



Briefing on Local Plan Review, dated 19 January 2015

Briefing by: Anthony Franklin, Planning Policy Officer

1 The issue under consideration

- 1.1 The Cabinet meeting of 20 January 2015 has been recommended to approve for the purposes of regulation 18 consultation:-
- Proposed Alterations to Haringey’s Local Plan: Strategic Policies (LPSP);
 - The “preferred option” draft Development Management Development Plan Document (DM DPD);
 - The “preferred option” draft Site Allocations Development Plan Document (Sites DPD); and,
 - The “preferred option” draft Tottenham Area Action Plan Development Plan Document (Tottenham AAP).
- 1.2 The consultation period is scheduled to commence on the 9 February and conclude on 12 March 2015. The purpose of the consultation is to gather views from all stakeholders on the appropriateness of the policies in Haringey’s Local Plan. Representations can be made by emailing ldf@haringey.gov.uk or writing to Haringey Planning Policy, Riverpark House, 225 High Road, London, N22 8HQ. More information can be found at www.haringey.gov.uk/localplan .
- 1.3 After the consultation the Council will consider all representations, and finalise each of the documents for pre-submission Regulation 19 publication.
- 1.4 When adopted the documents will provide a comprehensive and up to date planning policy position for the borough.
- 1.5 An introduction on each of the documents is provided below.

2 The Proposed Alterations to Haringey’s Local Plan: Strategic Policies

- 2.1 Haringey’s Local Plan: Strategic Policies was adopted in 2013.
- 2.2 Following the publication of the Further Alterations to the London Plan in early 2014, the Borough’s housing allocation has risen from 830 net new dwellings per year to 1,502. The Borough has a target to increase employment levels by 29% over the next 20 years. The Borough has also updated the local evidence base to keep abreast of emerging development patterns and other market trends.
- 2.3 Given the enormous change in the growth forecast for the borough, and the updated local evidence, the Council has taken the opportunity to review some of the strategic policies with a focus on factually updating policies.



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- 2.4 The Council's development plan documents play a critical role in ensuring that the challenges arising from London and the Boroughs growth can be properly managed through a plan led approach.
- 2.5 When adopted, the amendments will supersede some of the existing policies within the current version of the Local Plan: Strategic Policies.

3 "Preferred Option" draft Development Management Development Plan Document

- 3.1 The Development Management DPD sets out policies that the Council will use when determining planning applications.
- 3.2 A key policy is around the protection of family housing. Evidence shows that in the last twenty years, Haringey has experienced losses of houses to flats and HMO accommodation. These conversions put pressure on the availability of homes for families, and limits housing options for households who may wish to downsize.
- 3.3 Another important theme is achieving more efficient use of the borough's employment land. The Local Plan sets out a hierarchy of employment land to be safeguarded and the DM Policies build on this by setting out specific requirements within this hierarchy. This will facilitate the intensification of jobs and floorspace on sites, and proactively attract the types of businesses supported by the Council's economic and regeneration strategies.
- 3.4 The document engages with a number of other critical policy themes including:
- Haringey's approach to providing a range of housing options, including the approach to the delivery of new affordable housing;
 - The community and Council aspiration that development reflects high quality building design;
 - Tightening controls on the assessment of basement development;
 - Managing proposals for hot food takeaways;
 - Policies around "negative clusters" such as betting shops which can be a blight on high streets;
 - Ensuring adequate provision of, and access to, open space;
 - Protecting of pubs and other community infrastructure where appropriate;
 - Promoting an environmental agenda to achieve our carbon reduction targets; and
 - Managing the consequences of development, including risks of flooding.
- 3.5 An earlier draft of the Development Management DPD was consulted on in February to March 2013. Comments fed into that consultation have been taken into consideration in the preparation of this document. Comment are now invited to assist in further honing the policies.



4 “Preferred Option” draft Site Allocations Development Plan Document

- 4.1 The Site Allocations DPD defines site specific policies for the development of all significant sites across the Borough (excluding Tottenham) where we expect development to take place before 2026.
- 4.2 The document ensures that proposals contribute positively to the need for housing and jobs growth, new and improved infrastructure and meet the Council’s aspirations for design and environmental quality and protection.
- 4.3 The sites contained in the plan have been identified through a range of methods, including previously published documents, consultation responses, evidence studies, and internal officers’ discussions. Of particular significance have been:
- GLA Strategic Housing Land Availability Assessment workshops (officer level assessments to inform London-wide housing supply);
 - Haringey’s formal “Call for Sites”,
 - Existing planning permissions and interest expressed through pre-application meetings,
 - Consideration of the consequences of potential future Crossrail 2 station locations; and
 - The existing Site Specific Proposals in the 2006 UDP.
- 4.4 In considering the options for key, strategic sites, the sites document proposes to set out the future for a number of important sites (outside of Tottenham) including:
- **Wood Green** - Providing a clear and ambitious growth proposition for Wood Green metropolitan town centre.
 - **Harringay Warehouse District** - Setting out the opportunity for a recognised “warehouse” community cluster within designated sites in the South of the Borough.
 - **Retail Centres** - Redefining shopping frontages in shopping centres across the Borough to reflect neighbouring designations and the consequences of potential planning reform.
 - **Strategic Council Housing sites renewal** - Identifying the opportunity for future masterplanning to improve the quality and liveability of strategic housing sites as part of the aspiration to improve the quality of life for all tenants.
 - **Alexandra Palace and Highgate School** - Providing a context for further work to deliver long term planned outcomes for Alexandra Palace and Highgate School campus.
- 4.5 An early “Draft” version of the Sites DPD was consulted on in early 2014 and this version incorporates feedback from that consultation, additional feedback is now requested to hone the sites policies.



5 “Preferred Option” draft Tottenham Area Action Plan Development Plan Document

- 5.1 The Tottenham AAP provides a specific focus to the Council’s significant activities aimed at bringing about regeneration in specific parts of Tottenham, and management of areas beyond defined regeneration sites. The AAP aims to provide the means to successfully manage development within Tottenham that will deliver 10,000 new homes and 5,000 new jobs.
- 5.2 An early “Draft” version of the AAP was consulted on in early 2014. This “Preferred Option” version reflects the consultation responses received and takes into account other policy developments related to Tottenham, including the potential Introduction of the Tottenham Housing Zone and the scope for Crossrail 2 to provide significantly greater access to Tottenham within London and the wider South east.
- 5.3 The AAP therefore provides a policy basis for comprehensive, coordinated area based regeneration in Seven Sisters, Tottenham Hale and North Tottenham, whilst at the same time seeking to recognise and sensitively manage the important heritage and community interests across the whole of the area.