

Town Centre North						
SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)	Overall Score	Temporal Scale		Cumulative	Commentary (including significance, likelihood and permanency)
SOCIAL						
To reduce crime, disorder and fear of crime.						
To encourage safety by design.	- Recorded crime rates (burglary, theft, criminal damage and violence) - Recorded instances of Anti-social behaviour - Drug related crime - Provision and uptake of drug and alcohol treatment programmes - Number and Distribution of wards with SOAs in bottom 25% for crime deprivation;	+	-	✓	-	Introducing more residential into the town centre will add activity and natural surveillance at night. This will have a likely significant impact on crime and particularly fear of crime.
To reduce levels of crime.						
To reduce levels of anti-social behaviour.						
To reduce alcohol and drug misuse.						
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	- Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5; and - Percentage of resident population aged 16-74 with no qualifications.	0	-	-	-	N/A
To improve the provision of, and access to, education and training facilities.						
To improve physical and mental health for all and reduce health inequalities.						
To improve access to health and social care services.	- Percentage residential population in good health compared with national/regional averages; - Rates of under-18s conceptions; - Population with a long-term limiting illness; and - Index of Multiple Deprivation for health deprivation and disability.	0	-	-	-	N/A
To prolong life expectancy.						
To improve access to public open space and leisure facilities.						
To promote healthy lifestyles.						
To provide greater choice quality and diversity of housing across all tenures to meet the needs of residents.						
To reduce homelessness.	- Ranking of ward within the Index of Multiple Deprivation; - Number and Distribution of wards with SOAs in bottom 25% and 10% most deprived; and - Number and Distribution of wards with SOAs in bottom 25% most deprived for living environment. - Local Housing Market, tenure and average house prices; - Overcrowding; - Proportion of vacant housing; - Housing Demand; and - Key Regeneration Areas.	++	-	✓	-	There are two potential major residential/mixed use development sites identified within Town Centre North. Development of these sites will provide significant opportunity for an increase in housing of different mix and tenure within the town centre.
To increase the availability of affordable housing.						
To improve the condition of Local Authority housing stock.						
To improve the diversity of the housing stock.						
To protect and enhance community spirit and cohesion.						
To promote a sense of cultural identity, belonging and well-being.	- Population transience and ethnicity	0	-	-	-	N/A
To develop opportunities for						

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			Short Term	Long Term		
community involvement.						
To support strong relationships between people from different backgrounds and communities to promote the 'global community' and ethnic diversity of Wood Green.						
ECONOMIC						
To encourage sustainable economic growth and business development						
To retain existing local employment and create local employment opportunities.	- Employment and unemployment rates;	-	-	✓	-	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.
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 unemployment in Wood Green.						
To develop the skills and training needed to establish and maintain a healthy labour pool.						
To improve lifelong learning opportunities and work related training	- Employment and unemployment rates; - Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5; and - Percentage of resident population aged 16-74 with no qualifications.	0	-	-	-	N/A
To encourage economic inclusion.						
To reduce high levels of unemployment in Wood Green.	- Employment and unemployment rates;	-	-	✓	-	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.
To improve physical accessibility to local and Londonwide jobs.						
To encourage home working schemes.						
To improve the vitality and vibrancy of Wood Green town centre.						

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- 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.	- Vacant floorspace.	0	-	-	-	N/A
ENVIRONMENT						
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.	- Distribution of designated sites; - Ecologically valuable sites; - Local Nature Reserves; - Green Chain/Corridors; and - Key Biodiversity Action Plan (BAP) species present.	0	-	-	-	N/A
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.	- Listed Buildings; - Conservation areas and Restricted Conservation Areas; and - Historic Parks.	?	-	✓	-	The civic centre site 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. A positive impact of the new development is that it would provide potential to improve the surrounding public realm.

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To protect and enhance the quality of water features and resources.						
To preserve ground and surface water quality.	- Local water courses and water quality;	0	-	-	-	N/A
To conserve water resources.						
To enhance river corridors						
To reduce land contamination.						
To encourage the development and remediation of brownfield land where appropriate.	- Historical Land use;	+	-	✓	-	Two key sites identified in the town centre north area are brownfield sites and would therefore likely have a positive significant impact on achieving this objective.
To encourage economic inclusion.						
To reduce high levels of unemployment in Wood Green.	- Employment and unemployment rates;	-	-	✓	-	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.
To improve physical accessibility to local and Londonwide jobs.						
To encourage home working schemes.						
To limit and adapt to climate change.						
To reduce CO2 emissions.	- Distribution of areas at risk of fluvial flooding; - CO ₂ emissions.	0	-	-	-	N/A
To reduce and manage flood risk.						
To encourage 'green design' solutions.						
To encourage the inclusion of SUDS in new development						
To protect and improve air quality.						
To promote travel plans.						
To adhere to Air Quality Management Targets, and where possible to enhance environments currently experiencing higher levels of pollution, e.g. High Road.	- Distribution/number of Air Quality Management Areas (AQMAs); - Predicted Annual Mean Nitrogen Dioxide Levels; and - Predicted Daily Mean PM ₁₀ Objectives; - Industries with emissions to air, listed under the Environment Agency Pollution Inventory.	0	-	-	-	N/A
To increase energy efficiency and require the use of renewable energy sources.						
To increase energy efficiency for proposed and existing developments, where practicable.	- Energy Efficiency; - Renewable energy projects under-way in the Borough	0	-	-	-	N/A
To increase the use of renewable energy.						

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To reduce the use of energy.						
To ensure the sustainable management of natural resources.						
To reduce the consumption of raw materials (particularly those from finite or unsustainable sources).	No indicators specific to Wood Green.	0	-	-	-	N/A
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.						
To promote the use of more sustainable modes of transport.						
To increase accessibility both in terms of getting into and around the town centre.	- Car ownership; - Journey to work by mode;	+	-	✓	-	There are proposals in the town centre north area to improve pavement, crossings, mobility standards and pedestrian safety. These factors would all likely have a significant positive impact on encouraging people to walk.
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.						

The Broadway						
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To reduce levels of anti-social behaviour.						
To reduce alcohol and drug misuse.						
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	- Percentage of people aged 16-74 achieving National Vocational Qualification (NVC) level 4/5; and - Percentage of resident population aged 16-74 with no qualifications.	0	-	-	-	N/A
To improve the provision of, and access to, education and training facilities.						
To improve physical and mental health for all and reduce health inequalities.						
To improve access to health and social care services.	- Percentage residential population in good health compared with national/regional averages; - Rates of under-18s conceptions; - Population with a long-term limiting illness; and - Index of Multiple Deprivation for health deprivation and disability.	0	-	-	-	N/A
To prolong life expectancy.						
To improve access to public open space and leisure facilities.						
To promote healthy lifestyles.						
To provide greater choice quality and diversity of housing across all tenures to meet the needs of residents.						
To reduce homelessness.	- Ranking of ward within the Index of Multiple Deprivation; - Number and Distribution of wards with SOAs in bottom 25% and 10% most deprived; and - Number and Distribution of wards with SOAs in bottom 25% most deprived for living environment. - Local Housing Market, tenure and average house prices; - Overcrowding; - Proportion of vacant housing; - Housing Demand; and - Key Regeneration Areas.	0	-	-	-	N/A
To increase the availability of affordable housing.						
To improve the condition of Local Authority housing stock.						
To improve the diversity of the housing stock.						
To protect and enhance community spirit and cohesion.						
To promote a sense of cultural identity, belonging and well-being.	- Population transience and ethnicity	0	-	-	-	N/A
To develop opportunities for community involvement.						