

Addendum to Executive report No.02/2006/07
Item 2 – Adoption of the Haringey UDP

Density policy as clarified

HSG 8: DENSITY STANDARDS

4.27 Residential development in the borough should normally be provided at a density of between 200 – 700 habitable rooms per hectare (hrh) and should have regard to the density ranges set out in Table 4B.1 of the London Plan.

Higher density development up to 1,100hrh may be acceptable provided the proposed development is in:

- a) a central area with good public transport accessibility (PTAL levels 4-6, see Map A.1) and predominately comprises flats;
- b) an Opportunity Area (Tottenham Hale see policy AC2);
- c) an Area for Intensification (Haringey Heartlands see policy AC1);
or
- d) within a mixed use scheme; and
- e) where a planning brief for the site has been adopted and recommends higher densities

4.27i For the purposes of this policy higher density development is defined as development within a range of between 650 – 1,100 hrh.

4.27a The density ranges will be applied flexibly in light of local circumstances. Therefore, the Council will adopt a 'design-led' approach to density and will consider the following factors:

- a) the character of the surrounding area, in terms of existing building form, massing and building heights;
- b) historic heritage context, including listed buildings and conservation areas;
- c) the characteristics of the site;
- d) the quality of the design;
- e) the range and mix of housing types;
- f) the level of service provision and public spaces; and
- g) car parking provision.

4.27b As such, proposals should conform with other policies of the Plan, notably Policies UD2 (General Principles), UD3 (Quality Design) and UD11 (Tall Buildings).

4.27c New development should be compatible with the existing pattern of development and character of an area. Paragraph 4.47 of the London Plan refers to appropriate density ranges being related to location, setting in terms of existing building form and massing and PTAL index, and then also defines 'site setting' with existing very dense, dense and lower density development being the first characteristic in the site setting definition.