

Haringey Local Development Framework

**Haringey 2020
Core Strategy Issues and Options**

Have your say – public consultation

Core Strategy Issues and Options - Draft Report

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Introduction

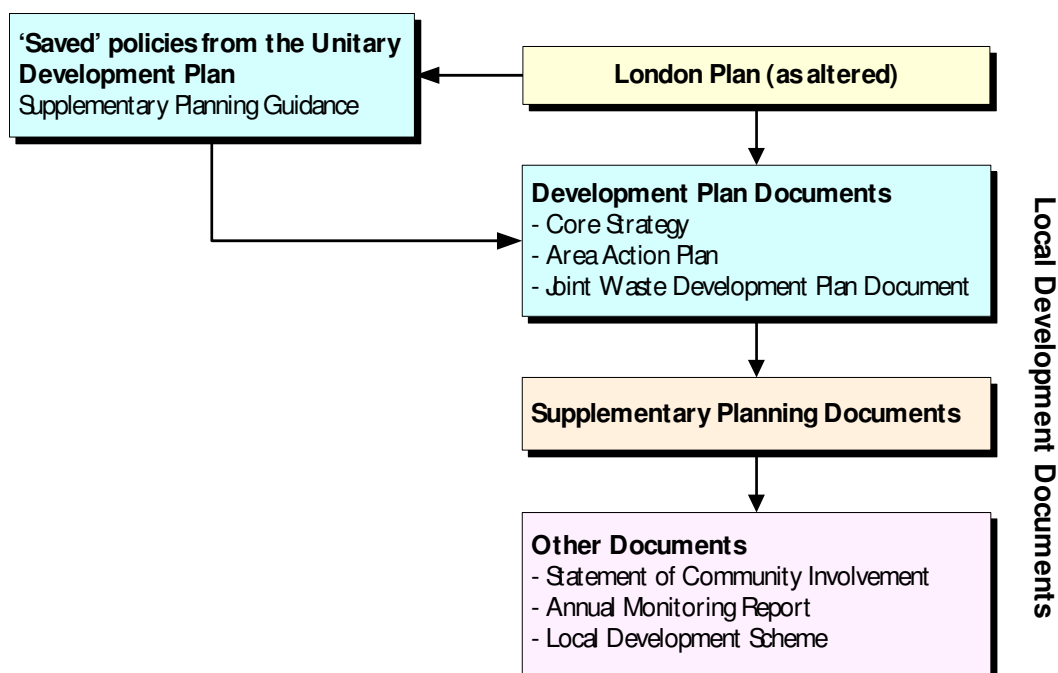
What is the Local Development Framework?

The Local Development Framework (LDF) is a folder of planning policy documents, known as Local Development Documents. These documents are divided into three types:- Development Plan Documents, Supplementary Planning Documents and other documents, such as a Statement of Community Involvement and an Annual Monitoring Report.

The Council is also producing other Development Plan Documents – a North London Waste Plan and a Central Leaside Area Action Plan. These documents must be in conformity with the Core Strategy.

The work programme for the LDF is set out in a Local Development Scheme, which includes a description and timetable for each document.

The Local Development Framework is illustrated below:



Why produce a new plan?

The Council adopted its Unitary Development Plan in July 2006. The Planning and Compulsory Purchase Act 2004 requires the Council to replace its existing Unitary Development Plan (UDP) with a new Local Development Framework (LDF). The Council must prepare a Core Strategy to update the key policies and proposals in the Unitary Development Plan.

Under the 2004 Act, the UDP policies are automatically saved for three years from the date of adoption (until July 2009). The Council has the option to ask the Government Office for London to save all or some of the UDP policies beyond this period.

The Council is producing a core strategy to:

- respond to future challenges such as climate change
- give spatial interpretation to the recently adopted Sustainable Community Strategy and to other Council plans and strategies
- have regard to new and emerging Government policy
- respond to the alterations to the London Plan
- respond to give local issues and priorities facing the borough

What is a Core Strategy?

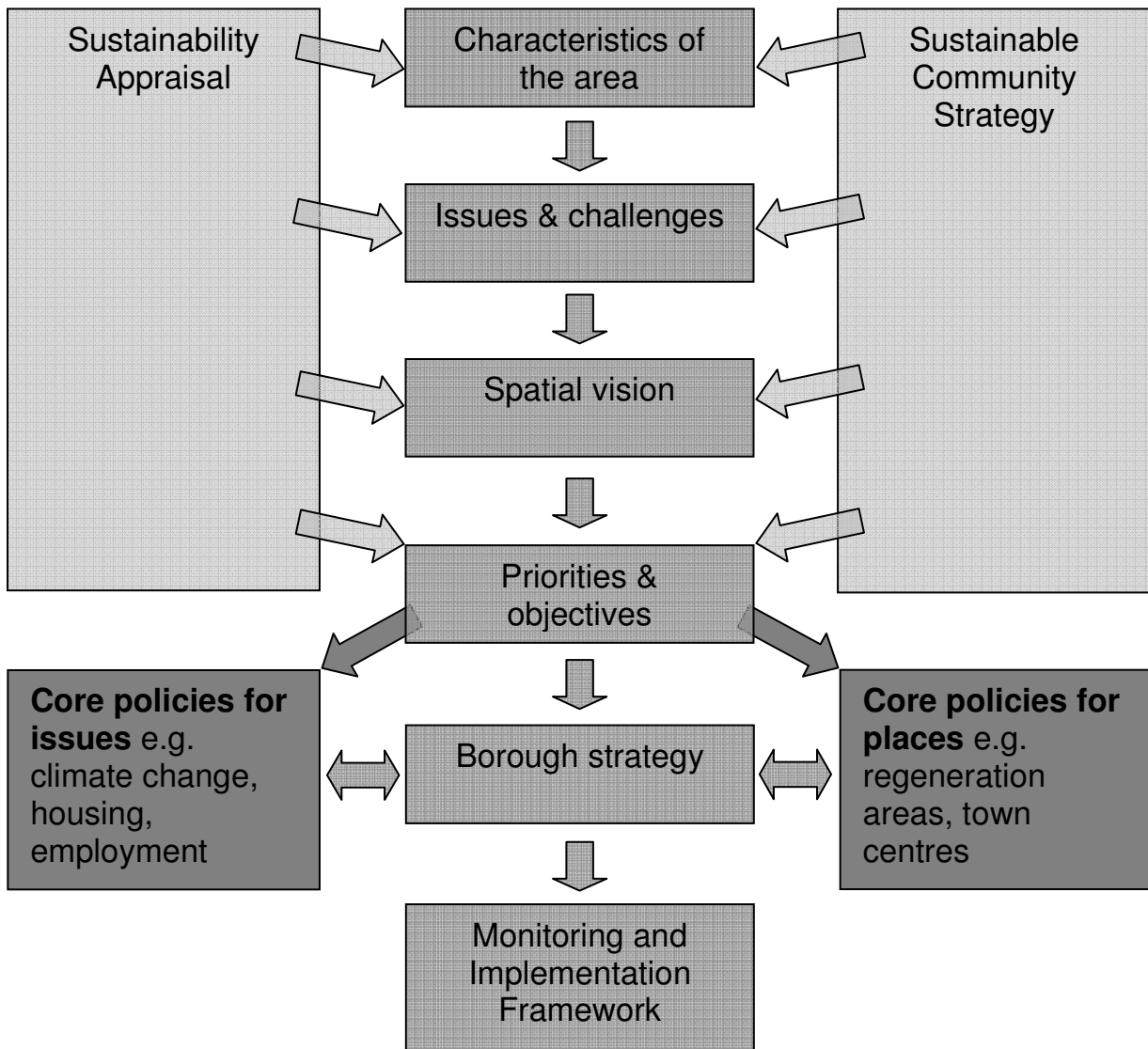
The Core Strategy will become the main planning document for Haringey. It sets out a vision and objectives and policies for the use and development of land in the borough up to 2020. It takes forward the priorities of Haringey's Sustainable Community Strategy and other plans and strategies to identify a vision for Haringey as a place to live, work and visit and will contain key policies and an implementation framework to deliver the vision. The Core Strategy will outline how the Council will deliver local and strategic development needs including housing, employment, leisure and retail provision.

The Core Strategy will go beyond traditional land use planning to also consider other plans and strategies that influence the use of land and the way that the places around us look and work. It will cover the physical aspects of location and land use but also address other factors that make places attractive, sustainable and successful, such as social and economic matters.

Key elements of the Core Strategy

Figure 1 illustrates the key elements of the core strategy. The core strategy will set out a vision and key policies for the future development of the borough up to 2020. The priorities of Haringey's Sustainable Community Strategy and the sustainability appraisal process feed into the core strategy.

Figure 1. Core strategy key elements



The first stage of the core strategy process is to identify issues and options for Haringey. This document begins with a short description of the borough and its characteristics. To identify local issues and priorities, the document outlines the policy context and the wider challenges, such as climate change affecting Haringey. It explains the relationship between the core strategy and the community strategy and other plans and strategies and identifies crosscutting themes.

The report then examines the key issues, challenges and priorities that face Haringey up to 2020 and explores options for policies for issues, such as housing and for places, such as town centres which together will deliver a spatial strategy for Haringey. Finally it summarises an implementation framework that will help to deliver the strategy.

Opportunity to comment

This document is the first stage in the preparation of the Core Strategy. It will be followed by a further consultation on the Council's 'preferred options' before the document is submitted to the Government for independent examination.

The Council has identified the main planning issues that the Core Strategy will need to cover and is developing policy options to address them. It is important that the local community and our stakeholders are given the opportunity to participate in the development of these policy issues and options at this early stage.

We have developed strategic priorities from Haringey's Sustainable Community Strategy and the Council's key plans and strategies. These priorities have been used to develop spatial objectives for the borough. In turn, we have identified major issues facing Haringey up to 2020 and we set out policy options in the form of questions. Your views are sought on:

- the Core Strategy objectives;
- the options to tackle the issues facing the borough; and
- any objectives, issues and options that we may have missed.

This document is available for public consultation from February to March 2008. We are consulting local groups and organisations and key stakeholders on the document. The response to this consultation will be used to develop the Council's 'preferred options' for the new strategy, which will be subject to a further consultation period. Following this the Council will have the opportunity to refine its preferred approach prior to submitting the Core Strategy to the Secretary of State for independent examination.

Work on other policy documents for the Local Development Framework (LDF) is also underway. Further information on these documents and the Council's programme for preparing the LDF is set out in the Local Development Scheme.

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Short description of the Borough

Haringey is one of London's 32 boroughs and is located in the centre of north London. It is home to 225,700 people living in an area of 30 square kilometres. Approximately a quarter (27%) of the borough is green spaces and areas of water. Domestic buildings and gardens account for 41% of the total land area of the borough and commercial buildings and land, road and rail account for about a third (32%) of the land area.

Historically considered an outer London borough, large parts of Haringey have the social and economic characteristics of an inner London borough. 30% of Haringey's population live in central and eastern areas in the borough which are amongst the 10% most deprived in England. This has been recognised in recent years by the award of neighbourhood renewal funding for deprived parts of the borough. Nevertheless, it is recognised that the borough has significant potential to deliver major growth and regenerate communities and has received growth area and community infrastructure funding from the Government to redevelop major opportunity sites in the borough – at Haringey Heartlands and Tottenham Hale.

Haringey boasts national landmarks like Alexandra Palace and is the home of Tottenham Hotspur Football Club. Some parts of the borough have good tube and rail links to central London and to Heathrow and Stansted Airports.

Haringey's places

The borough is place of contrasts. Some areas display suburban characteristics with lower density housing whilst the majority of the borough is urban with higher density terrace housing and blocks of flats.

The Haringey Neighbourhood Renewal Strategy identifies five priority areas of the borough which contain the highest levels of deprivation and where regeneration initiatives are targeted. The priority areas are:-

- Wood Green town centre, Noel park estate and parts of Woodside ward
- Central Tottenham and Seven sisters wards
- Northumberland Park
- White Hart Lane ward
- Bruce Grove / High Cross, including Broadwater Farm Estate

The Mayor's London Plan designates Tottenham Hale as an Opportunity Area and Haringey Heartlands as an Area for Intensification in recognition of their potential to provide significant numbers of new homes, new jobs and wider regeneration benefits.

The borough retains concentrations of employment in industry, offices and warehousing. The Unitary Development Plan identifies 22 Defined Employment Areas (DEAs) in the borough. Collectively the DEAs provide 138 hectares of employment land, over 1,000 buildings, 722 business establishments and nearly 800,000 sq.m of employment floorspace. The borough also contains other smaller employment locations which total a further 17 hectares of employment land.

The borough contains 28 conservation areas and over 350 listed buildings. Haringey's historic buildings and conservation areas are cherished landmarks that relate to the borough's rich history and give it a vital sense of place.

Haringey contains six main town centres. Wood Green is classified as a Metropolitan Centre – one of only ten in London. Tottenham High Road, Crouch End, Green Lanes, Muswell Hill and West

Green Road are classified as District Centres. In addition, Haringey has 38 Local Shopping Centres.

Haringey's people

Haringey's population has grown by 8.4% since 1991 and is projected to grow by a further 5.3% to 237,700 people by 2021.

Nearly half of the population comes from ethnic minority backgrounds. This diversity is reflected in the fact that almost half of all pupils in Haringey schools speak English as an additional language. Haringey has a relatively transient population. At the time of the 2001 Census, there were 36,000 migrants in the borough, the 9th highest proportion in London.

In April 2007, 6.8% of Haringey's economically active residents were unemployed and claiming Jobseekers Allowance, which was higher than the London rate (4.6%) and more double the national unemployment rate.

Northumberland Park has the highest unemployment rate of all wards in London at 15.8%. In contrast, unemployment in Alexandra ward stands at 2.5%. The 2001 Census suggests that long-term unemployment is a serious issue for Haringey. Over 50% of unemployed Haringey residents have not worked for over 2 years or have never worked.

The borough's age structure is similar to that of London as a whole, although the east of the borough tends to have more young people and the west more older people. In January 2006, Haringey's school population was approximately 35,000 children. There are 63 primary schools in Haringey and there 11 secondary schools in the borough, 9 of which have sixth form provision. A new Sixth Form Centre opened in Tottenham in September 2007.

At June 2006, 35% of Haringey primary school pupils and 37% of secondary pupils were eligible for free school meals. In 2005, average gross annual earnings (at £28,763) were lower than the London average (at £33,373).

Infant mortality and the proportion of low birth-weight babies are key indicators of health and inequality. Infant mortality in Haringey (2002) was 6.9 per 1000 live births compared to 5.7 in London. Pregnancy in adolescence increases the risk of poor health and social outcome for both mother and baby. In Haringey the rate of teenage conceptions is above the national average and has steadily increased during the 1990s. The rate in Haringey has increased, whilst the national rate appears to have stabilised. Under-18 conception rate is 68.1 per 1000 (in 2004), with highest rates in wards with the highest levels of poverty and deprivation.

Haringey's economy

The borough has a diverse industrial base, with companies operating in a large number of sectors including retail, real estate and manufacturing. There are 8,200 businesses in Haringey employing a total of 64,700 people.

Haringey's economy is dominated by small businesses. There are approximately 8,200 businesses, in the borough, together employing some 64,700 people. 94% of the businesses employ fewer than 24 people. The major sectors of employment in Haringey are retail and wholesale distribution (19.9%) and health and social work (19.0%). Manufacturing and construction account for 11.8% of all employment.

In 2004, 14.0% of VAT registered businesses in Haringey were newly registered compared with 12.4% in London. However, Haringey experienced a slightly higher turnover of businesses with a

net loss of 0.9% compared to 0.2% in London as a whole. In 2001, 11.1% of the working age population in Haringey are self-employed compared with 9.4% in London.

Haringey is strategically located in the London-Stansted-Cambridge-Peterborough growth area. With strong links to the City, West End and Stansted Airport the borough is very well placed for both business and commuting. By 2016 it is estimated that approximately 350,000 new London jobs will have been created within one hours commuting time of Haringey. These include the new job opportunities being created at Stratford City and the Olympic 2012 – accessible by rail in 15 minutes from Tottenham Hale.

Haringey's housing

According to the 2001 Census there are over 94,600 dwellings in Haringey. Of those 46% are owner occupied, 20% are council rented, 10.5% are rented from a registered social landlord and 20.1% are rented from a private landlord. At March 2006, Haringey had an estimated 2,765 empty private sector properties, which was the 13 highest proportion in London. Of this, 1,275 were vacant for longer than six months.

Haringey has a smaller proportion of home ownership in comparison to other London boroughs. However, since 2001 it is estimated that the proportion of owner occupied households has risen by about 4%.

In 2005/06 1,093 households were accepted as homeless by the Council. At 1st April 2006 there were 5,997 households in temporary accommodation in Haringey, one of the highest levels in the UK. Given the high levels of temporary housing and homelessness there is the need to ensure that affordable housing meets those households in priority need. A 2007 Housing Needs Study estimates a need for 4,500 affordable housing units per annum for the next five years. There are over 20,000 households registered on the Council's housing register.

Environment

A network of parks, open space, wildlife sites and Green Belt is one of Haringey's strengths, making an important contribution to the quality of life. Despite this, parts of Haringey are deficient in different types of open space provision.

The borough has numerous natural and historical assets. It includes part of the Lee Valley Regional Park, which is Green Belt, areas of Metropolitan Open Land, including Alexandra Park and Ecological Valuable Sites of Metropolitan Importance.

Identifying Issues and Options

A core strategy cannot be developed in isolation. It will contribute to achieving the vision and objectives of Haringey's Sustainable Community Strategy and help the Council's partners and other organisations deliver relevant parts of their plans and programmes. It will help shape the kind of place Haringey will be in 2020, balancing the needs and aspirations of residents and businesses against strategic development needs. It must also be consistent with national planning policy and in general conformity with the London Plan.

Therefore, in identifying issues and priorities, the Council is not starting from a 'blank sheet' - issues and priorities have been identified from the following:

- National planning policy and advice
- The London Plan and the Mayor of London's strategies
- Haringey's Sustainable Community Strategy
- The Council's key plans and strategies, including the Unitary Development Plan and emerging strategies such as the Regeneration Strategy and the Greenest Borough Strategy
- Other external plans and strategies identified in Appendix A
- Sustainability objectives and key issues and opportunities identified in the Core Strategy Sustainability Appraisal Scoping Report
- An evidence base of research and studies and the emerging Borough Profile

A full list of plans and strategies and the evidence base is found in Appendix A.

The Core Strategy is supported by a sustainability appraisal which is a continuous process and seeks to ensure that the principles of sustainable development are embedded into the strategy. A scoping report has identified sustainability appraisal objectives and an appraisal framework which will be used to assess the Core Strategy and other local development documents. The sustainability objectives are found in Appendix B.

National Guidance

The Government's Planning Policy Statement 1: Delivering Sustainable Development identifies the principles of sustainable development which the Core Strategy must address.

This will include policies that:

- promote sustainable economic growth;
- promote urban and rural regeneration;
- promote communities which are inclusive, healthy, safe and crime free;
- bring forward sufficient land for housing, industrial development and other uses;
- seek to locate all facilities in locations that everyone can reach on foot, bicycle or public transport, rather than by car;
- focus development that attracts a large number of people in existing centres;
- reduce the need to travel and encourage accessible public transport provision;
- promote the more efficient use of land through higher density, mixed use development and bring vacant and under-used land and buildings into productive use;
- enhance and protect biodiversity, natural habitats, the historic environment and landscape and townscape character; and
- address the causes and impacts of climate change, manage pollution and natural hazards and
- safeguard natural resources.

Regional Policy

The London Plan contains six key objectives:

1. Making the most sustainable and efficient use of space in London; encouraging intensification and growth in areas of need and opportunity;
2. Making London a better city for people to live in;
3. Making London a more prosperous city with strong and diverse economic growth;
4. Promoting social inclusion and tackling deprivation and discrimination;
5. Improving London's transport;
6. Making London a more attractive, well-designed and green city

Haringey's Sustainable Community Strategy

In July 2007, the Council and its partners produced a Community Strategy for Haringey (2007-2016), which aims to make the borough a better place by working together to improve local services.

It sets out a shared vision to make Haringey:

“A place for diverse communities that people are proud to belong to”

The Community Strategy identifies six priorities:

- people at the heart of change
- environmentally sustainable future
- economic vitality and prosperity shared by all
- safer for all
- healthier people with a better quality of life
- people and customer focused

Local Area Agreement and Theme Boards

The Council and its partners have developed a Local Area Agreement (LAA) which provides a substantial part of the delivery mechanism for the Sustainable Community Strategy. The LAA is an agreement with Central Government that sets out our priorities for Haringey over the next 3 years. The issues covered by the LAA for 2007-2010 are unemployment, poor housing conditions, health inequalities and low educational attainment.

The thematic partnership boards are tasked with co-ordinating the delivery of the Haringey Strategic Partnership's priorities

The Well-being Partnership Board is primarily responsible for the social aspects of well-being.

Better Places Partnership Board is responsible for better and safer local transport and traffic management and sports and leisure opportunities.

Children's and Young People's Strategic Partnership Board is responsible for the welfare of children and young people and will link with the WBPB around the transition to adulthood for all aspects of life through universal and targeted services to achieve key targets such as reducing teenage pregnancy.

Enterprise Partnership Board is responsible for achieving economic well-being through the strategic planning and provision of training and jobs.

Safer Communities Partnership Board is responsible for issues surrounding drugs and alcohol misuse related crime, as well as having a role in ensuring the protection of vulnerable adults.

Integrated Housing Partnership Board is responsible for meeting current and future housing needs.

The Council Plan

The Council Plan 2007/2010 sets out how the Council will further improve its services to meet the needs of Haringey's residents. It outlines how the council will contribute to Haringey's Sustainable Community Strategy. Its priorities are closely aligned with those in the Community Strategy.

Better Haringey

The Better Haringey initiative, launched in September 2003, has been successful in promoting improvements to the built and natural environment. The campaign has focused on strengthening civic pride, encouraging residents, businesses and visitors to help look after the local environment. The first ever Better Haringey Green Fair and Better Haringey Awards, held in June 2007, celebrated achievements and marked the starting point for a new focus on environmental sustainability.

Greenest Borough Strategy

A Draft Greenest Borough Strategy was approved for consultation in October 2007. It identifies six priorities for action over the next ten years:

1. Improving the urban environment
2. Protecting the natural environment
3. Managing environmental resources efficiently
4. Leading by example - managing the Council sustainably
5. Sustainable design and construction
6. Promoting sustainable travel

The emerging key actions which influence the core strategy are:

- Agreeing carbon reduction targets for the council and the borough
- Setting up eco-grants to support projects reducing carbon emissions
- Installing energy efficient street lighting across the borough
- Reducing the council's energy use by 10 per cent by 2010
- Developing at least one zero carbon development in Haringey by 2013
- Purchasing electric cars for council business
- Building on Haringey's success in having the joint highest number of Green Flag parks within any London borough
- Ensuring everyone in Haringey receives the same quality recycling services
- Developing on-street recycling bins for commuters

People, Places & Prosperity: Haringey's Regeneration Strategy

The Council has drafted a regeneration strategy for the borough based on a vision:

"To create economic vitality and prosperity for all through exploitation of Haringey's strategic location in a global city, major development site opportunities and by developing the Boroughs 21st century business economy".

The strategy sets out three objectives:

1. People - To increase skills, raise employment and reduce worklessness so that residents can contribute to and benefit from being part of one of the most successful cities in the world
2. Places - To make Haringey a place in which more people want to live and invest by using the opportunity of major sites and key locations to create positive change
3. Prosperity - To maintain and develop a 21st century business economy that offers opportunities for sustainable employment and enterprise, to help make Haringey a place people want to work and visit.

Future challenges facing Haringey

Sustainable development is the core principle underpinning planning. It involves meeting our social, environmental and economic needs in ways that protect the environment and do not harm our ability to meet our needs in the future.

- Environmental – responding to climate change and protection of the environment and natural resources
- Social – social progress which recognises the needs of everyone access and inequalities, healthy urban environment
- Economic – vibrant local economy and maintenance of high and stable levels of economic growth and employment

In developing a strategy to guide change and development up to 2020, there are a number of environmental, social and economic challenges that we need to respond to. These challenges are 'cross-cutting' issues which shape the Core Strategy issues and options.

The key challenges are as follows:

- Climate change
- Demographic change
- Use of resources
- Health and well-being
- High quality design
- Equality and inclusion
- Economic change
- Technological change
- Transport
- Crime and safety
- Sub-regional issues

Climate change

There is now a wide body of scientific evidence to support the view that climate change is a serious and urgent issue. Globally, three of the hottest years ever recorded have been in the last decade and the world is warmer now than at any other time over the last 12,000 years. Extreme weather events around the world are becoming common. Growing economic wealth has led to excessive generation of waste and an increasing demand on energy. The Stern Review, commissioned by the government, gives a stark warning of worldwide economic recession if action is not taken now.

It is widely recognised that climate change will affect all our lives and those of future generations, with global changes having local impacts. We need to respond to this by greatly reducing Haringey's impact on the environment and planning measures to deal with the effects of climate change in the borough. Our response to these issues must be sensitive to the high quality environment in much of the borough.

There are practical steps we can take in using less energy and increasing the use of energy from renewable sources. We will also need to ensure that new buildings are designed to take account of climate change. This is easier and cheaper option to 'retro-fitting' existing buildings.

Haringey Council signed the Nottingham Declaration in December 2006, committing itself to preparing a plan of action to significantly reduce greenhouse gas emissions and to work towards the government target of a 60% reduction in carbon dioxide (CO₂) levels by 2050 (against a 1990 baseline). Baseline carbon emission data (in 2003) reveals that CO₂ emissions for Haringey 49% are from dwellings, 33% from non-domestic buildings and 18% from transport.

Demographic Change

Haringey's population is expected to grow by about 12,000 people by 2021. The population is also changing, for example households are getting smaller and people are living longer. Family structures are expected to change with a continued increase in the number of single-person households and a fall in average household size.

All London boroughs are experiencing high levels of population turnover. This has implications for housing and the need to house people on a temporary basis and on pupil mobility in schools.

Use of natural resources

The need to protect and enhance the environment and the prudent use of natural resources is increasingly recognised. Future developments in the Borough will be driven by the need to make better use of key resources such as land, buildings and construction materials, water, energy and waste, whilst reducing emissions that contribute towards climate change. The landfill of waste is no longer an option and we must seek to ensure that waste is reused and recycled locally.

Land is a finite resource and in responding to population and housing growth we must seek to reuse brownfield land and promote the more efficient use of land as an alternative to developing on green spaces.

Health and well-being

The promotion of health and well-being cuts across many issues. There is an important link between how places are planned and the health of the people who live in them. Health should be considered as a key issue in the planning of development, where the health impacts of the development are assessed and actions taken to create a healthy environment. Mixed and sustainable communities should improve access to health facilities as well as encouraging healthy lifestyles, for example by providing access to open spaces and recreation facilities, reducing noise and air pollution and designing walking routes and cycle lanes.

High quality design

High quality design is a key element in achieving sustainable development. High quality design can create safe environments, make best use of a site responding to its setting and context, minimise the use of resources through sustainable design and construction and make developments accessible to everyone.

Equality and inclusion

In accordance with government legislation and policy, as defined in The Race Relations Amendment Act 2000 and The Disability Discrimination Act 1995, Haringey's Local Development Framework will incorporate policies that promote fairness, inclusion and respect for people from all sections of society, regardless of their age, disability, gender, sexual orientation, race, culture or religion.

Everyone should have an equal opportunity to access the services and opportunities available

within Haringey. The Core Strategy will, therefore, promote socially inclusive communities through new development by:

- ensuring that the impact of development on the social fabric of communities is considered and taken into account;
- seeking to reduce social inequalities;
- addressing accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities;
- encouraging a variety of services and facilities and their accessibility e.g. recycling facilities, schools, hospitals and open space, public transport and training facilities, as well as employment and residential accommodation opportunities; and
- taking into account the needs of all the community.

Economic Change

A net growth of 636,000 jobs is forecast for London from 2001 to 2016. The most significant growth is expected in the finance and business services sector and people-orientated services. The North London Sub-Regional Development Framework suggests a growth in jobs of 26,000 across the north London sub-region.

Haringey has a relatively large amount of industrial land. In the past, this land provided many jobs in manufacturing. But manufacturing has declined and we need to plan for new jobs to replace those being lost and to provide jobs for the increasing population. Travel-to-work patterns have become increasingly complex. It is accepted that many working residents in Haringey travel to work outside of the borough.

Technological Change

The growth of the internet and electronic communication has changed the way we live, work, shop and spend our leisure time. It has changed the way the public sector operates and how private companies provide goods and services. Such changes place different demands on land and the use of buildings, but also generate new economic activity. In particular, technology will provide some environmental solutions to climate change and as a result there will be opportunities from an expanding 'green' economy. The environmental goods and services industry is becoming well-established in the UK and turnover in this market is expected to grow from £25 billion in 2005 to £34 billion in 2010 and to £46 billion in 2015.

Transport

Levels of car ownership and car use continue to rise. This places increasing pressure on the borough's roads and on parking. Travel patterns are becoming more complex, particularly at peak times with commuting and the 'school run'. The borough is relatively well served by north-south routes, but movement east-west, particularly by public transport is often difficult. Increasing car use and road congestion can harm local air quality and, in turn, affect the health of residents. The Council wants to promote travel in Haringey that is easy, safe, healthy and does not harm our local environment or contribute to climate change. In response, a package of measures is required to restrict car use, promote sustainable transport options and change travel behaviour.

Crime and safety

The need to tackle crime, drugs and anti-social behaviour, which harm the quality of life for many in the borough is a key priority in Haringey's Community Strategy. We need to make sure that Haringey becomes a safer place while retaining the vibrancy that makes it such an interesting and popular place to live and visit. There are solutions to 'design out crime' from our buildings and places.

Sub Regional Issues

Haringey is part of North London. The Council, along with the boroughs of Barnet, Enfield, Haringey and Waltham Forest and public, private and voluntary organisations work together as part of the North London Strategic Alliance (NLSA). NLSA seek to raise the profile of North London and increase public sector and private sector investment into the sub-region to address the following issues:

- Coordinating housing growth with social and transport infrastructure
- Supporting the outer London economy, including promoting the role of town centres
- Increasing access to employment through skills development and training
- Promoting a vision for the Upper Lee

Haringey along with Barnet, Enfield, Hackney, Redbridge and Waltham Forest form the London part of the London-Stansted-Cambridge-Peterborough Growth Area – which is projected to deliver nearly 20% of London's housing growth by 2016.

The Upper Lee Valley has experienced a long period of decline due to structural decline of manufacturing in London. Several programmes have attempted to halt, including substantial investment from the European Union. In addition, new opportunities such as the 2012 Olympics and the pressure for increased housing supply mean a new vision for the area is needed to ensure comprehensive redevelopment and regeneration and avoid the area being developed on a piecemeal, site by site basis.

Through the North London Strategic Alliance, the boroughs of Haringey, Enfield and Waltham Forest together with the London Development Agency and the Greater London Authority have worked to develop a new vision that can guide the future of the area over a 20-30 year period.

The vision seeks to:

- Make better use of and access to the unique assets of the Upper Lee Valley improving biodiversity and promoting it as North London's Waterside
- Reverse economic decline and create a strong platform for economic growth using its strategic location as part of a world city
- Improve transport connections to the City, Central London and Stratford and enhance internal connectivity
- Promote social inclusion, environmental and economic sustainability and an improved quality for life
- Make better use of urban land enabling more housing and business.
- Create an improved and sustainable housing environment and to support community facilities
- Promote good urban design
- Promote mixed use approach in the Central Leaside area making it the centre point and focus of the wider place.

Other sub regional partnerships have been established to address housing and waste issues. A north London grouping of Barnet, Enfield, Haringey, Islington, Camden and Westminster are preparing a sub regional housing strategy and the seven boroughs of the North London Waste Authority are working to prepare a North London Waste Plan development plan document.

Developing a vision and spatial objectives

Strategic Priorities

The following strategic priorities have been developed from Haringey's Sustainable Community Strategy and the Council's key plans and strategies.

An environmentally sustainable future by responding to climate change and managing our environmental resources more effectively to make Haringey one of London's greenest boroughs.

Managing development with people at the heart of change by delivering new homes and new jobs, with supporting services and transport and utility infrastructure at the right place and the right time.

A safer, attractive and valued urban environment by reducing both crime and fear of crime through good design and improvements to the public realm and by creating safer, cleaner streets.

Economic vitality and prosperity shared by all by meeting business needs and providing local employment opportunities, and promoting a vibrant economy and independent living.

Improving health and community well-being by providing better housing, meeting health and community needs and encouraging lifetime wellbeing at home, work, play and learning.

Vision and Spatial Objectives

Vision

The Council intends to use the vision from the Sustainable Community Strategy as the overarching vision for the Core Strategy, which is to:

“A place for diverse communities that people are proud to belong to”

Spatial Objectives

The spatial objectives below take forward the strategic priorities identified above and set out the basis for the Core Strategy and its key policies. These objectives also link with the sustainability appraisal objectives in Appendix B. The spatial objectives are as follows:

An environmentally sustainable future

- To limit climate change by reducing CO2 emissions
- To adapt to climate change by improving the sustainability of buildings against flood risk, water stress and overheating.
- To manage air quality within the borough by travel planning and promotion of walking and cycling.
- To protect and enhance the quality of water features and resources.
- To reduce and manage flood risk.
- To increase energy efficiency and increase the use of renewable energy sources.

- To ensure the sustainable use of natural resources – by reducing, reusing and recycling waste and supporting the use of sustainable materials and construction methods.
- To manage air and noise pollution and land contamination
- To promote the use of more sustainable modes of transport.

Managing development and areas of change

- To manage growth in Haringey so that it meets our needs for homes, jobs and services, is supported by necessary infrastructure and maximises the benefits for the local area and community and the borough as a whole.
- To provide homes to meet housing needs, in terms of affordability, quality and diversity and to help create mixed communities.
- To promote the efficient and effective use of land whilst minimising environmental impacts.
- To strengthen the role of town centres as accessible locations for retail, office, leisure and community uses and new homes.

A safer, attractive and valued urban environment

- To promote high quality buildings and public realm to improve townscape character
- To promote safe and secure buildings and spaces.
- To promote a network of quality, accessible open spaces as areas for recreation, visual interest and biodiversity.
- To protect and enhance the Borough's buildings and areas of architectural and historic interest.

Economic vitality and prosperity shared by all

- To reduce worklessness by increasing skills, raising educational attainment and improving childcare and nursery provision.
- To enhance the environmental quality and attractiveness of the borough's town centres in response to changing economic and retail demands.
- To link deprived areas with the employment benefits arising from the development of major sites and key locations in the borough and to improve access to new employment opportunities outside of the borough.
- To meet the needs of different sectors of the economy, including SMEs and those organisations within the voluntary sector through the provision of a range of premises of different types, sizes and costs.
- To support the development of Haringey's most successful growth sectors.

Improving health and community well-being

- To improve the health and wellbeing of Haringey's residents by reducing inequalities in access to health services and promoting healthy lifestyles.
- To improve the provision of, and access to, education and training facilities
- To improve access to local services and facilities for all groups
- To ensure that community, cultural and leisure facilities are provided to meet local needs.

Question 1

Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?

Are there any other important objectives that should be included?

Haringey's Places

Haringey contains places or areas which make it distinctive. The Core Strategy seeks to develop a spatial strategy which addresses the priorities for different areas of the borough.

These areas can be divided into four categories:

- Areas of change such as regeneration areas and major sites where change is promoted and facilitated. In the case of Tottenham Hale and Haringey Heartlands there is the opportunity to create new places and communities.
- Areas where change is managed, focused on the borough's town centres.
- Areas of the borough where the emphasis is on preservation and enhancement, including the borough's 28 conservation areas.
- Areas of neighbourhood renewal, such as Myddleton Road, Archway Road and Tottenham Lane.

Areas of change

The following areas of change are identified in the borough and are illustrated on Map 1.

- Tottenham – delivering the Transforming Tottenham Project through the delivery of the masterplan for Tottenham Hale, developing the gateway sites at Seven Sisters and at the northern end of the High Road and developing the old Town Hall site including the Bernie Grant Centre.
- Seven Sisters – a New Deal for Communities area where targeted initiatives seeks to promote regeneration, tackle poverty and social exclusion in the area
- Haringey Heartlands – delivering major mixed use developments on the eastern and western utilities lands, linked to the regeneration of Wood Green town centre.
- Working with Enfield to regenerate a strategic employment location at Central Leaside which includes parts of Northumberland Park
- Transforming Alexandra Palace into the leisure and entertainment centre for North London
- Strengthening the role of town centres – the borough contains six town centres where change needs to be managed.
- Neighbourhood areas where plans have been prepared to assist with the renewal of these areas.

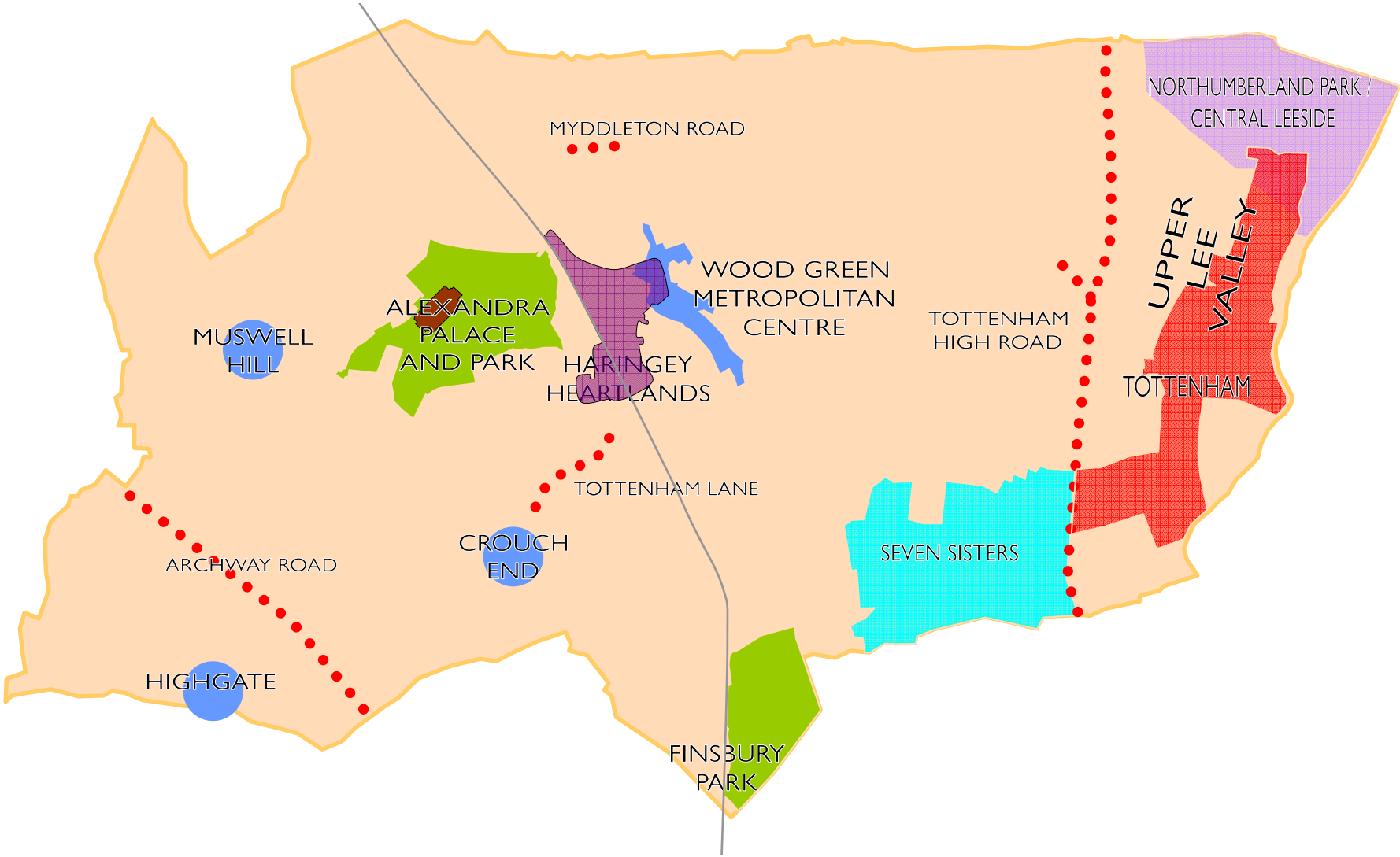
Haringey does not sit in isolation. Therefore, when we are developing our strategy for the borough it is important for us to take account the borough's relationship with neighbouring boroughs and other parts of London.

There are other areas of the borough which adjoin neighbouring boroughs, which require partnership working with neighbouring boroughs:

- The Upper Lee Valley
- North Tottenham and Central Leaside
- South Tottenham and Stamford Hill
- Bounds Green and the North Circular Road corridor
- Highgate
- Finsbury Park and Manor House – with major regeneration projects at Finsbury Park station (in Islington) and at Woodberry Down (in Hackney)

There are also major redevelopment proposals in adjoining boroughs which will have a significant effect on the borough, for example Cricklewood / Brent Cross area and London 2012 / Stratford City.

Map 1 - Areas of Change in Haringey



The Council's Haringey's Neighbourhood Management Service works with local people to improve their neighbourhoods, focusing on the priority wards as defined in Haringey's Neighbourhood Renewal Strategy. The borough is also divided into seven area assemblies where local residents to contribute ideas on how we can improve the area where you live. These are White Hart Lane and Northumberland Park, West Green Road and Bruce Grove, Tottenham and Seven Sisters, St.Anns and Harringay, Wood Green, Crouch End and Muswell Hill.

The Unitary Development Plan divided the borough into three main areas – east, central and west - with different objectives for each to tackle specific problems and opportunities.

Eastern Haringey

Deprivation is concentrated in the east of the borough and the focus here is regeneration and renewal. The main objectives for the Eastern area are:

- Greater opportunity for large-scale redevelopment to address the area's deprivation.
- Environmental management to create a high quality environment with a sense of place.
- Improved access to jobs and supporting a variety of regeneration initiatives.
- Greater private investment.
- Encouraging a greater choice of housing.
- Tackle problems of a transient population.
- Encourage more trees and improved public spaces.
- Improve public transport.
- Improve quality of life
- Protect the areas built heritage and green spaces
- Identify the appropriate scale of development

Central Haringey

Central Haringey is dominated by Haringey Heartlands and Wood Green Metropolitan Centre. It is characterised by pockets of deprivation. The main objectives for the Central area are:

- Protect and enhance Wood Green as a Metropolitan Town Centre
- Improve physical, social and economic linkages
- Promote and enhance major visitor attractions
- Tackle problems of a transient population and create more balanced communities
- Manage a night time economy.
- Pursue environmental management to improve quality of life and its environmental assets such as its attractive open spaces.
- Protect the area's built heritage and green spaces
- Identify the appropriate scale of development

Western Haringey

Western Haringey is a predominantly residential area with the boroughs heaviest concentration of conservation areas. The priorities in this area are ones of environmental management, improving the quality of life and its environmental assets such as its attractive open spaces. For the western area the objectives are:

- Environmental management to create an attractive sustainable environment.
- Identify development opportunities.
- Support the town centres of Muswell Hill and Crouch End
- Support shopping facilities in Highgate and on Archway Road
- Protect the areas built heritage and green spaces
- Identify the appropriate scale of development
- Tackle pockets of deprivation
- Encourage a greater percentage of socially rented affordable homes

Question 2:

To identify area specific priorities and objectives, the Unitary Development Plan divided the borough eastern, central and western areas. Do you agree with this approach?

Are the objectives for these areas still appropriate? Have we missed any key priorities?

Issues and Options

This section takes forward the issues and challenges identified and develops options to address them. At this stage, the options are offered for discussion and comment and the Council has yet to decide its preferred way forward.

For each issue we would like to know which of any the options you support. We would also like to know whether we have identified the right issues and whether there are other issues or options which need to be considered.

The issues are grouped under the following strategic priorities:

1. An environmentally sustainable future

- 1a Limiting the impact of climate change
- 1b Adapting to climate change
- 1c Reducing environmental impact
- 1d Promoting sustainable travel

2. Managing development and areas of change

- 2a Managing growth
- 2b Managing the impact of growth
- 2c Providing affordable housing
- 2d Providing a range of housing types

3. Creating a safer, attractive and valued urban environment

- 3a Creating high quality buildings and spaces
- 3b Protecting and enhancing the borough's built environment and its local distinctiveness
- 3c Improving the quality and appearance of Haringey's public spaces and street scene
- 3d Protecting, enhancing and improving access to public open spaces and areas of nature

4. Creating a vibrant and prosperous economy

- 4a Increasing job opportunities for Haringey's population
- 4b Protecting viable employment land and buildings
- 4c Strengthening Haringey's town centres
- 4d Helping our local shops

5. Improving health and community well-being

- 5a Making Haringey a safer place
- 5b Improving our health and well-being
- 5c Promoting equality of opportunity and access
- 5d Supporting education and community services and facilities

An environmentally sustainable future

A strategic priority facing Haringey is the need to secure an environmentally sustainable future. A key issue for the borough is the need to adapt to and lessen the impact of climate change.

Responding to climate change needs to be addressed in an integrated way. For example, increased energy efficiency and use of renewable energy addresses the aim of a prudent use of natural resources. It can also positively address the social issue of fuel poverty and contribute to employment growth through the design and manufacture of new forms of renewable energy installations.

The Council is already taken steps to respond to climate change. Planning has a key role to play in ensuring that development and places have a lower environmental impact to help limit climate change and be able to adapt to the effects of climate change in the future. Ways in which planning can contribute to reducing the environmental impacts include seeking and securing:

- design solutions which optimise passive solar energy and energy efficiency
- measures to reduce heat loss from buildings and spaces and limit the 'head island' effect
- technology for energy efficiency and renewable energy from small scale measures to large scale energy infrastructure;
- the most efficient use of resources and water;
- measures to mitigate and adapt to flood risk;
- the re-use and most efficient use of land and buildings (this is addressed in Issue 2a);
- the location of development and patterns of growth that reduce the need to travel by car and car use (this is addressed in Issue 1d).

An integrated approach will be to require developments to contribute to the mitigation of, and adaptation to, climate change, in particular by minimising carbon dioxide emissions, adopting sustainable design and construction measures and prioritising decentralised energy generation. Given the extent of carbon dioxide emissions from existing buildings, it is also necessary to 'retrofit' measures to reduce their environmental impact.

The following 'energy hierarchy' includes initiatives which will limit and adapt to climate change.

- Using less energy, including sustainable design and construction methods
- Supplying energy efficiently in particular by prioritising decentralised energy generation (CHP, CCHP),
- Using renewable energy
- Integration of adaptation measures with mitigation to tackle climate change, such as living roofs and walls and water use targets

Issue 1a – Limiting the impact of climate change

Carbon reduction targets

The further alterations to the London Plan set the following minimum targets for London (against a 1990 base).

- 15% by 2010
- 20% by 2015
- 25% by 2020
- 30% by 2025

Question 3:

Do you think that the borough should adopt the London Plan carbon reduction targets or seek higher targets?

Renewable energy

A proportion of the energy requirement from new development should be provided from on site renewable sources. At present, the UDP requires major developments to provide 10% of the projected carbon dioxide emissions from renewable sources. We require an assessment of energy demand and carbon dioxide emissions from proposed major developments.

Whilst biomass (biological material derived from living, or recently living organisms) is currently being accepted as a renewable energy supply, there are concerns that the availability of the source is limited in north London and that the burning of biomass can harm air quality due to the release of small particulates. As a result, this may affect the potential to increase the proportion of on-site renewable energy.

Question 4:

Should we require all new development to provide a proportion of their energy requirement from renewable sources? Should we require higher renewable energy targets (at least 20%) for major developments on selected sites?

Question 5:

Where developments cannot meet on-site renewable energy targets, should we allow them to make carbon reduction contributions in another way, for example by making a financial contribution to make existing buildings more energy efficient?

Energy efficiency

There are several ways in which the energy efficiency of new development can be improved. The Government has introduced a Code for Sustainable Homes for assessing the environmental performance of new residential buildings. At present the Code is voluntary and does not apply to public or commercial buildings.

Combined Heat and Power systems are decentralised energy systems that generate power close to the point of use which allows the waste heat produced to be used locally. This avoids the heat loss during the production and distribution of power which occurs with the national electricity grid. "Trigeneration" systems that provide cooling as well as heat and power can also be used although the technology is not as well established as for combined heat and power. Investment in community heating, cooling and electricity networks are seen as the most beneficial and cost effective long term solution to reduce carbon dioxide emissions.

Local energy generation and distribution systems generate heat and power close to where the energy is to be used thus minimising energy losses through distribution.

Question 6:

Should all developments meet high standards of energy efficiency and environmental performance, taking into account the specifics of the site, technology and cost? or should this only apply to schemes of certain types or certain sizes?

Question 7:

Should we require large development schemes to include decentralised energy / district heating and cooling systems?

Question 8:

Should we build local energy generation and distribution systems?

Zero carbon development

By maximising energy efficiency of a building, its energy requirements can be minimised to the point where all or most of this can be met through renewable energy on-site. In this way, zero or dramatically reduced net carbon emission can be achieved. The new Code for Sustainable Homes aims to achieve a zero carbon rating for all new homes by 2016.

Question 9:

The Council is considering developing at least one zero carbon development in Haringey by 2013. Do you agree?

Existing Homes

As new homes account for just 1% per year of all housing stock, we should also consider how existing homes and buildings could have better energy performance.

Question 10:

How could we encourage households to use less energy? Should we encourage measures to improve the energy performance of existing buildings, for example, by extending energy efficiency measures to the rest of the house when applications are made for extensions?

'Retrofitting' renewable energy

The government is considering measures to make it easier for people to install small scale equipment to generate energy, such as solar panels and wind turbines. These have environmental benefits but can have a visual impact on their surroundings. As Haringey has many conservation areas and listed buildings we face the challenge of encouraging such measures while protecting the quality of the borough's environment.

Question 11:

When considering the impact of solar panels, wind turbines and other 'green' technologies on their surroundings should we treat them in the same way as other building works or give environmental factors greater priority than other considerations, such as conservation/heritage?

Issue 1b – Adapting to climate change

Managing flood risk

The borough contains areas of flood risk in proximity to the River Lee and the Moselle Brook. Government guidance requires developers to carry out a flood risk assessment for proposals within identified flood zones and expects a sequential approach to be followed to explore other options for development in lower risk locations.

The planning system has a major role to play in managing flood risk. It should:

- manage flood risk to and from new development through location, layout and design, including the application of a sustainable approach to drainage;

- using opportunities offered by new development to manage flood risk to communities;
- permitting development in areas of flood risk only when there are no other suitable alternative sites in areas of lower flood risk and where flood risk can be managed through design and the benefits of the development outweigh the risks from flooding;
- planning to locate less vulnerable land uses in flood risk areas; and,
- retaining areas of open space for water storage in the event of flooding.

Question 12:

Should we require all developments to include sustainable urban drainage systems and incorporate facilities to reduce water consumption and re-use grey water?

Question 13:

Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?

Overheating

There is a phenomenon known as the ‘heat island effect’ where urban areas are significantly warmer than the surrounding countryside during hot weather. Buildings and man-made surfaces absorb more energy from the sun than green spaces. Human activity is also responsible, for example with the use of air conditioning which releases hot air out into the atmosphere. In response, buildings can be designed so that they stay naturally cool, use vegetation and landscaping to cool and shade buildings and open spaces and use materials on buildings and streets that do not absorb heat.

Question 14:

Should we require design and landscaping measures to reduce overheating and the ‘heat island effect’?

Issue 1c – Reducing environmental impact

The implications of our actions on the environment are increasingly clear. Planning has an important role in reducing our environmental impact and achieving sustainable development by reducing waste and increasing reuse and recycling waste, managing air and noise pollution and enhancing and protecting the water environment.

Waste and recycling

The three ‘Rs’ of recycling Reduce, Re-use and Recycle are all ways of reducing the amount of waste to be sent to landfill. They are also known as the waste hierarchy.

The amount of waste we produce is increasing and the traditional ways of dealing with it (landfill and incineration) are becoming increasingly unacceptable, financially and environmentally. Therefore we need to find better ways of dealing with our waste in the future. This will include reducing the amount of waste we produce, increasing re-use and recycling and finding sites for new waste facilities.

Over 48,000 households in Haringey receive a full doorstep recycling service and the Council intends to offer the service borough-wide by 2008. Recycling rates have increased from 2% in 2001 to almost 25% at present. The borough contains two reuse and recycling centres, with the Hornsey Reuse & Recycling Centre having opened in October 2005 which a maximum capacity of 12,700 tonnes of waste per year.

Haringey is a member of the North London Waste Authority, which is responsible for the disposal of waste collected in the boroughs of Barnet, Camden, Enfield, Haringey, Hackney, Islington and Waltham Forest. The seven boroughs are producing a Joint Waste Plan which will include policies and identify locations for waste management facilities to deal with the area's waste. It is likely that a range of facilities of different types and sizes will be needed. Issues relating to this will be considered during consultation on issues and options for the North London Waste Plan.

Planning can play its part in helping people to reduce waste and re-use and recycle, for example by making it as easy as possible to recycle by making sure waste and recycling facilities are included in all new developments.

Question 15:

Should we expect major developments to provide for the sorting and storage of waste to aid waste handling and collection and encourage recycling?

Enhancing and protecting the water environment

The Council, in consultation with the Environment Agency and where appropriate Thames Water Utilities Ltd and Lea Valley Regional Park Authority, seek to restore and enhance the natural elements of the river environment, for example by deculverting and/or naturalisation and by supporting initiatives which will result in improvements to water quality. Foul and surface water misconnections can harm water quality and aquatic wildlife in rivers.

Question 16:

Should we require developments adjacent to or above watercourses to improve the water environment and quality?

Managing air and noise pollution

Noise pollution has a major effect on amenity and health and therefore the quality of life in general. Its effect can be minimised by separating new noise sensitive development from major noise sources, by separating new noisy development from existing noise sensitive development and by taking measures to reduce any impact, such as through sensitive design and construction, controlling hours of use or appropriate technical measures.

Poor air quality can arise from transport, industrial processes and energy consumption. The Council monitors air quality in the borough and has declared the whole borough an Air Quality Management Area. Of particular concern is the high levels of particulates (PM10s) and nitrogen dioxide, caused by high traffic levels. This issue is therefore closely linked to promoting sustainable travel.

The Council will control potential air pollution resulting from development in the borough by: requiring development to locate close to facilities and public transport; requiring developments to include measures to avoid, reduce and only then mitigate the emissions of pollutants; and separating potentially polluting activities from sensitive areas or uses.

Question 17:

What steps should we take to reduce noise pollution in the borough?

Question 18:

Should we require all developments which generate additional travel to introduce measures to manage air quality?

Issue 1e - Promoting sustainable travel

The choices we make about when and how we travel have implications for the environment and health and safety as well as for the ease and speed of our journeys. Cycling and walking are healthier and less polluting ways to travel than using motor vehicles which produce greenhouse gases and harm local air quality.

Haringey is well served by radial north-south public transport services, but has limited orbital east-west routes and services. These are needed to tackle existing overcrowding and increase passenger numbers caused by a growing population. Forecast increases in passenger numbers mean that there could be major overcrowding problems on London's public transport system. The Mayor of London's Transport Strategy includes proposals to upgrade the Piccadilly and Victoria lines and the West Anglia rail line. Measures to increase walking and cycling can help to reduce pressure on public transport.

The concentration of schools in some parts of Haringey has led to traffic congestion and parking problems related to the "school run". This has implications for road safety and air pollution and can cause disturbance to local residents. The school run is a complex issue with no single solution. Measures that can be taken include encouraging walking and cycling and promoting school travel plans.

Sustainable transport measures

In line with national and regional policy, Haringey's Unitary Development Plan seeks to:

- reduce the need to travel;
- manage and reduce the amount of traffic on the borough's roads;
- encourage forms of travel that cause the minimum harm to the environment;
- maximise the accessibility of transport; and
- guide development which generates a significant demand for travel to locations which are accessible by public transport, walking and cycling.
- Restrict parking at development through maximum standards
- Promote car free housing

The Council's Local Implementation Plan seeks to:

- improving bus service reliability by putting in measures to give buses priority over other traffic
- supporting sustainable transport through travel awareness projects
- promotion of cycling through more cycle routes, integrating existing routes. cycle training and cycle parking
- Promotion of walking, including projects to improve accessibility and signage
- Environmental projects such as the provision of on-street charging points for electric vehicles and purchase of electric vehicles
- Promoting sustainable access to schools through the school travel plan programme and to work through workplace travel plans
- improving access to bus stops, rail and underground stations.

Question 19:

Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? Are there other measures we should be promoting?

Question 20:

Where large development schemes are taking place at or near transport interchanges should we require schemes to improve, or make a financial contribution towards, the capacity and accessibility of the interchange?

Question 21:

Do you support car free housing, or are there other ways where we can reduce car use?

Question 22:

Should we require new and expanding schools to produce and implement a travel plan to reduce car use?

Public transport proposals

The UDP supports the following public transport proposals:

- East London Line Extension to Finsbury Park
- Crossrail
- Thameslink 2000
- West Anglia Route Development, including additional services and stations between Tottenham Hale and Stratford
- Orbirail including Barking – Gospel Oak line
- Improvements at Finsbury Park station
- Improved public transport and highway movement on the North Circular Road
- Improvements to Tottenham Hale Interchange
- Extension of the Victoria Line to Northumberland Park

Question 23:

Do you support the public transport proposals listed in the Unitary Development Plan? Are there any other transport schemes for which we should be safeguarding land?

Managing development and areas of change

It is estimated that London's population will grow by around a million people between 2006 and 2021, while Haringey's population will grow by around 12,000 people (about 5.3%) over the same period. The population is also changing, for example households are getting smaller and people are living longer. Family structures are expected to change with a continued increase in the number of single-person households and a fall in average household size.

The core strategy will seek to manage development and areas of change so that sufficient housing is provided to meet the projected population and to address existing housing needs. This housing growth should be supported by sufficient jobs, services, health, education and community facilities.

Issue 2a – Managing growth

A London Housing Capacity Study was carried out in 2004 to provide a comprehensive assessment of London's potential housing capacity. The assessment underpins the borough housing targets in the altered London Plan. The housing target is based on potential capacity for net additional homes provided through:

- development and redevelopment, conversions from residential and non-residential properties (known as conventional supply)
- long-term vacant properties brought back into use
- household spaces in new non self-contained accommodation.

Table 1. Housing capacity in Haringey

	Conventional Supply	Vacant units returning to use	New non-self contained	Total
Additional homes per annum	595	77	9	680

Conventional supply is made up of large and small sites. The majority of conventional supply (at 78%) is provided by large sites of over 0.5 hectares.

In accordance with PPS3, the Council has identified a five year supply of deliverable land for housing. It relates to the conventional supply component of housing capacity in Table 1 and includes identified sites with capacity of 10 units or more. It identifies that the borough has a five year supply of 5,188 dwellings up to 2011/12. This list of sites will be regularly updated. At March 2007, there were 2,699 units in the development pipeline, comprising sites with unimplemented planning permissions and sites where development has started but has not completed.

Location of housing

The London Plan also identifies a number of locations suitable for large scale redevelopment or significant increases in jobs and homes (called Opportunity Areas and Areas for Intensification). The borough contains two of these areas at Tottenham Hale and Haringey Heartlands. Together they have the potential to provide a minimum of 6,500 jobs and 4,200 homes. The borough's town centres also have the potential to deliver new homes and jobs. Together these areas are identified as areas of change. If we decide not to concentrate growth in these locations, it is likely that other parts of the borough will have to take more development and at higher densities.

Question 24:

Should we try to concentrate most growth in identified areas of change and on identified housing sites or should we try to spread growth more equally across the borough?

Although the Council has identified a five year supply of housing sites, there will be sites that come forward for development in addition to those identified. These sites are known as 'windfall' sites and will contribute to meeting housing requirements in Haringey.

Government guidance strongly encourages the use of previously developed 'brownfield' land for housing, whereas building on protected areas of green spaces is discouraged. There are a number of different types of brownfield land where we could consider new housing:-

- Town centres and locations with good accessibility to public transport;
- Re-use of buildings, including empty properties and conversion of vacant commercial buildings into residential use
- Redevelopment of vacant or derelict sites
- Mixed use redevelopment of under-utilised commercial sites
- On backland sites or rear gardens.

Question 25:

Should we ensure that all housing development takes place on previously-developed 'brownfield' land? What types of brownfield land should we give priority to?

More efficient use of land

Government policy encourages more efficient use of land for new housing. The London Plan expects development to achieve the maximum possible intensity of use compatible with the local area and includes housing density ranges for different locations. Good design is fundamental to using land efficiently and higher density does not necessarily mean tall buildings.

The Unitary Development Plan expects development proposals to achieve the most efficient use of land in order to meet local and strategic housing needs and protect open spaces in the borough. However, new development should be compatible with the existing pattern of development and character of an area and should not harm the amenity of neighbours. It recognises that existing densities vary across the borough according to the character of areas.

Question 26:

Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings, or should we set maximum and minimum levels of density, such as the London Plan density standards?

Recent guidance encourages local authorities to identify appropriate locations for tall buildings. Haringey's UDP does not identify locations for tall buildings, but requires them to be compatible with their surroundings, to be of high design quality and not to cause wind turbulence and overshadowing. In addition all development proposals should not harm the strategic views of St Paul's Cathedral and the City from Alexandra Palace.

Question 27:

Should we identify locations suitable for tall buildings or identify areas where they are not suitable?

Making best use of existing housing

New units created through conversions and new non self-contained units in Houses in Multiple Occupation (HMOs) make a contribution towards new housing and can make more efficient use of land. However, they can result in the loss of family housing, create on-street parking problems and change the character of areas. There are areas in the borough where over the years many properties have been converted from single dwellings into a large number of flats. The UDP resists further conversions in these areas.

Question 28:

Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? What proportion of conversions in a street is acceptable?

Another way of making better use of the existing housing is to bring empty homes back into use. Local authorities are encouraged to develop positive policies to identify and bring into use empty housing in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase procedures. The Council has produced an empty property strategy which sets out how it will bring empty properties back into use and it includes targets for the number of units to be bought back into use each year.

Question 29:

How should we encourage the reuse of empty homes?

Issue 2b – Managing the impact of growth

The Council and other organisations have to consider the infrastructure requirements of growth and new development, in terms of transport, utilities and social infrastructure, to ensure that this is provided to support Haringey's existing and growing communities.

Infrastructure provision and the use of planning obligations

Good development can bring benefits to the local community, for example, by providing new facilities, homes or jobs, or improving the local environment. Planning obligations can be a way of making sure that developments deliver such benefits and do not cause harm to the local area. They can also address the cumulative impact of development on facilities and services, such as health and education. For example, Haringey will experience particularly high growth in school numbers up to 2021.

Where additional housing creates a need for supporting facilities and infrastructure, the Council will negotiate planning obligations to secure contributions, either in kind or financial. In some cases, financial contributions can be 'pooled' to address the cumulative impacts of development. As a guide, the following contributions are sought:

- Affordable housing
- Education facilities
- Health facilities
- Open space and recreation facilities
- Employment and training
- Improvements to public transport infrastructure and services

In areas which will experience large scale population and housing growth, the Council and its partners need to plan for and implement major improvements to infrastructure, such as transport,

new schools and energy provision. A significant amount of new housing is to be provided in the two main regeneration areas in the borough, at Haringey Heartlands and Tottenham Hale. These areas have the potential to deliver additional homes over and above the borough's housing target. However, this uplift in housing delivery is dependent on the provision of supporting infrastructure in these areas, such as transport, education and health facilities. The Council has prepared a policy framework to guide development in these areas: namely a Tottenham Hale Urban Centre Masterplan and a Haringey Heartlands Development Framework. The Council has secured Growth Area Funding from the Government to deliver new housing in these areas and provide necessary supporting infrastructure.

Question 30:

Have we identified all the infrastructure implications from future housing growth? Do you think we should 'pool' developer contributions towards infrastructure requirements in certain areas?

Question 31:

Should we restrict or limit development in areas which have insufficient services and facilities, such as schools, health facilities and utility infrastructure and resources?

Mixed use development

A mix of uses on a site or within a development can contribute to sustainable development by making more efficient use of land, reducing the need to travel and creating activity and vitality, particularly in town centres. It can also increase the provision of housing in commercial areas. There is also scope to include community uses in developments to improve access to services. Mixed uses can contribute to the success and diversity of places, ensuring they have a range of activities and are used throughout the day, increasing safety and security. However, the uses included in development need to be compatible with each other and do not cause nuisance, particularly for residential occupiers.

Question 32:

Should we encourage mixed uses in certain developments and on particular sites in the borough? If so, should this continue to be in the most accessible parts of the borough or should this also apply to other areas?

Issue 2c – Providing affordable housing

The planning system has an important role to play in providing affordable housing to those people who cannot afford to buy or rent housing on the open market. There is a high level of housing need from homeless households and households in temporary housing who require permanent social housing. House prices in Haringey have increased but incomes have not matched this rate of growth. This has led to a wider issue of housing affordability amongst households who are not eligible for social housing, but are unable to afford the cost of open market housing in the borough. This widening group is known as the intermediate market. Therefore, affordable housing includes social housing and intermediate forms of housing, such as shared ownership and key worker housing.

A 2007 Housing Needs Assessment for Haringey estimates a requirement for an additional 4,865 affordable dwellings per annum for the next five years. This figure is over seven times Haringey's annual housing target. It is estimated that 56% of overall need could be met by social housing and 44% could be met by intermediate housing. The assessment also identifies a high level of

overcrowding, particularly in the social rented sector; a shortfall for affordable housing across all Haringey wards; an acute requirement for three and four bedroom affordable properties; and that only the cheapest intermediate housing is affordable.

At present the Unitary Development Plan requires housing developments capable of providing 10 or more units to include a proportion of affordable housing to meet an overall borough target of 50%. The affordable housing provided should include social rented and intermediate affordable housing and in most cases the affordable housing should be provided on site as part of the development. Nevertheless, there may be exceptional circumstances where affordable housing can only be provided off-site or as a last resort by means of a financial contribution.

Areas with high levels of owner-occupation tend to experience far lower levels of benefit dependency than those areas that are dominated by rented accommodation, whether social or private. Studies have suggested that a significant amount of market housing in London has been bought to let, potentially leading to private developments that are dominated by private renting.

Given the overwhelming need for affordable housing in the borough, the Council must focus on those in greatest need and reduce the numbers of homeless households and those in temporary housing. However, a lack of intermediate affordable homes could force those households on middle incomes to live elsewhere, leaving Haringey increasingly polarised between more affluent households and those who require social housing. Government and London Plan policy support inclusive and balanced communities and the Council must provide a mix of social housing and intermediate affordable housing.

Question 33:

Should we consider lowering the threshold at which housing developments are required to contribute to affordable housing?

Question 34:

For smaller sites below 10 units, should we require less than 50% affordable housing, or allow a financial contribution to be made instead of providing units?

Question 35:

Should we require more than 50% affordable housing on very large sites?

Question 36:

What factors may affect the financial viability of providing affordable housing on all sites? Should these be taken into account?

Question 37:

What mix of social rented and intermediate housing should we seek? To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?

Issue 2d - Providing a range of housing types

Government guidance and the London Plan expect the housing needs of different groups to be considered, for example smaller households, larger households with children, those with mobility difficulties and those who require an element of care.

New residential developments and conversions should provide a mix of dwelling types and sizes to meet local housing requirements. In certain locations, where there is an unsuitable external environment for children and no opportunity to provide sufficient amenity space, the provision of family housing of 3 or more bedrooms may be inappropriate. Conversely, in other locations family housing will be particularly encouraged.

There is evidence that too many smaller units are being built in the borough inhibiting the supply of family housing of 3 or more bedrooms. However, there is a potential conflict between the need to increase densities to meet the housing target for new homes and the need to provide more family homes, as lower densities tend to be more suitable for family housing.

The Council recognises the needs of gypsies and travellers within the borough. The Greater London Authority, in conjunction with London Councils and the five London sub-regional housing partnerships, have commissioned an assessment of gypsy and traveller accommodation requirements. It is proposed that targets for each borough, based on the new research, will be introduced through the Mayor's Housing Strategy, which will be subject to public consultation. It is intended that the targets can be introduced into the next alterations to the London Plan. Currently, there are two permanent gypsy and traveller sites in Haringey providing 20 pitches.

Question 38:

Should we encourage more family housing in developments?

Question 39:

Are larger family homes suitable everywhere in the borough and in all developments? If not, should we specify areas or certain developments which are suitable for family housing?

Housing for special needs

The Unitary Development Plan defines special needs accommodation as sheltered housing, residential care and nursing homes, children's homes and other supported housing schemes. The Council's Housing Strategy identifies vulnerable groups in acute need for specialist accommodation. Supported housing is for older people, or people with disabilities, who live independently but have support needs. Haringey Council has over 50 supported housing schemes throughout the borough and Haringey's Supporting People programme aims to prevent homelessness, crime and community care breakdown and to promote greater choice, independence and social inclusion for vulnerable people.

The UDP aims to locate specialist housing close to public transport, shops and local community / support services. However, it is important to ensure that a concentration of such housing in an area does not harm the amenity of residential areas or result in an uneven distribution across the borough.

Question 40:

In which locations should we encourage special needs housing?

Lifetime homes and wheelchair accessible housing

Homes for people with mobility difficulties will generally be adapted or specially designed flats. Adapting an existing home can be the best way to meet the needs of someone with mobility difficulties, avoiding the need for them to move, taking into account their specific difficulty, and taking into account the needs of other people in their household. New homes designed to lifetime homes standards are more readily adaptable for people with mobility difficulties, and are also easier to live in or visit for people with young children, elderly people, wheelchair users, and people who have temporary difficulties such as broken limbs.

The Unitary Development Plan requires that housing developments take account of the needs of people with mobility difficulties. All new housing must be designed to lifetime homes standards, and 10% is to be designed to meet, or be easily adapted to meet, wheelchair housing requirements.

Question 41:

Should we encourage more lifetime homes and require more generous minimum floorspace standards for new dwellings and conversions?

Creating a safer, attractive and valued urban environment

Haringey benefits from many high quality places, buildings and open spaces. Haringey has 28 conservation areas, over 350 listed buildings and green spaces varying in size from part of the Lee Valley Regional Park, Alexandra Park to small 'pocket' parks. Historic buildings are landmarks that create a sense of place and stability. Heritage conservation is recognised as a key factor in facilitating urban regeneration and promoting civic pride.

How the urban environment looks and functions can have a significant impact on people's quality of life. This will also influence the image of a place, which in turn can affect the economy of an area. Urban design is about how places work as well as how they look.

Issue 3a - Creating high quality buildings and spaces

High quality design is a key element in achieving sustainable development. Good design makes places that put people first, are attractive, welcoming, feel safe and are easy to use for everyone. High quality design also seeks to protect the environment through the prudent use of natural resources, sustainable methods of construction and measures to adapt to climate change. The construction and use of buildings are a major source of carbon emissions and resource and energy use. This is addressed in Issues 1a and 1b.

High quality design will therefore incorporate the following elements:

- a safe environment, that is free from crime and the fear of crime (see also Issue 5a);
- an environment that everyone can get to and move around in;
- minimising the use of natural resources, through the sustainable design and construction of buildings;
- responding to the local context and creating or reinforcing local distinctiveness;
- making the best use of the site to accommodate development, including creating and sustaining a suitable mix of uses; and
- creating visually attractive developments through architecture and landscaping.

New development schemes can provide an opportunity to improve the quality of buildings and the street environment. Good design can help to bring rundown, neglected places back to life. On the other hand, poor design can damage the character of its local area and the quality of life of those using and experiencing the building or place.

The Council is working to promote and celebrate excellence in design and improve public buildings and the street environment; for example through the Haringey Design Awards. The Unitary Development Plan promotes a 'design-led' approach to development which seeks to balance the need for development and making efficient use of land against the need to respond to the local context and pattern of development and to build on local identity. This could include traditional or contemporary designs for new buildings.

Providing detail design guidance through design coding is one option open to local authorities to achieve consistently better quality development. Design codes are based on a specific design vision for a site or an area, usually specified in a planning brief for a site or a masterplan for an area.

Question 42:

Should we resist design that fails to improve the character and quality of an area or should any design be considered acceptable provided it does not harm the appearance of an area?

Question 43:

Should we provide specific design guidance for different areas of the borough or should we seek good design everywhere?

Issue 3b - Protecting and enhancing the borough's built environment and its local distinctiveness

Conservation areas are designated to preserve and enhance their character and appearance. Designation does not mean that future development cannot take place but that change must be sensitive to the area. Some of the growth predicted for Haringey will take place in conservation areas.

The Unitary Development Plan seeks to protect buildings of architectural or historic interest and their settings, to preserve or enhance the character and appearance of conservation areas and promote the conservation, protection or enhancement of the archaeological heritage of the borough, including historic parks and gardens.

In consultation with residents and the appropriate Conservation Area Advisory Committee (CAAC), the Council will designate conservation areas that are considered to be of special architectural or historic interest and will keep these conservation areas under review. At present, the Council is carrying out a programme of character appraisals of its conservation areas.

The Council will protect buildings in Haringey that are statutory listed for their historic or architectural interest. The Council needs to balance the need for development with its duty to protect historic buildings. With care and thoughtful design, historic buildings can adapt to modern ways of life, whilst people can still enjoy them and their original character in appropriate settings. Often the best use of a listed building is the use the building was originally designed for. Where a change of use is proposed which affects the special character of a listed building, it will need to be fully justified.

Buildings of local interest in Haringey often play a crucial role in anchoring local visual and historic identity. Locally listed buildings may also act as a significant focus for encouraging urban vitality. The Council attaches special importance to their protection. Buildings on the local list are not subject to the statutory protection as nationally listed buildings.

The Council will utilise its planning powers to ensure that wherever possible the special character of conservation areas and locally listed buildings is preserved. In appropriate cases it will seek Article 4 Directions to remove permitted development rights.

Question 44:

Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? Or should housing requirements mean that we take a more flexible to the use and reuse of historic areas or buildings?

In addition to conservation areas and listed buildings, the borough contains other important historical assets. The Unitary Development Plan (UDP) identifies a number of parks, gardens, cemeteries and churchyards of local historic interest.

The history of the Borough indicates that there is considerable likelihood that archaeological remains will be found in certain parts of the borough. There is also evidence of Haringey's past in its industrial heritage. The UDP identifies areas of archaeological importance and sites of industrial heritage interest.

The UDP also identifies a Cultural Quarter in Wood Green which has at its heart the Chocolate Factory, a former Barratt's sweet factory, now a complex of more than 80 artists' studios and small business units. It is important to ensure that development and change respects all aspects of the borough's history, including its cultural heritage.

Question 45:

In addition to the protection given to conservation areas and listed buildings, how should we seek to protect the local distinctiveness of certain parts of the borough?

Issue 3c - Improving the quality and appearance of Haringey's public spaces and street scene

The quality of our streets and public spaces affects our quality of life. Clean, well-maintained and attractive streets and public places encourages activity, improves safety and security and encourages better health and wellbeing. The Council is committed to improving Haringey's streets and public spaces. Its Better Haringey campaign was launched in September 2003 and has been successful in promoting improvements to the built and natural environment. The campaign has focused on strengthening civic pride, encouraging residents, businesses and visitors to help look after the local environment. The first ever Better Haringey Green Fair and Better Haringey Awards was held in June 2007 and celebrated everyone's achievements and marked the starting point for a new focus on environmental sustainability.

Most physical works to streets and public spaces are not covered by the planning system. However, where a development does have an impact on surrounding streets and places we can ensure that this impact is properly considered and that any necessary works are carried out to an appropriate standard. Planning can also influence the quality of our spaces by:

- requiring high quality building design and landscaping;
- promoting buildings and spaces that are accessible to all members of the community;
- securing new public spaces;
- encouraging public art; and
- promoting measures to reduce air and noise pollution.

Question 46:

Should we expect all developments to contribute to physical works to streets and public places?

The Council has produced a Streetscape Manual to improve the design of streets and its furniture, such as litter bins and signs. This includes reducing street clutter, co-ordinating the different elements of the streetscape and limiting the range of materials used. The manual also seeks to protect and enhance the historic character and identity of Haringey.

Improving streets and public spaces will improve the pedestrian environment and encourage walking. In town centres, improvements to the pedestrian environment will encourage vitality and viability. The concept of 'living streets' aims to improve the pedestrian environment and seeks to balance the needs of pedestrians and vehicles.

Question 47:

What physical works do you consider best improve the visual attractiveness and use of public spaces?

Question 48:

Are there other approaches to improving streets and public places in Haringey that we should consider?

Issue 3d - Protecting, enhancing and improving access to public open spaces and areas of nature

Haringey's parks and green open spaces are valuable assets and are a key part of the borough's character. The borough contains a large number of parks and green spaces of varying sizes and roles totalling 383 hectares and containing in excess of 40,000 trees. There are 70 sites with ecological value containing a diverse range of wildlife. Parks and green open spaces provide places for play and recreation, are a focus for local communities and have environmental and visual benefits. They also contribute to health and wellbeing and the quality of life of residents.

Eight of Haringey's parks have been awarded Green Flag status and the Council has published ten Park Management Plans. Significant external funding has been secured for major improvements to Markfield Recreation Ground and Finsbury Park.

Population and housing growth will place pressure on Haringey's existing green spaces. As Haringey becomes more compact, it is increasingly important that existing public open space is protected from development. Of equal importance is the need to improve the accessibility and quality of existing open spaces.

Protecting open space

The Unitary Development Plan (UDP) has designated open areas of the borough which are protected from development:- Green Belt, Metropolitan Open Land and Significant Local Open Land. The plan also protects other smaller open spaces, playing fields and allotments which satisfy a local need.

Question 49:

Should we protect all green open spaces or allow new housing on some sites?

Improving existing parks and open spaces

The Council has produced a Sport and Physical Activity Strategy which identifies the need to improve the number and quality of sports pitches and facilities in the borough. Play spaces and open spaces predominantly for the benefit of children are often undervalued and there continues to be a shortage of both supervised and unsupervised play spaces throughout the borough. A key objective of the Council's Play Strategy is to increase the amount and range of local play provision in the borough and improve and ensure consistency of quality in local play provision.

The UDP identifies areas of the borough which are deficient in public open space. In these areas it is important that opportunities are taken to create new open spaces, or extend existing spaces wherever possible, or to improve the accessibility or quality of nearby existing open spaces. The

need for open space will relate to the character and density of different areas of the borough, as for example, areas with a more suburban character tend to have properties with back gardens.

The Council supports the Lee Valley Regional Park Authority's proposals to increase the range and quality of leisure and amenity provision available to Haringey residents. However, a balance needs to be struck between protecting the open character and appearance of the regional park and its biodiversity and the aim to attract more people to the park through increased recreation and visitor attractions and making the park more accessible from residential areas. The waterside character of the regional park is a key element of the emerging vision for the Upper Lee Valley. The emerging East London Green Grid Framework presents an opportunity to enhance inter-borough green corridors.

Question 50:

Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? How can we encourage better use of our parks and sports facilities?

Protecting biodiversity

The UDP protects sites which have ecological value and requires developments to assess, conserve and enhance habitats and species. The Council has published a Biodiversity Action Plan which includes specific plans to maintain and wherever possible increase the population of rare or locally important species and their habitats. Trees play a major biodiversity role as well as having visual and environmental benefits. It is also important to recognise the biodiversity value of 'brownfield' land and derelict sites.

This document has been prepared in conjunction with a screening report on the European Habitats Regulations. This report has concluded that the core strategy is unlikely to have any significant impact of sites of international importance (a Ramsar site or Natura 2000 site). Please refer to Appendix D.

Question 51:

Should we encourage developments to do more to protect habitats for wildlife in Haringey? What measures should we seek?

Creating a vibrant and prosperous local economy

A key priority of Haringey's Sustainable Community Strategy is to ensure economic vitality and prosperity shared by all. This will be achieved by promoting a vibrant economy and meeting business needs and by increasing skills, raising employment and reducing worklessness so that all residents can contribute to and benefit from a prosperous economy. In addition, it is important to provide the right conditions for economic growth, by providing affordable business premises, creating a pleasant and safe local environment and providing infrastructure, such as transport links.

Haringey's economy is characterised by a high proportion of small companies. Over 90% of companies employ less than 24 people, which accounts for about 40% of total employment. In terms of the number of people employed, the retailing and wholesale distribution sector dominates.

Haringey's City Growth Strategy is a business led strategy for economic redevelopment and regeneration, focussing on the eastern part of Haringey. It contains strategies and actions that aim to:

- Make Haringey a more competitive location for new and existing businesses.
- Increase income, wealth and job opportunities for Haringey residents.
- Change perceptions and attitude regarding opportunities in Haringey especially Tottenham.
- Uncover and unlock economic advantages and opportunities within the deprived inner city areas.

The borough's employment locations are its defined employment areas and its town and local shopping centres. The borough's town centres also play an important role as a focus for shopping, leisure and night-time activity and contain civic, cultural and community facilities and services. Local shopping centres and individual shops provide local services and day to day retail needs. Many local services such as car repair garages are also located in employment areas.

Issue 4a - Increasing job opportunities for Haringey's population

Employment and worklessness is a key strategic issue for Haringey. Many local people do not currently have the skills or qualifications sought by the borough's employers, particularly in "knowledge-based" businesses (for example, IT and creative industries), while traditional industries with low-skilled jobs have declined.

There is an imbalance between the acquired skills of the local labour force and the job opportunities within the borough. Some of the characteristics of the local labour market include low qualifications and skill levels, low levels of numeracy and literacy, and a significant number of skilled labour travelling out of the borough for work.

The Employment and Skills Strategy sets out objectives for all partners and providers in Haringey to tackle the high rates of economic inactivity. It provides a framework to build strong links with employers both locally and across the region. Haringey Guarantee is the Worklessness Statement, launched in April 2007 which sets out how partners and providers will tackle the high rates of economic inactivity in Haringey.

Measures that can help to increase employment opportunities include:

- providing a range of suitable premises to suit the needs of different businesses;
- encouraging new business by securing affordable workspaces for small firms;
- providing appropriate support for businesses;

- making sure that children and young people have access to high quality education;
- making sure good quality, accessible and affordable childcare is available; and
- make sure that Haringey residents have opportunities to access further and higher education, training and employment

The Council is involved in a range of initiatives that support local recruitment by employers and help meet employers' recruitment, staff training and development needs. The Council has formed a partnership with Construction Web to facilitate the construction training and employment programme in Haringey. Urban Futures, who are an urban regeneration agency, manage the Construction Web initiative

Major employment generating construction projects have the potential to provide the training and experience necessary to acquire and improve the local labour skills base, thus allowing them to attain greater job security and professional development. Training has a pivotal role in reducing unemployment and providing greater flexibility in the local economy. The training of local people provides positive feedback into the local economy by allowing businesses to have access to an appropriately skilled workforce.

The Council seeks to ensure that local businesses have free and fair opportunity to compete for trading opportunities emanating from developments in the borough. This will ensure that competitive businesses are allowed to grow and take on new employees, to the benefit of the local economy. The procurement and purchasing power of businesses, especially the public sector is able to create opportunities for local businesses including social enterprise businesses.

Question 52:

Should we encourage developers to recruit local people and use local businesses and suppliers during the construction of a scheme and its final use, particularly in or near deprived areas?

Question 53:

Should we encourage developers of large schemes to produce an employment and training plan to encourage job opportunities for local people and reduce barriers to work?

Issue 4b - Protecting viable employment land and buildings

The need to provide homes and other facilities for Haringey's growing population has increased the pressure to redevelop employment land. Given this pressure, we have to decide whether to continue to strongly protect employment sites in the borough or allow change to other uses or a mix of uses. The loss of employment sites would reduce local job opportunities and increase commuting to and travel to services outside of the borough.

Government planning policy encourages local authorities to consider where employment sites should be redeveloped for housing. The Mayor of London's draft guidance on industrial capacity includes Haringey as one of the boroughs within a "limited transfer of industrial sites" where boroughs are encouraged to manage and where possible redefine their industrial land, safeguarding the best quality sites and phasing the release of industrial land to reduce vacancy rates. The draft SPG also urges boroughs to make employment land available for transport functions, such as rail freight facilities and bus garages and waste management facilities. The identification of sites for future waste management facilities will be addressed by an emerging North London Waste Plan. The identification of rail freight sites in London is part of ongoing work by Transport for London on a Rail Freight Strategy.

An employment land study undertaken in 2003 led to the identification of Defined Employment Areas in Haringey's UDP. The Council identified a hierarchy of employment areas where certain types of employment uses should be concentrated. These employment areas vary in age, quality and size of buildings, access and the nature of the businesses within them. Within some employment areas mixed use regeneration including housing is encouraged.

The borough contains a wide range of employment sites ranging from Strategic Industrial Locations identified in the London Plan to small industrial sites. These vary considerably in terms of quality, in terms of age of buildings, quality of the environment and transport links. The demand for premises and vacancy rates varies between them.

Question 54:

Should we protect all employment land for business and employment use?

Question 55:

Where vacant and surplus to requirements, should we allow employment land to be reused for housing or community uses?

The Council manages commercial property in the borough and as part of an Urban Centres for City Growth programme, has provided new and upgraded commercial space and improved shop fronts in the borough's town centres.

When considering development proposals for vacant or under-utilised commercial sites, it may be appropriate to consider the contribution that such proposals can make towards delivering wider regeneration benefits and stimulating investment in an area. This contribution could include:

- Provision of units for employment use on site as part of a mixed use development, which could include affordable, or managed workspace with a level of business support.
- Replacement of outmoded, unattractive and potentially unviable employment units with modern premises and facilities.
- Contribution towards maintaining a diverse range of job opportunities for local residents.
- Options to relocate smaller businesses as a result of large, comprehensive redevelopment proposals.

Question 56:

Where under-utilised, should we encourage mixed use development which increases the number and range of jobs on site or provides other regeneration benefits?

The Council's draft Regeneration Strategy supports the development of Haringey's most successful growth sectors based on development of the City Growth model. These are:

- Cultural & creative industries
- Food and drink production and distribution
- Professional services
- Hospitality, leisure & tourism
- Retail

The Council could consider directing related or specialist industries who can both compete and cooperate with each other towards geographical 'clusters'. In Haringey, certain industries are considered particularly suitable for clustering such as cultural and creative industries, business services, food and drink and ICT.

Question 57:

Are there locations where we could allocate specific uses or 'clusters' of uses?

Issue 4c - Strengthening Haringey's town centres

Haringey contains six main town centres. Wood Green is classified as a Metropolitan Centre – one of only ten in London. Tottenham High Road, Crouch End, Green Lanes, Muswell Hill and West Green Road are classified as District Centres. In addition, Haringey has 38 Local Shopping Centres.

Haringey's Unitary Development Plan (UDP) aims to promote our centres as successful places for shopping and services with an appropriate level of work and leisure activity, while protecting residents from any harmful impacts of entertainment, shopping and service uses. It aims to make use of their generally good public transport accessibility by promoting them as the most suitable locations for development that generates significant demand for travel. The UDP also guides appropriate development to existing centres in the first instance, before edge-of-centre sites, or, sites out of centre are considered. Development should be of appropriate scale and character to the centre in which it is located.

The growth in Haringey's population will increase local spending power. In particular, Wood Green needs new investment if it is to withstand competition from neighbouring centres. But our other town centres are also in need of investment in shops if they are to remain attractive to local people. We need to plan for the best place for new shops to go, so as to provide the most benefit for residents.

The preparation of the Core Strategy gives us the opportunity to review our approach towards town centres, for example by considering whether we should do more to recognise the different characters of our centres and redefine the boundaries of our centres if necessary.

Question 58:

Should any of Haringey's town centres be increased or decreased in size?

The draft regeneration strategy aims to deliver high quality town centres to ensure they thrive in a changing retail world. In addition, the role of town centres as a focus for office and leisure activity and civic, cultural and community facilities and services should be strengthened. There may also be opportunities to encourage additional housing in the centres. In terms of the evening economy, a balance needs to be struck between the activity and vitality attracted outside of normal working hours and the impact this may have noise nuisance, crime and anti-social behaviour. As such, an evening economy may need to be managed.

Question 59:

Should the Core Strategy recognise the wider role of town centres as a focus for development?

Question 60:

Should we seek to resist new shopping developments that are not compatible with the character and function of a centres, for example in terms of shop unit sizes and design and protect areas of specialist shopping?

Question 61:

Should we apply stricter controls to restaurants, cafes, bars and clubs and manage the night time economy?

Issue 4d - Helping our local shops

A recent report into “retail conservation” in inner London found that small specialist shops are essential to sustain the diversity, vibrancy and character of shopping areas but that they are threatened by the continuing trend towards fewer, larger shops. It also found that councils’ powers to tackle this issue are limited; for example, the biggest threat to the long term viability of small specialist retailers is automatic, upward-only rent reviews, which is outside of council control. However, the report made a series of recommendations for action by local authorities, such as encouraging and retaining small shopping units and using legal agreements to secure a levy to support independent retailers where there are new developments involving major stores.

Haringey’s Unitary Development Plan resists the loss of shop units within centres where this would harm the character, function, vitality and viability of the area. It allows the loss of shops outside centres where alternative provision is made nearby, taking into account the prospect of achieving an alternative occupier for the shop.

The core strategy provides the opportunity to review the role of local shopping centres.

Question 62:

What role should our local shopping centres play in future?

Question 63:

Should we increase or decrease the number and size of our local shopping centres?

Public houses can play a valuable community, cultural and tourism role and are often an important part of the character and appearance of conservation areas. They are often important and distinctive local landmarks of significant architectural quality. They are also an important element of the night time economy as many offer meeting and function rooms and live music and other entertainment.

However, in recent years, the borough has experienced a loss of public houses, particularly from locations outside the town centres. As drinking habits and local populations have changed, some have declined and there is pressure from their owners to convert them to residential use.

Question 64:

Should we seek to protect public houses which serve as a local community resource?

Improving health and community wellbeing

This section looks at cross-cutting themes which directly influence quality of life and community wellbeing. These include safety, health, equality of opportunity and access to community facilities. Population increase and additional housing will place pressure on existing schools, health and community facilities.

Issue 5a - Making Haringey a safer place

Safety is a key priority of Haringey's Sustainable Community Strategy. The Council considers that people deserve a safe environment in which they can live and move around without fearing that they might be a victim of crime. This is an important component of peoples' quality of life. Good design of buildings and their relationship with their environment affects the perception of an area, as well as the opportunity to address crime and anti-social behaviour. This is addressed in Issue 3a.

The Haringey Safer Communities Strategy sets out a wide range of objectives and initiatives to tackle crime and anti-social behaviour.

The planning system also plays an important part in reducing the opportunity for crime and disorder and making the borough feel safer; for example by:

- requiring development schemes to be designed to reduce opportunities for crime and asking for crime impact assessments;
- promoting safer streets and public areas;
- ensuring businesses and organisations take responsibility for reducing the opportunities for crime through effective management and design;
- using controls on planning permissions to address the impact of certain uses.

Question 65:

Do you agree with the planning measures to discourage crime and promote safer streets in the borough set out above? Are there other measures that we can take?

Question 66:

Should we require all developments to demonstrate how they have addressed safer and security issues and have 'designed out' crime?

The level and type of crime and anti-social behaviour varies across the borough and "hotspots" have been identified. There is no single solution to crime and anti-social behaviour and different measures may be appropriate in different locations. Crime and anti-social behaviour can also be linked to deprivation. Measures taken to tackle deprivation and encourage regeneration also contribute to reducing crime and anti-social behaviour.

There are currently five police stations in Haringey. The Metropolitan Police are seeking to modernise their estate and provide for new ways of policing with the introduction of safer neighbourhood teams and sub-regional depots and custody suites. This will have land use implications in the borough's employment areas and town centres.

Question 67:

Do crime “hotspots” need a specific approach in terms of community safety and planning? if so, what measures do you think are needed in these places?

Issue 5b - Improving our health and well-being

Many factors influence our health, including the lifestyles we lead, the environment we live in and the opportunities will have to exercise and to access health facilities. A wider sense of well-being is influenced by a variety of factors such as opportunities for work and recreation, personal relations, feelings of safety and community. General levels of health vary across the borough with the most deprived areas tending to experience the poorest health. Worklessness, isolation and low income have adverse effects upon resident’s health and wellbeing.

Measures taken through our planning policies include:

- providing for health facilities where they are needed;
- protecting and providing parks, play areas and leisure facilities;
- encouraging walking and cycling;
- improving housing standards;
- providing job and education opportunities;
- improving air quality and reducing pollution;
- promoting road safety.

Question 68:

Have we identified the right measures that planning can take to improve health and well-being in Haringey? Should we prioritise some of these measures above others?

Developments should consider all aspects of health and physical activity. This can be addressed through a health impact assessment.

Question 69:

Should we require all developments to assess health impacts?

Haringey is bottom fifth of local authority areas nationally for male and female life expectancy, heart and circulatory disease mortality and the Index of Multiple Deprivation. The high levels of teenage pregnancy have implications for health service provision, housing and educational attainment.

The Department of Health’s 2006 White Paper Our Health, Our Care, Our Say shifts from the narrow focus of treating illness to promotion of the broader concept of well-being. It requires local areas to promote outcomes that address health inequalities, inclusion and well-being across the range of public services that affect people’s lives. There will be a new focus on preventative healthcare and well-being and the structure of healthcare and provision is changing from hospital-based to community-based healthcare. In turn hospitals will focus on specialist care and services. Integral to this is greater partnership working between local authorities, PCTs and the community and voluntary sector.

The health system in London needs to adapt to meet the specific health challenges and needs of the diverse, mobile and aging population. The system needs to address some of the issues concerning health inequalities and variability in services. There is the need to provide greater access to primary care in deprived areas and improve and modernise existing facilities. At present modernising healthcare has focused on services, rather than institutions and buildings.

The Council supports the need for high quality healthcare and more care being provided closer to people's homes. However, it is concerned about a proposed reduction in the number of General Practices (GPs) in the borough over the next few years.

The proposed changes to the health system are set in the consultation document Barnet, Enfield & Haringey Clinical Strategy 'Your Health, Your Future: Safer, Closer Better'. There is no acute or community hospital nor a walk-in-centre with Haringey, although North Middlesex Hospital lies immediately to the north of the borough. It is vitally important that accident and emergency provision continues and is improved at North Middlesex Hospital. Transport links should be improved from Haringey to the North Middlesex and Chase Farm hospitals.

The draft Primary Care Strategy 'Developing World Class Primary Care in Haringey' proposes a model of super health centres/polyclinics which is related to changes in hospital and community health provision. Polyclinics should offer a far greater range of services than GP practices (eg extended urgent care, healthy living services, community mental health services and social care) whilst being more accessible and less 'medicalised' than hospitals. It is also proposed that health centres are co-located with other community facilities (community hubs). These proposals raise spatial planning implications, in particular issues of accessibility and quality of health provision. The Council is keen to ensure a fully joined-up approach is taken to the future of all local healthcare facilities, including the future of St Ann's Hospital which is the responsibility of the Mental Health Trust.

Under the Local Improvement Finance Trust (LIFT) programme Barnet, Enfield and Haringey PCTs have collectively entered into a 25 year joint venture with a number of public sector and private sector partners. Under this arrangement the NHS is committed to deliver a minimum of ten capital schemes - new Primary Care Resource Centres or other community health facilities.

At present there are 60 separate GPs in 57 premises, including seven health centres at Crouch End, Bounds Green, Stuart Crescent, Lordship Lane, Tynemouth Road, Broadwater Farm and at the Laurels Healthy Living Centre. 31 of these premises have been assessed as falling below minimum standards – most are owned by GPs themselves. There are also 55 community pharmacies in the borough.

The Laurels Healthy Living Centre opened in 2004. The newly built Lordship Lane Health Centre offers a wide range of healthcare services including a large GP practice and a Dental practice. Facilities are in place to enable people to present for blood tests and many diagnostic tests that will reduce the need to visit the local hospital. There is space for local groups to run small exercise classes and teaching sessions is also available.

The draft Primary Care Strategy proposes six health centres/polyclinics across the borough. They are each intended to serve a population of 50,000 people and are supported by a reduced number of other primary care premises. Services are planned around four geographical clusters or GP collaboratives. This includes polyclinics planned at Hornsey Central, expansion of the Lordship Lane and the combined facilities at Tynemouth Road and at the Laurels and a new polyclinic at Wood Green. In the longer term beyond 2017, it is proposed that polyclinics are based on the Whittington and North Middlesex Hospital sites and on the St Ann's Hospital site twinned with the existing Laurels centre.

Question 70:

Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?

Issue 5c - Promoting equality of opportunity and access

Haringey's policies need to take into account the needs of the borough's diverse communities if they are to help reduce disadvantage and promote equality of opportunity for all. The Council's services aim to reduce inequalities, secure opportunities for all and create a more inclusive borough. This includes work on neighbourhood renewal and social inclusion and strategies for older people and children and young persons.

There are many ways that we can encourage opportunity for all and help to meet the needs of communities and individuals experiencing disadvantage and social exclusion. These include:

- promoting buildings, streets and transport systems that are accessible for all;
- measures to make places safer;
- securing good quality housing, affordable homes and housing for specialist needs;
- improving access to employment and training opportunities;
- ensuring access to community and recreational facilities;
- measures to protect and improve the quality of life.

The Council also recognises that it is important to ensure equal access to, and opportunity to influence, planning policies and decisions. The Council's Statement of Community Involvement sets out how the Council will involve local communities and people in the preparation of planning policy documents and in the consideration of planning applications.

We recognise that sometimes general policies can have unintended consequences which may cause disadvantage to specific groups and seek to avoid such outcomes. Equality Impact Assessments are a way of looking at the implications of plans and policies on diversity and equality. An equalities impact assessment will be carried out on the Core Strategy and other documents in the Local Development Framework.

Question 71:

Are the measures identified appropriate in promoting equality of opportunity and preventing discrimination in Haringey? Are there other measures that we can take?

Question 72:

Should we expect developers submitting major schemes to commission independent equalities impact assessments?

Part of ensuring equality of opportunity in Haringey is making sure everyone has access to important facilities, such as housing, jobs, educational opportunities and community facilities. Good access benefits everyone. However, many people are disadvantaged by poor access to facilities and vulnerable and disadvantaged groups, such as the elderly and disabled people, can be particularly affected. Poor access can be caused by difficulties in reaching facilities (for example due to their location or inaccessible transport) or by difficulties in using the facilities themselves, where poor design prevents some people entering, or moving freely within, a building.

The Disability Discrimination Act 1995 makes it unlawful to discriminate against disabled people in employment, access to goods, facilities and services, and buying or renting land or property and requires 'reasonable adjustment' to the way in which services are provided to make them more accessible to disabled people.

Planning has a role in helping to remove some of the barriers that prevent people from accessing facilities and opportunities and in doing so promoting social inclusion and tackling deprivation and discrimination. For example by:

- influencing the provision and location of facilities;
- seeking to make sure that all buildings and places to meet the highest standards of access and inclusion;
- requiring buildings and spaces that may be used by the public to be designed for access and use by all;
- helping to make sure people can move through streets and places, easily and safely;
- encouraging accessible public transport;
- securing car parking for disabled people; and
- securing homes that are accessible to all (for example, “lifetime homes”) and encouraging the provision of homes suitable for people who use wheelchairs.

Question 73:

Do you support the measures to promote accessibility of services and facilities in the borough? Are there other measures we should consider?

Issue 5d - Supporting education and community services and facilities

Haringey seeks to provide educational opportunities for all and encourage lifelong learning. The provision of community services and facilities is vital to support our local neighbourhoods, communities and groups. Such facilities include schools, children’s centres and other education, health and community services, leisure facilities, libraries, open spaces and transport provision, and are provided by the Council and a range of other agencies, including the voluntary and community sector, which is a major provider of community services in Haringey.

We need to establish what community facilities are needed in response to our growing population and changing population structure and where they should be located. We need to establish how we can help our partner organisations and other service providers meet their requirements for facilities and deliver their services, in particular for health and education. It is also important to consider the possible impact on local facilities of those moving into new developments. New developments which increase the local population can put pressure on local community facilities, particularly if these are already stretched to meet existing demand.

Haringey’s Unitary Development Plan aims to encourage new community and leisure facilities in suitable locations and protect existing uses. The loss of a community facility is only permitted where it is replaced or the use is no longer required and there is no demand for another community use at that location. The west of the Borough is predominantly ‘older’ than the east. This will have implications for provision of services for older people and community and health facilities.

The core strategy gives us the opportunity to assess whether there is more we can do to secure and support such facilities. We can also consider whether when communities facilities are lost they should be replaced by another use that benefits the community, such as affordable housing.

Question 74:

What community facilities are needed in Haringey to deal with a growing population in addition to those already identified in current plans and programmes?

Question 75:

Are there certain parts of the borough where particular facilities need to be provided?

Haringey is part of the Building Schools for the Future schools investment programme, which is intended to transform secondary school provision, for example through refurbishment and enhanced technology. It also seeks to expand primary school provision and development of local Children's Networks.

The Unitary Development Plan planned for 15,000 new homes in the borough over a 20 year period to 2016. The impact on infrastructure was considered as part of this process it was established that we would need the equivalent of five new primary schools, one secondary school and one- sixth form centre. There has been progress in respect of both additional primary and secondary school provision examples include the Coldfall extension, Tetherdown, decision to purchase the TUC centre, proposals for the new sixth form centre and the new secondary school at Haringey Heartlands. A new primary school has also been identified for the Hale Village site, in Tottenham Hale. All special schools will be co-located in mainstream schools with more resourced provision for children with special educational needs.

The Council's Needs Assessment Plan for Children and Young People identifies that 18 Children's Centres will be fully operational by 2008 that will reach almost 15,000 children. By 2010 there will be sufficient 8am-6pm childcare to meet the needs of families in the borough.

One of the aspects of school place planning is to ensure that we have enough school places in the right areas to meet current and future demand. School place planning involves forecasting pupil roll projections over a 10 year period. Housing development which generates additional children will have an impact on the capacity of existing schools in the borough.

Question 76:

Should we require all developments to make a contribution to education facilities and services?

Implementation Framework

The Council cannot implement the Local Development Framework alone. It will work with residents and a range of stakeholders including the GLA group, other boroughs, the government and statutory agencies, the private sector, the voluntary and community sectors and others to ensure that the objectives and policies in this plan are implemented.

Implementation requires coordination of policies, resources and decisions. The Core Strategy will contain an infrastructure implementation and investment plan which will refer not only to private sector and Council investment and initiatives, but also to planned investment from other service providers..

The Core Strategy, Sustainable Community Strategy and Local Area Agreement (LAA) documents need to be closely aligned to deliver the Council's strategic objectives. The implementation and investment will link with the implementation of the Community Strategy and LAA outcomes. A practical guide produced by the DCLG's "Planning Together: Local Strategic Partnerships and Spatial Planning" gives examples of how planning policy can achieve LAA outcomes.

Outcomes	Planning Contribution
Health & Wellbeing	<ul style="list-style-type: none"> • parks, recreation and sports provision, transport, walking and cycling, air quality, access to goods and services, strong economies and access to employment
Combating Climate Change	<ul style="list-style-type: none"> • transport, walking and cycling, energy supply, recycling, housing design and renewal, bio-diversity, access to goods and services, minerals and waste, flood risk
Safer Communities	<ul style="list-style-type: none"> • licensing decisions, design, landscaping, recreational and sports provision, transport
Vibrant and Sustainable Neighbourhoods	<ul style="list-style-type: none"> • housing, strong economies and access to employment, social and community infrastructure, transport, walking and cycling, service co-location, safe and green environments, school provision and design
Social Inclusion	<ul style="list-style-type: none"> • equal access to goods and services, transport, strong economies and access to employment, housing quality and housing provision, affordable energy, involving communities in plan making
Economic Development	<ul style="list-style-type: none"> • availability of employment sites and access, transport, social and environmental infrastructure, housing – location, accessibility, levels and type of tenure, access to goods and services, energy provision

Delivering the vision and objectives

The core strategy will be implemented through the following mechanisms:

- Partnership working with public agencies and the private sector
- The Local Area Agreement
- Government funding, for example Growth Area Funding and Community Infrastructure Fund
- Utilisation of council-owned assets
- Through the preparation of policy frameworks for areas and sites
- Through the preparation of social and utility infrastructure frameworks to identify infrastructure requirements

- By promoting and enabling development through site preparation and the appropriate use of Compulsory Purchase Powers
- Through the promotion of Business Improvement Districts and other mechanisms to secure investment
- Through the use of Planning Obligations under section 106 of the Town and Country Planning Act 1990
- Through the use of planning conditions to control the impacts of development
- Through the use of specific area or site based guidance, for example design codes to secure high quality design
- Through enforcement action against unlawful development, including section 215 powers to clean up untidy and derelict sites.

Public Funding

Haringey Council's core income is provided annually through Council tax, by central government and from business rates. The Council seeks and secures a significant value of additional temporary funding from external sources over and above this. This 'external funding' can be broken down into several categories:

Source	Examples	Description
Central Government departments – specific funding for specific services	Supporting People, Building Schools for the Future (BSF), Carers Grant, Standards Fund	Funding given to (by allocation or following bidding) and spent by an individual service, with little requirement to work with other services.
Central Government Departments – regeneration funding	Neighbourhood Renewal Fund (NRF)	Funding spent across more than one service. Strategic partners (e.g. Haringey Strategic Partnership) responsible for allocating spend.
European Funding	European Regional Development Fund (ERDF), European Social Fund (ESF)	Many services seek these through competitive bidding processes.
Non-Government departmental public bodies	National Lottery fund distributing bodies, Arts Council	Many services seek funding through competitive application processes
Trusts	Shine Fund, Gates Fund	Generally utilised by external partners, using Council funding as 'match'.
Private Sources		Few examples of services seeking or winning philanthropic or sponsorship support.

Haringey's communities benefit from external funding that is raised and managed by a range of other local organisations. These include strategic partners, such as the Teaching and Primary Care Trust and the "third sector" (voluntary and community organisations and social enterprises) and for-profit organisations who deliver services to the community.

Council Assets

The Council will manage its assets in the following ways:

- Bringing surplus or semi-derelict sites back into productive use.
- To achieve local economic and environmental regeneration.
- Attracting inward private investment to secure the future of historic buildings which have become surplus to the Council's needs

The main aim of the Corporate Asset Management Plan 2006-2011 (AMP) is to ensure that the Council only holds property assets that are required in direct or indirect support of service priorities and corporate objectives, and that these are managed efficiently and effectively to demonstrate good use of resources and value for money. The AMP is closely linked to the Council's Capital Strategy which sets out the approach for optimising available capital resources to maximise support for the corporate objectives and service priorities.

The Council's asset register includes a wide range of operational land and buildings.

Asset type	No. at 31/3/06	Asset type	No. at 31/3/06
Council dwellings	16,714	Play Centres	9
Garages	2,374	Coroner's Court	1
Administrative buildings	23	Children's Homes and Hostels	3
Under 5's Centres	4	Homes for Older People	5
Primary Schools	43	HALS/Youth buildings	1
Secondary Schools	8	Day Centres for Older People	4
Homes for People with Learning disabilities	3	Day Centres for People with Disabilities/Mental Health problems	5
Sports & Leisure Centres	4	Allotments (plots)	1,647
Libraries	9	Depots	4
Community Buildings	42	Parks, Recreation Grounds and minor open spaces	167
Cemeteries & Crematoria	3	Museums	1

The plan includes a Corporate Property Strategy which adopts a pro-active approach to land and property developments aimed at realising maximum value and meeting the social and economic regeneration needs of Haringey.

Phasing and co-ordination of development and investment in infrastructure

The implementation of this strategy requires phasing to achieve a consistent supply of infrastructure, land, premises and labour throughout the plan period. The biggest demand will come from housing, waste facilities and schools. This will be offset by the controlled reduction in industrial land, higher intensity of development and the regular redevelopment that produces available development land. A particular issue is the capacity of transport infrastructure and water supply and capacity. As such, discussions with Network Rail, Transport for London and Thames Water will be ongoing.

Appendix A

Plans and Strategies

International Plans and Policies

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- Cultural Strategy
- Developing World Class Primary Care in Haringey – Draft Haringey TPCT 2007
- Employment and Skills Strategy
- Haringey Employment Land Study, Atkins (2004)
- Older People Strategy ??
- Open Space and Sports Assessment, Atkins (2003)
- Haringey City Growth Strategy
- Haringey Heartlands Development Framework (2005)
- Haringey Housing Strategy 2003-2008
- Haringey Homelessness Strategy 2003-2008
- Haringey Guarantee
- Haringey Policing Plan
- Haringey's Draft Strategic Framework for Improving Adults' Well-being 2007-2010, Haringey Strategic Partnership
- Local Implementation Plan
- Local Health Delivery Plan 2005-2008, Haringey TPCT
- Local Area Agreement
- Needs Assessment Plan for Children and Young People 2006-2009
- Open Spaces Strategy (2005)
- Parks improvement programme
- Public Health Report for Haringey, Haringey TPCT
- People, Places and Prosperity: Haringey's Regeneration Strategy (Draft, 2007)
- Recycling Strategy
- Safer Communities Strategy
- Sports and Physical Activity Strategy
- Supporting People Strategy 2005 - 2010
- Strategic Service Development Plan (LIFT) - Barnet, Enfield and Haringey
- Community Strategy for Haringey (2007-2016)
- The Bridge New Deal for Communities – Annual Delivery Plan 2006/07
- Tottenham Hale Urban Centre Masterplan Supplementary Planning Document (2007)
- Tottenham High Road Regeneration Strategy (2002)
- Unitary Development Plan, (2006)

Appendix B

Sustainability Appraisal

It is a legal requirement to undertake a Sustainability Appraisal (SA) of the Core Strategy under the Planning and Compulsory Purchase Act 2004. The Act also stipulates that the SA must meet the requirements of the European Strategic Environmental Assessment Directive. Although a legal requirement, SA is an essential tool for ensuring that the principles of sustainable development are considered throughout plan development and for scrutinising planning policies, allocations and guidance for their broad compliance and contribution to sustainable development.

This SA process comprises four stages.

Stage A - Establishing the baseline, deciding on the scope and establishing a sustainability appraisal framework;

Stage B - Developing and refining plan options and assessing the plan's effects;

Stage C - Preparing the SA Report;

Stage D - Consulting on the SA Report at the same time as the Core Strategy; and

Stage E - Monitoring the significant sustainability effects of implementing the Core Strategy (this will be addressed in the Annual Monitoring Report)

As the first stage of the sustainability appraisal of the Core Strategy we prepared a Scoping Report, which looked at the baseline information and plans, policies and programmes relevant to the Core Strategy. This was sent to statutory consultees for comment in line with the regulations. At the next stage in the preparation of the Core Strategy we will carry out a full appraisal of the options considered in this paper and other options raised during consultation. The appraisal will inform the development of the Council's preferred options for the Core Strategy

The scoping report identified the following objectives and sub-objectives against which the Core Strategy which will be assessed.

Sustainability Appraisal Framework

Objective		Sub-Objectives
Social:		
1	To reduce crime, disorder and fear of crime.	To encourage safety by design. To reduce levels of crime. To reduce the fear of crime. To reduce levels of anti-social behaviour. To reduce alcohol and drug misuse.
2	To improve levels of educational attainment for all age groups and all sectors of society.	To increase levels of participation and attainment in education for all members of society To improve the provision of, and access to, education and training facilities.
3	To improve physical and mental health for all and	To improve access to health and social care services. To prolong life expectancy.

Objective		Sub-Objectives
	reduce health inequalities.	To promote a network of quality, accessible open spaces. To promote healthy lifestyles.
4	To provide greater choice, quality and diversity of housing across all tenures to meet the needs of residents.	To reduce homelessness. To increase the availability of affordable housing. To improve the condition of Local Authority housing stock. To improve the diversity of the housing stock.
5	To protect and enhance community spirit and cohesion.	To promote a sense of, cultural identity, belonging and well-being. To develop opportunities for community involvement. To support strong relationships between people from different backgrounds and communities.
6	To improve access to services and amenities for all groups	To improve access to cultural and leisure facilities. To maintain and improve access to essential services (banking, health and education) and facilities.
Economic:		
7	To encourage sustainable economic growth and business development across the Borough.	To retain existing local employment and create local employment opportunities. To diversify employment opportunities. To meet the needs of different sectors of the economy
8	To develop the skills and training needed to establish and maintain a healthy labour pool.	To improve lifelong learning opportunities and work related training. To reduce high levels of unemployment and worklessness.
9	To encourage economic inclusion.	To improve physical accessibility to local and London-wide jobs. To support flexible working patterns. To encourage new businesses.
10	To improve the vitality and vibrancy of town centres.	To enhance the environmental quality of the borough's town centres To promote the borough's town centres as a place to live, work and visit To ensure that the borough's town centres are easily accessible and meet local needs and requirements. To promote high quality buildings and public realm.
Environmental:		
11	To protect and enhance biodiversity.	To protect and enhance Priority Species and Habitats identified in the Biodiversity Action Plan. To link and enhance habitats and wildlife corridors.

Objective		Sub-Objectives
		To provide opportunities for people to access wildlife and diverse open green spaces.
12	To protect and enhance the Borough's landscape, townscape and cultural heritage resources.	To promote townscape character and quality.
		To preserve or enhance buildings and areas of architectural and historic interest
		To promote a network of quality, accessible open spaces.
13	To protect and enhance the quality of water features and resources.	To preserve ground and surface water quality.
		To conserve water resources.
14	To encourage the use of previously developed land	To encourage the development and remediation of brownfield land.
		To promote the efficient and effective use of land whilst minimising environmental impacts.
15	To adapt to climate change	To reduce and manage flood risk.
		To encourage 'green design' solutions
		To encourage the inclusion of Sustainable Urban Drainage in new development
16	To protect and improve air quality.	To manage air quality within the borough.
		To encourage businesses to produce travel plans.
17	To limit climate change by reducing CO ₂ emissions	To reduce the use of energy
		To increase energy efficiency and support affordable warmth initiatives
		To increase the use of renewable energy
18	To ensure the sustainable use of natural resources.	To reduce the consumption of raw materials (particularly those from finite or unsustainable sources).
		To encourage the re-use of goods
		To reduce the production of waste.
		To support the use of sustainable materials and construction methods.
		To increase the proportion of waste recycling and composting across all sectors.
19	To promote the use of sustainable modes of transport.	To improve the amenity and connectivity of walking and cycling routes.
		To promote the use of public transport.
		To reduce the use of the private car.

Appendix C

Strategic Flood Risk Assessment

Following the publication of Planning Policy Statement 25 (PPS25), the GLA has published a draft Regional Flood Risk Appraisal (RFRA). The RFRA encourages boroughs to work together on Strategic Flood Risk Appraisals.

As part of work undertaken on a North London Waste Plan, a Strategic Flood Risk Assessment (SFRA) is being prepared for North London, covering the seven boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest. Although the SFRA is being co-ordinated through the North London Waste Plan, the document will provide each individual boroughs with the necessary information to use as the evidence base in developing core strategies as part of their Local Development Framework, thus ensuring that any planned development can be located in areas of least flood risk in accordance with PPS25. A single report will be produced covering all seven Boroughs and will take into account assessments of:

- The functional floodplain
- Flood Zones 2 and 3
- Historic flooding
- Surface Water flooding
- Groundwater flooding
- Flooding from artificial drainage sources
- Reservoir flood plans
- The impact of climate change

In addition to the above the assessment it will also review the following:

- Flood Defence standards
- Flood Warning Systems
- Emergency Planning procedures
- Planning Policy

The report will provide advice on planning policy, advice for developers on site specific flood risk assessments and general advice on the application of sequential and exception tests.

Appendix D

Habitats Regulations Assessment

The Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna – the ‘Habitats Directive’ provides legal protection for habitats and species of European importance. Article 2 of the Habitats Directive requires the maintenance or restoration of habitats and species of interest to the EU in a favourable condition.

Articles 6(3) and 6(4) of the Habitats Directive require an assessment of plans to prevent significant adverse effects on European sites. The purpose of the Habitats Regulations Assessment is to assess the impacts of a land-use plan against the conservation objectives of European sites.

A Habitats Regulations screening document has been produced prior to the creation of issues and options for the Core Strategy. This screening report determines whether the plan ‘either alone or in combination with other plans or projects’ is likely to have a significant effect on a European site.

Three European sites have been identified within a 10km radius of the Borough of Haringey:

- The Lee Valley Ramsar Site;
- The Lee Valley Special Protection Area; and
- Epping Forest Special Area of Conservation.

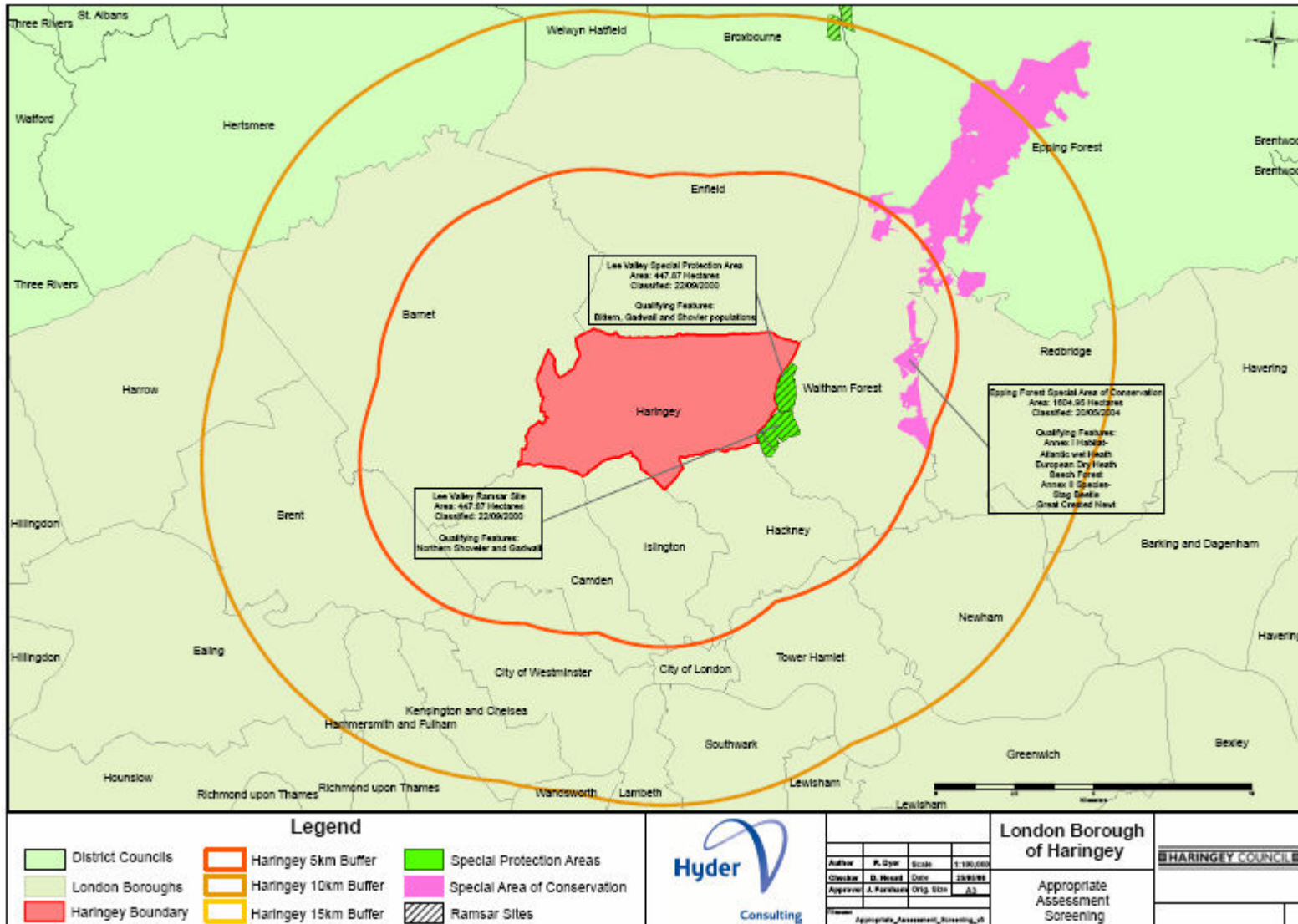
The 10km radius from the Borough boundary represents a ‘sphere of influence’, an area which Haringey’s Core Strategy may affect, either alone or in combination with other plans. The 10km radius from the Borough boundary was agreed in consultation with Natural England. The location of the European sites is illustrated on the map below.

The screening report anticipates that Haringey’s core strategy will have no significant effect on the above sites of international importance. In consultation with Natural England, the screening report recommends that the core strategy should include the following policy statement:

“Sites of international Importance”:

"No development will be permitted unless either it is established that it is not likely to have a significant effect on any Ramsar site or Natura 2000 site (including Special Protection Areas, potential Special Protection Areas, Special Areas of Conservation, candidate or possible Special Areas of Conservation), or it is ascertained, following Appropriate Assessment, that it will not adversely affect the integrity of any Ramsar site or Natura 2000 site."

Map of Extent of Habitats Regulations Assessment – Screening



Appendix E

Equalities Impact Assessment

An Initial Equalities Impact Assessment (EqIA) has been produced prior to the creation of Options for the Core Strategy. This proactive approach will ensure that Haringey's Core Strategy will take into account the Borough's cultural and demographic diversity during the development of the Strategy and meets the aspirations of the Council's Equalities Agenda and its statutory obligations under the Race Relations Amendment Act (2000), Disability Discrimination Act (2005) and Equality Act (2006).

An initial scoping report identifies the key issues and processes that need to be considered in the development of the Core Strategy. It is based on six equality target groups, which are gender, race, disability, age, religion/belief and sexual orientation. It recommends actions that, if adopted, will help Haringey to anticipate and address negative consequences and identify opportunities for promoting equality.

The scoping report makes recommendations for the core strategy and for consultation methods and processes. For the core strategy it concludes that:

- The Core Strategy is relevant to specific duties. Therefore, it is also relevant to the general duties of the Race, Disability, Sex Discrimination and Equality Acts;
- Although this Initial EqIA has looked at the different Equality Target Groups (ETGs) and identified particular factors to take into account for the development of the Core Strategy there is insufficient data available to conclude whether there will be adverse/negative/positive or differential impacts. It is suggested that the gaps identified can be addressed by engaging with different stakeholders to gain their perspective and factor these in the strategy as appropriate; and
- We recommend the Core Strategy has a full Equalities Impact Assessment as part of its development. This assessment would include consultation and involvement as wide a group of interested parties; particularly from the ETG's and their advocates and organizations which deliver services on behalf of the Council or in partnership. This will include voluntary sector organisations.

The scoping report also makes recommendations on consultation which will inform the implementation of the Statement of Community Involvement.