

Appendix 2 – List of Core Strategy issues and questions

Objectives

- Q1 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?
- Q2 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?

Issue 1. An environmentally sustainable future

1a Limiting the impact of climate change

- Q3 Do you think that the borough should adopt the London Plan carbon reduction targets or seek higher targets?
- Q4 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?
- Q5 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?
- Q6 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?
- Q7 Should we require large development schemes to include decentralised energy / district heating and cooling systems?
- Q8 Should we build local energy generation and distribution systems?
- Q9 The Council is considering developing at least one zero carbon development in Haringey by 2013. Do you agree?
- Q10 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?
- Q11 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?

1b Adapting to climate change

- Q12 Should we require all developments to include sustainable urban drainage systems and incorporates facilities to reduce water consumption and re-use grey water.
- Q13 Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?
- Q14 Should we require design and landscaping measures to reduce overheating and the 'heat island effect'?

1c Reducing environmental impact

- Q15 Should we expect major developments to provide for the sorting and storage of waste to aid waste handling and collection and encourage recycling?
- Q16 Should we require developments adjacent to or above watercourses to improve the water environment and quality?
- Q17 What steps should we take to reduce noise pollution in the borough?
- Q18 Should we require all developments which generate additional travel to introduce measures to manage air quality?

1d Promoting sustainable travel

- Q19 Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? Are there other measures we should be promoting?
- Q20 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?
- Q21 Do you support car free housing, or are there other ways where we can reduce car use?
- Q22 Should we require new and expanding schools to produce and implement a travel plan to reduce car use?
- Q23 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?

Issue 2. Managing development and areas of change

2a Managing growth

- Q24 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?
- Q25 Should we ensure that all housing development takes place on previously-developed 'brownfield' land? What types of brownfield land should we give priority to?
- Q26 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?
- Q27 Should we identify locations suitable for tall buildings or identify areas where they are not suitable?
- Q28 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?
- Q29 How should we encourage the reuse of empty homes?

2b Managing the impact of growth

- Q30 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?
- Q31 Should we restrict or limit development in areas which have insufficient services and facilities, such as schools, health facilities and utility infrastructure and resources?

Q32 Should we encourage mixed uses in certain developments and on particular sites in the borough? If so, should this be in the most accessible parts of the borough or should this also apply to other areas?

2c Providing affordable housing

- Q33 Should we consider lowering the threshold (from 10 units) at which housing developments are required to contribute to affordable housing?
- Q34 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?
- Q35 Should we require more than 50% affordable housing on very large sites?
- Q36 What factors may affect the financial viability of providing affordable housing on sites? Should these be taken into account?
- Q37 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?

2d Providing a range of housing types

- Q38 Should we encourage more family housing in developments?
- Q39 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?
- Q40 In which locations should we encourage special needs housing?
- Q41 Should we encourage more lifetime homes and require more generous minimum floorspace standards for new dwellings and conversions?

Issue 3. Creating a safer, attractive and valued urban environment

3a Creating high quality buildings and spaces

- Q42 Should we resist design that fails to improve the character and quality of an area or should design be considered acceptable provided it does not harm the appearance of an area?
- Q43 Should we provide specific design guidance for different areas of the borough or should we seek good design everywhere?

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

- Q44 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?
- Q45 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?

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

- Q46 Should we expect all developments to contribute to physical works to streets and public places?
- Q47 What physical works do you consider best improve the visual attractiveness and use of public spaces?
- Q48 Are there other approaches to improving streets and public places in Haringey that we should consider?

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

- Q49 Should we protect all green open spaces or allow new housing on some sites?

- Q50 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?
- Q51 Should we encourage developments to do more to protect habitats for wildlife in Haringey? What measures should we seek?

Issue 4. Creating a vibrant and prosperous economy

4a Increasing job opportunities for Haringey's population

- Q52 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?
- Q53 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?

4b Protecting viable employment land and buildings

- Q54 Should we protect all employment land for business and employment use?
- Q55 Where vacant and surplus to requirements, should we allow employment land to be reused for housing or community uses?
- Q56 Where under-utilised, should we encourage mixed use development which increases the number and range of jobs on site or provides other regeneration benefits?
- Q57 Are there locations where we could allocate specific uses or 'clusters' of uses?

4c Strengthening Haringey's town centres

- Q58 Should any of Haringey's town centres be increased or decreased in size?
- Q59 Should the Core Strategy recognise the wider role of town centres as a focus for development?
- Q60 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?
- Q61 Should we apply stricter controls to restaurants, cafes, bars and clubs and manage the night time economy?

4d Helping our local shops

- Q62 What role should our local shopping centres play in future?
- Q63 Should we increase or decrease the number and size of our local shopping centres?
- Q64 Should we seek to protect public houses which serve as a local community resource?

Issue 5. Improving health and community well-being

5a Making Haringey a safer place

- Q65 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?
- Q66 Should we require all developments to demonstrate how they have addressed safer and security issues and have 'designed out' crime?
- Q67 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?

5b Improving our health and well-being

- Q68 Have we identified the right measures that planning can take to improve health and well-being in Haringey? Should we prioritise some of these measure above others?
- Q69 Should we require all developments to assess health impacts?
- Q70 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?

5c Promoting equality of opportunity and access

- Q71 Are the measures identified appropriate in promoting equality of opportunity and preventing discrimination in Haringey? Are there other measures that we can take?
- Q72 Should we expect developers submitting major schemes to commission independent equalities impact assessments?
- Q73 Do you support the measures to promote accessibility of services and facilities in the borough? Are there other measures we should consider?

5d Supporting education and community services and facilities

- Q74 What community facilities are needed in Haringey to deal with a growing population in addition to those already identified in current plans and programmes?
- Q75 Are there certain parts of the borough where particular facilities need to be provided?
- Q76 Should we require all developments to make a contribution to education facilities and services?