

ALTERATIONS TO STRATEGIC POLICIES 2011-2026

Haringey's Local Plan

Proposed Submission Version

November 2015



www.haringey.gov.uk

Haringey
LONDON

How to respond to the consultation?

The Council will consult on the pre submission of the Alterations to Strategic Policies **for six weeks from 1st December 2015 to the 29th January 2016**. At this stage of the Plan's preparation the consultation is primarily concerned with the 'soundness' of the document.

A sound Plan must be:

Positively prepared – it must be based on a strategy which seeks to meets objectively assessed development and infrastructure requirements;

Justified – it should be based on robust evidence and should be the most appropriate strategy when considered against reasonable alternatives;

Effective – it should be deliverable over the plan period and be based on effective joint working; and

Consistent with national planning policy – it has to have regard to, and give effect to, the policies contained within the National Planning Policy Framework as well as extant national planning policy statements and guidance.

Further guidance on this criteria, how to make your comments and the type of information required is provided in Appendix C 'Making a Representation'.

In particular, if you wish to make a representation seeking a change to the Plan you should:

- Be clear about which policy or paragraph, figure or part of the plan your representation relates to;
- State clearly why you consider the Plan is not sound having regard to the above tests;
- Provide supporting information or evidence to justify why the Plan should be changed; and
- Put forward the changes that you consider necessary to make the Plan sound.

The Plan and all supporting documents can be found at

www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework-ldf/development-management-dpd

Hard copies are also available for inspection at the following locations:

Planning Department
Level 6
River Park House
225 High Road
Wood Green
N22 8HQ

Civic Centre
High Road
Wood Green
N22 8LE

All public libraries

You can submit your comments:

By email to ldf@haringey.gov.uk

In writing to Planning Policy Team, Level 6, River Park House, 225 High Road Wood Green, London N22 8HQ.

All comments should be submitted by 29th January 2016.

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1 INTRODUCTION

1.1 Consultation on a Partial Review of the Haringey Local Plan Strategic Policies

The Strategic Policies document

1.1.1 Haringey's Strategic Policies Development Plan Document was adopted by the Council in March 2013. The purpose of the document is to set out the long term vision of how Haringey, and the places within it, should develop by 2026 and sets out the Council's strategy for achieving that vision. In particular, it identifies the broad locations for delivering housing and other strategic development needs such as employment, retail, leisure, community facilities and other uses. It also sets the context for the other policy documents that make up the Haringey Local Plan, including:

- The Site Allocations DPD;
- The Development Management Policies DPD;
- The Tottenham Area Action Plan; and
- The Wood Green Area Action Plan

1.1.2 The first three of the above Local Plan documents are currently in the process of being prepared and alongside side the schedule of alterations to the Strategic Policies, will all be taken forward in tandem for pre-submission consultation and submission to the Secretary of State for Independent Examination in Public.

1.2 Why are the Strategic Policies being reviewed?

1.2.1 Since the Strategic Policies were adopted there have been a number of changes in the overarching planning framework, including at the national and regional level, which affect planning locally. These changes include:

- The release of 2011 Census data, which set out higher than previously projected population growth figures for London, prompting the Mayor of London to prepared and adopt Further Alterations to the London Plan (FALP) that significantly increased Haringey's strategic housing target from 820 homes per annum to 1,502 homes per annum, effective from April 2015 – an 83% increase;
- Changes to permitted development rights, which give greater scope for the permitted change of use of offices, shops and warehouses to go to residential development, as well as provision for larger residential extensions;

- Changes to the National Planning Practice Guidance (NPPG), in particular, the methodology for assessing needs most recently for Gypsy and Traveller assessments as well as for seeking affordable housing from small developments, potentially putting it at odds with Haringey's Local Plan Strategic Policy SP2(7), which requires residential schemes for 1-9 units to provide 20% affordable housing;
- The introduction of both a Mayoral and Haringey Community Infrastructure Levy (CIL), which changed the way in which new development contributed financially or in kind towards the provision of strategic and local infrastructure required to support sustainable communities;
- The preparation of further key local evidence base studies, including an Open Spaces and Biodiversity study, an Urban Characterisation Study, and a Strategic Housing Market Assessment, as well as updates to existing studies on Employment Land, Development Viability and the pan-London wide Strategic Housing Land Availability Assessment. These new and updated studies reflect the current state of the environment with respect to the local economy and demands for various land uses, which has changed significantly since the recession when the bulk of studies to inform the Strategic Policies were undertaken; and
- The new Housing Zone designation to be applied to Tottenham Hale, which will see significant public and private investment committed to the area to unlock its development potential and accelerate housing delivery, prompting the Council to prepare a comprehensive regeneration framework for the area along with a dedicated Area Action Plan.

1.2.2 In light of these changes, the Council has identified a number of alterations, the vast majority of which are factual updates, which need to be made to the Local Plan: Strategic Policies to bring it up to date and ensure it remains consistent with the current national and regional planning position.

1.3 Why is the Council only proposing a partial review of the Strategic Policies?

- 1.3.1 The Haringey Strategic Policies have already been subject to significant public scrutiny in their preparation, including an independent Examination in Public, following which they were found to be sound and in general conformity with both national policy and the London Plan. There have been no changes to national planning policy since the Strategic Policies were adopted (only to its supporting guidance), and the alterations to the London Plan were limited to addressing the implications of London's population growth on housing needs, and therefore did not alter the regional spatial strategy for how the Capital is to manage its growth and development over the next 20 years. The vast bulk of Haringey's Strategic Policies document therefore remains consistent with both the national and regional policies, and there is no need therefore for these to be revisited at this early stage in the Plan's implementation.
- 1.3.2 Further, the intention behind having a suite of local plan documents, rather than just one plan, was to enable each to be reviewed independently and updated as necessary either in whole or in part to keep them up to date.
- 1.3.3 In the context of the updates required, in this instance the Council has determined that a partial review is appropriate. The Council is also content that, while Haringey's strategic housing target has been significantly increased, such growth can be accommodated in accordance with the current spatial strategy for the Borough and that this remains the most appropriate strategy when compared with the reasonable alternatives.

1.4 Why are the Council consulting on these updates to the Strategic Policies?

- 1.4.1 It is not within the Council's gift to simply amend its Local Plan. Any material changes to the Plan must be subject to public consultation and comment, and the rigor of an Examination in Public.
- 1.4.2 The Council has already published the alterations for initial public consultation from 9th February to 27th March 2015, and having considered the representations made, have set out in a Consultation Statement ([Insert link to the Statement on the Council's website](#)) how these have been addressed, where appropriate, through further changes to the alterations in the attached Schedule.

1.5 What is the Council inviting comments on?

- 1.5.1 As set out above, the Council has identified that only certain sections of the Strategic Policies need updating, and therein, only certain text, maps, or tables.
- 1.5.2 A schedule of the alterations has therefore been prepared, and it is this that the Council is inviting comments on, along with the Sustainability Appraisal of these changes
- 1.5.3 At this stage in the plan-making process, comments need to be made in a prescribed format and need to address whether the alterations have been made in accordance with legislative requirements and are sound – that is, they have been **positively prepared** (i.e. meet objectively assessed needs and infrastructure requirements), are **justified** (i.e. are the most appropriate strategy when considered against all reasonable alternatives) and are **effective** (i.e. are deliverable over the plan period).
- 1.5.4 Altered text is shown as follows:

Regulation 18 amendments:

(Text proposed to be inserted in **bold blue underlined**)

(Text proposed to be removed in **~~red strikethrough~~**)

Regulation 19 further amendments:

(New proposed text inserted in **bold orange underlined**)

(Regulation 18 text now proposed to be deleted **~~bold blue strikethrough underlined~~**)

(Original text proposed to be removed in **~~red double strikethrough~~**)

Where original text was proposed for deletion at Regulation 18 but is to be reinstated following comments received, this will revert back to normal text as being unaltered.

Amendments/additions to 'reason' section in bold

1.5.5 To enable the alterations to be seen in context, a copy of the relevant policy chapters of the Strategic Policies DPD are provided at **Appendix A** with the alterations shown.

1.5.6 **However, please note that unaltered policies, text, tables, maps and figures are not open to public consultation and comment. Any comment on these will not be considered by the Council.**

1.6 How to make comments

1.6.1 Comments on the schedule of proposed alterations can be made using the Consultation Responses Form, which can then be sent into the Council in the following ways:

- By email to ldf@haringey.gov.uk;
- In writing to: Strategic Planning, 6th Floor, River Park House, Wood Green N22 8HQ

1.6.2 The closing date for receipt of comments is the **31st January 2016**.

1.7 What happens next?

1.7.1 All comments received will be published on the Council's website and will be submitted, along with the Schedule of Alterations and supporting information, to the Secretary of State in early 2016. From that point the Planning Inspectorate will appoint an Inspector who will hold an 'Examination in Public' into the Plan and determine whether the amendments are sound and appropriate. We hope the revised Strategic Policies document will be adopted by the Council in mid 2016.

2 SCHEDULE OF PROPOSED ALTERATIONS TO THE HARINGEY STRATEGIC POLICIES (MARCH 2013)

Regulation 18 amendments:

(Text proposed to be inserted in bold blue underlined)

(Text proposed to be removed in ~~red strikethrough~~)

Regulation 19 further amendments:

(New proposed text inserted in bold orange underlined)

(Regulation 18 text now proposed to be deleted bold blue strikethrough underlined)

(Text proposed to be removed in ~~red double strikethrough~~)

Amendments/additions to ‘reason’ section in bold

Alteration Ref	Section	Policy/Para	Proposed change	Reason
Alt1	All	-	Throughout the document replace the term Local Development Framework or LDF with <u>Local Plan</u>	LDF is now a redundant term having been replaced by the term ‘Local Plan’.
Alt2	All	-	Throughout the document replace reference to the London Plan (2011) with <u>London Plan (consolidated with alterations 2015)</u>	The further alterations to the 2011 London Plan were adopted in 2015.
Alt3	1.1	Para 1.1.6	Amend the 3 rd sentence to read: The work programme for the LDF <u>Local Plan documents</u> is set out in a Local Development Scheme 2011 <u>2015</u> (LDS) which includes a description and timetable for the production of each document.	Haringey’s LDS has been subsequently updated to reflect the new timetable for preparing the Local Plan documents.

Alt4	1.1	Para 1.1.12	<p><i>Amend the list of supporting evidence to include the following new and updated studies:</i></p> <ul style="list-style-type: none"> • Haringey Employment Study, 2009 (with updated 2015); • Strategic Housing Market Assessment, 2007 2014; • Development Appraisals and Viability Testing, 2014; • Haringey Open Space and Sports Assessment 2004 (updated 2008 as Haringey Open Space and Recreational Standards Supplementary Document) Open Space And Biodiversity Study 2014 • Census information (2001 2011); • Haringey Infrastructure Delivery Plan, 2009 (with updates 2011 2015) 	A number of the supporting evidence base documents have been recently updated, in particular, to reflect current local economy conditions.
Alt5	1.1	Para 1.1.14	<p><i>Amend the list of other strategies to include the following updated versions:</i></p> <ul style="list-style-type: none"> • Haringey's Housing Strategy (March 2009 2015); • The Local Implementation Plan (LIP) (May 2007 2011) 	A number of the Council's internal strategies have been the subject of review and updating and new strategies adopted.
Alt6	1.2	Para 1.2.16	<p><i>Delete the entire paragraph and replace with the following:</i></p> <p>In July 2011, the Mayor published his new London Plan. The Mayor's commitments which are of particular relevance to the development of Haringey's LDF include:</p> <ul style="list-style-type: none"> • A shorter, more strategic and user friendly revised London Plan; • An intention to remove the existing 50% affordable housing target, to enable a higher proportion of shared ownership and other intermediate housing, and to support more family sized affordable homes; • A greater focus on the role of outer London's town centres for economic regeneration; • A new North London sub-region comprising the London Boroughs of Enfield, Barnet and Haringey; 	To reflect the fact that the London Plan (2011) has recently been updated again following publication of a further round of alterations in 2014.

			<ul style="list-style-type: none"> • Continued support and recognition for the Upper Lee Valley Opportunity Area and Area of Intensification and Opportunity Areas in the centre and east of the borough; • Continued support for the protection of the green belt, metropolitan open land and other green and open spaces; • A move towards fewer, larger waste sites and a commitment to working with boroughs to identify strategic sites; and • A priority to promote high standards of energy efficiency, inclusive accessible design, inspiring architecture and high quality urban design. <p><u>The 2011 London Plan was subject to further amendments in 2014. Amendments of particular relevance to the preparation of Haringey's Local Plan, and to the management of development and growth within the Borough, included:</u></p> <ul style="list-style-type: none"> • <u>An increase in the number of homes to be delivered in London of 10,200 per annum including an increase in Haringey's strategic housing target from 820 homes per annum to 1,502 homes per annum;</u> • <u>An update to London's employment growth projections for the period 2011 - 2036 for which job numbers in Haringey are projected to rise from 73,000 to 95,000 or by 29.5%, the greatest increase of any London borough;</u> • <u>A commitment to consider an Opportunity Area designation for Wood Green;</u> • <u>Despite the above, a downgrade in the Wood Green Metropolitan Centre and Finsbury Park District Centre propositions for the development of a buoyant office market based on the London Office Policy Review 2012 but continued support for the creation of a district centre at Tottenham Hale;</u> • <u>An increase in the number of homes to be delivered</u> 	
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			<p><u>within the Upper Lee Valley Opportunity Area, which includes a growth point at Tottenham Hale, from 9,000 homes to 20,100; and</u></p> <ul style="list-style-type: none"> <u>The introduction of an indicative benchmark target for the provision of specialist elderly persons housing across London, including 100 units per annum in Haringey.</u> 	
Alt7	1.3	Para 1.3.1	<p><i>Amend the following bullet points as follows:</i></p> <p>Haringey is home to almost 230,000 <u>256,400</u> people living in an area of 30 square kilometres; Haringey has a relatively transient population. At the time of the 2001 <u>2011</u> Census, there were 36,000 <u>26,178</u> migrants in the borough, the 9th <u>13th</u> highest proportion in London; The need for affordable housing outstrips supply, with a shortfall in provision of <u>11,757 homes over the plan period.</u> <u>As a proportion of the total net housing requirement for all tenures (20,172), this equates to 59%. At an annual rate, this is 784 affordable homes out of 1,345</u> 4,865 units per annum, or 52 per 1,000 head of population—outstripping the average Inner London shortfall of 32 units per 1,000 head of population;</p>	Factual updates based on the 2011 Census and the most recent Strategic Housing Market Assessment 2014
Alt8	1.3	Para 1.3.4	<p><i>Amend the 2nd sentence to read:</i></p> <p>It has a diverse population of approximately 39,000 <u>45,800</u>, incorporating a large Jewish community, predominantly living in South Tottenham and Stamford Hill, a large Black community and the largest Asian population in the borough.</p>	Factual update based on the 2011 Census data
Alt9	1.3	Para 1.3.11	<p><i>Amend the paragraph to read as follows:</i></p> <p>The London Plan identifies Tottenham Hale as an Area of is an Opportunity <u>Area within the London Plan, and proposed to be is designated a Housing Zone</u> with the potential to provide more than 2,500 <u>5,000</u> new homes and 4,000 a substantial number of jobs, as well as a mix of commercial, retail and</p>	Recognises the Housing Zone designation to be applied to Tottenham Hale and the quantum of growth identified through the site allocations proposed for the area in the Tottenham AAP. Updated text responds to the representation by

			leisure uses.	Berkeley Homes and refers to the fact that the Housing Zone designation has been confirmed, including the jobs target for Tottenham Hale.
Alt10	1.3	Figure 1.4	<p><i>Amend the key read:</i></p> <p>Tottenham Hale masterplan <u>Tottenham Area Action Plan area</u></p> <p><i>And amend the boundary on the map to show the proposed Tottenham AAP boundary.</i></p>	To reflect the fact that the Council is preparing a Tottenham AAP for the Tottenham area, which includes the Tottenham Hale area.
Alt11	1.3	Para 1.3.15	<p><i>Amend the 2nd sentence to read:</i></p> <p>It has a population of approximately 30,000 <u>37,000</u> and is home to Haringey's largest nature reserve, the Parkland Walk, as well as Stationers Park, which has Green Flag status.</p>	Factual update based on the 2011 Census data
Alt12	1.3	Para 1.3.20	<p><i>Amend the first sentence to read:</i></p> <p>Part of the Haringey Heartlands growth area is <u>to be covered by the proposed Wood Green Area Action Plan, located in this neighbourhood</u> and the major development will bring benefits of housing, employment, community and education facilities to the local community.</p>	Reflects the fact that the Haringey Heartlands area is proposed to form part of the Wood Green Area Action Plan.
Alt13	1.3	Para 1.3.23	<p><i>Amend the first sentence to read:</i></p> <p>This neighbourhood includes the wards of West Green and Bruce Grove and has a population of approximately 25,000 <u>28,000</u>.</p>	Factual update based on the 2011 Census data
Alt14	1.3	Para 1.3.27	<p><i>Insert the following into the first sentence:</i></p> <p>This area was particularly affected by the riots in 2011, but will benefit from the priorities set out in the <u>Area Action</u> Plan for Tottenham, in terms of local economy, housing choice and standards and environment.</p>	Reflects that, to give effect to the non-statutory document 'a Plan for Tottenham', the Council is preparing an Area Action Plan as part of the statutory Local Plan.

Alt15	1.3	Para 1.3.30	<p><i>Amend the 2nd sentence to read:</i></p> <p>It is a diverse neighbourhood with a population of approximately 26,000 28,000.</p>	Factual update based on the 2011 Census data
Alt16	1.3	Para 1.3.39	<p><i>Amend the 2nd sentence to read:</i></p> <p>It is a culturally diverse area with a population of approximately 33,000 42,400.</p>	Factual update based on the 2011 Census data
Alt17	1.3	Para 1.3.45	<p><i>Amend the paragraph to read as follows:</i></p> <p>The London Plan designates Haringey Heartland/Wood Green as an Area of Intensification which has the with potential to deliver approximately 1,500 2,000 new jobs and 1,700 1,000 new homes as part of a mixed use redevelopment. As this area develops, there will also be an opportunity to expand the Wood Green Cultural Quarter, to increase capacity, variety and pedestrian linkages at Wood Green, Haringey Heartlands and the Cultural Quarter and to promote Wood Green Metropolitan Town Centre as a successful shopping and leisure destination for North London.</p>	Factual update to reflect the figures for jobs and new homes for the Haringey Heartlands / Wood Green Intensification Area designation in the London Plan.
Alt18	1.3	Para 1.3.48	<p><i>Amend the first sentence to read:</i></p> <p>This Neighbourhood includes the wards of St Ann's and Haringey and has a population of approximately 25,000 28,000.</p>	Factual update based on the 2011 Census data
Alt19	1.3	Para 1.3.56	<p><i>Amend the first sentence to read:</i></p> <p>It has a population of approximately 42,000 47,000 residents.</p>	Factual update based on the 2011 Census data
Alt20	1.3	Para 1.3.60	<p><i>Add the following to the end of the paragraph:</i></p> <p><u>but is proposed to be served by Crossrail 2, with a station opening in 2026 2030.</u></p>	Factual update based on the recent Safeguarding Direction issued for the Crossrail 2 route, which includes a station at Alexandra Palace. Change in date recommended by TfL.
Alt21	1.3	Para 1.3.61	<p><i>Amend the paragraph to read as follows:</i></p> <p>There is no major development planned for the The area is to</p>	Recognises that through the most recent pan-London Strategic Housing Land Availability Assessment, a

			<u>provide for modest growth, on a limited number of Brownfield regeneration an infill sites, providing a range of housing accommodation</u> however, whilst recognising that the preservation and enhancement of conservation areas and green spaces are important.	number of suburban Brownfield development opportunities were identified and will be included within the draft Site Allocations DPD
Alt22	1.3	Para 1.3.62	<i>Amend the paragraph to delete the reference to Haringey Heartlands as follows:</i> The Council is exploring opportunities to create a Cultural Area at Alexandra Palace to link up with the existing Cultural Quarter at Wood Green/ Haringey Heartlands .	Reflects the fact that the Haringey Heartlands area is proposed to form part of the Wood Green Area Action Plan.
Alt23	1.4	Para 1.4.2	Amend the 2 nd , 3 rd and 4 th sentences to read: In 2011, the current population of Haringey was is estimated to be approximately 230,000 <u>256,400</u> , -. This making es Haringey the 17 th most populated borough in London. By 2026, it is anticipated that the population will have increased to over 260,000 <u>293,700</u> , an increase of over <u>nearly</u> 15%.	Factual update based on the 2011 Census data as well as the latest GLA population projections
Alt24	1.4	Figure 1.11	<i>Update the key to Figure 1.11 showing the change in projected population for the wards within the Borough for the period 20101– 2026.</i>	Factual update based on the latest GLA population projections
Alt25	1.4	Para 1.4.10	<i>Amend the paragraph to read as follows:</i> The need for affordable housing outstrips supply, with a shortfall in provision of <u>11,757 homes over the period 2015 to 2031. As a proportion of the total net housing requirement for all tenures (20,172) over the same period, this equates to 59%. At an annual rate, this is 784 affordable homes out of 1,345</u> 4,865 units per annum, or 52 per 1,000 head of population—outstripping the average Inner London shortfall of 32 units per 1,000 head of population;	Factual update based on the most recent Strategic Housing Market Assessment 2014
Alt26	1.4	Para1.4.12	<i>Amend the paragraph to read as follows:</i> A net growth of 912,000 <u>861,000</u> jobs is forecast for London from 2006 to 2026 <u>2011 to 2036</u> (London Plan <u>Table 1.1</u>), with	Factual update based on the latest London Plan data.

			<p><u>the North London Sub-Region accounting for circa 6.5% of this growth</u>. The most significant growth is expected in the business and financial sectors and people orientated services. The North London Sub-Regional Development Framework suggest a growth in jobs of 26,000 across the North London Sub-region up to 2016. <u>Haringey is projected to grow by 12,000 jobs over its plan period between 2011 and 2016, and up to 22,000 jobs by 2036.</u></p>	
Alt27	1.5	Strategic Objective 2	<p><i>Amend the Objective to read as follows:</i></p> <p>To provide homes to meet Haringey's housing needs <u>and strategic housing requirement of 19,800 net new homes over the plan period to 2026</u> to deliver the housing target of 820 units per annum, in terms of affordability, quality and diversity and to help create mixed communities.</p>	Factual update based on the latest London Plan strategic housing requirement target figure for the Borough
Alt28	2.1	Para 2.1.2	<p><i>Amend the paragraph to read as follows:</i></p> <p>The borough has a capacity to deliver approximately 13,000 <u>22,000</u> homes between 2011 and 2026, as set out in the Housing Trajectory (see Appendix 2)</p>	Update based on the latest pan-London Strategic Housing Land Availability Study 2014; the draft Site Allocations DPD, and the latest Housing Trajectory for the Borough.
Alt29	3.1	3.1.2	<p><i>Amend the first sentence to read as follows:</i></p> <p>In common with the rest of London, Haringey is expected to experience rapid growth in its population, with a projected 15% population increase to 260,305 <u>293,749</u> by 2026.</p>	To reflect the latest GLA population projections.
Alt30	3.1	Policy SP1: Managing Growth	<p><i>Amend Policy SP1 to read as follows:</i></p> <p>The Council will focus Haringey's growth in the most suitable locations, and manage it to make sure that the Council delivers the opportunities and benefits and achieve strong, healthy and sustainable communities for the whole of the borough. The Council will maximise the supply of additional housing to meet and exceed <u>its strategic housing requirement of 19,802 homes over the plan period</u> 8,200 homes from 2011-2024 <u>2026</u> (820 per annum). The Council will promote development in</p>	To reflect new strategic housing target of 1,502 homes per annum for the Borough in the London Plan for the period 2015 - 2025, having regard also to the previous London Plan target of 820 homes per annum that was applicable to the earlier years of the Haringey Local Plan (i.e. 2011 – 2015).

			<p>the following Growth Areas:</p> <ul style="list-style-type: none"> • Haringey Heartlands; and <u>Wood Green Metropolitan Town Centre;</u> • Tottenham Hale; and • <u>North Tottenham (which includes Northumberland Park, the redevelopment of Tottenham Hotspur Football Stadium, and High Road West).</u> <p>The Council will expect development in the Growth Areas to:</p> <ul style="list-style-type: none"> • Provide approximately <u>13,500</u> 13,000 5,000 new homes and the majority of new business floorspace up to 2026; • Maximise site opportunities; • Provide appropriate links to, and benefits for, surrounding areas and communities; • Provide the necessary infrastructure; and • Be in accordance with the full range of the Council’s planning policies and objectives. <p>The Council will promote development in the following Areas of Change:</p> <ul style="list-style-type: none"> • Wood Green Metropolitan Town Centre; • Northumberland Park (which includes the redevelopment of Tottenham Hotspur Football Stadium); • Tottenham High Road Corridor; and • Seven Sisters Corridor. <p>Parts of the borough outside of the Growth Areas and Areas of Change will experience some development and change <u>in contributing towards meeting local development needs</u>. The Council will ensure that development in these Areas of Limited Change will respect the character of its surroundings and provide environmental improvements and services.</p>	<p>The reallocation of Wood Green Met Centre and North Tottenham from Areas of Change to Growth Areas, reflects updated evidence of capacity within the locations – namely the latest pan-London Strategic Housing Land Availability Assessment (GLA 2014), Tottenham AAP and draft Site Allocations DPD.</p> <p>Further change responds to comments by NHS Property Services that the policy should recognise the contribution made towards meeting needs by identified sites and development outside of Growth Areas and Areas of Change.</p>
Alt31	3.1	Following Para 3.1.8	<p><i>Following Paragraph 3.1.8, insert a new map (Figure 3.1) showing all Growth Areas and Areas of Change across the entire borough. (NB: see new Figure 3.1 provided at the end of this Schedule)</i></p>	<p>For easy of reference, and in preference to having individual maps for each growth area and area of change, it is recommended that a single map be provided with all growth</p>

				areas and areas of change shown.
Alt32	3.1	Table following Para 3.1.9	<i>Amend the Table (now to be title Table 3.1) to reflect the new housing growth targets for the broad locations across the Borough, and likely phasing of delivery (NB: The amended Table 3.1 is provided at the end of this Schedule)</i>	To reflect new housing capacities and growth projections The inclusion of the wording 'minimum' in the Table reflects the fact that housing targets are minimums responding to the representation by Apcar Smith Planning on behalf of Wedge Investments Ltd
Alt33	3.1	Para 3.1.11	<i>Amend the paragraph to read:</i> The London Plan designates Haringey Heartlands/ Wood Green as an Area of Intensification (Figure 3.1) with proposals for the creation of approximately 1500 2,000 new jobs and 1700 1,000 new homes as part of an intensive mixed use redevelopment	Factual update to reflect the figures for jobs and new homes for the Haringey Heartlands / Wood Green Intensification Area designation in the London Plan.
Alt34	3.1	Figure 3.1	<i>Delete and replace Figure 3.1: Haringey Heartlands / Wood Green Growth Area with a new consolidated map showing all of the Growth Areas and Areas for Change within the Borough, and amend all subsequent references to individual growth areas maps to refer now to the new Figure 3.1) (NB: see new Figure 3.1 provided at the end of this Schedule)</i> <i>Insert the following footnote to the new Figure 3.1 as follows:</i> <u>The boundaries of Growth Areas and Areas of Change are indicative but will be further defined within the Tottenham and Wood Green area action plans that cover each of these areas.</u>	The individual growth area maps are proposed to be consolidated onto a single map for easy of reference. The further inclusion of the footnote responds to the representation of Apcar Smith Planning on behalf of Wedge Investments Ltd
Alt35	3.1	Para 3.1.16	<i>Amend the 3rd sentence to read:</i>	Factual update to reflect the figures for new homes provision for the

			<p>Taken together they represent a major opportunity to create a thriving, sustainable urban centre, providing more than 3,400 5,000 new homes and a substantial number of 4,000 jobs, which maximise the area's exceptional geographical advantages. <u>New jobs will be delivered through the reconfiguration of a number of the existing employment sites away from industrial & warehousing uses to mixed use providing more intensive employment / business uses, through further growth in the retail and leisure provision, and through increased community facilities.</u> Development will take place in the following areas:</p>	<p>Tottenham Hale area.</p> <p>The further amendments respond to the representation by Mario Petrou</p>
Alt36	3.1	Figure 3.2	<p><i>Delete Figure 3.2: Tottenham Hale Growth Area and amend all subsequent references to individual growth areas maps to refer now to the new map at Figure 3.1) (NB: see new Figure 3.1 provided at the end of this Schedule)</i></p>	<p>The individual growth area maps are proposed to be consolidated onto a single map for easy of reference.</p>
Alt37	3.1	Para 3.1.17	<p><i>Amend the 2nd sentence to read as follows:</i></p> <p>The Council aims to create a high-quality, unique place with up to 1,600 new homes, office, commercial and retail space, as well as new or replacement community facilities, improved open space, improved public transport facilities and improved pedestrian and cycle links.</p>	<p>The housing figure for the Greater Ashley Road area is now to form part of the Tottenham Hale Growth Area housing figure, and the areas to be seen as one 'Tottenham Hale Area' following drafting of the Tottenham AAP.</p>
Alt38	3.1	Heading following Para 3.1.19	<p><i>Move the Heading 'Areas of Change' to follow paragraph 3.1.36</i></p>	<p>To reflect that Wood Green Metropolitan Town Centre and Northumberland Park (as part of North Tottenham) are now proposed to be Growth Areas.</p>
Alt39	3.1	Figure 3.3	<p><i>Delete Figure 3.3: Wood Green Area of Change and amend all subsequent references to individual growth areas maps to refer now to the new map at Figure 3.1) (NB: see new Figure 3.1 provided at the end of this Schedule)</i></p>	<p>The individual growth area maps are proposed to be consolidated onto a single map for easy of reference.</p>
Alt40	3.1	Para 3.1.23	<p><i>Amend the first and 2nd sentences to read as follows:</i></p> <p>The town centre boundary has been was tightly drawn as</p>	<p>A correction to recognise that the adoption of the Strategic Policies DPD confirm the extend of the existing</p>

			defined by in the UDP (2006). However, in planning for the future intensification of the town centre, opportunity sites will be considered that lie beyond the UDP town centre boundary.	town centre boundaries, including that for Wood Green.
Alt41	3.1	Following para 3.1.23	<i>Following paragraph 3.1.23 include a new heading titled 'The North Tottenham Growth Area'</i>	To reflect that Northumberland Park now forms part of a sub-area of Tottenham referred to in the draft Tottenham AAP as North Tottenham, that includes Northumberland Park, the redevelopment of Tottenham Hotspur Football Stadium, and High Road West)
Alt42	3.1	Figure 3.4	<i>Delete Figure 3.4: Northumberland Park Area of Change and amend all subsequent references to individual growth areas maps to refer now to the new map at Figure 3.1) (NB: see new Figure 3.1 provided at the end of this Schedule)</i>	The individual growth area maps are proposed to be consolidated onto a single map for easy of reference.
Alt43	3.1	Figure 3.5	<i>Delete Figure 3.5: Tottenham High Road Corridor Area of Change and amend all subsequent references to individual growth areas maps to refer now to the new map at Figure 3.1) (NB: see new Figure 3.1 provided at the end of this Schedule)</i>	The individual growth area maps are proposed to be consolidated onto a single map for easy of reference.
Alt44	3.1	Key Evidence and references	Update the list of key evidence and references as follows: <ul style="list-style-type: none"> • London Plan (consolidated with alterations 2015) • The National Planning Policy Framework, CLG 2012 • Planning Policy Statement 1: Delivery Sustainable Development, Department of Communities and Local Government, 2005 	Factual update to reflect new national and regional planning documents
Alt45	3.2	Para 3.2.1	Amend the paragraph as follows: Provision and access to high quality and affordable housing is a key priority in Haringey's Sustainable Community Strategy. In managing Haringey's growth, new housing investment will be targeted at fostering the development of mixed and balanced communities across the Borough and within neighbourhoods where people choose to live, which meet the	Recognition of Haringey's polarised housing picture across the Borough and within neighbourhoods that needs to be addressed if the objective of sustainable development is to be achieved, including the need to regenerate poorer quality housing

			<p>housing aspirations-needs of Haringey's residents and offer quality and affordability, and are sustainable for current and future generations. This section of the Core Strategy looks at:</p> <ul style="list-style-type: none"> • The overall numbers of additional homes to be built in the borough; • The proportion of affordable housing that the Council will seek; • The mix of sizes and types of homes that are needed for particular groups of people; • The design of high quality homes; • <u>The need to regenerate renew existing social council housing estates;</u> and • Gypsies and Travellers accommodation needs. 	<p>estates.</p> <p>The last sentence of text has been largely reinstated in response to the representation by the Hillcrest Residents Association and Our Tottenham.</p>
Alt46	3.2	Para 3.2.2	<p><i>Amend the 3rd sentence to read:</i></p> <p>As the objective in Section 1 sets out, the Council aims to <u>allocate sufficient sites to meet both its objectively assessed housing need of 1,345 homes per annum and its total strategic housing requirement of 19,800 net new homes over the plan period to 2026.</u> deliver the housing target of 820 and <u>In doing so, the Council also</u> wishes to provide homes to meet Haringey's housing needs, in terms of affordability, quality, diversity and creating mixed communities.</p>	<p>Factual update based on the latest London Plan strategic housing requirement target figure for the Borough as well as the Borough's objectively assessed housing need as identified in the Haringey Strategic Housing Market Assessment 2014.</p>
Alt47	3.2	Policy SP2: Housing	<p><i>Amend the first paragraph of Policy SP2 to read as follows:</i></p> <p>The Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the target of 8,200 homes from 2011-21 (820 units per annum) <u>19,802 homes from 2011-2026 (820 units from 2011-2014 and 1,502 units from 2015-2026).</u></p>	<p>Factual update based on the latest London Plan strategic housing requirement target figure for the Borough.</p>
Alt48	3.2	Policy SP2: Housing	<p><i>Amend Policy SP2 (2) to read:</i></p> <p>Complies with <u>Is designed having regard to</u> the housing</p>	<p>Recognises that the Council's Housing SPD was deemed out of date and has been formally revoked, and</p>

			design standards and space standards set out in the Council's Housing SPD 2009 and adopts the GLA housing space and child play space standards 2009 as Haringey's own standards. <u>the Mayor's Housing SPG (2012) and the London Plan and the play space standards set out in the Mayor's Play and Informal Recreation SPG 2012;</u>	that the most up to date standards are now contained in the Mayor's Housing SPG and the Mayor Play and Informal Recreation SPG. The further amendment responds to the representation of Rapleys on behalf of Lasalle Investment Management
Alt49	3.2	Policy SP2: Housing	<i>Amend Policy SP2 (5) to read:</i> Subject to viability, sites capable of delivering 10 units of more will be required to meet a borough wide affordable housing target of 50 <u>40</u> %, based on habitable rooms ¹ ; <i>Insert the following footnote:</i> ¹ <u>This equate to approximately 7,920 affordable dwellings over the plan period to 2026.</u>	Evidence from the Borough's latest viability assessment – Haringey Development Appraisals & Viability Testing, January 2015 – strongly indicates that the existing borough-wide target is not viable across the majority of site scenarios tested, and that a reduction to 40% is appropriate to ensure that the provision of affordable housing does not harm the delivery of housing. The inclusion of the footnote responds to the representation by Andie Frost
Alt50	3.2	Policy SP2: Housing	<i>Amend Policy SP2 (6) to read:</i> Delivering an affordable housing tenure split of 70% <u>60%</u> affordable rent (including social rent) and 30% <u>40%</u> intermediate housing;	Reflects the tenure split advocated in the London Plan and consistent with the SHMA findings and the wider objectives of the Local Plan to deliver a more balanced communities.
Alt51	3.2	Policy SP2: Housing	<i>Retain Policy SP2 (7) in its entirety:</i> Schemes below the 10 unit threshold will be required to provide 20% affordable housing on site, based on habitable rooms, or provide financial contributions towards affordable housing provision;	Reflects the fact that the policy status of the Ministerial Statement was successfully challenged but recognises that the Government may amend the NPPF to bring about this policy change prior to

				the close of the examination into these alterations.
Alt52	3.2	Policy SP2: Housing	<p><i>Amend Policy SP2 (8) to read:</i></p> <p>The preferred affordable housing mix, in terms of unit size and type of dwellings on individual schemes will be determined through negotiation, scheme viability assessments and driven by up-to-date assessments of local housing needs, as set out in the Haringey Housing Strategy SPD.</p>	Recognises that the Council's Housing SPD was deemed out of date and has been formally revoked, and that the most up to date preferred affordable housing mix is set out in the Council's Housing Strategy.
Alt53	3.2	Policy SP2: Housing	<p><i>Insert the following additional policy following Policy SP2 (10):</i></p> <p><u>The regeneration of Haringey's Housing estates renewal and improvement</u> <u>The Council will bring forward a programme to undertake regeneration strategic improvements to, or renewal of, Haringey's housing estates, with priority being accorded to those located within wider regeneration proposals and/or identified as being most in need. An initially list is set out below:</u></p> <ul style="list-style-type: none"> • Northumberland Park • Love Lane • Taymar and Reynardson • Helston Court / Culvert Road • Turner Avenue • Leabank View / Lemsford Close • Park Grove and Durnsford Road • Tunnel Gardens, including Blake Road • Noel Park • Broad Water Farm 	<p>Recognises the Council's commitment to improving its existing housing stock and the limitations of the Decent Homes Programme for a significant number of Council-owned homes. The inclusion of estate regeneration in the strategic policies is considered necessary in policy terms as housing renewal is a very different proposition to the more typical market-led Brownfield redevelopment being advocated through the plan.</p> <p>Following a further review of the resourcing of estate renewal programme, Helston Court /Culvert Road and Taymar estates have been removed from the current programme.</p>
Alt54	3.2	Para 3.2.4	<p><i>Amend the paragraph as follows:</i></p> <p>The London Plan sets a London-wide target of 322,100 <u>490,000</u> additional homes from 2011/12-2021/22 <u>2015-2025</u> and a Haringey target of 8,200 <u>15,020</u> additional dwellings <u>over the</u></p>	Factual update based on the latest London Plan strategic housing requirement target figure for the Borough

			<p><u>same period</u> (a <u>increasing the existing annual</u> target of from <u>820 to 1,502</u> additional homes per annum).</p>	
Alt55	3.2	Para 3.2.6	<p><i>Amend the Paragraph to read as follows:</i></p> <p>Haringey produces an annual housing trajectory as part of its Annual Monitoring Report (AMR) and in line with paragraph 47 of the NPPF. The housing trajectory shows which sites are expected to come forward over the next 15 years <u>Plan period</u> and measures Haringey’s performance in meeting its strategic housing target <u>of 19,802 net new homes</u>. For the period 2011/12 – 2025/26, the housing trajectory (<u>see Appendix 2</u>) shows that the supply of additional homes is expected to be approximately 13,000 <u>22,000</u>. The borough’s housing trajectory also <u>This</u> demonstrates <u>sufficient capacity to</u> that the Council is likely to exceed <u>both the Borough’s objectively assessed need (13,450¹) and its strategic housing requirement (19,802²)</u> for the period of this Plan. Further, it also confirms the ability to bring annual target of 820 units (see Appendix 2) over, and is capable of bringing forward additional sites from future latter years of the housing trajectory to meet the requirement of an additional 5% buffer within the rolling 5-year housing supply, as set out in the NPPF, to ensure future housing needs are met. In doing this, the Council will seek to enable the development of 861 new homes per year; or 5% above the Council’s housing target. In addition, it is expected that over the plan period there will be sites that come forward for housing other than those already identified. These sites are known as “windfall sites” and will contribute towards meeting the housing need in Haringey. Such sites will be assessed to ensure that they meet the needs of the community and do not harm the surrounding environment.</p> <p><i>And insert the following footnotes:</i></p>	<p>To reflect the current position on housing numbers with respect to housing capacity as set out in the current Housing Trajectory, the London Plan strategic housing target for the Borough, and the objectively assessed housing need for Haringey as established through the 2014 SHMA. It also seeks to clarify the periods to which each of the above applies.</p> <p>Clarifies that the 5% buffer is not in addition to the total housing requirement but rather applies to the rolling 5 year housing supply requirement and is achieved by bring forward development planned for completion in the latter years of the Trajectory.</p>

			<p>¹ <u>The Haringey SHMA 2014 concludes that the objectively assessed housing need for the Borough, across all tenures, is 20,172 net new homes over the fifteen year period 2015/16 to 2030/31. This equates to a requirement of 1,345 net new homes per annum. However, the current Local Plan period only runs to 2025/26 and therefore the total objectively assessed need over the Local Plan period is 13,450 net new homes.</u></p> <p>² <u>Haringey's strategic housing requirement is higher than its objectively assessed housing need because it is the strategic role of the London Plan to reconcile, insofar as possible, requirements for and capacity to deliver new housing across the Capital.</u></p>	<p>Clarifies the period of the SHMA versus the period of the current Local Plan.</p> <p>Deletion of text responds to the representation by the Home Builders Federation which considered this might be confusing.</p> <p>Clarifies why the Borough's strategic housing requirement from the London Plan is larger than its objectively assessed need in the SHMA 2014.</p>
Alt56	3.2	Para 3.2.7	<p><i>Amend the first sentence to read as follows:</i></p> <p>The Council will expect all new development to be built to the highest quality standards in line with the London Housing Design Guide <u>the London Plan and the Mayor's Housing SPG (2012)</u>, and will assess housing densities in planning applications in line with those set out in the London Plan Density Matrix while taking account of Haringey's urban, suburban and central density settings <u>as shown in Haringey's Urban Characterisation Study 2014</u>.</p>	<p>Factual update to acknowledge that the London Housing Design Guide now forms part of the Mayor's Housing SPG 2012 and that the Council has undertaken an urban character assessment of the Borough that is useful in clarifying where the urban typologies of the London Plan are locally.</p>
Alt57	3.2	Para 3.2.10	<p><i>Amend the 2nd sentence to read as follows:</i></p> <p>Conversions and Houses in Multiple Occupation (HMOs) will have to meet all design and space standards set out in the Housing SPD <u>Mayor of London's Housing SPG</u>, the London Housing Design Guide and other relevant design guidance, in terms of minimum floorspace, habitable rooms, layout, dwelling mix, amenity space and privacy, and have a positive impact on the amenity, streetscape and character of the surrounding area of the development.</p>	<p>Factual update to acknowledge that the London Housing Design Guide now forms part of the Mayor's Housing SPG 2012</p>

Alt58	3.2	Para 3.2.12	<p><i>Amend the first sentence to read as follows:</i></p> <p>The North London sub-region Strategic Housing Market Assessment (2011) and Haringey's 2014 Strategic Housing Market Assessment (SHMA) sets out the overall amount of housing required in the borough in the first five years of the Plan, and informs the housing mix, household size, the need for, and level of, specialist housing to be provided to meet the borough's housing need.</p>	Factual update to reflect the fact that a local SHMA has been undertaken and is used to inform housing needs within the Borough.
Alt59	3.2	Para 3.2.19	<p><i>Amend the last 2 sentences of the paragraph to read:</i></p> <p>The strategic target for tenure split is currently 7060% affordable rent (including social rent) and 3040% intermediate affordable housing products. This is based on current evidence of housing as set out in the London Plan products. This is based on current evidence of housing need and affordability in the borough.</p>	Reflects the tenure split advocated in the London Plan and consistent with the SHMA findings and the wider objectives of the Local Plan to deliver a more balanced communities.
Alt60	3.2	Para 3.2.21	<p><i>Amend the last sentence to read:</i></p> <p>The Council will work closely with its partners to ensure the provision of a suitable and adequate mix of tenures and sizes of dwellings are provided over the plan period in accordance with SP2 and Tables 7.1 and 7.3 of the Housing SPD. Policy DM16 of the Development Management Policies Local Plan.</p>	Recognises that the Council's Housing SPD was deemed out of date and has been formally revoked and housing mix is to be addressed in the Development Management Policies DPD.
Alt61	3.2	Para 3.2.22	<p><i>Amend the first sentence of the paragraph to read:</i></p> <p>Housing developments with the capacity to provide 10 or more units will be required to deliver affordable housing to meet an overall borough target of 50 40%</p>	Evidence from the Borough's latest viability assessment – Haringey Development Appraisals & Viability Testing, January 2015 – strongly indicates that the existing borough-wide target is not viable across the majority of site scenarios tested, and that a reduction to 40% is appropriate to ensure that the provision of affordable housing does not harm the

				delivery of housing.
Alt62	3.2	Para 3.2.23	<p><i>Amend the first sentence as shown and delete the 2nd sentence in its entirety:</i></p> <p>Haringey's Affordable Housing Viability Study (October 2010) Development Appraisals and Viability Testing (GVA 2015), demonstrates that a 50 40% affordable housing target is achievable and viable, if applied sensitively. In terms of viability, the study also concludes that schemes below the ten unit threshold can provide 20% affordable housing on site, based on habitable rooms, or provide financial contribution towards affordable housing provision.</p>	<p>Reflects the most up to date evidence of development viability to support affordable housing delivery as well as the fact that the National Planning Practice Guidance was recently updated to clarify that developer contributions for affordable housing should not be sought from developments of 10 units or less.</p> <p>Further amendments address comments made by the Home Builders Federation</p>
Alt63	3.2	Para 3.2.26	<p><i>Amend the 2nd sentence as follows:</i></p> <p>The two sites should be considered together for the purpose of calculating the affordable housing to be provided to ensure that the percentage of affordable housing delivered is 50 40% of the total number of habitable rooms developed across both sites.</p>	<p>Reflects the most up to date evidence of development viability to support affordable housing delivery.</p>
Alt64	3.2	Following Paragraph 3.2.29	<p>Insert the following new heading and text to follow after paragraph 3.2.29:</p> <p><u>Haringey's Housing Estate Regeneration Renewal</u></p> <p><u>Much of Haringey's council housing stock is showing its age and, despite internal improvements through the decent homes programme, will need significant investment just to maintain these to a modern living standard. Whilst the driver for estate renewal is to improve the quality of the existing social housing stock, it also offers the opportunity to address a wider range of issues typically affecting these estates, including overcrowding, poor design and layout, the changing needs of existing residents with regard to</u></p>	<p>Provides the reasoned justification for the inclusion estate regeneration in the strategic policy SP2.</p> <p>Further amendments responds to representations by Hillcrest Residents Association, Cllr Felicia Opoku, Keith Dobie, Jennifer Williams, Haringey Federation of Residents Associations, Defend Council Housing, Russel Dove, and Our Tottenham</p>

		<p><u>dwelling size & type, and the provision and layout of open space, streetscapes, safety and connectivity.</u></p> <p><u>However, re-provision of low quality existing council housing with an equal quantum (on a habitable rooms basis) of higher quality modern social housing is not a financially viable option. The building of higher density mixed tenure developments, which increase the quality and range of the affordable housing options for local people is likely to be the only realistic options, and even then, will require significant public subsidy may require flexible application of normal planning policy expectations for affordable housing provision.</u></p> <p><u>While efforts have been taken through the Decent Homes Programme, to bring Council's existing housing stock up to an acceptable modern living standard, this is not feasible for all homes or Council estates. On some estates, the building's construction and/or layout presents practical constraints to making further modifications and improvements. On others, parts or all of the estate are poorly laid out, which continues to hamper efforts to improve access to public transport, create better and more useable amenity spaces, or to address areas that suffer from anti-social behaviour. There are also estates where redevelopment would provide the opportunity to reprovide the existing social housing but also realise a significant increase in overall housing provision, which could make a significant contribution towards meeting the Borough's considerable housing need, provide greater housing choice, and help to cross-subsidise the costs of modernising the existing housing stock.</u></p> <p><u>In accordance with s105 of the Housing Act 1985, prior to embarking on any estate renewal project, the Council will</u></p>	
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			<p><u>actively engage with the existing residents to seek their views and input into potential redevelopment options. The Council will also appoint an independent advisor who can advise residents of their rights and options at all stages throughout the renewal process. The options available to existing tenants and leaseholders are outlined in Council Housing Strategy.</u></p> <p><u>Where the Council undertakes estate renewal, it will seek to reprovide the same amount of social housing on an equivalent floorspace basis. This is because redevelopment of the existing social housing stock offers the opportunity to tailor the social housing to be re-provided to better meet the changing housing needs of existing residents', including the acute need for more family sized social housing.</u></p> <p><u>In addition to estate renewal, the Council has also identified, as part of its Housing Investment & Estate Renewal Strategy (November 2013), a number of medium and small infill sites, where additional new homes might be built on Council owned land. It is anticipated that these initiatives could deliver 150 new homes over the next five to ten years, providing greater housing choice, including low cost home ownership, and making efficient use of Council held property. Where appropriate, sites will be allocated in the Local Plan to facilitate delivery of these programmes.</u></p>	
Alt65	3.2	Key evidence and references	<p><i>Update the list of key evidence and references as follows:</i></p> <ul style="list-style-type: none"> • Haringey's Housing Needs Assessment, Fordhams 2007 • Haringey Strategic Housing Market Assessment, GVA 2014 • Haringey Development Appraisals and Viability 	Factual update to reflect the new evidence base documents that have been prepared that supersede those currently listed in the plan; the revocation of the Council's Housing SPD 2008; and the adoption of the Mayor's Housing SPG.

			<p>Testing, GVA 2015</p> <ul style="list-style-type: none"> • Haringey's Housing Supplementary Planning Document, London Borough of Haringey 2008 • Design and Quality Standards, Homes and Communities Agency 2007 • Housing Supplementary Planning Guidance, Mayor of London 2012 	
Alt66	3.3	Para 3.3.4	<p><i>Delete last sentence and replace with:</i></p> <p>Additional need beyond this period will be assessed by the Council and its relevant partners. The Council is producing a new Gypsy and Traveller Accommodation Needs Assessment (G&TANA) to identify additional need beyond 2017.</p>	<p>To reflect the fact that the Council has commissioned a new G&TANA</p> <p>Further amendment responds to the representation by Mario Petrou.</p>
Alt67	4.3	Policy SP6: Waste and Recycling	<p><i>Amend the 7th bullet point of the Policy to read as follows:</i></p> <ul style="list-style-type: none"> • Continue working with its partners in the North London Waste Authority to adopt the North London Waste Plan (NLWP) which has identified locations suitable for waste management facilities to meet the London Plan apportionment of 4.9 2.1m tonnes and the Haringey apportionment of 237,000 182,000 tonnes. 	<p>Factual update to reflect the new apportionment targets for North London and Haringey in the Further Alterations to the London Plan.</p>
Alt68	4.3	Para 4.3.3	<p><i>Amend the first sentence to read:</i></p> <p>North London is expected to manage over 2.3 1.5 million tonnes of waste per year by 20205.</p>	<p>Factual update to reflect the new apportionment targets for North London within the Further Alterations to the London Plan.</p>
Alt69	4.3	Para 4.3.4	<p><i>Amend the paragraph as follows:</i></p> <p>The NLWP will identify identifies sufficient sites to cover 85% of the waste produced in the north London area and to meet the London Plan apportionment of 1,907,000 tonnes which will cover the period post 2010.</p>	<p>Clarifies the purpose of the North London Waste Plan</p>
Alt70	5.1	Policy SP8: Employment	<p><i>Amend the first paragraph of the Policy to read:</i></p> <p>The Council will secure a strong economy in Haringey and</p>	<p>To ensure the policy addresses the full complement of employment land in the borough.</p>

			protect the borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites, and Local Employment Areas <u>and other non-designated employment sites.</u>	
Alt71	5.1	Policy SP8: Employment	<p><i>Amend the first bullet point of the Policy to read:</i></p> <ul style="list-style-type: none"> Protect B uses (under the Use Classes Order) including light industry, logistics, warehousing and storage facilities to meet the forecast demand of 137,000m² <u>32,000 m² for an additional 23,000 m² of employment</u> floorspace up to 2026 <u>2031</u>; 	<p>To reflect new evidence from Haringey's Employment Land Study (2014).</p> <p>The figure in the proposed alteration was incorrect and should have read 23,000m² and to 2031. The amendment corrects this and also clarifies that this represents a need for additional floorspace not a loss of floorspace, in response to the representation by Fiona Scott.</p>
Alt72	5.1	Policy SP8: Employment	<p><i>Amend the list of Locally Significant Industrial Sites within the Policy as follows:</i></p> <ul style="list-style-type: none"> Crusader Industrial Estate, N15; High Road West, N17; Vale Road/Tewksbury Road (<u>Part</u>), N15; and White Hart Lane, N17; <u>and</u> <u>Willoughby Lane, N17.</u> 	<p>To reflect changes to LSIS set out in the Site Allocations and Tottenham Area Action Plan documents.</p> <p>The addition of Willoughby Lane to the list of LSIS sites is in accordance with the recommendation in the Employment Land Study (2015) to upgrade the estate's classification from a Regeneration Area.</p>
Alt73	5.1	Policy SP8: Employment	<p><i>Under the sub-heading 'Local Employment Areas' amend the second bullet point of the Policy to read:</i></p> <p>However, the approach to mixed uses in Regeneration Areas must have regard to London Plan town centre and retail policies, so not to encourage retail development outside of town centres, <u>as well as other Local Plan policies.</u></p>	<p>To reflect that additional requirements for development within LEA will be included in other Local Plan documents</p>

Alt74	5.1	Para 5.1.7	<p><i>Amend the first sentence of the paragraph to read:</i></p> <p>The hierarchy of sites will be further reviewed and revised as necessary to take account of economic circumstances and further guidance from the Mayor of London through the Site Allocations, Tottenham Area Action Plan and other future Local Plan documents, as relevant.</p>	To appropriately reflect the Local Plan documents that will consider employment land allocations.
Alt75	5.1	Para 5.1.12	<p><i>Amend the second sentence to read as follows:</i></p> <p>In line with the 2009 2014 Employment Land Study, the Council will protect these areas to provide choice and flexibility in employment land.</p>	To reflect updated evidence from Haringey's Employment Land Study (2014).
Alt76	5.1	Para 5.1.14	<p><i>Amend the 3rd and 4th sentences of the paragraph to read:</i></p> <p>In accordance with the findings of the Haringey Employment Study 2009 2014, a more proactive and positive approach to planning for economic development is required. It will be important for a flexible approach to economic development to be taken on Local Employment Areas by not placing significant restrictions on carefully managing the type of employment use that is permitted on allocated sites.</p>	<p>To reflect updated evidence from Haringey's Employment Land Study (2014).</p> <p>NB: The new wording 'carefully managing' was included in the Regulation 18 consultation of the Schedule but was not highlight.</p>
Alt77	5.1	Para 5.1.18	<p><i>After the second sentence, insert the following text:</i></p> <p>The draft Further Alterations to the London Plan (2014) set out revised employment projections for Haringey. The FALP forecasts 12,000 additional jobs in the borough over the period 2011 – 2026. Over the period 2011 – 2036, it forecasts an additional 22,000 jobs in Haringey. This represents a 29.5% increase in jobs, the highest projected employment growth rate of all London boroughs.</p>	To reflect the employment forecast figures included in the draft Further Alterations to the London Plan (2014).
Alt78	5.1	Para 5.1.23	<p><i>Amend the first sentence of the paragraph to read:</i></p> <p>The need for an increase in the provision of good quality, flexible office work space, particularly for small businesses is supported by the views of commercial property agents active in</p>	To reflect updated evidence from Haringey's Employment Land Study (2014).

			Haringey- as identified in a survey stakeholder consultation carried out as part of the Employment Land Study 2009 2014 .	
Alt79	5.1	Key evidence and references	<p><i>Include the following in the list of evidence base and reference documents:</i></p> <ul style="list-style-type: none"> • Haringey Employment Land Study 2014 • Draft Further Alterations to the London Plan, Mayor of London 2014 	To reflect updated evidence, planning policy and guidance
Alt80	8.2	Policy SP17: Delivering and Monitoring	<p><i>Amend the fifth bullet point of the policy to read:</i></p> <p>Infrastructure Delivery Plan and S106 policy including the development S106 tariffs and a possible community infrastructure levy;</p>	To reflect the adoption and implementation of Haringey's Community Infrastructure Levy.
Alt81	8.2	Para 8.2.13	<p><i>Amend the paragraph to read:</i></p> <p>The Council will expect developers to contribute to the reasonable costs of new infrastructure made necessary by their development proposals through the use of planning obligations and its replacements, such as the Community Infrastructure Levy. The Council will use planning obligations (sometimes known as legal agreements or S106 agreements) in appropriate circumstances and in accordance with Circular 05/2005 Government policy and legislation, to influence the nature of a development or mitigate for its potential effects. A planning obligation can be used in the following ways where it is:</p> <ul style="list-style-type: none"> • To prescribe the nature of the development to achieve planning objectives; • To mitigate the impact of a development; • To compensate for loss or damage caused by a development. • Necessary to make the development acceptable in 	To reflect that Circular 05/2005 is no longer extant and to reflect the now relevant requirements set out in the CIL Regulations.

			<p><u>planning terms;</u></p> <ul style="list-style-type: none"> • <u>Directly related to the development; and</u> • <u>Fairly and reasonably related in scale and kind to the development.</u> 	
Alt82	8.2	Para 8.2.14	<p>Delete the last sentence of the paragraph in its entirety:</p> <p>(Guidance is provided in SPG10a The Negotiation, Management and Monitoring of Planning Obligations (2006), until the adoption of the Development Management Policies).</p>	To reflect that SPG10a is no longer extant, having been superseded by Haringey's Planning Obligations Guidance SPD (2014).
Alt83	8.2	Para 8.2.16	<p>Amend the last bullet point as follows:</p> <ul style="list-style-type: none"> • Training, skills and regeneration. • <u>Employment and skills training</u> 	To reflect Haringey's Planning Obligations Guidance SPD (2014).
Alt84	8.2	Para 8.2.18	<p>Amend the first sentence of the paragraph to read:</p> <p>Community Infrastructure Levy (CIL), which came into force <u>through the Community Infrastructure Levy Regulations</u> in April 2010, is a proposed new tariff which the Council intends to will apply to most forms of new <u>qualifying</u> development.</p>	To clearly distinguish between timing of the introduction of the CIL Regulations and Haringey's CIL charging schedule.
Alt85	8.2	Para 8.2.19	<p>Amend the first sentence of the paragraph to read:</p> <p>The Council is currently working towards introducing a CIL rate and aims to prepare <u>adopted</u> a Community Infrastructure Levy charging schedule by late 2013 in <u>July 2014</u></p>	Factual update reflecting adoption of Haringey's CIL charging schedule
Alt86	8.2	Para 8.2.20	<p>Amend the first sentence of the paragraph to read:</p> <p>In setting its rates, the Council will <u>has</u> taken into account various factors, including the potential effect of CIL upon the economic viability of development.</p>	Factual update.
Alt87	8.2	Para 8.2.21	<p>Replace the reference to the Annual Monitoring Report in the first sentence (and elsewhere in the Plan) with Authority Monitoring Report as shown below:</p> <p>The Council monitors the Section 106 negotiations and agreements, and the outcomes are reported in the Annual</p>	To reflect a change in terminology arising from the Localism Act 2011.

			Authority Monitoring Report.	
Alt88	8.2	Para 8.2.27	<p><i>Amend the third sentence of the paragraph as follows:</i></p> <p>Under the Town and Country Planning (Local Development Regulations) 2004 and the NPPF Section 35 of the Planning and Compulsory Purchase Act 2004, as amended by Section 113 of the Localism Act 2011, planning authorities are required to prepare an Annual Authority Monitoring Report (AMR)</p>	To reflect the relevant legislation.
Alt89	8.2	Key evidence and references	<p><i>Amend the list of evidence base and reference documents as follows:</i></p> <ul style="list-style-type: none"> • Haringey’s Monitoring Framework, London Borough of Haringey 2010 • Planning Obligations Guidance Supplementary Planning Document, London Borough of Haringey, 2014 • Community Infrastructure Levy Charging Schedule, London Borough of Haringey, 2014 • Government Circular 05/2005: Planning Obligations, Department of Communities and Local Government 2005 • The London Plan, Mayor of London 2011 • Draft Further Alterations to the London Plan, Mayor of London, 2014 • Planning Policy Statement 1: Delivering Sustainable Development, Department of Communities and Local Government 2005 • National Planning Policy Framework, Department for Communities and Local Government, 2012 	To reflect updated evidence, planning policy and guidance
Alt90	9.2	Appendix 2: Housing Trajectory	<p><i>Replace the existing Housing Trajectory with that shown below: (see Trajectory figure in Appendix A)</i></p>	To reflect the most up to date Housing Trajectory from the AMR that takes into account the draft site allocations and the SHLAA 2014.

Alt91	Appendix 3:	9.3.1	The <u>targets and</u> indicators may change over the lifetime of the plan, in response to changes in national, regional or local legislation <u>and policy</u> .	To reflect that monitoring targets and indicators may change changes in response to legislation and policy.
Alt92	Appendix 3:	Table SP1 targets	a. Meet or exceed the ten-year <u>annual</u> target of 8,200 <u>820</u> homes from 2011/12 – 2020/21 <u>2014/15</u> , with an annual target of 820 units . Meet or exceed the <u>indicative annual</u> target of 3,400 <u>1,502 homes</u> from 2020/21 <u>2015/16</u> – 2025/26.	In accordance with alteration Alt47
Alt93	Appendix 3:	Table SP1 targets	b. Delivery of new homes <u>at Wood Green, including</u> Haringey Heartlands, and Tottenham Hale up to 2026	To better reflect Wood Green’s role in delivering future housing growth.
Alt94	Appendix 3:	Table SP2 targets	a. Meet or exceed the ten-year <u>annual</u> target of 8,200 <u>820</u> homes from 2011/12 – 2020/21 <u>2014/15</u> , with an annual target of 820 units . Meet or exceed the <u>indicative annual</u> target of 3,400 <u>1,502 homes</u> from 2020/21 <u>2015/16</u> – 2025/26.	In accordance with alteration Alt47
Alt95	Appendix 3:	Table SP2 targets	b. 50 <u>40</u> % of all residential developments delivering ten or more units will be affordable housing	In accordance with alterations Alt49/50 and 52
Alt96	Appendix 3:	Table SP2 targets	c. Of the 50 <u>40</u> % affordable housing delivered 70 <u>60</u> % will be social rented housing and 30 <u>40</u> % will be Intermediate housing.	In accordance with alterations Alt49/50 and 52
Alt97	Appendix 3:	Table SP2 targets	f. Meet the percentage mix of dwelling units for private and affordable housing as set out in the Housing SPD (or other <u>Housing Strategy and</u> relevant LDD)	In accordance with alterations Alt49/50 and 52
Alt98	Appendix 3:	Table SP2 indicators	LOI 3 Percentage of dwelling mix of housing units as set out in the Housing SPD (or other <u>Housing Strategy and</u> relevant LDD)	In accordance with alterations Alt49/50 and 52

Alt99	Appendix 3:	Table SP8 targets	a. Meet the forecast demand of 137,000 32,000 <u>23,000</u> m2 floorspace up to 2026;	To reflect revised target from new technical evidence. In accordance with Alt71
Alt100	Appendix 3:	Table SP10 targets	a. Promote the distribution of retail growth to meet the additional 13,800 m2 gross comparison goods floorspace and an additional 10,194 <u>11,133</u> m2 net convenience goods floorspace by 2016;	To reflect revised target from new technical evidence.
Alt101	Appendix 3:	Table SP17 targets	a. 60 <u>65</u> % of major planning applications to be determined within 8 weeks	To reflect revised Haringey targets.
Alt102	3.1	Para 3.1.8	<i>Amend paragraph 3.1.8. to read as follows:</i> Areas of Limited Change – these are areas in which expected growth is likely to <u>make only a modest but still important contribution towards the overall local development needs of the Borough through opportunities on identified previously developed land, be and small scale infill and conversions. Development within these areas is likely to be more constrained by the local context and the capacity of existing local infrastructure and services</u> and be of an incremental nature.	This further alteration responds to the representation of the NHS Property Service that strategic Brownfield sites are identified within the west of the Borough.
Alt103	Appendix 3	Table SP8 Indicators	<i>Insert a new indicator for Policy SP8 as follows:</i> <u>COI BD5 The change in employment densities achieved on redevelopment of Local Employment Areas</u>	In response to representation by Mario Petrou and the recommendation in the 2013/14 Authority's Monitoring Report.
Alt 104	3.1	Paragraph 3.1.19	<i>Amend the paragraph as follows:</i> Transport for London (TfL) is working <u>has worked</u> with the Council to return the one-way road system to two-way working, and <u>to provide a new</u> create a new public square and bus station in front of Tottenham Hale Station. <u>These and further</u>	In response to the representation for TfL to reflect factual updates for transport projects which are now complete or committed.

			<p>planned improvements, including the creation of a new public square at the Station, Improvements to the station area will improve access into the Lee Valley Regional Park at Tottenham Marshes, linking together this significant open recreational space with wider green infrastructure within the locality. The existing one-way system carries carried a high volume<u>s</u> of traffic, with few pedestrian crossings, creating. This creates a substantial barrier to movement for those living within the one-way system. The £37m Tottenham Hale transport improvement scheme aims has sought to reduce the impact of traffic on the local area, and increase capacity to cope with future demand. This will enable the regeneration of the area as set out in the Tottenham Area Action Plan Hale Urban Centre SPD, and directly facilitate a significant residential-led development on the existing island site. Work commenced in October 2012 and will take approximately 18 months to complete at a cost of £37m. There are planned and potential improvements to the Tottenham Hale Station as a strategic interchange. These se £32m project includes improving access within the station for easy flow between train, tube and buses, and improving accessibility for all. TfL and Network Rail have also committed to increasing increasing the track numbers to four for sections of the West Anglia line. is currently being investigated by Network Rail, and this This will require an additional platform at Tottenham Hale station and potentially at other stations on the line. (Further proposals for future infrastructure improvements are set out in the Council's Infrastructure Delivery Plan).</p>	
Alt105	Appendix 5	Glossary of Terms	<p><i>Amend the glossary as follows:</i></p> <p>Affordable Housing: Affordable housing includes social rented, affordable rented and intermediate housing provided to specific eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing</p>	To bring the definition of affordable housing into line with that set out in national policy.

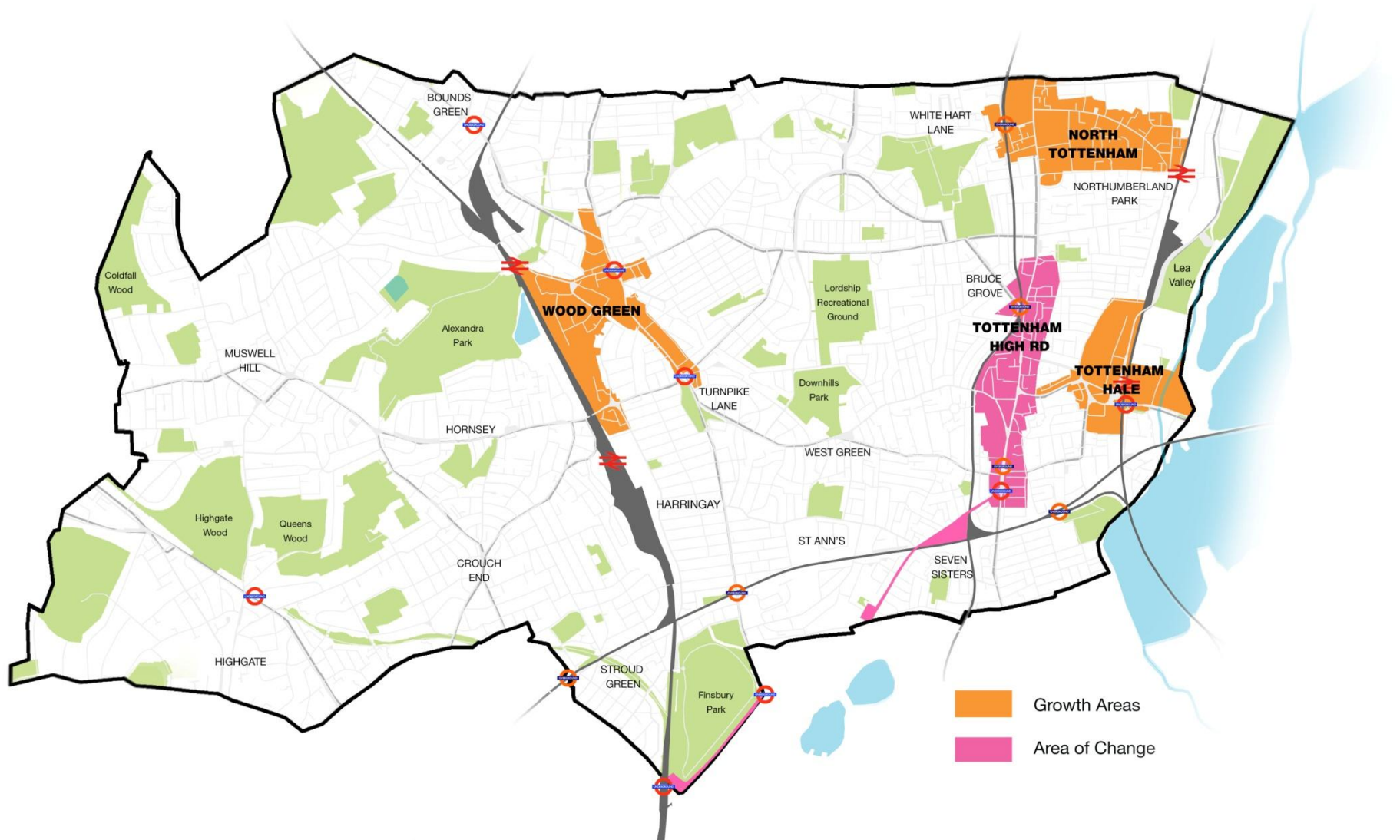
			<u>should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</u> (See entry for affordable rent, intermediate and social rented for further details).	
Alt106	Appendix 5	Glossary of Terms	<p><i>Amend the glossary as follows:</i></p> <p>Open Space: All land in London that is predominantly undeveloped other than by buildings or structures that</p>	
Alt107	Appendix 3	Table SP2 Indicator LOI 7	<p><i>Amend Indicator LOI 7 as follows</i></p> <p>LOI 7 Percentage applications <u>achieving the enhanced optional standard for accessibility under Part M of the Building Regulations, where requested</u> approved for wheelchair accessible housing</p>	Reflects changes to the Building Regulation that came into effect on 1st October 2015 which addresses the requirement for wheelchair accessible housing.
Alt109	Appendix 3	Table SP2 Indicator	<p><i>Insert the following indicator into Table SP2:</i></p> <p><u>LOI 9a Percentage of residents from the estates that have been the subject of estate renewal, who are satisfied with the outcome from a personal perspective.</u></p>	Responds to the inclusion of the policy on estate renewal and the representation of the Archdeacon of Hampstead Fr Luke Miller
Alt110	5.1	Policy SP8: Employment	<p><i>In the part of the policy on Local Employment Areas, add in the employment sites classified as Employment Land or Regeneration Area, as follows:</i></p> <ul style="list-style-type: none"> • Employment Land (EL) is land that is deemed acceptable for other employment generating uses that complement the traditional 'B' use classes, such as a small scale "walk-to-retail", cafes and crèche/nursery. <u>Local Employment Areas classified as EL are:</u> <ul style="list-style-type: none"> - <u>Bounds Green Industrial Estate;</u> - <u>Frien Barnet Sewage Works.</u> • A Regeneration Area (RA) is the most flexible of the 	The inclusion of the list of Local Employment Areas responds to the representation from the GLA.

			<p>categories as it can include uses appropriate in a mixed use development, such as small scale “walk-to” retail, community and residential uses. However, the approach to mixed uses in Regeneration Areas must have regard to London Plan town centre and retail policies, so not to encourage retail development outside of town centres, <u>as well as other Local Plan policies</u>. <u>Local Employment Areas classified as RA are:</u></p> <ul style="list-style-type: none"> - <u>Campsbourne, N8</u> - <u>Central Leaside (Part SIL/RA), N17</u> - <u>Crusader Industrial Estate, N15</u> - <u>Hale Wharf, N17</u> - <u>High Road East, N17</u> - <u>High Road West, N17</u> - <u>Rangemoor Road and Herbert Road (part EL/RA), N15</u> - <u>South Tottenham, (Part LSIS/RA), N15</u> - <u>Tottenham Hale, (Part SIL/RA), N17</u> - <u>Vale Road / Tewkesbury Road (Part LSIS/RA), N15</u> - <u>Wood Green, N22</u> - <u>Omega Works, N4</u> - <u>Arena Design Centre, N4</u> 	
Alt111	6.3	SP13	<p>Amend the bullet point to read as follows:</p> <ul style="list-style-type: none"> ▪ Implementation of the <u>Haringey Green Grid</u> borough's green infrastructure projects (such as Lordship Recreation Ground Improvements); 	<p>Introduces the concept of the Haringey Green Grid, which builds upon the all London Green Grid and, therein, the Lea Valley & Finchley Ridge Area Framework. Responds to the representation by Natural England.</p>

To be inserted following paragraph 3.1.8:

Figure 3.1 Growth Areas and Areas of Change ¹

¹ **The boundaries of Growth Areas and Areas of Change are indicative but will be further defined within the Tottenham and Wood Green area action plans that cover each of these areas.**



Amended Table 3.1 to follow Paragraph 3.1.9:

Table 3.1: Broad distribution of new housing

Location & <u>minimum</u> total number of dwellings	0-5 years (2011/12 -2015/16)	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Haringey Heartlands 1430 <u>2,145</u> units	300 <u>75</u>	1050 <u>1,080</u>	80 <u>990</u>
Wood Green Metropolitan Town Centre 290 <u>2,450</u> units	0 <u>175</u>	92 <u>70</u>	198 <u>2,205</u>
Tottenham Hale 3410 <u>5,080</u> units	1710 <u>1,885</u>	1600 <u>2,385</u>	100 <u>810</u>
<u>North Tottenham Northumberland Park,</u> Tottenham High Road and Seven Sister Corridor (north) 410 <u>3,850</u> units	50 <u>85</u>	285 <u>885</u>	75 <u>2,880</u>
Seven Sisters Corridor (south) 767 <u>1,730</u> units	527 <u>210</u>	240 <u>1,120</u>	xx <u>400</u>
<u>Tottenham High Road Corridor Bruce Grove</u> <u>525</u> units	<u>270</u>	<u>255</u>	<u>0</u>
<u>Areas of Limited Change</u> <u>4,260</u> units	<u>525</u>	<u>1,890</u>	<u>1,845</u>

APPENDIX A: RELEVANT LOCAL PLAN STRATEGIC POLICIES SHOWING PROPOSED ALTERATIONS

Regulation 18 amendments:

(Text proposed to be inserted in bold blue underlined)

(Text proposed to be removed in ~~red strikethrough~~)

Regulation 19 further amendments:

(New proposed text inserted in bold orange underlined)

(Regulation 18 text now proposed to be deleted bold blue strikethrough underlined)

(Text proposed to be removed in ~~red double strikethrough~~)

3.1 SP1 Managing Growth

3.1.1 People at the Heart of Change is the key objective of the Sustainable Community Strategy. Haringey is one of the most diverse areas in the country and this presents many challenges in terms of its location, high levels of deprivation and hugely successful local business entrepreneurship.

3.1.2 In common with the rest of London, Haringey is expected to experience rapid growth in its population, with a projected 15% population increase to ~~260,305~~ 293,749 by 2026. This growth will bring with it pressure for new housing and associated infrastructure. Strategic Policy 1 sets out the overarching approach to the location of future growth and development in the borough.

SUSTAINABLE COMMUNITY

This policy contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.
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SCS priorities:

<ul style="list-style-type: none"> • Promote community cohesion;
<ul style="list-style-type: none"> • Meet population growth and change;
<ul style="list-style-type: none"> • Meet housing demand; and
<ul style="list-style-type: none"> • Improve supporting facilities, services and infrastructure.

SP1 - Managing Growth

The Council will focus Haringey’s growth in the most suitable locations, and manage it to make sure that the Council delivers the opportunities and benefits and achieve strong, healthy and sustainable communities for the whole of the borough. The Council will maximise the supply of additional housing to meet and exceed its strategic housing requirement of 19,802 homes over the plan period 2021-2026 (820 per annum) ~~8,200 homes~~ from 2011-2026. The Council will promote development in the following Growth Areas:

- Haringey Heartlands; ~~and~~ Wood Green Metropolitan Town Centre;
- Tottenham Hale; ~~and~~ North Tottenham (which includes Northumberland Park, the redevelopment of Tottenham Hotspur Football Stadium, and High Road West).

The Council will expect development in the Growth Areas to:

- Provide approximately 13,500 ~~13,000~~ ~~5,000~~ new homes and the majority of new business floorspace up to 2026;
- Maximise site opportunities;
- Provide appropriate links to, and benefits for, surrounding areas and communities;
- Provide the necessary infrastructure; and
- Be in accordance with the full range of the Council’s planning policies and objectives.

The Council will promote development in the following Areas of Change:

- ~~Wood Green Metropolitan Town Centre;~~
- ~~Northumberland Park (which includes the redevelopment of Tottenham Hotspur Football Stadium);~~
- Tottenham High Road Corridor; and

- Seven Sisters Corridor.

Parts of the borough outside of the Growth Areas and Areas of Change will experience some development and change. The Council will ensure that development in these Areas of Limited Change will respect the character of its surroundings and provide environmental improvements and services.

Accommodating Haringey's Growth

3.1.3 The Core Strategy will direct development to the most appropriate locations, so that housing growth is supported by sufficient jobs and key infrastructure including community facilities such as health, education and sports facilities. As the objectives in Section 1 set out, the Council wishes to manage growth over the life of the Core Strategy so that it meets the 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. This policy is also supported by the sustainability appraisal.

3.1.4 In common with the rest of London, Haringey is expected to experience rapid growth in population. This growth will bring with it pressure for new housing and associated infrastructure. Each of Haringey's growth areas has been identified in the London Plan as having potential for significant increases in jobs and homes.

3.1.5 The Council will expect development in the Growth Areas to maximise site opportunities and the opportunities and benefits for the borough and the local area within the context of the full range of Haringey's planning policies and objectives, including those relating to amenity, sustainability, heritage/built environment, open space, community safety and sustainable transport. Development should also take account of natural constraints, particularly the risk of flooding. It is important to note that the growth areas also include existing residential communities and heritage assets such as Conservation Areas and areas of Industrial Heritage. New development must take account of its sensitive context.

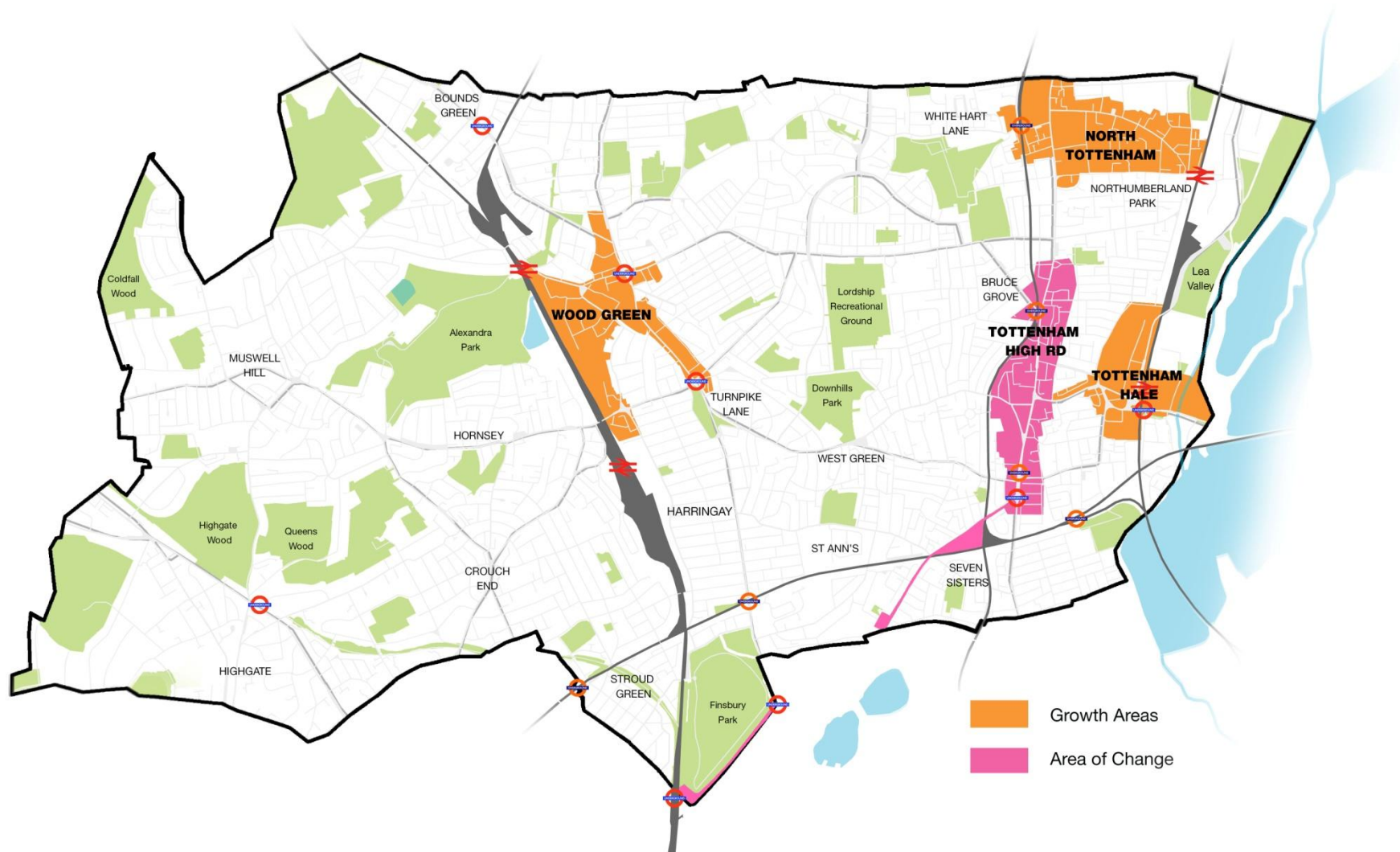
3.1.6 Haringey Growth Areas – these are areas with the greatest capacity for growth. It is expected that the most significant amount of houses, jobs and infrastructure will be delivered in these areas over the plan period.

3.1.7 Areas of Change – these are areas with considerable potential for growth, though on a lesser scale than growth areas. These areas are appropriately located to support growth and contain identified sites which are available and suitable for development.

3.1.8 Areas of Limited Change – these are areas in which expected growth is likely to make only a modest but still important contribution towards the overall local development needs of the Borough through opportunities on identified previously developed land, ~~be~~ and small scale infill and conversions. Development within these areas is likely to be more constrained by the local context and the capacity of existing local infrastructure and services and be of an incremental nature.

Figure 3.1 Growth Areas and Areas of Change ²

² The boundaries of Growth Areas and Areas of Change are indicative but will be further defined within the Tottenham and Wood Green area action plans that cover each of these areas.



3.1.9 The following housing figures are indicative ranges in these broad areas over the plan period

Table 3.1: Broad distribution of new housing

Location & total minimum number of dwellings	0-5 years (2011/12 -2015/16)	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Haringey Heartlands 4430 <u>2,145</u> units	300 <u>75</u>	1050 <u>1,080</u>	80 <u>990</u>
Wood Green Metropolitan Town Centre 290 <u>2,450</u> units	0 <u>175</u>	92 <u>70</u>	198 <u>2,205</u>
Tottenham Hale 3410 <u>5,080</u> units	1710 <u>1,885</u>	1600 <u>2,385</u>	100 <u>810</u>
<u>North Tottenham</u> Northumberland Park, Tottenham High Road and Seven Sister Corridor (north) 410 <u>3,850</u> units	50 <u>85</u>	285 <u>885</u>	75 <u>2,880</u>
Seven Sisters Corridor (south) 767 <u>1,730</u> units	527 <u>210</u>	240 <u>1,120</u>	xx <u>400</u>
<u>Tottenham High Road Corridor Bruce Grove</u> <u>525</u> units	<u>270</u>	<u>255</u>	<u>0</u>

<u>Areas of Limited Change</u> <u>4,260 units</u>	<u>525</u>	<u>1,890</u>	<u>1,845</u>
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3.1.10 The following section sets out the Council's expectations on the scale of development in the areas mentioned above.

Growth Areas

Haringey Heartlands

3.1.11 The London Plan designates Haringey Heartlands/ Wood Green as an Area of Intensification (Figure 3.1) with proposals for the creation of approximately ~~1500~~ 2,000 new jobs and ~~1700~~ 1,000 new homes as part of an intensive mixed use redevelopment.

3.1.12 Haringey Heartlands Development Framework was produced in 2005 and sets out the Council's overall vision for the area including promoting and expanding the Wood Green Cultural Quarter, providing new homes and jobs, and high quality open space.

3.1.13 Haringey Heartlands provides a range of development opportunities on the railway and industrial lands to the south-west of Wood Green Metropolitan Town Centre. These sites include Clarendon Road gas works (with the central area occupied by two gasholders, which are still operational), the adjacent Coburg Road Industrial Area and Hornsey Waterworks and the former Hornsey Central Depot. There is significant scope for the enhancement of these areas, while respecting their industrial heritage and the provision of better links to Wood Green Metropolitan Town Centre, in order to secure its position as an urban centre for the 21st Century.

The Council's aspiration for Haringey Heartlands includes:

- To increase capacity and variety of uses at Wood Green Metropolitan Town Centre, given its proximity to Haringey Heartlands and the thriving Cultural Quarter;
- To bring back into use underused brownfield land and maximise capacity for housing and employment growth;
- The provision of additional open space, play areas, and community facilities as required by development of the area in order to meet the needs of the resident population.
- Physical and visual integration of the Heartlands with the wider area to benefit local communities and ensure sustainable development that will meet local and strategic goals;
- De-commissioning of the gas holders and decontamination of the land in order to bring forward development;
- Preparation of a business relocation strategy to provide impetus for land assembly;

- Improvement of pedestrian linkages to Wood Green and Haringey Heartlands; and
- Provision of green infrastructure projects to address a range of environmental issues.

For the Eastern Utility Lands, the Council will require the following:

- A mix of uses including substantial new housing, restaurant/cafe/drinking establishment uses and community/leisure uses;
- A mix of office use, retail/financial and professional services;
- An excellent public realm with a network of safe and attractive places both public and private;
- An energy centre and utility compounds;
- Car parking spaces, cycle parking;
- Access and other associated infrastructure works; and
- To maintain and enhance the operational railway and safeguard for any necessary railway improvement works.

Figure 3.1 Haringey Heartlands / Wood Green Growth Area

Tottenham Hale

3.1.14 The London Plan designates Tottenham Hale as an Opportunity Area. Tottenham Hale is situated on the eastern side of the borough and sits within the Upper Lee Valley (Figure 3.21). It is predominantly industrial in nature, comprising retail warehouses, industrial estates, a major gyratory road system and public transport interchange, which add to its image as an unwelcoming and traffic dominated environment. Relatively few people live within this area, which has suffered from the continued decline in manufacturing and remains characterised by deprivation, a poor physical environment, underused and vacant sites, and divisive transport corridors. Currently, the area fails to capitalise on its many advantages and exciting new vision for its transformation as a bustling new urban centre. This includes its exceptional natural environmental assets, such as its close proximity to Lee Valley Regional Park and its waterside location next to the River Lee Navigation offering significant environmental and recreational benefits.

3.1.15 The sites within the Tottenham Hale Growth Area have undergone the Sequential Test (and where necessary the Exception Test) in accordance with the National Planning Policy Framework (NPPF). This has ensured that there are no alternative sites of lower flood risk where the development can be located (see the Sequential Test report for Tottenham Hale).

The Council's aspirations for the area include:

- Integration of new and existing communities. Clear and explicit links must be made between new opportunities in Tottenham and the existing community, to ensure regeneration benefits include local people.
- Returning the gyratory to two-way traffic. Currently the gyratory is part of the local one-way system, distributing traffic from Tottenham High Road towards Tottenham Hale. It carries a heavy volume of fast-flowing traffic which creates a dangerous environment for pedestrians and cyclists. Its future will be a crucial factor in the transformation of the area.
- The provision of additional open space, play areas and community facilities as required by development of the area in order to meet the needs of the resident population.
- Introducing measures to reduce flood risk such as the de-culverting of the Moselle Brook, application of sustainable urban drainage systems, and support for the introduction of measures to reduce water consumption to improve water efficiency.
- The creation of a new facility for Front Line Services including recycling at Marsh Lane which will promote green industries in the area.
- A new high quality station square and a state of the art new public transport interchange at Tottenham Hale.

3.1.16 A Tottenham Hale Urban Centre Masterplan Supplementary Planning Document (SPD) was adopted in October 2006 to guide the redevelopment of key sites within the Tottenham Hale Urban Centre. Four key areas make up the Urban Centre area. Taken together they represent a major opportunity to create a thriving, sustainable urban centre, providing more than ~~3,400~~ 5,000 new homes and a substantial number of jobs, which maximise the area's exceptional geographical advantages. Development will take place in the following areas:

Figure 3.2 Tottenham Hale Growth Area

Greater Ashley Road

3.1.17 The next phase in the regeneration of Tottenham Hale will focus on the area around Ashley Road and Tottenham Hale Station. The Council aims to create a high-quality, unique place with ~~up to 1,600~~ new homes, office, commercial and retail space, as well as new or replacement community facilities, improved open space, improved public transport facilities and improved pedestrian and cycle links. Improvements to open space, pedestrian and cycle access will complement and link into the Regional Park and existing routes and seek to enhance the extent of green infrastructure within the area.

Hale Waterside (Hale Wharf)

3.1.18 A mini-masterplan is being devised to underpin a comprehensive, residential-led development for the entire Hale Waterside site, which could provide a significant number of new homes as well as commercial uses. This plan will take account of the Regional Park Authority's objectives, as Hale Wharf is within the Lee Valley Regional Park. A proposed pedestrian footbridge across the River Lee will form an integral part of the scheme, and one element of the east-west pedestrian 'green link'.

Tottenham Gyrary Road System, Bus Station and Public Square

3.1.19 Transport for London (TfL) ~~is working~~ has worked with the Council to return the one-way road system to two-way working, and to provide a new ~~create a new public square and~~ bus station in front of Tottenham Hale Station. These and further planned improvements, including the creation of a new public square at the Station, ~~improvements to the station area~~ will improve access into the Lee Valley Regional Park at Tottenham Marshes, linking together this significant open recreational space with wider green infrastructure within the locality. The ~~existing~~ one-way system ~~carries~~ carried a high volumes of traffic, with few pedestrian crossings, ~~creating~~ ~~This creates~~ a substantial barrier to movement for those living within the one-way system. The £37m Tottenham Hale transport improvement scheme ~~aims~~ has sought to reduce the impact of traffic on the local area, and increase capacity to cope with future demand. This will enable the regeneration of the area as set out in the Tottenham Area Action Plan ~~Hale Urban Centre SPD~~, and directly facilitate a significant residential-led development on the existing island site. ~~Work commenced in October 2012 and will take approximately 18 months to complete at a cost of £37m.~~ There are planned ~~and potential~~ improvements to the Tottenham Hale Station as a strategic interchange. These ~~se~~ £32m project includes improving access within the station for easy flow between train, tube and buses, and improving accessibility for all. TfL and Network Rail have also committed to increasing ~~increasing~~ the track numbers to four for sections of the West Anglia line, ~~is currently being investigated by Network Rail, and this~~ This will require an additional platform at Tottenham Hale station and potentially at other stations on the line. (Further proposals for future infrastructure improvements are set out in the Council's Infrastructure Delivery Plan).

Areas of Change

Wood Green Metropolitan Town Centre

3.1.20 Wood Green is a vibrant and busy town centre, which has an important role to play within the London and north London sub-regional town centre hierarchy. It is designated as a Metropolitan Centre in the London Plan, one of only 12 identified in London, which reflects its role as a key retail and commercial destination in North London (Figure 3.31).

3.1.21 The town centre is predominantly linear stretching along the High Road from the junction with Turnpike Lane in the south to the junction with Bounds Green Road in the north. It includes The Mall Wood Green (formerly known as Shopping City) which straddles the High Road and provides a focus for the major multiple retailers located in the centre. The main supermarkets within Wood Green are evenly spread throughout

the centre, with the large Morrison's and Sainsbury's supermarkets both located centrally. In addition, Marks and Spencer's Food Hall is located in the southern part of the centre and an Iceland is located on Brook Road. There is also a Tesco Express at the Southern End.

Figure 3.3 Wood Green Area of Change

3.1.22 Shopping is the dominant activity in the town centre. There are relatively few restaurants, cafés, pubs and bars in comparison and, limited office space provision, with the exception of the Council's own offices. However, there is considerable residential development with flats located above The Mall and Bury Road Car Parks. In terms of other town centre attractions Wood Green boasts two large multi-screen cinemas, a library and a health club. The Wood Green Area of Change and Town Centre borders and includes parts of Noel Park, Trinity Gardens, Wood Green Common and Bowes Park Conservation Areas, and immediately to the west, centre is predominantly bounded by residential areas, two conservation areas located nearby (Trinity Gardens and Noel Park) and immediately to the west, Haringey Heartlands Growth Area.

3.1.23 The town centre boundary has been tightly drawn as defined by the ~~UDP (2006)~~. However, in planning for the future intensification of the town centre, opportunity sites will be considered that lie beyond the ~~UDP~~-town centre boundary. They will be considered on the basis of their relationship with, and impact on, the town centre in terms of land uses, pedestrian and public transport linkages, regeneration benefits arising from redevelopment at either the Heartlands Growth Area or through windfall opportunities. Further detail will be included in a Wood Green Area Action Plan.

The Council's aspirations for Wood Green Metropolitan Town Centre are:

- To improve linkages with Haringey Heartlands to the west of the town centre and enhancing accessibility into and around the town centre for all members of the community;
- To encourage the retention and enhancement of the distinctive character areas within the town centre;
- To promote a sustainable future for Wood Green Town Centre;
- To improve the public realm throughout the town centre and to create a more pleasant pedestrian environment;
- To reduce congestion in the town centre by promoting car free development and the use of sustainable means of transportation;
- To conserve and restore high quality buildings within the town centre, and encourage appropriate development which respects the local environment and is of the highest standards of sustainable design;
- To develop the range and quality of the retail offered within the town centre;

- To improve the quantity, value and usage of town centre open spaces;
- To increase safety within the town centre, improving the confidence of visitors and users, and facilitating the development of a more positive overall perception of Wood Green as a destination;
- To encourage the development and management of appropriate leisure and night-time economy uses in the town centre and develop town centre infrastructure and amenities; and
- To increase the range and quantity of employment opportunities within the town centre.

The North Tottenham Growth Area

Northumberland Park

3.1.24 Northumberland Park (Figure 3.41) is characterised as being one of the most severely deprived areas not only in Haringey but the whole country. Results from the Indices of Deprivation 2004 found that 85% of residents in the Northumberland Park ward live in areas that are amongst the 10% most deprived in England. Much of this deprivation stems from labour market disadvantage i.e. worklessness and low skills base.

3.1.25 Approximately 13,183 people live in Northumberland Park. According to the 2001 census 71.1% of the population of Northumberland Park is from a BME background compared with 54.7% in Haringey as a whole.

3.1.26 The urban form of the area is very fragmented with an incoherent street pattern. Smaller scaled terrace houses are next to 20 storey 1960s apartment blocks. Streets and pavements are of poor quality and do not make for a good street scene.

3.1.27 Two railway lines cut through the east and western thirds of the ward. The rail line to the east is a considerable obstruction for pedestrian and vehicular traffic, and particularly when the level crossing and the barriers can be down for as long as ten minutes at a time. There tends to be more permeability with the raised line in the west.

3.1.28 There is virtually no green space in the ward and although it includes Tottenham Marshes and is adjacent to the Lee Valley Regional Park, access to these amenities are severed by the railway and Watermead Way. Bruce Castle Park and the cemetery in the west provide some open space, however connections to the park from the residential areas are very poor. The area also has a number of potentially dangerous walkways that are narrowly enclosed and not overlooked. In general however, the residential areas both east and west of the High Road are well maintained and there is little graffiti or fly-tipping. There are few abandoned or derelict buildings.

3.1.29 Crime levels in the area are currently high with recorded crimes per head of population of all types being higher for Northumberland Park, and for the wider Tottenham area than for Haringey and London as a whole.

3.1.30 The high level of educational deprivation may be attributed, in part, to the qualifications of the existing adult population. At school level, performance has been improving across some schools in close proximity to the football ground (St Francis de Sales, and Northumberland Park Community School). As of 2010, both schools have been improving faster than the national average in terms of either the % 5+A*-C (including English and Maths) or KS2, reflecting significant improvements in recent years in Northumberland Park ward.

3.1.31 Attainment rates in the borough as a whole are improving though they are still below the England average and, over 10% of 16 to 18 year olds are not in employment, education or training (NEETs) - a key Government target group. For an up-to-date position on all school performance data please refer to the Department for Education data at www.education.gov.uk.

3.1.32 Current housing tenure in Northumberland Park is predominantly Council and other social rented property, including large estates such as Northumberland Park to the east and Love Lane to the west. 30% of homes in the area are owner occupied, over 50% social rented and 18% private rented. Data from the GLA shows that workless households account for half of households in social rented homes, compared with 7% in owner occupied housing.

Future of Northumberland Park

3.1.33 As a result of the proposed redevelopment of the existing Tottenham Hotspur Football Stadium, investment in the Northumberland Park area has started. Northumberland Park is an area with the potential for significant change and investment over the next 15 years. The redevelopment of the stadium provides opportunities for the ward to maximise the regeneration benefits to the local community.

3.1.34 Tottenham Hotspur Football Club has been based at White Hart Lane for over a century. The Stadium is an established part of the landscape, giving an identity to Tottenham. The Club is one of Haringey's largest businesses and most significant visitor attraction.

3.1.35 The area in which the Club is set has, however, seen a long period of relative decline moving from being a reasonably prosperous working suburb to an area of high unemployment and deprivation and a poor local environment.

The Council's aspirations for the redevelopment of Tottenham Hotspur stadium include:

- Provision of a mix of land uses including the redevelopment of the football stadium;
- Provision of appropriate residential use;
- Provision of appropriate retail and leisure uses;
- Appropriate contributions to open space, community facilities, regeneration initiatives and employment and training schemes;

- High quality, sustainable design that respects its surroundings and preserves and enhances the area's historic environment;
- Improving community safety, including reducing opportunities for crime and anti-social behaviour.

3.1.36 Further details on how the Council envisages Northumberland Park developing will be set out in an Area Action Plan.

Figure 3.4 Northumberland Park Area of Change

Areas of Change

Seven Sisters Corridor

3.1.37 Seven Sisters (Figure 3.51) is a priority area for change and has a strategic role to play in the future growth of Haringey. The area has excellent road and public transport links, with a range of bus connections and London Underground stations at Seven Sisters, Finsbury Park and Manor House that provide access to North and central London.

3.1.38 The area is, however, characterised by high levels of multiple deprivation including unemployment, low educational achievements, poor/lack of affordable housing, a poor environment and high crime levels. It is therefore no coincidence that this area is also recognised as being within the 10% most deprived in England.

3.1.39 The Seven Sisters Road corridor extends into the adjoining boroughs of Hackney and Islington and runs between the Nags Head District Shopping Centre in Islington and the A10 at Seven Sisters Underground Station. The corridor has the potential to provide a focus for greater diversity, connectivity and opportunity across all three boroughs. This potential is recognised by its location within a nationally designated Growth Area and the presence of several major regeneration initiatives including the former Bridge New Deal for Communities (NDC) area in Haringey, The Woodberry Down Masterplan and Manor House Area Action Plan in Hackney, and significant large scale development at Finsbury Park in Islington.

3.1.40 The area's ability to play a role in the future growth of the borough is highlighted by the opportunities presented by the above initiatives and the potential to build upon the area's existing assets such as the Florentia clothing village as well as the future potential development of St Ann's Hospital site ,

3.1.41 The North London Strategic Alliance (NLSA) has commissioned a study to develop a greater understanding of the area's growth potential and to bring together stakeholders in a collaborative forum in order to promote a more co-ordinated approach to growth.

3.1.42 Further detail on how the Council sees Seven Sisters developing will be set out in an Area Action Plan.

The Council's aspirations for the area include:

- Cross borough working with Hackney and Islington to identify strategic priorities for the Seven Sisters Corridor and as such develop joint solutions;
- Potential for new housing and social infrastructure including, where appropriate and viable, the provision of new green space and community facilities;
- Opportunity for ensuring that the Seven Sisters area and the tube and train station provides land marks/gateways to aid legibility through redevelopment and/or renewal
- Scope for comprehensive mixed use at St Ann's Hospital Site;
- Wards Corner regeneration delivering houses, shops and public realm improvements through redevelopment and/or renewal
- Potential for future estate regeneration;
- NDC Legacy Spatial Framework and Neighbourhood Plan; and
- Redeveloping Apex House as a strong district landmark building and gateway to Seven Sisters
- Potential for a decentralised energy hub serving surrounding schools and housing estates.

Tottenham High Road Corridor (A10/A1010)

3.1.43 Tottenham High Road (Figure 3.61) is comprised of six contiguous Conservation Areas between Enfield to the north and Stamford Hill in Hackney to the south which include Tottenham Green and Bruce Grove. The High Road has a mixture of fine Georgian, Victorian and Edwardian buildings some of which are listed by English Heritage as having special architectural and historical interest of national importance.

3.1.44 The High Road has been in decline over the years and continues to suffer from physical and environmental neglect. This has been due to the physical and economic deterioration of the area which suffers from a poor image and covers some of the most deprived wards in the UK. The poor visual quality of properties reflects the area's low economic vitality, and the lack of suitable maintenance and repairs. Despite this, it is an historic corridor with many important buildings and has been of keen interest to English Heritage and Heritage Lottery Fund.

3.1.45 There are a number of large sites and open spaces along the High Road that have the potential for redevelopment and/or currently detract from the quality of the area and where redevelopment would be encouraged by Haringey and the London Development Agency. Further detail on how the Council sees this area developing will be set out in the Tottenham High Road Corridor Area Action Plan.

Areas of limited change

3.1.46 Many parts of Haringey, particularly in the west of the borough, are predominantly residential in character. Significant areas of these are designated as Conservation Areas, for example parts of Crouch End, Highgate and Muswell Hill, and will have development over the next 15 years. However, the Council envisages this development to be of an incremental nature and it should not change the character of these areas. Please see SP13 and SP14 for more detail on the Council's approach to promoting high quality places and conserving our heritage.

3.1.47 The Council will ensure that development in the areas of limited change respects the historic significance and character of its surroundings, conserves heritage and other important features and provides environmental improvements and other local benefits, where appropriate.

3.1.48 Major development taking place adjacent or near to areas of more limited change should bring benefits to these areas of an appropriate nature and scale. In particular, the Council will seek:

1. Contributions towards regeneration and training in deprived areas; and
2. The provision of open space and other community facilities where there are local deficiencies.

~~Figure 3.5 Tottenham High Road Corridor Area of Change~~

Monitoring

3.1.49 *SP1 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Core Strategy. The Annual Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3. The key infrastructure which will support the delivery of SP1 is set out in the Council's Housing Trajectory and Appendix 4 (Infrastructure Delivery Plan).*

Key evidence and references

- Climate change and capacity assessment for sustainable energy demand and supply in new buildings in Haringey, Aecom 2009
- Haringey Community Infrastructure Plan, London Borough of Haringey 2010

- Haringey's Regeneration Strategy, London Borough of Haringey 2008
- Haringey Heartlands Development Framework, London Borough of Haringey 2005
- Lawrence Road Planning Brief Supplementary Planning Document, London Borough of Haringey 2007
- North London Strategic Flood Risk Assessment, 2008
- Transforming Tottenham Hale Urban Centre Masterplan Supplementary Planning Document, London Borough of Haringey 2006
- Wood Green Supplementary Planning Document, London Borough of Haringey 2008
- The London Plan (consolidated with Alterations since 2004), Mayor of London 2008
- The London Plan, Mayor of London 2011
- [The London Plan Further Alterations, Mayor of London 2014](#)
- [The National Planning Policy Framework, CLG 2012](#)
- ~~Planning Policy Statement 1: Delivery Sustainable Development, Department of Communities and Local Government, 2005~~

3.2 SP2: Housing

3.2.1 Provision and access to high quality and affordable housing is a key priority in Haringey's Sustainable Community Strategy. In managing Haringey's growth, new housing investment will be targeted at fostering the development of mixed and balanced communities across the Borough and within neighbourhoods, where people choose to live, which meet the housing ~~aspirations~~ needs of Haringey's residents and offer quality and affordability, and are sustainable for current and future generations. This section of the Core Strategy looks at:

- The overall numbers of additional homes to be built in the borough;
- The proportion of affordable housing that the Council will seek;
- The mix of sizes and types of homes that are needed for particular groups of people;
- The design of high quality homes;
- The need to regenerate renew existing social council housing estates; and
- Gypsies and Travellers accommodation needs.

3.2.2 The Council will seek to ensure that everyone has the opportunity to live in a decent home at a price they can afford and in a community where they want to live. The Council will therefore seek to establish a plentiful supply and a broad range of homes to meet the needs of particular groups of people over the life of the Core Strategy. As the objective in Section 1 sets out, the Council aims to allocate sufficient sites to meet both its objectively assessed housing need of 1,345 homes per annum and its total strategic housing requirement of 19,800 net new homes over the plan period to 2026. ~~deliver the housing target of 820 and~~ In doing so, the Council also wishes to provide homes to meet Haringey's housing needs, in terms of affordability, quality, diversity and creating mixed communities.

Sustainable Community Strategy
This policy contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy:
SCS Priorities

Meet housing demand;
Meet population growth and change;
Create more decent and energy efficient homes, focusing on the most vulnerable.

Policy SP2: Housing

The Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the target of ~~8,200 homes from 2011-21 (820 units per annum)~~ 19,802 homes from 2011-2026 (820 units from 2011-2014 and 1,502 units from 2015-2026).

Density and Design standards to deliver high quality homes

Excellence in design quality and sustainability will be required for all new homes. High quality new residential development in Haringey will be provided by ensuring that new development:

1. Meets the density levels set out in the density matrix of the London Plan;
2. Complies with the housing design standards and space standards set out in ~~the Council's Housing SPD 2009 and adopts the GLA housing space and child play space standards 2009 as Haringey's own standards.~~ the Mayor's Housing SPG (2012) and the London Plan and the play space standards set out in the Mayor's Play and Informal Recreation SPG 2012;
3. Aims to maximise housing for people whose circumstances makes them vulnerable and/or people with specific needs; and
4. Is built to 100% Lifetime Home Standards with a minimum of 10% wheelchair accessible or easily adaptable for wheelchair users with an aspiration for 20%. Units should range in size to accommodate various living needs including growing families and live-in carers.

Secure high quality affordable housing

Affordable housing shall be achieved by:

5. Subject to viability, sites capable of delivering 10 units of more will be required to meet a borough wide affordable housing target of ~~50~~ 40%, based on habitable rooms³;
6. Delivering an affordable housing tenure split of ~~70%~~ 60% affordable rent (including social rent) and ~~30%~~ 40% intermediate housing;

³ This equate to approximately 7,920 affordable dwellings over the plan period to 2026.

7. Schemes below the 10 unit threshold will be required to provide 20% affordable housing on site, based on habitable rooms, or provide financial contributions towards affordable housing provision;
8. The preferred affordable housing mix, in terms of unit size and type of dwellings on individual schemes will be determined through negotiation, scheme viability assessments and driven by up-to-date assessments of local housing needs, as set out in the [Haringey Housing Strategy-SPD](#).
9. Ensuring no net loss of existing affordable housing floorspace in development; and
10. Ensuring affordable housing units are designed to a high quality and are fully integrated within schemes.

[The regeneration of Haringey's Housing estates renewal and improvement](#)

[The Council will bring forward a programme to undertake regeneration strategic improvements to, or renewal of, Haringey's housing estates, with priority being accorded to those located within wider regeneration proposals and/or identified as being most in need. An initially list is set out below:](#)

- [Northumberland Park](#)
- [Love Lane](#)
- [Taymar and Reynardson](#)
- ~~[Helston Court / Culvert Road](#)~~
- [Leabank View / Lemsford Close](#)
- [Park Grove](#)
- [Tunnel Gardens, including Blake Road](#)
- [Noel Park](#)
- [Broad Water Farm](#)

Maximising Housing Supply in Haringey

- 3.2.4 The London Plan sets a London-wide target of ~~322,100~~ [490,000](#) additional homes from ~~2011/12 - 2021/22~~ [2015-2025](#) and a Haringey target of ~~8,200~~ [15,020](#) additional dwellings [over the same period](#) ([a increasing the existing annual target of from 820 to 1,502](#) additional homes per annum).
- 3.2.5 The Council's annual housing target is provided through:

- Development and redevelopment on large sites (over 0.25ha) and small sites (below 0.25ha), and conversions from residential and non-residential properties.
- Non-self contained homes (these are homes that share common facilities or services, such as hostels, residential care homes and student accommodation); and
- Vacant properties brought back into use (these are homes that have been unused for at least six months).

3.2.6 Haringey produces an annual housing trajectory as part of its Annual Monitoring Report (AMR) and in line with paragraph 47 of the NPPF. The housing trajectory shows which sites are expected to come forward over the ~~next 15 years~~ **Plan period** and measures Haringey's performance in meeting its strategic housing target **of 19,802 net new homes**. For the period 2011/12 – 2025/26, the housing trajectory **(see Appendix 2)** shows that the supply of additional homes is expected to be approximately ~~13,000~~ **22,000**. ~~The borough's housing trajectory also~~ **This** demonstrates **sufficient capacity to** ~~that the Council is likely to~~ exceed **both the Borough's objectively assessed need (13,450⁴) and its strategic housing requirement (19,802⁵) for the period of this Plan. Further, it also confirms the ability to bring annual target of 820 units (see Appendix 2) over, and is capable of bringing forward additional sites from ~~future latter~~ years **of the housing trajectory** to meet the requirement of an additional 5% buffer **within the rolling 5-year housing supply**, as set out in the NPPF; ~~to ensure future housing needs are met. In doing this, the Council will seek to enable the development of 861 new homes per year; or 5% above the Council's housing target.~~ In addition, it is expected that over the plan period there will be sites that come forward for housing other than those already identified. These sites are known as "windfall sites" and will contribute towards meeting the housing need in Haringey. Such sites will be assessed to ensure that they meet the needs of the community and do not harm the surrounding environment.**

High quality homes

3.2.7 The Council will expect all new development to be built to the highest quality standards in line with ~~the London Housing Design Guide~~ **the London Plan and the Mayor's Housing SPG (2012)**, and will assess housing densities in planning applications in line with those set out in the London Plan Density Matrix while taking account of Haringey's urban, suburban and central density settings **as shown in Haringey's Urban Characterisation Study 2014**. Appropriate density ranges are related to setting in terms of location, existing building form and massing and the index of Public Transport Accessibility Levels (PTAL). The Council will adopt a 'design-led' approach to density.

⁴ The Haringey SHMA 2014 concludes that the objectively assessed housing need for the Borough, across all tenures, is 20,172 net new homes over the fifteen year period 2015/16 to 2030/31. This equates to a requirement of 1,345 net new homes per annum. However, the current Local Plan period only runs to 2025/26 and therefore the total objectively assessed need over the Local Plan period is 13,450 net new homes.

⁵ Haringey's strategic housing requirement is higher than its objectively assessed housing need because it is the strategic role of the London Plan to reconcile, insofar as possible, requirements for and capacity to deliver new housing across the Capital.

- 3.2.8 An investment programme was carried out to improve the condition of the Council's social housing stock as part of the Government's 2007 – 2010 Decent Homes programme with similar improvements being carried out by other social landlords in the borough. As of March 2010, 27.5% of Council stock did not meet the Decent Homes Standards. Some areas in the borough have a wide range of environmental issues, for example, poor design of estates, where the Council is looking beyond the upgrading of individual homes and focusing on wider estate renewal and reduction of CO2 emissions. As domestic properties contribute to 50% of all CO2 emissions in Haringey, improvements to the thermal efficiency of homes in the borough will be key to reducing fuel poverty and will contribute to the Mayor's target of 60% reduction in carbon emissions in London by 2025.
- 3.2.9 Good quality housing design can improve social well-being and quality of life by reducing crime, improving public health, easing transport problems and increasing property values. Building for Life (BfL) promotes design excellence and celebrates best practice in the house building industry. Haringey will ensure that CABE's Building for Life criteria are used to evaluate the quality of new housing developments across the borough and that all new affordable housing funded through the Affordable Housing Programme meets or exceeds the minimum standards set by the Mayor. In addition, the Council will expect good quality housing design to be contextually sensitive so that it positively contributes to the local and historic character of an area/neighbourhood. Please see SP11 Design for the Council's approach to good quality design.
- 3.2.10 The Council recognise converted and shared houses as an important source of housing in the borough, especially for small and low income households. Conversions and Houses in Multiple Occupation (HMOs) will have to meet all design and space standards set out in the [Housing SPD](#) [Mayor of London's Housing SPG](#), ~~the London Housing Design Guide~~ and other relevant design guidance, in terms of minimum floorspace, habitable rooms, layout, dwelling mix, amenity space and privacy, and have a positive impact on the amenity, streetscape and character of the surrounding area of the development. Further detail on conversions and HMOs will be set out in the Council's emerging Development Management Policies document.

Meeting Housing Need

- 3.2.11 Haringey's resident Survey 2009 showed that 26% of residents consider affordable decent homes to be the most important thing in making somewhere a good place to live, and 17% think that it is the thing that most needs improving in the local area. Housing need is reflected in high demand for affordable housing.
- 3.2.12 The North London sub-region Strategic Housing Market Assessment (2011) [and Haringey's 2014 Strategic Housing Market Assessment \(SHMA\)](#) sets out the overall amount of housing required in the borough in the first five years of the Plan, and informs the housing mix, household size, the need for, and level of, specialist housing to be provided to meet the borough's housing need.

Lifetime homes and housing for people with specific needs

- 3.2.13 The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. The Council will insist that 100% of new development delivered in the borough over the life of the Plan will incorporate these criteria. Homes built to the Lifetime Homes standard will meet existing and changing needs of a wide range of households, including families with pushchairs as well as some wheelchair users. Applying these design criteria to housing will maximise utility and ensure residents have more independence, a better quality of life and a choice about where they live, while not compromising other design issues such as aesthetics and cost effectiveness.
- 3.2.14 The Council will require 10% of all new residential developments to be fully wheelchair accessible to ensure a housing choice for disabled residents. However, a more aspirational target of 20%, after 2016, may be applied to future developments to meet the needs of Haringey's ageing population.
- 3.2.15 The Council also recognises the importance of the transforming social care and personalisation agenda and the aim of putting people with specific needs and disabilities in control of the resources they need to help them live in the way they want. Increasing and diversifying the range of housing options, including the development of innovative supported housing that enables people with specific needs to become full and active members of their communities will be critical in helping the Council achieve this aim.
- 3.2.16 To achieve inclusive and mixed communities the Council will give priority to the provision of affordable housing and homes for older and vulnerable people. The Council will seek to enhance the support available to people to help them remain in their homes or to live as independently as possible. Further detail on housing for vulnerable people and for older people will be set out in the Development Management Policies document.
- 3.2.17 The Council recognises the changing needs of housing provision for older residents. Haringey's Older People's Housing Strategy 2011-2021 sets out the Council's approach to delivering appropriate housing choices for older people in the borough. Further detail on the requirements of these groups is set out in the Council's Infrastructure Delivery Plan.

Family Housing

- 3.2.18** In order to encourage mixed and balanced communities, the Council will aim to ensure that an adequate mix of dwelling sizes is delivered within new developments, while protecting existing family housing. The lack of family housing in Haringey has resulted in significant overcrowding. Low to median income households with large families are likely to be more affected by overcrowding due to lack of choice of available affordable family homes. Responding to these issues is a priority for the Council. Along with the provision of new and affordable housing, the Council will aim to meet the need for family housing and alleviate the problem of overcrowding through a number of other approaches such as: assisting smaller households living in overcrowded properties to find their own home-and assisting residents living in under occupied properties to find more suitable accommodation.

Affordable housing

- 3.2.19 In line with the NPPF, affordable housing is defined as that provided to eligible households whose needs are not met by the market. Types of affordable housing include social rented, affordable rented and intermediate housing. The Council require a range of products and an appropriate balance of affordable housing to meet housing need in the borough. The strategic target for tenure split is currently ~~70~~**60**% affordable rent (including social rent) and ~~30~~**40**% intermediate affordable housing products. This is based on current evidence of housing [as set out in the London Plan](#) products. ~~This is based on current evidence of housing need and affordability in the borough.~~
- 3.2.20 The SHMA (201~~4~~**4**) provides clear evidence of housing need in the borough, both for affordable and market housing. Within this, there is a significant need among those on lower incomes for affordable housing at a level equal to social rents. Consequently developers of private housing will be expected to deliver affordable housing at rent levels that are truly affordable to local people, having regard to local housing need and affordability.
- 3.2.21 The SHMA identifies a need for all sizes and tenures of housing, especially affordable one bedroom units, market and affordable two bedroom units, market and affordable 3 or more bedroom units. This represents a challenge for the borough in that many of those in priority need and in temporary accommodation require larger units. The Council will work closely with its partners to ensure the provision of a suitable and adequate mix of tenures and sizes of dwellings are provided over the plan period in accordance with SP2 and ~~Tables 7.1 and 7.3 of the Housing SPD.~~ [Policy DM16 of the Development Management Policies Local Plan.](#)
- 3.2.22 Housing developments with the capacity to provide 10 or more units will be required to deliver affordable housing to meet an overall borough target of ~~50~~**40**%. This provision will depend on the location, scheme details and site characteristics.
- 3.2.23 Haringey's ~~Affordable Housing Viability Study (October 2010)~~ [Development Appraisals and Viability Testing \(GVA 2015\)](#), demonstrates that a ~~50~~**40**% affordable housing target is achievable and viable, if applied sensitively. ~~In terms of viability, the study also concludes that schemes below the ten unit threshold can provide 20% affordable housing on site, based on habitable rooms, or provide financial contribution towards affordable housing provision.~~ During the downturn in the housing market each scheme will be examined carefully in order not to restrain residential development. Further detail on negotiating affordable housing will be set out in the Development Management Policies document
- 3.2.24 The Council will seek to achieve the maximum reasonable proportion of affordable housing through negotiating section 106 agreements on all suitable development sites. Affordable housing should be provided on-site so that it contributes to achieving the objective of creating more mixed communities and avoids creating concentrations of deprivation.
- 3.2.25 There may be physical or other circumstances where off-site provision would be preferable or cases where the off-site provision would be of superior quality than that which could be provided on-site. The Council recognises that off-site provision misses the opportunity for

creating mixed and balanced communities and will only be acceptable in exceptional circumstances where the Council is satisfied that the preferred unit mix and tenure of affordable housing could not be provided on-site.

- 3.2.26** Only in exceptional circumstances, where it is considered appropriate to provide the affordable housing off site, a higher proportion of affordable housing will be sought in order to reflect the fact that the development achieved 100% private market housing on the initial site. The two sites should be considered together for the purpose of calculating the affordable housing to be provided to ensure that the percentage of affordable housing delivered is ~~50~~ 40% of the total number of habitable rooms developed across both sites. The ratio of affordable housing to private market housing when provided on site would be 1:1. Therefore 100% of the habitable rooms provided on an alternative site should be affordable.
- 3.2.27 According to CABI's Building for Life criteria, successful developments fully integrate the tenure mix, avoiding differentiation between individual dwellings and parts of the scheme based on their area. Therefore, the Council will seek to avoid large single tenure developments or the predominance of a single tenure type in any one area.
- 3.2.28 The Council's first Borough Investment Plan (BIP) September 2010 highlights the diverse needs of Haringey's communities, focusing on Haringey as a place with planned regeneration, housing and associated infrastructure projects, fitting together as part of Local Area Plans. This represents a shift away from the reactive programme based approach towards the place shaping approach to meet local community needs.
- 3.2.29 A significant proportion of the new homes delivered over the next ten years will be supplied at Tottenham Hale and Haringey Heartlands, which are designated as an Area of Opportunity and Area for Intensification respectively. The BIP details these and other significant regeneration opportunities in Haringey, particularly the wider Tottenham area including the Seven Sisters Corridor linking through from the major regeneration of Woodberry Down in Hackney to Tottenham Hale (including Lawrence Road) and extending to the Tottenham Hotspur Stadium development and other strategic projects such as Hornsey Town Hall and Hornsey Depot sites. These projects will create mixed and sustainable communities by delivering new housing across a range of tenures and sizes, and by recognising supported housing requirements for vulnerable people and promoting training and employment opportunities

Haringey's Housing Estate Regeneration **Renewal**

Much of Haringey's council housing stock is showing its age and, despite internal improvements through the decent homes programme, will need significant investment just to maintain these to a modern living standard. Whilst the driver for estate renewal is to improve the quality of the existing social housing stock, it also offers the opportunity to address a wider range of issues

typically affecting these estates, including overcrowding, poor design and layout, the changing needs of existing residents with regard to dwelling size & type, and the provision and layout of open space, streetscapes, safety and connectivity.

However, re-provision of low quality existing council housing with an equal quantum (on a habitable rooms basis) of higher quality modern social housing is not a financially viable option. The building of higher density mixed tenure developments, which increase the quality and range of the affordable housing options for local people is likely to be the only realistic options, and even then, will require significant public subsidy may require flexible application of normal planning policy expectations for affordable housing provision.

While efforts have been taken through the Decent Homes Programme, to bring Council's existing housing stock up to an acceptable modern living standard, this is not feasible for all homes or Council estates. On some estates, the building's construction and/or layout presents practical constraints to making further modifications and improvements. On others, parts or all of the estate are poorly laid out, which continues to hamper efforts to improve access to public transport, create better and more useable amenity spaces, or to address areas that suffer from anti-social behaviour. There are also estates where redevelopment would provide the opportunity to reprovide the existing social housing but also realise a significant increase in overall housing provision, which could make a significant contribution towards meeting the Borough's considerable housing need, provide greater housing choice, and help to cross-subsidise the costs of modernising the existing housing stock.

In accordance with s105 of the Housing Act 1985, prior to embarking on any estate renewal project, the Council will actively engage with the existing residents to seek their views and input into potential redevelopment options. The Council will also appoint an independent advisor who can advise residents of their rights and options at all stages throughout the renewal process. The options available to existing tenants and leaseholders are outlined in Council Housing Strategy.

Where the Council undertakes estate renewal, it will seek to reprovide the same amount of social housing on an equivalent floorspace basis. This is because redevelopment of the existing social housing stock offers the opportunity to tailor the social housing to be re-provided to better meet the changing housing needs of existing residents', including the acute need for more family sized social housing.

In addition to estate renewal, the Council has also identified, as part of its Housing Investment & Estate Renewal Strategy (November 2013), a number of medium and small infill sites, where additional new homes might be built on Council owned land. It is anticipated that these initiatives could deliver 150 new homes over the next five to ten years, providing greater housing choice, including low cost home ownership, and making efficient use of Council held property. Where appropriate, sites will be allocated in the Local Plan to facilitate delivery of these programmes.

Monitoring

3.2.30 SP2 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Annual Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3. The key infrastructure which will support the delivery of SP2 is set out in the Council's Housing Trajectory and Appendix 4 (Infrastructure Delivery Plan).

Key evidence and references

- ~~Haringey's Housing Needs Assessment, Fordhams 2007~~
- [Haringey Strategic Housing Market Assessment, GVA 2014](#)
- [Haringey Development Appraisals and Viability Testing, GVA 2015](#)
- ~~Haringey's Housing Supplementary Planning Document, London Borough of Haringey 2008~~
- Haringey's Housing Strategy 2009-19, London Borough of Haringey 2009
- ~~Design and Quality Standards, Homes and Communities Agency 2007~~
- The London Plan, Mayor of London 2011
- [London Plan Further Alterations Mayor of London 2014](#)
- National Planning Policy Framework 2012
- Affordable Housing Viability Study, London Borough of Haringey 2010
- North London Strategic Housing Market Assessment, ORS 2011
- Haringey's Older People's Housing Strategy 2011 - 2021, London Borough of Haringey 2011
- [Housing Supplementary Planning Guidance, Mayor of London 2012](#)

Policy SP6: Waste and Recycling

The Council supports the objectives of sustainable waste management set out by the Government in PPS10 Planning for Sustainable Waste Management and the Mayor's London Plan. To achieve these, the Council shall:

- Safeguard existing waste sites unless compensatory provision is made;
- Maximise self-sufficiency in waste management capacity-
- Seek to minimise waste creation, increase recycling rates in relation to commercial, industrial and municipal waste in order to achieve the Mayor's recycling targets, address waste as a resource and look to disposal as the last option, in line with the Mayor's waste hierarchy. Require integrated, well-designed recycling facilities to be incorporated into all new developments;
- Monitor changes in the stock of waste management facilities, waste arisings, and the amount of waste recycled, recovered and going for disposal; and
- Continue working with its partners in the North London Waste Authority to adopt the North London Waste Plan (NLWP) which has identified locations suitable for waste management facilities to meet the London Plan apportionment of ~~4.9~~ 2.1m tonnes and the Haringey apportionment of ~~237,000~~ 182,000 tonnes.

Haringey will require Site Waste Management Plans for all major applications to identify volume and types of demolition and construction waste and to demonstrate how waste will be minimized and managed during construction and occupation.

New waste management facilities will be required to take into account and minimise pollution and nuisance issues. This is addressed in more detail in the Development Management DPD.

Dealing with waste and encouraging recycling

4.3.1 Haringey is committed to the sustainable management of waste through prioritising waste reduction, reuse and recycling, as reflected in the Sustainable Community Strategy and the Greenest Borough Strategy. Over the previous three years around a quarter of the borough's household waste has been recycled, reducing the amount that is sent for disposal. All households and schools in the borough now have access to convenient and comprehensive recycling facilities, with facilities at a number of community centres and on-street recycling points on high streets and around transport hubs. There are two Reuse & Recycling Centres in the borough for residents to bring unwanted items to, and these accept an increasing range of materials and items for reuse or recycling. The Council will promote the generation of renewable energy from waste as set out in the London Plan - Please also see SP4 Working Towards a Low Carbon Haringey.

4.3.2 North London is expected to manage over ~~2.3~~ 1.5 million tonnes of waste per year by 2020~~5~~. Whilst the Council will continue to develop its waste reduction and recycling policies to minimise the environmental impact of municipal waste under its control, it will be necessary for North London to develop new solutions and facilities for managing waste sustainably, and as far as possible, within the boundaries of the sub-region.

4.3.3 In this context, the seven North London boroughs that constitute the North London Waste Authority are developing the North London Waste Plan Development Plan Document (DPD), a planning framework with the aim of identifying suitable and viable sites to meet the sub-region's future waste management needs and satisfy the apportionment targets of the London Plan. The plan is part of each borough's Local Development Framework.

4.3.4 The NLWP will identify ~~identifies~~ sufficient sites to ~~cover 85% of the waste produced in the north London area and to~~ meet the London Plan apportionment ~~of 1,907,000 tonnes which will cover the period post 2010~~.

4.3.5 The Council's policy approach is to continue to safeguard existing waste management sites, and adhere to the following principles and requirements:

- Wherever feasible the intensification and re-orientation of existing waste management sites are required before new sites are developed. Developers will be required to apply sequential tests to confirm this;
- Only high quality waste development proposals will be considered suitable, in terms of design, minimisation of nuisance, transport and other potentially negative impacts;
- Decentralised energy options shall be fully considered; and
- Developments within the North London Waste Plan area will require on-site provision for the management of construction, demolition and excavation of waste.
- The NLWP makes no site specific provision for hazardous waste, existing facilities are safeguarded and any application for new facilities will be treated on its merits in line with the NLWP Policy 7– Hazardous Waste.

Please see Development Management DPD and Sustainable Design and Construction SPD for more detail.

Monitoring

4.3.6 SP6 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Core Strategy. The Annual Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3. The key infrastructure which will support the delivery of SP6 are set out in Appendix 4.

Key evidence and references for SP 4, SP5 and SP6

- Climate change and capacity assessment for sustainable energy demand and supply in new buildings in Haringey, Aecom 2009
- North London Strategic Flood Risk Assessment, Mouchel 2008
- Strategic Flood Risk Assessment, London Borough of Haringey 2008
- Haringey Community Infrastructure Plan, London Borough of Haringey 2010
- Haringey's Greenest Borough Strategy, London Borough of Haringey 2008
- Draft North London Waste Plan, Mouchel 2009
- Recycling Strategy for Haringey 2006-2020, London Borough of Haringey 2007
- Haringey's Affordable Housing Viability Assessment, Tribal 2010
- The London Plan, Mayor of London 2011
- National Planning Policy Framework 2012
- <http://www.climatechangeandyourhome.org.uk/live/>
- Town and Country Planning Association's Policy Advice Note: Inland Waterways (July 2009)

Policy SP8 Employment

Sustainable Community Strategy
This chapter contributes to the spatial aspects of the following outcomes in Haringey's Sustainable Community Strategy.
SCS priorities:
<ul style="list-style-type: none">• Reduce worklessness;
<ul style="list-style-type: none">• Increase skills and educational achievement;
<ul style="list-style-type: none">• Increase sustainable economic activity;
<ul style="list-style-type: none">• Maximise income; and
<ul style="list-style-type: none">• Address child poverty.

5.1.1 A key priority in Haringey's Sustainable Community Strategy is to ensure economic vitality and prosperity is shared by all. This will be achieved by promoting a vibrant economy, meeting business needs, increasing skills, raising employment and reducing worklessness so that all residents can contribute to and benefit from a prosperous economy.

5.1.2 As the objectives in Section 1 set out, the Council wishes to strengthen Haringey's economy through reducing worklessness by increasing skills, raising educational attainment, and improving childcare and nursery provision. The Council will also aim to meet the needs of different sectors of the economy, including small and medium-sized enterprises (SMEs), and those organisations within the voluntary sector through the provision of a range of premises of different types, sizes and costs.

5.1.3 Strategic Policies 8 and 9 are important in achieving the vision and objectives of the Sustainable Community Strategy, the Regeneration Strategy and this Local Plan by protecting employment land, providing the increased jobs and training opportunities needed to support Haringey's growing population and by securing land and premises for the borough's businesses.

SP8: Employment

The Council will secure a strong economy in Haringey and protect the borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites, ~~and~~ Local Employment Areas [and other non-designated employment sites](#).

The Council will:

- Protect B uses (under the Use Classes Order) including light industry, logistics, warehousing and storage facilities to meet the forecast demand ~~of 137,000m²~~ 32,000 m² for an additional 23,000 m² of employment floorspace up to ~~2026-2031~~;
- Support local employment and regeneration aims;
- Support environmental policies to minimise travel to work;
- Support small and medium sized businesses that need employment land and space; and
- Contribute to the need for a diverse north London and London economy including the need to promote industry in general in the Upper Lea Valley and in particular, promote modern manufacturing, business innovation, green/waste industries, transport, distribution and logistics.

Strategic Industrial Locations

The Council will safeguard the following sites as Strategic Industrial Locations (SIL) as identified in the London Plan:

- Tottenham Hale; and
- Part of Central Leaside.

Locally Significant Industrial Sites

The Council will safeguard the following sites as Locally Significant Industrial Sites (LSIS) for a range of industrial uses (B1 (b), (c), B2 and B8) where they continue to meet demand and the needs of modern industry and business:

- ~~Crusader Industrial Estate, N15;~~
- Cranford Way, N8;
- ~~High Road West, N17;~~
- Lindens/Rosebery Works, N17;
- Queen Street, N17;
- South Tottenham, N17;
- Vale Road/Tewksbury Road (Part), N15; ~~and~~
- White Hart Lane, N17; and
- Willoughby Lane, N17.

Local Employment Areas

The Council has identified other local employment generating sites in the borough that need protection. Local Employment Areas (LEAs) are employment sites that offer a more flexible approach to the uses on them. This category has been divided into two sub-categories: Employment Land and Regeneration Areas.

- Employment Land (EL) is land that is deemed acceptable for other employment generating uses that complement the traditional 'B' use classes, such as a small scale "walk-to-retail", cafes and crèche/nursery. **Local Employment Areas classified as EL are:**
 - **Bound Green Industrial Estate;**
 - **Frien Barnet Sewage Works.**

- A Regeneration Area (RA) is the most flexible of the categories as it can include uses appropriate in a mixed use development, such as small scale "walk-to" retail, community and residential uses. However, the approach to mixed uses in Regeneration Areas must have regard to London Plan town centre and retail policies, so not to encourage retail development outside of town centres, **as well as other Local Plan policies.** **Local Employment Areas classified as RA are:**
 - **Campsbourne, N8**
 - **Central Leaside (Part SIL/RA), N17**
 - **Crusader Industrial Estate, N15**
 - **Hale Wharf, N17**
 - **High Road East, N17**
 - **High Road West, N17**
 - **Rangemoor Road and Herbert Road, N15**
 - **South Tottenham, (Part LSIS/RA), N15**
 - **Tottenham Hale, (Part SIL/RA), N17**
 - **Vale Road / Tewkesbury Road (Part LSIS/RA), N15**
 - **Wood Green, N22**

5.1.4 Taking a more flexible approach where local employment areas are no longer suitable for industrial or other employment generating uses, a progressive release of surplus industrial land will be carried out, in order to facilitate urban regeneration. This released land will be allocated on a sequential needs basis. Haringey will have regard to the criteria set out in paragraph 4.11 - 4.13 of the Mayor's SPG on Land for Industry and Transport when considering the release of industrial land, including Locally Significant Industrial Sites and Employment Areas. The criteria are based on general economic and land use factors and indicators of industrial land demand. Regard will also be had to the qualitative characteristics of location and specific sites.

5.1.5 Policing and other community safety infrastructure proposed within the employment land hierarchy will be dealt with on an individual site basis, and with due regard to the provisions of the London Plan.

5.1.6 The Council has identified a hierarchy of employment land, 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.

5.1.7 The hierarchy of sites will be further reviewed and revised as necessary to take account of economic circumstances and further guidance from the Mayor of London through the Site Allocations, [Tottenham Area Action Plan and other future Local Plan documents, as relevant](#). The consideration of the boundary and function of employment land allocations, including the scope for new land uses, should be consistent with any strategically coordinated process such as that promoted by the upper Lee Valley Opportunity Area Planning Framework.

Strategic Industrial Locations (SIL)

5.1.8 In terms of Strategic Industrial Locations (SILs), north London contains 20% of London's industrial land with seven SILs, two of which are located in Haringey (part of Central Leaside and Tottenham Hale). These sites form a London wide network of sites for industry, business and warehousing. The London Plan states that in managing the stock of industrial land, account should be taken of the need to make provision for transport and land for waste management facilities in line with the self-sufficiency requirements of the London Plan, and taking into account some of the Central Activity Zone's needs. (All works associated with SP8 at Tottenham Hale should be designed in a way that will not lead to adverse effects on the European Site and its bird population in the neighbouring authority of Waltham Forest, see SP13 for details).

5.1.9 The London Plan identifies two broad categories of SIL, Preferred Industrial Locations (PILs) and Industrial Business Parks (IBPs). Within Haringey, Central Leaside (which includes Brantwood Road, North East Tottenham, Willoughby and Marsh Lane) and Tottenham Hale are classed as SIL - the latter is an IBP, which accommodates businesses requiring a higher quality environment.

5.1.10 The SILs within the Central Leaside boundary will be protected against redevelopment and retained in employment. This is particularly important, given the proposal for around 5000 new homes in Enfield, on the border of these employment sites. These employment areas could provide jobs and training for some of these residents and contribute towards creating a mixed and sustainable community. It is for this reason that changes of use outside the 'B' use class, that are not consistent with or complimentary to traditional B uses, will not be allowed.

5.1.11 The Mayor's Land for Industry and Transport SPG expands on London Plan policies to manage, promote and, where appropriate, protect Strategic Industrial Locations, London's strategic reservoir of industrial development capacity. The SPG identifies the 'plan, monitor and manage' approach to surplus industrial land, with the aim of reconciling the relationship between supply and demand during 2006-2026. Furthermore, when the net reduction in industrial land demand, and management of vacancy rates are considered, there is scope for the release of around 814 hectares of industrial land in the north sub-region (48ha per annum over the period 2006-16 and 33ha per annum for 2016-26). Haringey is classified as a "limited transfer" borough of industrial sites, which means safeguarding the best quality sites and managing the rest to reduce vacancy rates where possible. This means that in developing policies for the retention and release of land, Haringey should take account of this classification.

Locally Significant Industrial Sites (LSIS)

5.1.12 These are well established industrial areas and the aim is to retain them solely for uses that fall within B1 (b), (c) B2 or B8 uses, or uses that share strong similarities to this use class, for example policing and other community safety infrastructure, in line with National and Regional guidance. Retail development does not fall within the scope of this policy. In line with the [2009 2014 Employment Land Study](#), the Council will protect these areas to provide choice and flexibility in employment land. The Council will look at opportunities to improve and enhance the general environment of these areas and buildings.

Local Employment Areas

5.1.13 These areas will be treated more flexibly and uses that generate employment not included in the B use class will be considered. Some of these activities fall outside the confines of the B class uses that are characteristic of those in the Industrial Locations but, nevertheless, provide a source of employment and contribute to the local economy.

5.1.14 In principle, mixed use development including residential, employment and community facilities may be appropriate in some Local Employment Areas. These areas provide the opportunity to provide essential community infrastructure for the local community. In accordance with the findings of the Haringey Employment Study [2009 2014](#), a more proactive and positive approach to planning for economic development is required. It will be important for a flexible approach to economic development to be taken on Local Employment Areas by ~~not placing significant restrictions on~~ [carefully managing](#) the type of ~~employment~~ use that is permitted on allocated sites.

5.1.15 The Council recognises that some of the designated employment sites contain within their defined boundaries, or adjoining them, designated heritage assets and therefore careful management of these sites will be considered against all other relevant Local Plan policies, e.g. SP4 Working Towards a Low Carbon Haringey, SP11 Design and SP12 Conservation when assessing development

proposals. The Council's detailed approach to protecting employment land and premises will be set out in the Development Management Policies

Protection and Enhancement of Existing Employment Sites

5.1.16 Haringey's economy is dominated by employment in three broad sectors, namely:

- 1 The public sector 24% (such as education and health);
- 2 Retail 13%; and
- 3 The service sector 18% (such as cafes, pubs, banks and estate agents).

5.1.17 Haringey's relatively strong representation in the manufacturing sector compared to other areas reflects the presence of significant strategic and local industrial areas in the borough. However, over the life of the Local Plan the Council will consider means of balancing the needs of competitive industrial and manufacturing activities with those of the service and warehousing sectors with significant growth potential.

5.1.18 The London Plan 2011 provides employment growth projections for the north London sub-region (Barnet, Enfield and Haringey) of 37,500 additional jobs over the period 2011 - 2031 (1,875 per annum). Haringey has a key role in contributing to this target. [The draft Further Alterations to the London Plan \(2014\) set out revised employment projections for Haringey. It forecasts 12,000 additional jobs in the borough over the period 2011 – 2026. Over the period 2011 – 2036, it forecasts an additional 22,000 jobs in Haringey. This represents a 29.5% increase in jobs, the highest projected employment growth rate of all London boroughs.](#) This The Area Action Plan process will identify opportunities for new employment, investment in infrastructure and environmental improvements, in order to attract new businesses in the sectors identified. This process will also allow for the opportunity to set out a local job target.

5.1.19 The Upper Lee Valley area is predominantly a small firms economy and public sector employment represents the largest single sector for jobs in the north London region. Economic performance has declined over the years and large tracts of land previously in employment use are obsolete.

5.1.20 A review of the borough's existing employment land and buildings was undertaken in 2009. The Employment Study 2009 provided an assessment of the employment land and demand in the borough. The study recommended that all existing employment sites (designated or otherwise) be retained. Therefore, in the first instance, support will be given for all designated sites and smaller sites to remain in employment use. However, flexibility will be shown for alternative uses that complement the employment uses, contribute to social infrastructure or provide training.

5.1.21 Manufacturing employment in Haringey continues to decline. Indeed, this decline is more pronounced in Haringey than in London or Great Britain. Haringey's Employment Land Study 2009 reflects this change in employment base by predicting a need for total floorspace requirement of approximately 137,000m² for the period 2006 - 2026. This includes a net reduction in demand for industrial floorspace as well as a modest net increase in logistics, warehousing and storage facilities. The majority of demand is predicted to be for B1 floorspace including light industrial. Much of this could be provided in Wood Green Metropolitan Town Centre and the District Town Centres. This is supported in a working paper (39) produced by GLA, which states that employment in all sectors is either flat or has shown moderate growth.

5.1.22 The Mayor's Land for Industry and Transport SPG urges boroughs to make employment land available for transport functions, such as rail freight facilities, bus garages and waste management facilities. The identification of sites for future waste management facilities will be addressed by the emerging North London Waste Plan.

5.1.23 The need for an increase in the provision of good quality, flexible **office work** space, particularly for small businesses is supported by the views of commercial property agents active in Haringey- as identified in a **survey stakeholder consultation** carried out as part of the Employment Land Study **2009 2014**. Small and medium enterprises (SMEs) are also an important part of Haringey's economy, and the London Plan highlights the need for local authorities to ensure adequate provision is made for SMEs, given the anticipated role of these businesses in accommodating future growth of employment outside central London. Where appropriate and viable, the Council will encourage the provision of such office accommodation for SMEs. In addition, environmental enhancement and high quality design are an important element in the enhancement of existing employment sites. Please see SP11 and SP12 for the Council's approach to design and conservation.

5.1.24 The North London Employment Land Study (2006) indicated that Haringey has the oldest industrial/warehousing stock in the sub-region. There is little opportunity for speculative construction due to few opportunities for redevelopment on reasonably sized plots. The market was described as being restricted due to the lack of single large occupiers and the highly fragmented ownership of many sites. In the study, most of the borough's stock was identified as either good or reasonable with a smaller proportion of buildings identified as poor or very poor compared to North London as a whole. Haringey's net employment land demand was forecast to reduce over the period to 2016. Haringey was not perceived to be a key office location, mainly due to its proximity to the centre of London, with most demand originating from companies historically located in the area. These findings were supported by the London Office Policy review in 2007.

5.1.25 In June 2009, the North London Strategic Alliance commissioned a report, which looked at the economic position of the Upper Lee Valley and how it could contribute to opportunities to provide more workspace and leisure as well as improving its existing business base. Its proximity to the major road network gives it a strong position from which to entice businesses and other appropriate uses as well as

exploit opportunities to create and improve recreation and leisure pursuits. The report has four themes which will be used as a basis for implementing the strategies:

- Green/sustainable industries and resource management;
- Employment and skills - apprenticeships;
- Developing the further and higher education offer; and
- London 2012 and the visitor economy.

5.1.26 The Outer London Commission has recently carried out an economic profile. The Commission's interim findings concluded, among other things, that growth should focus on successful areas and not start from scratch; that there is a need to release land for development; that outer London needs to improve skills through higher or further education to reinforce its offer; and that there is a need to re-invent, re-brand and actively market parts of outer London and its distinct offers.

5.1.27 SP8 focuses on facilitating the restructuring of the borough's employment land portfolio to allow an increase in B1 floorspace whilst enabling the modernisation of old stock and managed transfer of obsolete industrial sites to alternative uses. Balanced restructuring and diversification is more likely to assist in stimulating sustainable economic growth compared to an approach which focused on a significant net increase or decrease in the total supply of employment land in the borough.

Green Industries

5.1.28 The Council is committed to reducing and mitigating the effects of climate change. In order to help achieve this, and in conjunction with London Plan policies, the Council will support and promote the development of green industries and green practices. For example, the Council will expect new, large developments to incorporate combined heat and power (CHP) and other renewable fuels wherever possible. Industries that manage recycling and reuse of waste within the borough will be encouraged, as will industries that reduce their carbon footprint in their day-to-day activities. This is in line with SP4 Working Towards a Low Carbon Haringey.

Small and Medium Enterprises

5.1.29 The London Plan describes the North London sub-region as stretching from the Central Activities Zone (CAZ) to the northern fringe of London with an exceptionally varied set of strongly defined communities. Economic performance is described as being varied with some strong employment growth in the CAZ and its fringes, but with other areas continuing to experience deprivation and slow growth/declining employment, including parts of the Upper Lee Valley and industrial areas around the North Circular Road. The release of surplus industrial land to other uses will need to be rigorously managed, particularly in areas that can accommodate this release. This includes

Opportunity Areas to the east (including Tottenham Hale) and to the west (Haringey Heartlands, including Wood Green Metropolitan Town Centre). Small and medium sized enterprises are important elements in the sub-regional economy and they need to be fully supported.

Indicators

5.1.30 SP8 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Annual Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

Key evidence and references

- Haringey Employment Land Study, London Borough of Haringey 2004
- Haringey Employment Land Study, London Borough of Haringey 2009 and Update 2012
- [Haringey Employment Land Study, 2014](#)
- Haringey Unitary Development Plan, London Borough of Haringey 2006
- Haringey's Regeneration Strategy, London Borough of Haringey 2008
- Haringey's Well being Strategic Framework, Haringey Strategic Partnership 2007
- North London Employment Land Study, London Development Agency 2006
- The London Plan, Mayor of London 2011
- [Further Alterations to the London Plan 2014](#)
- Economic Profile of Key Locations in Outer London, Outer London Commission 2009
- An Economic Vision for the Upper Lee Valley, North London Strategic Alliance 2009
- National Planning Policy Framework 2012

Policy SP17 Delivering and Monitoring

8.2.1 The Council, in partnership with the public, private and voluntary sector agencies will deliver the Local Plan through the policy set out below and the following other mechanisms:

- Working with our partners;
- Community Infrastructure;
- Development Management;
- Planning obligations;
- Cross boundary working; and
- Monitoring and review.

8.2.2 A key mechanism for delivering the Local Plan will be the Council's decisions on planning applications. The policies in the Local Plan and the Development Management Policies document, and for relevant locations, the designations in the Council's Site Allocations document will provide the framework for these decisions. The Council will also take account of Supplementary Planning Documents (SPDs), including planning briefs, frameworks and conservation area statements and appraisals, when determining planning applications.

SP17: DELIVERING AND MONITORING

The Council will work with Haringey's Local Strategic Partnership and its sub regional and regional partners to deliver the vision, objectives and policies of this Local Plan. In particular the Council will use the following means:

- Development management negotiations and decisions and planning enforcement;
- Planning area and improvement plans, planning briefs and guidance;
- Haringey Strategic Partnership programmes;
- North London Strategic Alliance programme and cross borough working on joint projects;
- Infrastructure Delivery Plan and S106 policy including the development S106 tariffs and ~~a possible~~ community infrastructure levy;
- The Council's Capital programme and Service Management Improvement Plans;
- Improvements through community involvement and working with the Third Sector via an agreed Compact. Support for neighbourhood and community engagement and empowerment and community behavioural change;
- National, London and European Legislation;

- London Plan programmes, National Area Growth Programmes, Utility Improvement programmes, European Structural Funds and Homes and Communities Agency Funds;
- Private Sector partnership working; and
- Monitor the implementation of the Local Plan against the monitoring framework set out in the Council’s Monitoring Framework and Annual Monitoring Report.

Working with our partners

8.2.3 The Council has secured the involvement and commitment of Haringey’s Local Strategic Partnership (LSP) and other key delivery partners to reflect their plans and spending programmes. The LSP recognises that it has an important role to play in relation to the delivery of the Local Plan, in particular in bringing forward the Infrastructure Delivery Plan set out in Appendix 4.

8.2.4 Involving local communities in developing our policies and services is essential to achieving the Local Plan’s vision, objectives and policies. Planning affects everyone - where you live, work, and how you spend your leisure time. As such, involving the community through engagement and consultation is an integral part of Planning. As part of Haringey’s LDF, the Council has published a Statement of Community Involvement (SCI) which sets out how the Council will involve all community members and stakeholders on planning applications and development plan production. In addition, the Haringey Strategic Partnership (HSP), including the Council, has produced a Community Engagement Framework which will take a step further, through a common approach that will raise the profile, improve the quality and achieve better co-ordination of community engagement across the agencies that make up the HSP.

Community Infrastructure

8.2.5 It is vital that the transport facilities and services, and the social infrastructure needed to make development work and support local communities is provided, particularly in the parts of the borough that will experience the most growth up to 2026. As such, the Council has been working closely with infrastructure providers, delivery partners and other relevant organisations to ensure that the necessary infrastructure is planned, and will continue to do so to ensure that the infrastructure to support the planned growth is delivered.

8.2.6 In order to ensure the infrastructure is provided the Council has produced an Infrastructure Delivery Plan (IDP) to provide information on infrastructure needs and provision in the borough. This document aims to identify the new infrastructure that will be required to meet the anticipated growth in demand for services. In the first instance, the Council is focusing on infrastructure requirements up to 2016 /2017 and has used 6,800 housing units by 2016/17 as a baseline for infrastructure needs. Two scenarios have been put forward showing how many

additional people could be living in Haringey as a result of an additional 6,800 housing units. The study shows that there could be a population increase of between 4.5 and 6%.

8.2.7 This initial assessment will also provide a basis for estimating future requirements to 2026 given continuation of the initial rate of growth for the forward planning period. On the basis of a firmer foundation for requirements associated with 6,800 housing units to 2016/17 it will also be possible to roll requirements forward to 2026.

8.2.8 The Council's Infrastructure Delivery Plan schedule (Appendix 4), sets out the infrastructure and services that are needed to deliver the Local Plan and other Local Development Plan documents. The schedule sets out who is responsible for delivery, funding and timescales, where these are known. It also includes a contingency plan where possible, should the amount of growth and locations in the borough vary, or if funding is not secured. The schedule also indicates how the identified infrastructure is linked to strategic policies.

8.2.9 While the schedule is detailed, it is not exhaustive of all infrastructure likely to be needed in the borough in the plan period. Other items may be required, as appropriate, in response to new development in the borough or new issues emerging. In many cases, the confirmation of funding for infrastructure is limited to the short term. However, details of medium to long term infrastructure priorities, even where funding has not yet been confirmed, are still necessary to include. To ensure that funding arrangements are fully identified and the proposed infrastructure to support growth are implemented in a timely fashion, the Council has identified a network of service providers to meet regularly to monitor the progress and keep under review the infrastructure needs and delivery of identified projects. This project list will be reviewed regularly to ensure infrastructure delivery meets Local Plan growth requirements and to accommodate any changes to the national and regional framework.

8.2.10 The infrastructure findings will be crucial in this process by helping service providers and the Council to identify infrastructure investment bids, the possible need for financial contributions associated with individual planning applications, and to provide a platform for the development of a charging schedule. It will also provide an infrastructure context for future planning consent negotiations; create a corporate community of stakeholders within the borough to ensure consideration of community infrastructure in future development, planning and policy. In addition, the IDP indicates that all key service providers are interested in opportunities for sharing buildings and facilities. This fits in well with the Council's own plans for reviewing existing assets and will be further explored through the IDP review and monitoring process.

8.2.11 The Council's Site Allocations Document will contain further information about the infrastructure requirements of specific sites and areas in the borough that are expected to experience significant development.

Development management

8.2.12 Together with the London Plan, the Local Development Framework will be the main basis for decision-making and managing development in the borough. The Local Development Scheme (LDS) is a three year plan, which sets out a programme for replacing the UDP policies with Local Development Documents (LDD). The current LDS sets out a timetable for the production of a number of Development Plan Documents, Supplementary Planning Documents and Area Action Plans (please see the current LDS for further detail). The Local Plan is the key document, to which all the other LDF documents relate. In order to manage development and make decisions on planning applications, it is supported by the Development Management Policies, Sites Allocation Document, and the Sustainable Design and Construction SPD. For the borough's strategic growth area at Tottenham Hale and Areas of Change at Northumberland Park, Tottenham High Road Corridor and Wood Green Metropolitan Town Centre, Area Action Plans will provide more detailed guidance on sites, in order to guide and manage new development. The Council's policies on waste will be implemented through the North London Joint Waste Plan being produced by Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest Councils.

Planning obligations

8.2.13 The Council will expect developers to contribute to the reasonable costs of new infrastructure made necessary by their development proposals through the use of planning obligations and its replacements, such as the Community Infrastructure Levy. The Council will use planning obligations (sometimes known as legal agreements or S106 agreements) in appropriate circumstances and in accordance with [Circular-05/2005 Government policy and legislation](#), to influence the nature of a development or mitigate for its potential effects. A planning obligation can be used ~~in the following ways~~ where it is:

- ~~• To prescribe the nature of the development to achieve planning objectives;~~
- ~~• To mitigate the impact of a development;~~
- ~~• To compensate for loss or damage caused by a development.~~
- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

8.2.14 The Council will assess each application individually and on its merits to determine if a planning obligation is needed and what matters it should address. This will include those relevant adverse impacts that might arise as a result of the development including those on the environment, transport, local economic conditions, social, recreational, health, educational, emergency services, and community facilities. (~~Guidance is provided in SPG10a The Negotiation, Management and Monitoring of Planning Obligations (2006), until the adoption of the Development Management Policies).~~

8.2.15 The Council will ensure that a section 106 agreement will only be entered into where planning conditions cannot be used to overcome problems associated with a development proposal.

8.2.16 For Planning Obligations the Council will prioritise its needs including the following:

- Affordable Housing;
- Transport;
- Environmental and public realm improvements;
- Community facilities and services including education, health and open space and policing facilities; and
- ~~Training, skills and regeneration.~~
- Employment and skills training

8.2.17 Planning obligations can take different forms and can involve financial contributions or the provision of certain requirements 'in kind'. In considering planning obligations, the Council will take into account economic viability, the full range of benefits provided by a development and the extent to which it contributes towards delivering the objectives of this Local Plan and other planning policies. Pooled contributions will be used when the combined impact of a number of schemes creates the need for related infrastructure or works.

Community Infrastructure Levy

8.2.18 Community Infrastructure Levy (CIL), which came into force through the Community Infrastructure Levy Regulations in April 2010, is a ~~proposed~~ new tariff which the Council ~~intends to~~ will apply to ~~most forms of new~~ qualifying development. The planning obligations under Section 106 will be scaled back from 2014 onwards only to be used for the mitigation of impacts which arise directly from the proposed development. Affordable housing obligations will continue to be covered by Section 106.

8.2.19 The Council ~~is currently working towards introducing a CIL rate and aims to prepare~~ adopted a Community Infrastructure Levy charging schedule ~~by late 2013~~ in July 2014. CIL will be closely linked to the infrastructure provision as set out in Appendix 4 of the Local Plan.

8.2.20 In setting its rates, the Council ~~will~~ has taken into account various factors, including the potential effect of CIL upon the economic viability of development. The Mayor for London's CIL for Crossrail came into effect on 1 April 2012 and the Council is a charging authority. The rate for Haringey is £35 per sq/m.

8.2.21 The Council monitors the Section 106 negotiations and agreements, and the outcomes are reported in the ~~Annual~~ Authority Monitoring Report. The Council will develop a CIL monitoring system. The Council will also meet service providers regularly to monitor the progress of

infrastructure projects and keep under review the infrastructure needs. The Council will also ensure that a process and timetable for delivery of infrastructure remains in place and contributions are monitored and distributed as developments are implemented.

Greater London Authority (GLA)

8.2.22 In September 2010, the Council adopted the Borough Investment Plan (BIP), which set out its key spatial and thematic priorities for housing led regeneration in the borough. A key priority of the BIP is to build balanced communities through tackling the inequalities in tenure and deprivation between the east and west of the borough. It also supports the Council's Housing Strategy and Sustainable Community Strategy by seeking to maximise housing supply, improve existing stock and ensure long term sustainability.

8.2.23 While the funding and investment opportunities highlighted in the BIP have changed and new delivery models introduced (e.g. Affordable Rent) the evidence and principles underlying the spatial and thematic priorities remain. Consequently the BIP remains a fundamental informative in terms of housing and regeneration in the borough.

Cross boundary working

8.2.24 The Council is working with neighbouring boroughs and the wider north London sub-region to ensure that Haringey's Local Plan takes accounts of their plans and programmes as well as the spending and delivery plans of regional bodies such as the LDA and TfL.

8.2.25 Haringey works closely with neighbouring boroughs to ensure a consistent approach is taken in relation to growth areas and town centres which straddle borough boundaries. As such, discussions have taken place with Hackney in relation to the redevelopment of Woodberry Down, and with Enfield and Waltham Forest in relation to Central Leaside. In addition, we jointly commissioned and prepared a sub-regional Strategic Housing Market Assessment (SHMA) with the seven boroughs in the north London housing sub region; and we are currently involved in the preparation of a joint Waste Plan with the six other boroughs in the north London Waste Authority (Barnet, Camden, Enfield, Hackney, Islington and Waltham Forest). Please see to SP2 and SP6 for further detail.

8.2.26 Haringey is also working with the GLA, LDA, TfL, NLSA and the London boroughs of Enfield and Waltham Forest to develop and implement solutions to cross boundary issues which affect the Upper Lee Valley growth corridor in the next 15 years.

Monitoring and Review

8.2.27 Monitoring is a key component of the new planning system. Local Plans must set out clear arrangements for monitoring the effectiveness of policies in meeting plan objectives. Under [the Town and Country Planning \(Local Development Regulations\) 2004 and the](#)

NPPF [Section 35 of the Planning and Compulsory Purchase Act 2004, as amended by Section 113 of the Localism Act 2011](#), planning authorities are required to prepare an **Annual Authority** Monitoring Report (AMR). LDFs need to be reviewed regularly to assess how well their policies and proposals are being implemented and to ensure that they are up to date. Monitoring provides the objective basis necessary for such reviews. The monitoring targets and indicators set out in Appendix 3 will be used to monitor the delivery of each strategic policy. The indicators have been specifically selected to address every policy as far as possible. All indicators and targets will be subject to periodic review through the Annual Monitoring process. Each year the Council's AMR will:

- Assess the performance of the Local Plan policies and other policy documents, as set out in the Council's Local Development Scheme;
- Set out the Council's housing trajectory;
- Identify the need to reassess or review any policies or approaches;
- Identify trends in the wider social, economic and environmental issues facing Haringey;
- Make sure the context and evidence behind our Local Plan is still relevant; and
- Monitor community infrastructure provision as set out in the Council's Infrastructure Delivery Plan.

8.2.28 The process of annual monitoring will enable the Council to assess whether or not the objectives of the Local Plan are being met. If it is found that objectives are not being met, and the Council has explored the identified risk and contingency plans, then the Council may seek an early review of the relevant strategy policy.

8.2.29 The Council has a commitment to monitor the amount of growth in Haringey and identify any potential impact on services. We will continue to work with our partners to ensure the critical infrastructure and services to support new growth are provided. The progress in delivery of infrastructure projects will be reviewed together with the **Annual Authority** Monitoring Report. The Council will meet service providers regularly to keep under review the infrastructure needs and monitor the progress of infrastructure projects. The schedule and its updated versions will also be considered as key evidence for future Development Plan Policies where the requirement for infrastructure, and priorities, will be reviewed in relation to the policies it supports.

Monitoring

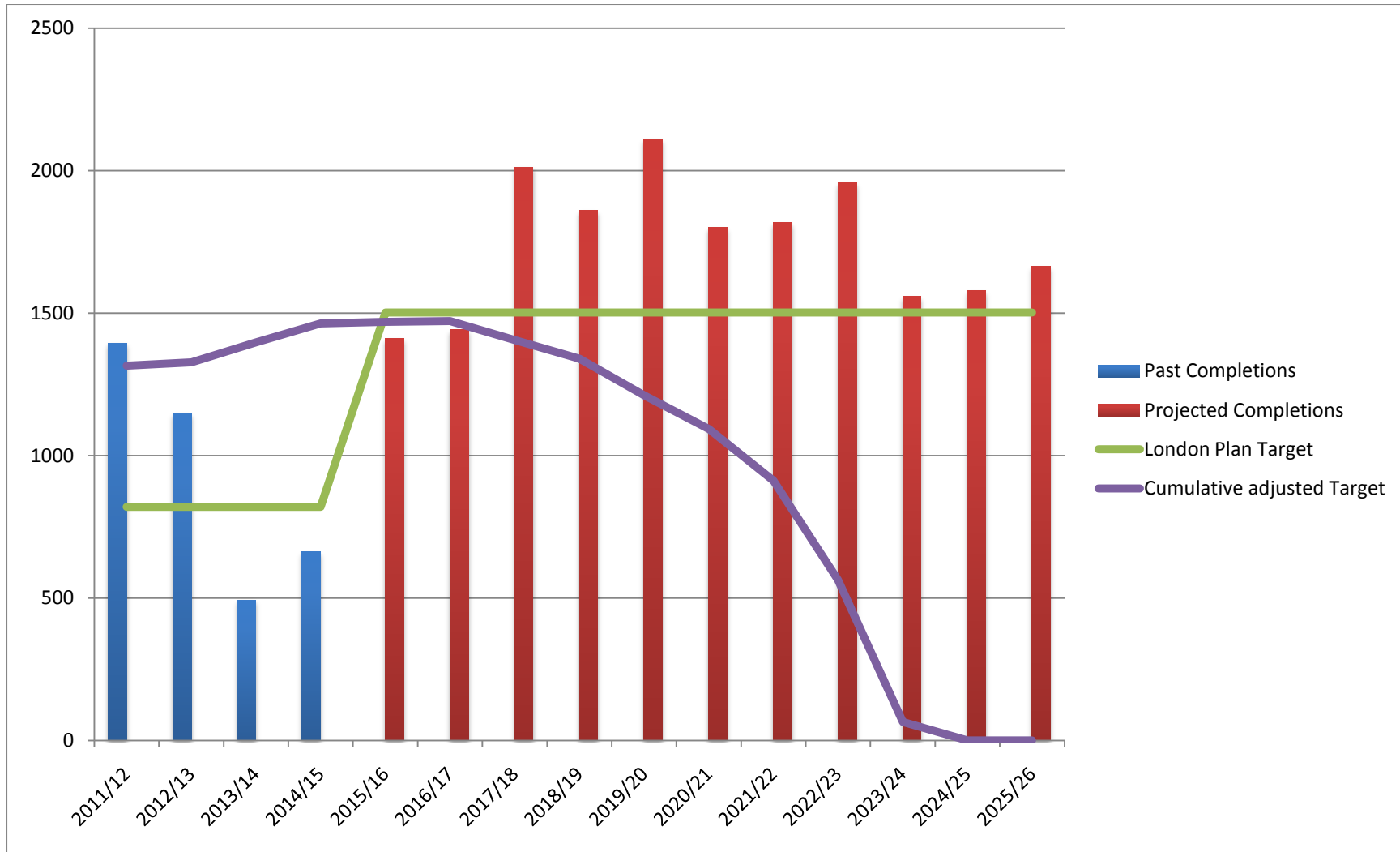
8.2.30 SP17 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The **Annual Authority** Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

Key evidence and references

- Haringey's Community Infrastructure Plan, London Borough of Haringey 2010
- Haringey's Monitoring Framework, London Borough of Haringey 2010
- [Planning Obligations Guidance Supplementary Planning Document, London Borough of Haringey, 2014](#)
- [Community Infrastructure Levy Charging Schedule, London Borough of Haringey, 2014](#)
- ~~Government Circular 05/2005: Planning Obligations, Department of Communities and Local Government 2005~~
- The London Plan, Mayor of London 2011
- [Draft Further Alterations to the London Plan, Mayor of London, 2014](#)
- ~~Planning Policy Statement 1: Delivering Sustainable Development, Department of Communities and Local Government 2005~~
- [National Planning Policy Framework, Department for Communities and Local Government, 2012](#)

Appendices

9.1 Appendix 1 housing Trajectory



9.3 Appendix 2 Monitoring Target and Indicators

9.3.1 The indicators below will be used to monitor the aims and objectives of the strategic policies to ensure effective delivery of the Local Plan. The [targets and](#) indicators may change over the lifetime of the plan, in response to changes in national, regional or local legislation [and](#) [policy](#). The Annual Monitoring Report will use the targets and indicators to assess the performance of each policy. The key infrastructure which will support the delivery of the Local Plan is set out in Appendix 4.

Key Indicator types

- Core Output Indicators (COI)
- Local Output Indicators (LOI)
- Significant Effect Indicators (SEI)

Note: Policy monitoring tables only included where alterations are propose

Strategic Policy 1: Managing Growth

Over the life time of the Local Plan, the plan will respond to the challenges posed by population growth, land availability and sustainable growth.

Targets	Indicators
<p>a. Meet or exceed the ten-year annual target of 8,200 820 homes from 2011/12 – 2020/21 2014/15, with an annual target of 820 units. Meet or exceed the indicative annual target of 3,400 1,502 homes from 2020/24 2015/16 – 2025/26.</p> <p>b. Delivery of new homes at Wood Green, including Haringey Heartlands, and Tottenham Hale up to 2026</p> <p>c. Delivery of new homes in the identified areas of change up to 2026</p> <p>d. Delivery of new homes in the identified areas of limited change up to 2026</p> <p>e. Identify new jobs targets, through Area Action Plans</p> <p>f. Delivery of key infrastructure programmes as set out in the Infrastructure Delivery Plan</p>	<p>COI H1 Plan period & housing targets</p> <p>COI H2 Number of additional dwellings: a. by area</p> <p>COI H3 Number of new dwellings built on previously developed land</p> <p>COI H5 Percentage affordable housing completions: a. social housing b. intermediate housing</p> <p>COI BD1 Total amount of additional employment floorspace</p> <p>COI BD4 Total amount of additional town centre floorspace</p> <p>LOI 1 Percentage of vacancy rates in town centres</p> <p>LOI 2 Number of new jobs created, by type</p> <p>LOI 10 Number of relevant new infrastructure programmes completed</p> <p>SEI 4 Number of new businesses in the area</p>

Strategic Policy 2: Housing

Over the lifetime of the Local Plan the plan aims to provide a sufficient amount of suitable, affordable and high quality designed housing to meet the diverse needs of the borough's residents.

Targets	Indicators
<p>a. Meet or exceed the ten-year <u>annual</u> target of 8,200 820 homes from 2011/12 – 2020/21 <u>2014/15</u>, with an annual target of 820 units. Meet or exceed the indicative <u>annual</u> target of 3,400 <u>1,502 homes</u> from 2020/21 <u>2015/16</u> – 2025/26.</p> <p>b. 50 <u>40</u>% of all residential developments delivering ten or more units will be affordable housing</p> <p>c. Of the 50 <u>40</u>% affordable housing delivered 70 <u>60</u>% will be social rented housing and 30 <u>40</u>% will be Intermediate housing.</p> <p>d. 100% of residential developments over 10 units or a 100% of mixed use developments with a residential component to be assessed against Building for Life (BfL) criteria</p> <p>e. Meet the density levels set out in the London Plan Density Matrix within Haringey's context</p> <p>f. Meet the percentage mix of dwelling units for private and affordable housing as set out in the <u>Haringey Housing Strategy</u> Housing SPD (or other relevant LDD)</p> <p>g. 100% of new housing development to be built to Lifetime Homes Standards</p> <p>h. 10% of new residential development to be wheelchair accessible</p>	<p>COI H1 Plan period & housing targets a) five year housing trajectory b) 15 year housing trajectory</p> <p>COI H2 Additional dwellings a) in previous five years b) for the reporting year</p> <p>COI H3 Number of dwellings built on previously developed land</p> <p>COI H5 Percentage of affordable Housing completions</p> <p>COI H6 Percentage of residential developments assessed using BfL standards</p> <p>LOI 3 Percentage of dwelling mix of housing units as set out in the Housing SPD (or other relevant LDD)</p> <p>LOI 4 Number of empty homes brought back into use</p> <p>LOI 5 Number of applications granted for residential development in line with London Plan Density Matrix</p> <p>LOI 6 Percentage of housing applications approved which meet Lifetime Homes standards</p> <p>LOI 7 Percentage of applications <u>achieving the enhanced optional standard for accessibility under Part M of the Building Regulations, where requested</u> approved for wheelchair accessible housing</p> <p>LOI 8 Number of residents homeless or in temporary accommodation</p> <p>LOI 9 Percentage of non-decent homes</p> <p><u>LOI 9a Percentage of residents from the estates that have been the subject of estate renewal, who are satisfied with the outcome from a personal perspective.</u></p>

Strategic Policy 8: Employment	
The Council will secure a strong economy in Haringey and protect the borough's hierarchy of employment land	
Targets	Indicators
<p>a. Meet the forecast demand of 137,000 <u>32,000</u> m2 floorspace up to 2026;</p> <p>b. Protect B uses including light industry, logistics, warehousing and storage facilities;</p> <p>c. Manage the release of industrial land against the North London benchmark</p> <p>d. Identify new jobs targets, through Area Action Plans</p>	<p>COI BD1 Total amount of additional employment floorspace for B1 (a), (b), (c), B2 and B8 uses; by employment land hierarchy</p> <p>COI BD2 Floorspace on previously developed land</p> <p>COI BD3 Employment land available by type (hectares);</p> <p>COI BD4 Total amount of additional town centre floorspace</p> <p><u>COI BD5 The change in employment densities achieved on redevelopment of Local Employment Areas</u></p> <p>LOI 2 Number of new jobs created, by type</p> <p>LOI 44 Number of planning applications and appeals relating to employment land determined</p> <p>LOI 45 Total release of industrial land as a proportion of the North London benchmark</p> <p>SEI 4 Number of new businesses registered</p>

Strategic Policy 10: Town centres	
The Council will seek to support and promote the borough's hierarchy of town centres as existing successful and vibrant town centres and places that will attract new businesses, jobs and homes during the life of the local plan	
Targets	Indicators
<p>a. Promote the distribution of retail growth to meet the additional 13,800 m2 gross comparison goods floorspace and an additional 10,194 <u>11,133</u> m2 net convenience goods floorspace by 2016;</p> <p>b. A maximum 10% vacancy rate in the borough's Metropolitan and District Town Centres;</p>	<p>COI BD1 Total amount of additional employment floorspace for B1 (a), (b), (c)</p> <p>COI BD4 Total amount of town centre floorspace</p> <p>LOI 1 Percentage vacancy rates in town centres</p> <p>LOI 50 Proportion of non-A1 (retail) uses in Town Centres</p> <p>LOI 51 Resident satisfaction - street cleanliness</p>

Strategic Policy 17: Delivering and Monitoring the Local Plan

The Council will work with its partners to deliver the vision, objectives and policies of the Local Plan.

Targets	Indicators
<p>a. 60 65% of major planning applications to be determined within 8 weeks</p> <p>b. 65% of minor planning application to be determined within 8 weeks</p> <p>c. 80% of other planning applications to be determined within 8 weeks</p> <p>d. Delivery of key infrastructure programmes as set out in the Infrastructure Delivery Plan</p> <p>e. Continuous partnership working and cross-boundary working</p> <p>f. Implement the Council’s community engagement principles as set out in the Statement of Community Involvement and the Community Engagement Framework</p> <p>g. Production of Annual Monitoring Report to measure the effectiveness of the Core Strategy.</p>	<p>LOI 10 Number of relevant new infrastructure programmes completed</p> <p>LOI 81 Amount of Planning Obligations/CIL secured and spent, and by type</p> <p>LOI 82 Percentage of planning applications processed in 8 weeks (Minor)</p> <p>LOI 83 Percentage of planning applications processed in 8 weeks (Other)</p> <p>LOI 84 Percentage of major planning applications determined within 13 weeks</p> <p>LOI 85 Customer perception of the Development Management Service</p> <p>LOI 86 Number of enforcement notices issued</p> <p>LOI 87 Number of appeals against refusals</p> <p>LOI 88 Number of community consultations undertaken</p> <p>LOI 89 Number of joint working projects and partnerships</p> <p>LOI 90 Completion of Annual Monitoring Report (including review of LDS milestones)</p> <p>LOI 91 Number of reviews to strategic policies as a result of monitoring</p>

Appendix 3: Making a Representation

Introduction

The Alterations to the Strategic Policies development plan document (DPD), the 'Plan', is published in order for representations to be made prior to submission. The representations will be considered alongside the published Plan when submitted to the Secretary of State for examination by an independent Planning Inspector. The Planning and Compulsory Purchase Act 2004 (as amended) (the 2004 Act) states that the purpose of the examination is to consider whether the Plan complies with the legal requirements and is 'sound'.

Legal Compliance

The Inspector will first check that the Plan meets the legal requirements under s20(5)(a) of the 2004 Act before moving on to test for soundness.

Before making a representation please consider the following:

- The Plan in question should be within the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the Local Planning Authority (LPA), setting out the Local Development Documents it proposes to produce over a three year period. It will set out the key stages in the production of any DPDs which the LPA propose to bring forward for independent examination. If this DPD is not in the current LDS it should not have been published for representations. The LDS should be on the LPA's website and available at their main offices.
- The process of community involvement for the Plan in question should be in general accordance with the LPA's Statement of Community Involvement (where one exists). The Statement of Community Involvement (SCI) is a document which sets out a LPA's strategy for involving the community in the preparation and revision of Local Development Documents (including DPDs) and the consideration of planning applications.
- The Plan should comply with the Town and Country Planning (Local Planning) (England) Regulations 2012.
- On publication, the LPA must publish the documents prescribed in the regulations, and make them available at their principal offices and their website. The LPA must also place local advertisements and notify statutory bodies (as set out in the regulations) and any persons who have requested to be notified.
- The LPA is required to provide a Sustainability Appraisal Report when they publish a DPD. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors.
- The Plan should have regard to national policy and conform generally to the London Spatial Development Strategy, i.e. the London Plan. This sets out policies for the Greater London region in relation to development and use of land, and forms part of the development plan for LPAs.

- The Plan must have regard to any Sustainable Community Strategy (SCS) for its area. The SCS is usually prepared by the Local Strategic Partnership which is representative of a range of interests in the LPA's area.

Soundness

Soundness is explained fully in the National Planning Policy Framework in paragraph 182.

The Inspector must be satisfied that the Plan has been **positively prepared** and is **justified, effective** and **consistent with national policy**. To be sound the Plan should be:

Positively Prepared

The Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified

This means that the Plan should be founded on a robust and credible evidence base involving:

- Evidence of participation of the local community and others having a stake in the area.
- Research/fact finding: the choices made in the plan are backed up by facts

The Plan should also provide the most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal. The Plan should show how the policies and proposals help to ensure that the social, environmental, economic and resource use objectives of sustainability will be achieved.

Effective

This means the Plan should be deliverable, embracing:

- Sound infrastructure delivery planning;
- Having no regulatory or national planning barriers to delivery;
- Delivery partners who are signed up to it; and
- Coherence with the strategies of neighbouring authorities.

The Plan should also be flexible and able to be monitored.

The Plan should indicate who is to be responsible for making sure that the policies and proposals happen and when they will happen. The Plan should be flexible to deal with changing circumstances, which may involve minor changes to respond to the outcome of the monitoring process or more significant changes to respond to problems such as lack of funding for major infrastructure proposals. Although it is important that policies are flexible, the Plan should make clear that major changes may require a formal review including public consultation.

Any measures which the LPA has included to make sure that targets are met should be clearly linked to an Authority Monitoring Report.

Consistent with national policy

The Plan should be consistent with national policy. Where there is a departure, LPAs must provide clear and convincing reasoning to justify their approach.

Conversely, respondents may feel the LPA should include a policy or policies which would depart from national or regional policy to some degree in order to meet a clearly identified and fully justified local need, but they have not done so. In this instance it will be important for you to say in your representations what the local circumstances are which justify a different policy approach to that in national or regional policy and support your assertion with evidence.

If you think the content of the Plan is not sound because it does not include a policy where it should, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by any national planning policy or in the London Plan (2015)? If so it does not need to be included.
- Is what you are concerned with covered by any other policies in the Plan on which you are seeking to make representations or in any other DPD in the Local Plan. There is no need for repetition between documents in the Local Plan.
- If the policy is not covered elsewhere, in what way is the Plan unsound without the policy?
- If the Plan is unsound without the policy, what should the policy say?

General advice

If you wish to make a representation seeking a change to the Plan or part of the Plan you should make clear in what way the Plan or part of the Plan is not sound having regard to the legal compliance check and three tests set out above. You should try to support your representation by evidence showing why the Plan should be changed. It will be helpful if you also say precisely how you think the Plan should be changed. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Where there are groups who share a common view on how they wish to see the Plan changed, it would be helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to submit separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

Further detailed guidance on the preparation, publication and examination of DPDs is provided in The CLG Plan Making Manual.