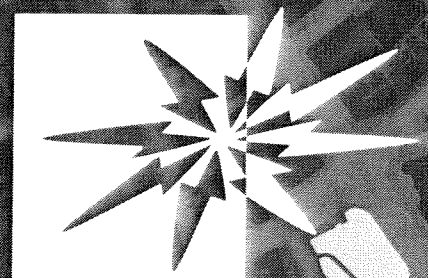


# Wood Green Town Centre SPD Sustainability Appraisal Report

August 2008



[www.haringey.gov.uk](http://www.haringey.gov.uk)

**Haringey Council**

## Summary

This report sets out the Sustainability Appraisal of the Wood Green Town Centre Draft SPD. The Sustainability Appraisal of SPDs is a requirement of the 2004 Planning and Compulsory Purchase Act.

Wood Green is located in the London Borough of Haringey in North London. It is identified as a Metropolitan Centre in the London Plan (2004) which reflects its role as a key retail and commercial destination in the North London sub-region.

In addition to the significant amount of retail floor space within the town centre, there is a considerable level of residential development, with flats located above Shopping City and Bury Road car park. The town centre has a strong residential hinterland to both the east and west. There are two conservation areas located within close proximity to the town centre (Trinity Gardens and Noel Park). However, there are relatively few listed buildings present. The majority of the buildings in Wood Green town centre are a minimum of three storeys high.

Wood Green is well placed in relation to a number of high profile regeneration schemes such as Haringey Heartlands and Tottenham Hale, offering significant opportunities for the development and regeneration of Wood Green.

Sustainability Appraisal of Development Plan Documents is a requirement of the 2004 Planning and Compulsory Purchase Act. The provisions for Sustainability Appraisal in the Act are distinct from the requirements of the SEA (Strategic Environmental Assessment) Directive. The SEA Directive is implemented in UK legislation by the SEA Regulations.

The objective of the SEA Directive is *"to provide a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development."*

The Sustainability Appraisal of the Wood Green Town Centre Draft SPD is intended to meet both the requirement for a Sustainability Appraisal and the requirements of the SEA Directive. In doing so the Appraisal has been guided by the good practice guidelines produced by ODPM and the Environment Agency.

The Sustainability Appraisal process as directed in England has the following main components:

- Stage A: Scoping Report
- Stage B: Options and Impacts Appraisal
- Stage C: Sustainability Appraisal Report
- Stage D: Consultation (on draft SPD and Sustainability Appraisal Report)
- Stage E: Monitoring and Implementation

The first phase of the Sustainability Appraisal was to gather information and to establish the key sustainability issues for Haringey and Wood Green, while also reflecting broader concerns and priorities (e.g. at the regional, national and international level). The SA Scoping Report for Haringey Council's Core Strategy, prepared by Hyder Consulting, identified a large number of international and national level plans and programmes referred to in the SEA Directive as well as regional and local plans and strategies (in accordance with Annex 5 of the ODPM's SA Guidance). The Wood Green Town Centre Draft SPD Scoping Report, prepared by Urban Practitioners used the Hyder Consulting report as a basis, adding additional local baseline information where available.

Consultation to get local views on issues for Wood Green was undertaken by Urban Practitioners as part of wider consultation. The four statutory bodies of the Governments SEA Regulations - the Countryside Agency, English Heritage, English Nature, and the Environment Agency – are designated as "authorities

with environmental responsibility" were consulted to inform the appraisal process for the Scoping report. The SPD and supporting documents (including the Sustainability Appraisal) has also been subject to a six week statutory consultation period. The SPD and supporting documents have subsequently been updated to reflect the comments received.

The appraisal framework has been used to appraise the Wood Green Town Centre Draft SPD to ensure the SPD encourages sustainable changes in the town centre. The sustainability objectives have been used to appraise the following components of the SPD:

- Overall Vision and Key Objectives
- Strategic Guidance
- Movement and Accessibility proposals
- Opportunity Areas development principles

There are no potential conflicts between the vision objectives and sustainability objectives identified.

There were no significant negative impacts that arose from the Sustainability Appraisal of the SPD guidance and proposals, however the following possible negative impacts should be considered:

- 'Leisure, Community and Health requirements' encourages evening economy uses, which may have a negative impact on crime levels and anti-social behaviour at night (SO1). It will be important for such uses to be of high quality and controlled appropriately.
- Within the Town Centre North Area, the loss of existing offices (the Civic Centre and Green Ridings House) may result in the loss of employment floorspace. This could result in a negative impact on economic growth and job provision in the area. However, it is important to note that these sites are currently underutilised in terms of job provision. The existing office block is a telecoms exchange building which would provide a limited number of jobs on site. The conversion of the civic centre would not involve the loss of any jobs – the Council offices would be relocated elsewhere in the town centre and wider borough. The commercial property market analysis undertaken by Donaldsons in the original masterplan for Wood Green suggests that there is limited demand for office space in Wood Green. In addition, the Haringey Heartlands site represents a key location in the borough to develop the growing creative industries base and provide new flexible office space.

Along with the potential negative impacts, there are a number of significant positive impacts arising for the Sustainability Appraisal of the SPD guidance and proposals, including:

- The 'Safety and Security' guidance along with various proposals within the opportunity areas including improvements to linkages, public realm, lighting and creation of active frontages will contribute significantly to the encouragement of safety by design and reducing the levels of crime and fear of crime in the Town Centre.
- The 'Leisure, Community and Health Requirements' guidance identifies opportunities for a new polyclinic which is intended to provide a wider range of health services locally.
- The 'Sustainable Development' guidance would have a significant positive impact on a majority of the sustainability objectives including those related to housing, economy, transport and the environment.
- The encouragement of high quality retail offer in 'Retail' guidance and wide range of community services, evening economy uses and outdoor dining ('Leisure, Community and Health Requirements' guidance) would assist in achieving the Sustainability Objective of improving the vitality and vibrancy of the town centre.

- The improvement of open spaces and planting of trees ('Open Space') will help to protect and improve biodiversity in the town centre.
- High Quality Design, Conservation all seek to protect and enhance special buildings and areas in the town centre, as well as ensure development fits within the townscape.
- 'Transport and Movement' and 'Building Height and Scale' seek to improve access to services and facilities via sustainable transport and also to achieve higher densities within the town centre to reduce the need for the car. Phased reduction in car parking ('Car Parking' guidance), creating a bus only high road during the day ('Buses'), improvements to cycling links and facilities ('Cycling'), and improving mobility and safety of pedestrian ('Road Layout', 'Mobility', 'Safety' and 'Linkages') will all contribute positively to the promotion of more sustainable modes of transport. This would have a likely high significant impact on Sustainability Objective 19 – Sustainable Transport. The permanency of the impact would be dependant on efficiency of the public transport system and public willingness to change. There would be a cumulative positive environmental impact with reduction in CO2 emissions, energy and natural resources and improvement to air quality.
- There are several potential development sites identified within the opportunity areas. Development of these sites will provide significant opportunity for an increase in housing of different mix and tenure within the town centre. Option 3 for Shopping City includes a comprehensive redevelopment of the Shopping City and the Library which would include residential above. This option would have a significant positive impact on meeting housing targets and decent homes and mobility homes standards for the town centre. However, option 1 and 2 do not provide any new housing and therefore do not provide any positive impact on achieving this sustainability objective. It is also noted that a more comprehensive development of the BHS site (options 2 and 3) would have an impact of higher significance than simply refurbishing the exterior of the building (option 1).

This appraisal has been undertaken by personnel drawn from the wider team working on the SPD itself and as such it is strongly intended that the appraisal forms an integrated and useful exercise throughout the project. Priority issues for monitoring relating to impacts that were identified as significant (positive and negative) in the assessment of the plan policies have been highlighted. Monitoring should be targeted both to assess the effectiveness of mitigation of negative effects and to ensure that predicted significant positive effects are being delivered.

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## 1.0 Introduction

This report sets out the Sustainability Appraisal of the draft Wood Green Town Centre SPD. The Sustainability Appraisal of SPDs is a requirement of the 2004 Planning and Compulsory Purchase Act.

### Wood Green Context

Wood Green is located in the centre of the London Borough of Haringey in North London. The High Road (A105) runs almost north-south through the town centre, providing access to the North Circular Road (A406) to the north and connecting the town centre to Wood Green and Turnpike Lane underground stations.

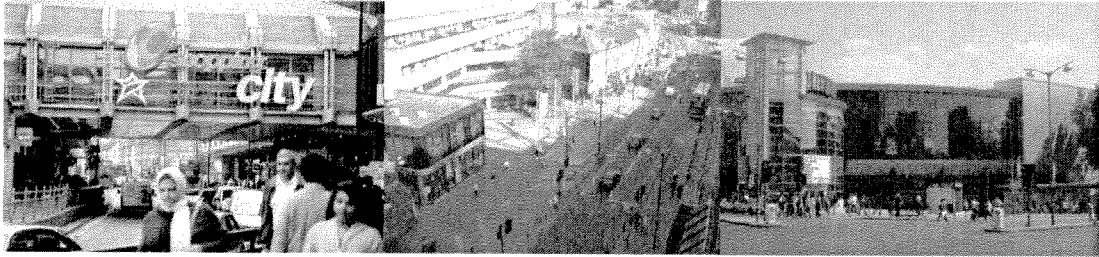
The following section places Wood Green in context and outlines the main issues it faces.

**Figure 3.1: Strategic context**



## **Character**

Wood Green is a vibrant and busy town centre. It has an important role in the North London sub-region's town centre hierarchy, and is well placed in relation to a number of high profile regeneration schemes such as Haringey Heartlands and Tottenham Hale. Wood Green is designated as a Metropolitan Centre in the Mayor's London Plan (2008) which reflects its role as a key retail and commercial destination. Wood Green is located in the centre of Haringey, a borough which suffers from economic and social polarisation with an extensive area of deprivation in the east and centre of the borough, whilst the western side has some relatively affluent neighbourhoods, such as Muswell Hill.



## **SPD context**

This SPD will seek to provide a comprehensive planning framework and policies for the enhancement and regeneration of Wood Green Metropolitan Centre. It will build upon a Spatial Plan which was finalised in April 2006 and which identified six main objectives as follows:

1. Providing a high quality public realm
2. Creating safer communities
3. Enhancing Wood Green's market position as a metropolitan shopping centre
4. Enhancing pedestrian movement and the pedestrian environment
5. Ensuring that the centre benefits from development at Haringey Heartlands
6. Creating new east-west links into the surrounding hinterland.

Proposals relating to each of these objectives were also set out in the Spatial Plan and covered issues relating to ease of movement and public realm and image enhancements.

The Wood Green SPD is expected to be adopted by the end of 2008.

## **Report Structure**

This structure of this report is as follows:

Section 2.0 - Background provides an overview of the sustainability appraisal process including reference to national and regional legislation and guidance.

Section 3.0 - Sustainability Appraisal Framework focuses on the first stage of the sustainability appraisal process for Wood Green Town Centre Draft SPD including setting the context and objectives, establishing the baseline and developing the SA Framework for which the SPD should be assessed.

Section 4.0 - Sustainability Appraisal of Wood Green SPD considers the compatibility of the SPD and sustainability objectives and presents an assessment of the effects of the SPD contents in relation to the sustainability framework.

Section 5.0 Conclusion

## **2.0 Background**

This section sets out the background to Sustainability Appraisal including the purpose, methodology and steps in the process.

### **Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)**

Sustainability Appraisals are a requirement of the Planning and Compulsory Purchase Act (2004) And Strategic Environmental Assessments are required by European Directive EC/2001/42, which was transposed into UK law by the Environmental Assessment Regulations for Plans and Programmes (July 2004). Government guidance (ODPM 2005) has merged this process to allow for a single joint appraisal (SA/SEA) to be carried out. For the purpose of this document, this integrated appraisal will be simply referred to as Sustainability Appraisal (SA).

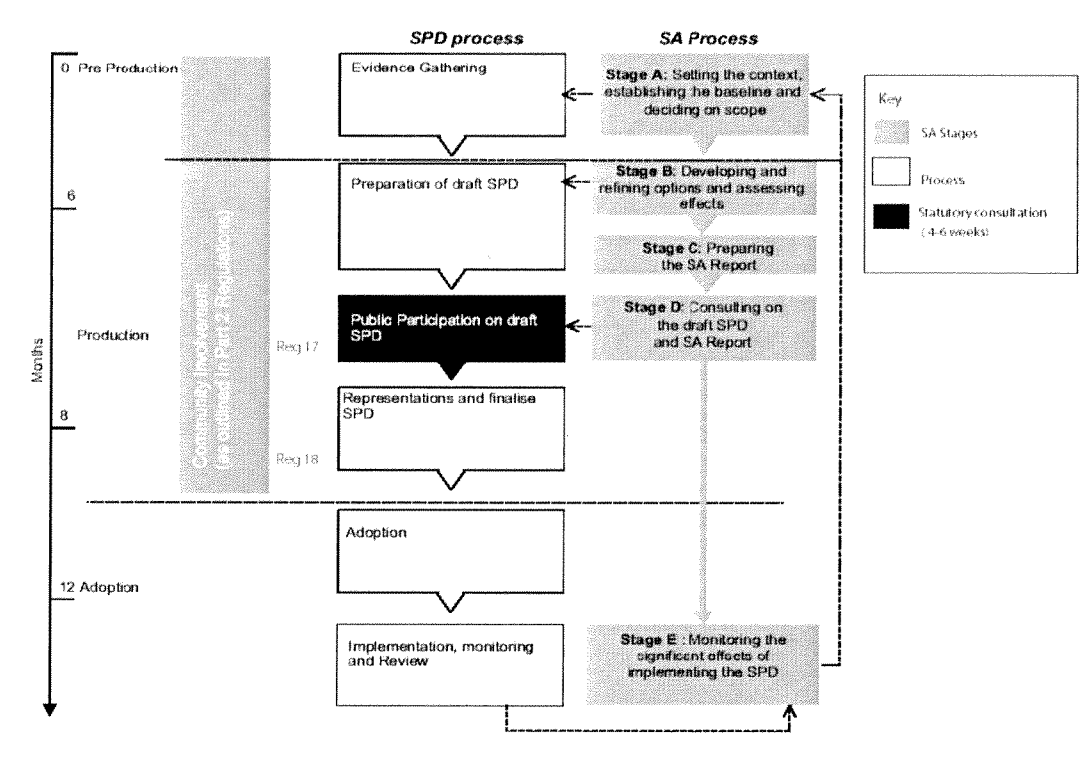
### **The Sustainability Appraisal Process**

Sustainability Appraisal is an integral part of good plan making and should not be seen as a separate activity. Its purpose is to promote sustainable development by integrating sustainability considerations into plans. By testing each plan policy against every sustainability objective, SA assesses and reports the likely significant effects of the plan and the opportunities for improving the social, environmental and economic conditions by implementing the plan.

Figure 1 shows the stages of the SA process and how they link to the development of the Core Strategy

The Wood Green Town Centre Draft SPD is one of several planning documents within the Local Development Framework targeting specific sites within Haringey. The Core Strategy is concurrently being produced for Haringey. This SA therefore extends the work covered by the Core Strategy appraisal to the specific focus of the Wood Green Town Centre SPD.

**Figure 1: The SPD Preparation Process**



Source: Sustainability Appraisal and Regional Spatial Strategies and Local Development Documents, ODPM, November 2005.

Figure 2 indicates the tasks involved in the Sustainability Appraisal.

**Figure 2: Sustainability Appraisal tasks (extract from ODPM guidance)**

Figure 9 – Incorporating SA within the SPD process
<b>SPD Stage 1: Pre-production – Evidence gathering</b>
<b>SA stages and tasks</b>
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <ul style="list-style-type: none"> <li>• A1: Identifying other relevant policies, plans and programmes, and sustainable development objectives.</li> <li>• A2: Collecting baseline information.</li> <li>• A3: Identifying sustainability issues and problems.</li> <li>• A4: Developing the SA framework.</li> <li>• A5: Consulting on the scope of the SA.</li> </ul>
<b>SPD Stage 2: Production – Prepare draft SPD</b>
<b>SA stages and tasks</b>
<p>Stage B: Developing and refining options and assessing effects</p> <ul style="list-style-type: none"> <li>• B1: Testing the SPD objectives against the SA framework.</li> <li>• B2: Developing the SPD options.</li> <li>• B3: Predicting the effects of the draft SPD.</li> <li>• B4: Evaluating the effects the draft SPD.</li> <li>• B5: Considering ways of mitigating adverse effects and maximising beneficial effects.</li> <li>• B6: Proposing measures to monitor the significant effects of implementing the SPD.</li> </ul>
<p>Stage C: Preparing the Sustainability Appraisal Report</p> <ul style="list-style-type: none"> <li>• C1: Preparing SA Report.</li> </ul>
<p>Stage D: Consulting on draft SPD and Sustainability Appraisal Report</p> <ul style="list-style-type: none"> <li>• D1: Public participation on the SA Report and the draft SPD.</li> <li>• D2: Assessing significant changes.</li> </ul>
<b>SPD Stage 3: Adoption</b>
<b>SA stages and tasks</b>
<ul style="list-style-type: none"> <li>• D3: Making decisions and providing information.</li> </ul>
<p>Stage E: Monitoring the significant effects of implementing the SPD</p> <ul style="list-style-type: none"> <li>• E1: Finalising aims and methods for monitoring.</li> <li>• E2: Responding to adverse effects.</li> </ul>

### 3.0 Sustainability Appraisal Framework

The first phase of the Sustainability Appraisal was to gather information and to establish the key sustainability issues for Wood Green, while also reflecting broader concerns and priorities (e.g. at the regional, national and international level).

Based on the information gathered in the first phase, a Sustainability Appraisal Scoping Report was prepared by Urban Practitioners with a purpose to develop sustainability objectives. The sustainability objectives are shown in Table 2 and form the basis of this sustainability appraisal.

**Table 2 – Sustainability Objectives**

SA Objective		Sub-Objectives
Social		
1	To reduce crime, disorder and fear of crime.	To encourage safety by design.
		To reduce levels of crime.
		To reduce the fear of crime.
		To reduce levels of anti-social behaviour.
		To reduce alcohol and drug misuse.
2	To improve levels of educational attainment for all age groups and all sectors of society.	To increase levels of participation and attainment in education for all members of society
		To improve the provision of, and access to, education and training facilities.
3	To improve physical and mental health for all and reduce health inequalities.	To improve access to health and social care services.
		To prolong life expectancy.
		To improve access to public open space and leisure facilities.
		To promote healthy lifestyles.
4	To provide greater choice quality and diversity of housing across all tenures to meet the needs of residents.	To reduce homelessness.
		To increase the availability of affordable housing.
		To improve the condition of Local Authority housing stock.
		To improve the diversity of the housing stock.
5	To protect and enhance community spirit and cohesion.	To promote a sense of cultural identity, belonging and well-being.
		To develop opportunities for community involvement.
		To support strong relationships between people from different backgrounds and communities to promote the 'global community' and ethnic diversity of Wood Green.
6	To improve access to services and amenities for all groups	To improve access to cultural and leisure facilities.
		To maintain and improve access to essential services (banking, health and education) and facilities.
Economic		
7	To encourage sustainable economic growth and business development	To retain existing local employment and create local employment opportunities.
		To encourage the creation of local employment.
		To diversify employment opportunities.
		To encourage economic growth.
		To ensure that new jobs created benefit the local population and contribute to a reduction in

SA Objective		Sub-Objectives
		unemployment in Wood Green.
8	To develop the skills and training needed to establish and maintain a healthy labour pool.	To improve lifelong learning opportunities and work related training.
9	To encourage economic inclusion.	To reduce high levels of unemployment in Wood Green.
		To improve physical accessibility to local and Londonwide jobs.
		To encourage home working schemes.
10	To improve the vitality and vibrancy of Wood Green town centre.	To enhance the town's image.
		To develop and market the town as a place to live, work and do business.
		To support the preservation or appropriate development of high quality built and natural environments within the town.
<b>Environmental</b>		
11	To protect and enhance biodiversity.	To protect and seek opportunities to enhance designated nature conservation sites
		To protect and enhance Priority Species and Habitats identified in the Biodiversity Action Plan.
		To interlink and enhance habitats and wildlife corridors.
		To provide opportunities for people to access wildlife and diverse open green spaces.
		To establish new habitats and spaces to support the wider green infrastructure.
12	To protect and enhance the Borough's landscape, townscape and cultural heritage resources.	To promote townscape character and quality.
		To encourage sensitive design in development.
		To conserve historic buildings and sites.
		To conserve historic landscape/townscape value.
		To preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, historic parks and gardens, and other culturally important features and areas, and their settings.
		To protect and enhance the character and appearance of townscape/landscape
		To maintain and strengthen local distinctiveness and sense of place
		To improve quality of the public realm, creating places that work well, are maintained and managed and are attractive to users.
13	To protect and enhance the quality of water features and resources.	To preserve ground and surface water quality.
		To conserve water resources.
		To enhance river corridors
14	To reduce land contamination.	To encourage the development and remediation of brownfield land where appropriate.
15	To limit and adapt to climate change.	To reduce CO2 emissions.
		To reduce and manage flood risk.
		To encourage 'green design' solutions.
		To encourage the inclusion of SUDS in new development
16	To protect and improve air quality.	To promote travel plans.
		To adhere to Air Quality Management Targets, and

SA Objective		Sub-Objectives
		where possible to enhance environments currently experiencing higher levels of pollution, e.g. High Road.
17	To increase energy efficiency and require the use of renewable energy sources.	To increase energy efficiency for proposed and existing developments, where practicable.
		To increase the use of renewable energy.
		To reduce the use of energy.
18	To ensure the sustainable management of natural resources.	To reduce the consumption of raw materials (particularly those from finite or unsustainable sources).
		To encourage the re-use of goods
		To reduce the production of waste.
		To support the principals of sustainable design where practicable
		To increase the proportion of waste recycling and composting across all sectors.
19	To promote the use of more sustainable modes of transport.	To increase accessibility both in terms of getting into and around the town centre.
		To improve the amenity and connectivity of walking and cycling routes.
		To encourage active travel (walking and cycling) and the use of public transport.
		To reduce the use of the private car.

As indicated in Government Policy and guidance, public consultation should form a key part to both the SPD and SA processes.

The SEA Directive indicates specific requirements for consultation with the public and stakeholders. It requires local authorities to consult "the public affected or likely to be affected by, or having an interest in" a plan. It also suggests that authorities which, because of their social, environmental and economic responsibilities, are likely to be concerned by the effects of implementing the plan, should be consulted on the scope and level of detail of the information to be included in the Sustainability Appraisal Report.

Consultation to get local views on issues for Wood Green was undertaken by Urban Practitioners as part of wider initial consultation. Full details of the consultation process on the SPD can be found in a separate Consultation Report.

## 4.0 Sustainability Appraisal of the Wood Green Town Centre Draft SPD

This section considers the compatibility of the SPD and sustainability objectives and presents an assessment of the effects of the SPD contents in relation to the sustainability framework.

### The Appraisal Framework

The appraisal framework has been used to appraise the Wood Green Town Centre Draft SPD to ensure the SPD encourages sustainable changes in the town centre. The sustainability objectives have been used to appraise the following components of the SPD:

- Overall Vision and Key Objectives
- Strategic Guidance
- Movement and Accessibility proposals
- Opportunity Areas development principles

Each policy statement has been assessed against each of the SA objectives, using the indicators and targets as benchmarks. Through adopting this approach, the following has been considered:

- **Impact:** Whether the effect of the effect is positive, negative or neutral when assessed against the objectives
- **Significance:** Whether the effect would be slightly or greatly significant
- **Timing:** Whether the effect will be short term (within 5 years) or long term (up to and beyond the end of the plan period)
- **Spatial Scale:** Whether the effect will be realised in predominantly rural or urban areas. Any transboundary effects outside the study area would also be considered. This would be qualified in terms of area in the commentary where appropriate.
- **Cumulative Effects:** Would there be cumulative effects realized upon specific receptors, e.g. would the option have a greater overall environmental disbenefit due to having many smaller impacts upon heritage, biodiversity, landscape, water quality etc.

The direction and severity of the effects are described in the SA matrix using the following notation:

- ++ = Major Positive Impact
- + = Positive Impact
- 0 = No Impact / Neutral
- - = Negative Impact
- -- = Major Negative Impact
- ? = Uncertain impact – more information required.

This notation is explained further in Table 5.1.

**Table 3 - Explanation of Matrix Notation**

Alignment	Description	Symbol
Major Positive Impact	The proposed policy contributes significantly to the achievement of the objective	++
Positive Impact	The proposed policy contributes to the achievement of the objective but not significantly	+
No Impact / Neutral	There is no clear relationship between the proposed	0

	development and/or the achievement of the objective or the relationship is negligible	
Negative Impact	The proposed policy detracts from the achievement of the objective but not significantly	-
Major Negative Impact	The proposed development detracts significantly from the achievement of the objective	--
Uncertain impact – more information required	The proposed policy either has both a positive and negative relationship to the objective or the relationship is dependant on the way in which the aspect is managed. Insufficient information may be available to enable an assessment to be made.	?

### Compatibility of the Vision and Sustainability Appraisal Objectives

This SPD establishes a bold new vision for the future of Wood Green town centre:

*Wood Green town centre is a vibrant, dynamic, cosmopolitan and commercially successful Metropolitan town centre, capable of providing for the local population and for the wider subregion. The heritage of Wood Green engenders a strong sense of place, of which local residents remain justifiably proud. Wood Green town centre, together with the neighbouring Haringey Heartlands area, represents a significant regeneration opportunity within the north London sub region.*

The vision for Wood Green has three themes:

**Community** – ensuring that Wood Green is a place which meets the needs of local people and provides a safe and welcoming environment;

**Quality** – ensuring that environment, infrastructure and amenities of Wood Green are of a high quality; and

**Sustainability** – promoting a sustainable approach to Wood Green in terms of transport, development, retail and community life.

To achieve this vision, a series of more detailed objectives have been developed. Ideally the objectives of the Vision would be entirely consistent with, and be likely to contribute positively to achieving, the Sustainability Appraisal objectives. In practice there may be tensions between objectives. In some cases, testing the compatibility of the two sets of objectives may highlight areas where plan objectives can be modified to improve compatibility.

There are no potential conflicts between the vision objectives and sustainability objectives, however care will be required for the following:

- SPD objectives encourages improvement to the public realm. Care will be required to ensure hard and soft landscaping promotes biodiversity (sustainability objective 11), protects and enhances distinct character areas (sustainability objective 12), promotes sustainable drainage (sustainability objective 13 & 15).
- SPD objectives promote appropriate leisure and evening economy uses in the town centre. Care will be required to ensure that such uses introduced into the town centre are appropriately located and considerate of nearby residential uses (Objective 4 Housing Choice). Care will also

be required to ensure that evening economy uses would not result in anti-social behaviour at night and fear of crime in the town centre (Sustainability Objective 1).

- SPD objectives promote new development of infrastructure, amenities and buildings along with development of retail, leisure and night time economy offer. Care will be required to ensure that any new development in the town centre takes into consideration the environmental and townscape impacts (Sustainability objectives 11-18). The required 'high quality standard of design' should incorporate innovative sustainable design and construction solutions.

The compatibility assessment is shown in Table 4.

### **Strategic Guidance**

The Sustainability Matrix set out in the Scoping Report for the Wood Green SPD has been simplified into a matrix format to assess the Strategic Guidance statements (see table 5 below). The matrix notation outlined above has been used in the matrix to help identify where policies contribute or detract from the achievement of the sustainability objectives (SOs). A commentary has also been included to provide further explanation of the significance of the potential impacts.

The appraisal of key strategic guidance led to the following findings:

#### Significant negative impacts

There are no significant negative impacts identified.

#### Significant positive impacts

- 'Safety and Security' contributes significantly to the encouragement of safety by design and reducing the levels of crime and fear of crime in the Town Centre (SO1).
- 'Leisure, Community and Health Requirements' identifies opportunities for a new polyclinic which is intended to provide a wider range of health services locally (SO3).
- 'Sustainable Development' would have a significant positive impact on a majority of the sustainability objectives including:
  - higher density residential development (of mixed housing type and tenure) and wider range of services for the community on brownfield land within an accessible location (SO 4, 6, 14 & 19);
  - reduction in local levels of employment and creation of new local jobs (SO7, 8 & 9); and
  - inclusion of sustainable urban design standards in new development, including energy efficient design and use of renewables. (SO15, 16, 17 & 18).
- The encouragement of high quality retail offer ('Retail') and wide range of community services, evening economy uses and outdoor dining ('Open Spaces') would assist in achieving the Sustainability Objective of improving the vitality and vibrancy of the town centre (SO10)
- The improvement of open spaces and planting of trees ('Open Spaces') will help to protect and improve biodiversity in the town centre (SO11).
- 'High Quality Design', 'Conservation' and 'Retail' all seek to protect and enhance special buildings and areas in the town centre, as well as ensure development fits within the townscape (SO12).
- 'Transport and Movement' and 'Building Height and Scale' seek to improve access to services and facilities via sustainable transport and also to achieve higher densities within the town centre to reduce the need for the car (SO19).

#### Additional negative impacts

- 'Leisure, Community and Health requirements' encourages evening economy uses, which may have a negative impact on crime levels and anti-social behaviour at night (SO1). It will be important for such uses to be of high quality and controlled appropriately.

#### Uncertain impacts

- 'Conservation' could limit the extent of new residential/mixed use development or conversion of existing buildings for alternative uses which could have a negative impact on achieving housing targets (SO4) and economic growth of the town centre (SO7). However, the potential for a number of infill sites and existing buildings that are not within the conservation area or of any special architectural character will help to balance this potential negative impact.
- Encouraging higher densities in the town centre location ('Building Height and Scale' and 'Sustainable Development') could have a negative impact on townscape and character of the area if not dealt with carefully (SO12). However 'High Quality Design', 'Conservation' and 'Retail' all seek to protect and enhance special buildings and areas in the town centre, as well as ensure development fits within the townscape.
- Preserving buildings of architectural character ('Conservation') may restrict the incorporation of energy efficient design principles into the buildings. However, this policy is needed to recognise the importance of protecting the character of the historic townscape and if dealt with carefully, measures could be adopted to incorporate sustainable design principles into historic buildings. The SPD should recognise and pursue opportunities to enhance the areas heritage assets, their settings and the wider historic environment.

Table 4 – Compatibility of vision objectives and sustainability objectives.

	Objective 1 – Accessibility To enhance accessibility into and around the town centre for all members of the community.	Objective 2 – Character Areas To encourage the retention and enhancement of the distinctive character areas within the town centre.	Objective 3 – Sustainability To promote a sustainable future for Wood Green town centre, which ensures that the needs of the present generation are met without compromising those of the future.	Objective 4 – Public Realm To improve the public realm through the town centre and to create a more pleasant pedestrian environment.	Objective 5 – Safety 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.	Objective 6 – Congestion To reduce congestion in the town centre by promoting car free development, and the use of sustainable means of transportation	Objective 7 Infrastructure and Amenities To develop the town centre infrastructure and amenities.	Objective 8 – Retail To develop the range and quality of the retail offer within the town centre.	Objective 9 – Leisure To encourage the development of appropriate leisure and night-time economy uses in the town centre.	Objective 10 – Building Quality To retain and restore high quality buildings within the town centre, and encourage a high standard of design for all new developments.
<b>Sustainability Objectives</b>										
1.	Crime	Positive compatible	Neutral	Positive compatible	Positive compatible	Neutral	Neutral	Neutral	Care required	Positive compatible
2.	Educational attainment	Positive compatible	Neutral	Positive compatible	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
3.	Health	Positive compatible	Neutral	Positive compatible	Neutral	Positive compatible	Positive compatible	Neutral	Positive compatible	Neutral
4.	Housing choice	Neutral	Care required	Positive compatible	Positive compatible	Care required	Positive compatible	Neutral	Care required	Care required
5.	Community cohesion	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Neutral	Positive compatible	Neutral	Positive compatible	Neutral
6.	Access to services	Positive compatible	Neutral	Positive compatible	Positive compatible	Neutral	Positive compatible	Positive compatible	Positive compatible	Neutral
7.	Economic growth	Neutral	Care required	Positive compatible	Neutral	Care required	Positive compatible	Positive compatible	Positive compatible	Neutral
8.	Skills and training	Positive compatible	Neutral	Positive compatible	Neutral	Neutral	Positive compatible	Neutral	Neutral	Neutral
9.	Economic inclusion	Positive compatible	Neutral	Positive compatible	Neutral	Positive Compatible	Positive compatible	Neutral	Neutral	Neutral
10.	TC vitality and vibrancy	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible
11.	Biodiversity	Neutral	Positive compatible	Positive compatible	Positive compatible	Neutral	Neutral	Neutral	Neutral	Neutral
12.	Townscape and heritage	Neutral	Positive compatible	Positive compatible	Positive compatible	Positive Compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible
13.	Water	Neutral	Positive compatible	Positive compatible	Care required	Neutral	Care required	Care required	Care required	Care required
14.	Land contamination	Neutral	Positive compatible	Positive compatible	Care required	Neutral	Care required	Care required	Care required	Positive compatible
15.	Climate change	Positive compatible	Neutral	Positive compatible	Neutral	Neutral	Care required	Care required	Care required	Care required
16.	Air quality	Positive compatible	Neutral	Positive compatible	Care required	Neutral	Care required	Care required	Care required	Care required
17.	Energy efficiency	Positive compatible	Neutral	Positive compatible	Neutral	Positive compatible	Care required	Care required	Care required	Care required
18.	Natural resources	Positive compatible	Neutral	Positive compatible	Neutral	Positive compatible	Care required	Care required	Care required	Care required
19.	Sustainable transport	Positive compatible	Neutral	Positive compatible	Neutral	Neutral	Care required	Care required	Care required	Care required
				Positive compatible	Neutral	Positive compatible	Neutral	Neutral	Neutral	Neutral

Table 5 – Sustainability Assessment Matrix of Strategic Guidance

	Transport and Movement	Building Height and Scale	High Quality Design	Conservation	Retail	Open Spaces	Safety and Security	Leisure, Community and Health Requirements	Sustainable Development	Planning Obligations	Comments
<b>Sustainability Objectives</b>											
1. Crime	0	0	+	0	0	+	++	-	0	0	'Safety and Security' contributes significantly to the encouragement of safety by design and reducing the levels of crime and fear of crime in the Town Centre. 'High Quality Design' and 'Open Spaces' both encourage high quality design in both buildings and open space which would help provide more sense of ownership and stewardship within the town centre, potentially having a positive impact on crime levels. 'Leisure, Community and Health Requirements' encourages evening economy uses, which may have a negative impact on crime levels and anti-social behaviour at night. It will be important for such uses to be of high quality and controlled appropriately.
2. Educational attainment	0	0	0	0	0	0	0	+	+	+	'Leisure, Community and Health Requirements', 'Sustainable Development' and 'Planning Obligations' all contribute positively to improving access to and participation in training and education facilities through the provision of improved programmes and facilities and through financial contributions linked with new development.
3. Health	+	0	0	0	0	+	0	++	0	+	'Transport and Movement' and 'Open Spaces' encourage sustainable travel such as walking and cycling, which would assist in improving the activeness and health of the community. 'Leisure, Community and Health Requirements' identifies opportunities for a new polyclinic which is intended to provide a wider range of health services locally, whilst 'Planning Obligations' looks at opportunities for planning obligations related to new health facilities.
4. Housing choice	0	+	0	?	0	0	0	0	++	+	'Building Height and Scale' and 'Sustainable Development' both contribute positively to the achievement of a mix of housing type and tenure. They also seek to encourage a higher density of residential development within the town centre due to close proximity to services and public transport. 'Planning Obligations' also encourages the provision of affordable housing through planning obligations. 'Conservation' has a potential negative impact on the achievement of provision of housing within the town centre as the retention of buildings within the conservation areas and of listed buildings would reduce the possibility of higher density development. However, the overall benefits of protecting the character of the town centre would outweigh the need for higher density development, particularly where there are other opportunities for infill development within the town centre.
5. Community cohesion	0	0	+	0	0	+	+	+	+	0	'High Quality Design' and 'Open Spaces' encourage high quality design of buildings and open space networks, which would help promote a greater sense of community spirit in the town centre. 'Safety and Security' seeks to create a greater sense of security in the town centre, which will allow the community to feel more comfortable and free in their surroundings. 'Leisure, Community and Health Requirements' and 'Sustainable Development' encourage activity and a wider range of services accessible to the community, which will have a direct positive impact on community cohesion in the area.
6. Access to services	+	0	0	0	+	+	0	+	++	+	'Transport and Movement' and 'Open Spaces' seek to improve accessibility in and around the Town Centre, whilst 'Retail', 'Leisure, Community and Health Requirements', 'Sustainable Development' and 'Planning Obligations' all seek to provide a wider range of services for the community within an accessible location. All of these guidance statements contribute positively to the achievement of to improve access to services and amenities for all groups in the community.
7. Economic growth	0	0	+	?	+	0	0	+	++	0	'Conservation' could limit the extent of new development or conversion of existing buildings for alternative uses. However, the potential for a number of infill sites and existing buildings that are not within the conservation area will help to balance this potential negative impact. 'Sustainable Development' would have a significant

	Transport and Movement	Building Height and Scale	High Quality Design	Conservation	Retail	Open Spaces	Safety and Security	Leisure, Community and Health Requirements	Sustainable Development	Planning Obligations	Comments
<b>Sustainability Objectives</b>											
											positive impact in that it encourages reduction in local levels of unemployment and increase in local job creation.
8.	0	0	0	0	0	0	0	+	++	+	'Leisure, Community and Health Requirements' 'Sustainable Development' and 'Planning Obligations' all contribute positively to improving access to and participation in training and education facilities through the provision of improved programmes and facilities and through financial contributions linked with new development.
9.	+	0	0	0	+	0	0	+	++	+	New retail space ('Retail') and improved accessibility in the town centre ('Transport and Movement') will help to improve levels of employment. 'Leisure, Community and Health Requirements', 'Sustainable Development' and 'Planning Obligations' all contribute positively to improving access to and participation in training and education facilities through the provision of improved programmes and facilities and through financial contributions linked with new development.
10.	+	+	+	+	++	+	+	++	+	+	All of the Strategic guidance statements will assist the Sustainability Objective of improving the vitality and vibrancy of the town centre by way of improved accessibility, high quality townscape, improved safety, provision of a wider range of services and facilities for the community and more residential in the town centre. In particular the encouragement of high quality retail offer ('Retail') and wide range of community services, evening economy uses and outdoor dining ('Leisure, Community and Health Requirements') would all add to the vibrancy of the place.
11.	0	0	0	0	0	++	0	0	+	0	The improvement of open spaces and planting of trees ('Open Spaces') along with sustainable urban design principles within new development ('Sustainable Development') will help to protect and improve biodiversity in the town centre.
12.	+	?	++	++	++	+	+	0	?	0	Encouraging higher densities in the town centre location ('Building Height and Scale and Sustainable Development') could have a negative impact on townscape and character of the area if not dealt with carefully. However 'High Quality Design', 'Conservation' and 'Retail' all seek to protect and enhance special buildings and areas in the town centre, as well as ensure development fits within the townscape.
13.	0	0	+	0	0	0	0	0	+	0	'High Quality Design' seeks high quality design to improve environmental quality and 'Sustainable Development' seeks sustainable urban design principles in all new development which will help to meet the sustainability objective of reducing and recycling water. This could have a more significant impact if it explicitly mentions water conservation.
14.	0	+	0	0	0	0	0	0	++	0	'Building Height and Scale' and 'Sustainable Development' encourage high density development in the town centre, which effectively promotes Brownfield development where appropriate. 'Sustainable Development' also promotes sustainable development, which would include land remediation where appropriate.
15.	+	0	+	0	0	+	0	0	++	0	'Transport and Movement' and 'Open Space' encourage sustainable modes of transport, while 'High Quality Design' and 'Sustainable Development' encourage development close to services and transport, which again will reduce the need for a car. 'Sustainable Development' also encourages energy efficient design and use of renewable energy in all new development. All of the above would have play a positive role in tackling climate change.
16.	+	0	0	0	0	+	0	0	++	0	Promoting higher densities in town centres and improving pedestrian and cycle ways and open spaces ('Transport and Movement', 'Open Space' and 'Sustainable Development') will help reduce dependency on the car and help to improve air quality in the town centre.

		Transport and Movement	Building Height and Scale	High Quality Design	Conservation	Retail	Open Spaces	Safety and Security	Leisure, Community and Health Requirements	Sustainable Development	Planning Obligations	Comments
	<b>Sustainability Objectives</b>											
17.	Energy efficiency	0	+	+	?	0	0	0	0	++	0	Preserving buildings of architectural character (Conservation) may restrict the incorporation of energy efficient design principles into the buildings. However, this policy is needed to recognise the importance of protecting the character of the historic townscape. 'Building Height and Scale' and 'Sustainable Development' promote higher densities in the town centre, to reduce need for the car. 'Sustainable Development' also covers other principles of sustainable design, including the use of renewable energy in new development.
18.	Natural resources	0	0	0	0	0	0	0	0	++	0	'Sustainable Development' requires the incorporation of sustainable design principles in new development. This would help to encourage developers to use recycled and natural building materials.
19.	Sustainable transport	++	++	0	0	0	+	+	+	++	+	'Transport and Movement', 'Building Height and Scale' and 'Sustainable Development' all seek to improve access to services and facilities via sustainable transport and also higher densities within the town centre to reduce the need for the car. Improving facilities (Leisure, Community and Health Requirements), safety of pedestrian and cycleways ('Safety and Security') and open space networks ('Open Space') would all help to encourage sustainable transport. 'Planning Obligations' would seek monetary contributions for the above from new development.

## **Movement and Accessibility**

The entire Movement and Accessibility section was assessed against the framework set out in the Wood Green SPD scoping report and is included as Annex A to this report. The key movement and accessibility findings are:

### Significant negative impacts

There are no significant negative impacts.

### Significant positive impacts

Phased reduction in car parking, creating a bus only high road during the day, improvements to cycling links and facilities, and improving mobility and safety of pedestrian will all contribute positively to the promotion of more sustainable modes of transport. This would have a likely high significant impact on Sustainability Objective 19 – Sustainable Transport. The permanency of the impact would be dependant on efficiency of the public transport system and public willingness to change. There would be a cumulative positive environmental impact with reduction in CO2 emissions, energy and natural resources and improvement to air quality.

### Additional negative impacts

There are no negative impacts.

### Uncertain Impacts

There are no uncertain impacts.

## **Opportunity Areas**

Each of the Opportunity Area proposals were assessed against the framework set out in the Wood Green SPD scoping report. The assessment tables are included as Annex A to this report. The key opportunity area findings are:

### Significant negative impacts

There are no significant negative impacts.

### Significant positive impacts

- There are several potential development sites identified within the opportunity areas. Development of these sites will provide significant opportunity for an increase in housing of different mix and tenure within the town centre. Option 3 for Shopping City includes a comprehensive redevelopment of the Shopping City and the Library which would include residential above. This option would have a potential positive impact on meeting housing and affordable housing targets for the town centre. However, option 1 and 2 do not provide any new housing and therefore do not provide any positive impact on achieving this sustainability objective. It is also noted that a more comprehensive development of the BHS site (options 2 and 3) would have an impact of higher significance than simply refurbishing the exterior of the building (option 1).
- Improvements to shop frontages and redevelopment of key sites in the opportunity areas will help regenerate the area and encourage footfall and presence in the town centre. Introducing high quality retail and active ground floor uses with residential above and public realm improvements will also contribute to the vibrancy and vitality of the town centre. These priorities will have a highly significant positive impact.
- Improving lighting and police presence in the Shopping City area, along with public realm improvements, encouragement of use of open spaces and provision of active frontages (i.e., pavement

cafes) in all of the opportunity areas, would have a likely significant impact on reducing crime and fear of crime in the town centre (SO1). For Shopping City, Option 3 would have a more significant impact than options 1 and 2 in that it proposes more choice of safe routes into the town centre and new residential on the upper floors to create activity and natural surveillance at night. For the BHS site, option 2 and 3 would have a more significant impact than option 1 in that they propose more active frontages and new residential on the upper floors to create activity and natural surveillance at night. Introducing a café and children's play area to Ducketts Common would help to reduce anti social behaviour in this important public open space.

- Redevelopment of the library would provide opportunity to develop a modern landmark community building that could provide significant opportunities for community well-being. This is likely to result in a positive and highly significant impact on achieving community cohesion and sense of belonging.
- Proposed improvements to pedestrian environment, including safer routes through better lighting, active frontages and wider footpaths and improved environmental quality would help to encourage walking within the town centre. The proposals to improve bus stops and loading bay arrangements on the High Road will also help to improve pedestrian accessibility and bus efficiency. This will have a likely cumulative effect on encouraging both walking and use of public transport.

#### Additional negative impacts

- Within the Town Centre North Area, the suggestion to convert an existing office block to residential and the civic centre to residential/mixed use would result in the loss of employment floorspace. This could result in a negative impact on economic growth and job provision in the area. However, it is important to note that these sites are currently underutilised in terms of job provision. The existing office block is a telecoms exchange building which would provide a limited number of jobs on site. The conversion of the civic centre would not involve the loss of any jobs – the Council offices would be relocated elsewhere in the borough. The commercial property market analysis undertaken by Donaldsons in the original masterplan for Wood Green suggest that there is limited demand for office space in Wood Green. In addition, the Haringey Heartlands site represents a key location in the borough to develop the growing creative industries base and provide new flexible office space.

#### Uncertain Impacts

- The civic centre site within Town Centre North area sits adjacent to St Michael's Church and a row of historical buildings on Green Road. New development on this site could potentially have a negative impact on the character and setting of the historical buildings. The significant negative impact is unlikely if new development is carefully controlled to ensure that it fits and contributes to the surrounding area. The new development could actually bring a positive impact in improving the surrounding public realm through both the design of the development and developer contributions.
- There is no mention of adopting sustainable drainage principles in new pavement and road design and new development in all opportunity areas. The Transport and Movement section does cover this issue and encourages sustainable drainage, however, care should be taken to ensure that materials and design of hard and soft landscaping in all new development considers the impact on surface water runoff.
- Some of the options propose complete redevelopment of key sites, which would lead to a higher use of natural resources compared to converting an existing building. In contrast, new development does present greater opportunity for incorporation of sustainable design principles and management of natural resources. Dependant on how development is managed, the use of recycled materials and the level of sustainable design and construction, there could provide a positive or negative impact on achieving the sustainability objective for sustainable management of natural resources.

## 5.0 Conclusion

This report sets out the Sustainability Appraisal of Wood Green Draft SPD. The Sustainability Appraisal of SPDs is a requirement of the 2004 Planning and Compulsory Purchase Act.

The Sustainability Appraisal of the Wood Green Draft SPD is intended to meet both the requirement for a Sustainability Appraisal and the requirements of the SEA Directive. In doing so the Appraisal has been guided by the good practice guidelines produced by ODPM and the Environment Agency.

Based on the information gathered and consultation undertaken in the first phase of the Sustainability Appraisal, sustainability objectives were developed for the SPD to be appraised against. The sustainability objectives have been used to appraise the following components of the SPD:

- Overall Vision and Key Objectives
- Strategic Guidance
- Movement and Accessibility proposals
- Opportunity Areas development principles

There are no potential conflicts between the vision objectives and sustainability objectives identified.

There were no significant negative impacts that arose from the Sustainability Appraisal of the SPD guidance and proposals, however there are a number of possible negative impacts that should be considered, including:

- 'Leisure, Community and Health requirements' encourages evening economy uses, which may have a negative impact on crime levels and anti-social behaviour at night (SO1). It will be important for such uses to be of high quality and controlled appropriately.
- Within the Town Centre North Area, the loss of existing offices (the Civic Centre and Green Ridings House) may result in the loss of employment floorspace. This could result in a negative impact on economic growth and job provision in the area. However, it is important to note that these sites are currently underutilised in terms of job provision. The existing office block is a telecoms exchange building which would provide a limited number of jobs on site. The conversion of the civic centre would not involve the loss of any jobs – the Council offices would be relocated elsewhere in the town centre and wider borough. The commercial property market analysis undertaken by Donaldsons in the original masterplan for Wood Green suggests that there is limited demand for office space in Wood Green. In addition, the Haringey Heartlands site represents a key location in the borough to develop the growing creative industries base and provide new flexible office space.

Along with the potential negative impacts, there are a number of significant positive impacts arising for the Sustainability Appraisal of the SPD guidance and proposals, including:

- The 'Safety and Security' guidance along with various proposals within the opportunity areas including improvements to linkages, public realm, lighting and creation of active frontages will contribute significantly to the encouragement of safety by design and reducing the levels of crime and fear of crime in the Town Centre (SO1).
- The 'Leisure, Community and Health Requirements' guidance identifies opportunities for a new polyclinic which is intended to provide a wider range of health services locally (SO3).
- The 'Sustainable Development' guidance would have a significant positive impact on a majority of the sustainability objectives including those related to housing, economy, transport and the environment.

- The encouragement of high quality retail offer in 'Retail' guidance and wide range of community services, evening economy uses and outdoor dining ('Leisure, Community and Health Requirements' guidance) would assist in achieving the Sustainability Objective of improving the vitality and vibrancy of the town centre (SO10)
- The improvement of open spaces and planting of trees ('Open Space') will help to protect and improve biodiversity in the town centre (SO11).
- High Quality Design, Conservation all seek to protect and enhance special buildings and areas in the town centre, as well as ensure development fits within the townscape (SO12).
- 'Transport and Movement' and 'Building Height and Scale' seek to improve access to services and facilities via sustainable transport and also to achieve higher densities within the town centre to reduce the need for the car (SO19). Phased reduction in car parking ('Car Parking' guidance), creating a bus only high road during the day ('Buses'), improvements to cycling links and facilities ('Cycling'), and improving mobility and safety of pedestrian ('Road Layout', 'Mobility', 'Safety' and 'Linkages') will all contribute positively to the promotion of more sustainable modes of transport. This would have a likely high significant impact on Sustainability Objective 19 – Sustainable Transport. The permanency of the impact would be dependant on efficiency of the public transport system and public willingness to change. There would be a cumulative positive environmental impact with reduction in CO2 emissions, energy and natural resources and improvement to air quality.
- There are several potential development sites identified within the opportunity areas. Development of these sites will provide significant opportunity for an increase in housing of different mix and tenure within the town centre. Option 3 for Shopping City includes a comprehensive redevelopment of the Shopping City and the Library which would include residential above. This option would have a significant positive impact on meeting housing targets and decent homes and mobility homes standards for the town centre. However, option 1 and 2 do not provide any new housing and therefore do not provide any positive impact on achieving this sustainability objective. It is also noted that a more comprehensive development of the BHS site (options 2 and 3) would have an impact of higher significance than simply refurbishing the exterior of the building (option 1).