env2	To increase the amount of waste recycling	-	-					people, flora, fauna, global ecosphere			-	
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	-	-					people, flora, fauna, global ecosphere			-	
Env4	To value, protect and enhance biodiversity.	-	-					people, flora, fauna, global ecosphere			-	
Env5	To reduce air, water, soil and noise pollution levels	n	?	y		y		people, flora, fauna, global ecosphere	y	y	n	Negative
Env6	To decrease traffic congestion.	-	-					people, global ecosphere			-	
Env7	To increase on-site renewable energy provision.	-	-					people, global ecosphere			-	
Env8	To improve energy efficiency of housing stock.	-	-					people, global ecosphere			-	
Env9	To minimise the risk and effects of fluvial flooding.	-	-			y	y	people, global ecosphere			-	
Env10	To minimise the need for new resources of water by promoting water efficiency	n	?			y		people, flora, fauna, global ecosphere			n	
Eco1	To increase access to local employment	y	yy			y		people			yy	Positive
Eco2	To increase the diversity of local businesses.	y	yy			y		people			yy	Positive

		Assessment of High Cross Estate										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To reduce crime levels.	y	yy			y	y	people			yy	Positive
Soc2	To improve overall health status and reduce health inequalities.	-	-					people			-	
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	y	y			y		people, sites, buildings			y	
Soc4	To increase the provision of affordable housing.	-	-					people			-	
Soc5	To increase access to life long learning	-	-					people			-	
Soc6	To improve road safety.	y	y			y		people			y	
Soc7	To improve transport connectivity.	y	y			y		people			y	
Soc8	To improve facilities for young residents.	-	-					people			-	
Soc9	To increase inclusive access.	-	-					people			-	
Soc10	To protect and enhance cultural diversity.	-	-					people			-	
Soc 11	To protect and enhance heritage buildings.	?	?			y		site, buildings		y	?	
Env1	To improve the urban environment.	y	y			y		people, flora, fauna, global ecosphere			y	
Env2	To increase the amount of waste recycling	-	-					people, flora, fauna, global ecosphere			-	
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	-	y			y		people, flora, fauna, global ecosphere			y	
Env4	To value, protect and enhance biodiversity.	?	?			y		people, flora, fauna, global ecosphere			?	
Env5	To reduce air, water, soil and noise pollution levels	n	?	y		y		people, flora, fauna, global ecosphere	y	y	n	Negative
Env6	To decrease traffic congestion.	-	-					people, global ecosphere			-	
Env7	To increase on-site renewable energy provision.	-	-					people, global ecosphere			-	
Env8	To improve energy efficiency of housing stock.	-	-					people, global ecosphere			-	
Env9	To minimise the risk and effects of fluvial flooding.	-	-					people, global ecosphere			-	
Env10	To minimise the need for new resources of water by promoting water efficiency	n	?			y	y	people, flora, fauna, global ecosphere			n	
Eco1	To increase access to local employment	yy	y			y	y	people			yy	Positive
Eco2	To increase the diversity of local businesses.	y	y			y	y	people			y	

Assessment of Sustainability Checklist												
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To reduce crime levels.	-	-					people			-	
Soc2	To improve overall health status and reduce health inequalities.	-	-					people			-	
Soc3	To reduce the percentage of existing housing that fails to meet the decent homes standards.	-	-					people, sites, buildings			-	
Soc4	To increase the provision of affordable housing.	-	-					people			-	
Soc5	To increase access to life long learning	-	-					people			-	
Soc6	To improve road safety.	-	-					people			-	
Soc7	To improve transport connectivity.	-	-					people			-	
Soc8	To improve facilities for young residents.	-	-					people			-	
Soc9	To increase inclusive access.	y	y			y		people	y		y	Positive
Soc10	To protect and enhance cultural diversity.	-	-					people			-	
Soc 11	To protect and enhance heritage buildings.	-	-					site, buildings		y	-	
Env1	To improve the urban environment.	-	-					people, flora, fauna, global ecosphere			-	
Env2	To increase the amount of waste recycling	y	yy			y	y	people, flora, fauna, global ecosphere			yy	Positive
Env3	To increase the provision of quality open space and improve access as well as provide new routes to green space.	-	-					people, flora, fauna, global ecosphere			-	
Env4	To value, protect and enhance biodiversity.	-	-			y		people, flora, fauna, global ecosphere			-	
Env5	To reduce air, water, soil and noise pollution levels	y	y	y		y		people, flora, fauna, global ecosphere			y	
Env6	To decrease traffic congestion.	y	y			y		people, global ecosphere			y	
Env7	To increase on-site renewable energy provision.	y	y					people, global ecosphere			y	
Env8	To improve energy efficiency of housing stock.	-	-					people, global ecosphere			-	
Env9	To minimise the risk and effects of fluvial flooding.	y	y			y		people, global ecosphere			y	
Env10	To minimise the need for new resources of water by promoting water efficiency	y	y			y	y	people, flora, fauna, global ecosphere			y	
Eco1	To increase access to local employment	-	-					people			-	
Eco2	To increase the diversity of local businesses.	-	-					people			-	

Prepared by:
Electra Stratigaki
Consultant

Approved by:
Dave Cheshire
Associate Director

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1	First draft report issued	06/06/06
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23 Middle Street, London, EC1A 7JD
Telephone: 020 7601 1659 Fax: 020 7601 1666 Website: <http://www.fabermaunsell.com>

Job No 43540ELNE Sustainability Appraisal Tottenham Hale Urban Centre Masterplan

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