

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
General Comments				
1	Why is there a specific section on transport and movement, but not on other strategic guidance points - particularly retail? These could be more clearly addressed in the opportunity zones section	1	GLA	Transport and movement is of vital importance to the future of the town centre, and is a wide issue which is relevant to the town centre in its entirety. Reference is made to the other strategic guidance themes, including retail, in the appropriate sections of the opportunity zones section. Additionally, greater reference will be made to relevant retail related planning policy in section 3 of the SPD
2	All heritage assets should be highlighted on summary diagrams for each opportunity zone	1	English Heritage	Conservation areas are already identified on Figure 1.1 and some references are already made to heritage assets in the opportunity zone plans.
3	Encouraging sustainable transport methods is supported	1	Natural England	Further key heritage assets will be identified on the plans for each opportunity zone where appropriate
4	The new PPS12 places specific emphasis on the need to take account of infrastructure in preparing LDDs. New development may need to be phased to allow the prior completion of the necessary infrastructure.	1	Thames Water	Noted
5	The SPD should include proposals to install new public toilets in the town centre	2	Parkside Malvern Residents Association & Haringey Federation of Residents Associations	This proposal will be incorporated into the SPD, including a recommendation for the redevelopment of Shopping Quay and in any amenity building at Ducketts Common
6	The SPD should change the by-law which prevents the provision of on pavement cafe seating where space allows	1	Parkside Malvern Residents Association	The SPD does promote the provision of street cafes and outdoor seating areas (p.26, p.67, p.68, p.70 etc). The SPD will be amended to include a recommendation that this bylaw should be reviewed and amended to allow certain on-street seating areas.
7	The aspirations of the SPD are supported, but there are no tangible proposals to make the town centre a more attractive destination	1	The Theatres Trust	Disagreed. The SPD contains a number of proposals to improve the offer of the town centre, and the town centre environment
8	The SPD should give a greater emphasis to possible health gains	1	Haringey TPCT	Health gains arising from specific proposals, such as improved health facilities and the promotion of sustainable methods of transportation, were considered following the initial consultation phase of work, and have influenced the production of the draft SPD.
9	Measures to improve the pedestrian usage, enjoyment and safety in the town centre are supported	1	Haringey Federation of Residents Associations	Noted
10	Measures to improve the public realm, and make the street less cluttered and more user-friendly are supported	1	Haringey Federation of Residents Associations	Noted
11	Measures to reduce advertising displays are supported	1	Haringey Federation of Residents Associations	Noted
12	Measures to improve backs and sides of High Road buildings are supported	1	Haringey Federation of Residents Associations	Noted
13	Object to the extension of the town centre northwards	2	Haringey Federation of Residents Associations & Avenue Gardens Residents Association	The plan on p.3 of the SPD will be altered to show the town centre boundary, as it appears on the UDP proposal map. The areas to the north (Civic Centre, bus depot etc) and south (Ducketts Common) of the town centre boundary will be shown within the SPD boundary. The accompanying text will then indicate that the SPD boundary extends further than the UDP boundary to include sites of strategic importance to the town centre, including the Civic Centre and Ducketts Common. However, the SPD does not seek to alter the existing town centre boundary included in the UDP
14	Object to any intensification of development	1	Haringey Federation of Residents Associations	Disagree. This is a sustainable urban centre, suitable for further development
15	Policies should be added to the SPD which will guide all economic activity and development towards a sustainable low carbon economy and society	1	Haringey Federation of Residents Associations	Agreed. The SPD includes sustainability as one of its three main themes within this vision. Additionally, a sustainability appraisal of the SPD has been undertaken (see p.4)
16	The draft does not consider the sustainability of much of what it is proposing	1	Avenue Gardens Residents Association	Disagree. A sustainability appraisal of the draft SPD has been undertaken, which forms one of the supporting documents (see p.4)

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17	The SPD should include policies to address the environments either side of the High Road and at the rear of Shopping City, which are run down and have little or no economic activity	1	Avenue Gardens Residents Association	The SPD includes several proposals which directly and indirectly improve these areas. For instance, improved lighting and natural surveillance of thorough routes and alleyways in the town centre (p.25), the implementation of a new cycle route which utilises Bury Road (p.13) and the redevelopment of Bury Road car park (p.62).
18	The SPD should refer to the underuse of upper stories in buildings on the High Road	1	Avenue Gardens Residents Association	Agreed. This will be incorporated in the revised SPD
19	The SPD should include stronger protection of the remaining Edwardian character of the High Road and its frontages	1	Avenue Gardens Residents Association	The 'Conservation' sub section on p.23 aims to protect buildings of architectural merit and promote them as assets for the town centre
20	The document appears to contain specific proposals (appropriate to a masterplan) which are not appropriate in a document which should establish policy framework	1	Avenue Gardens Residents Association	An SPD does not establish policy framework, but rather an SPD contains further detailed guidance on policies contained in the development plan
21	There is no analysis of town centre uses	1	Avenue Gardens Residents Association	A land use analysis was undertaken as part of the Wood Green Spatial Plan. This document has formed part of the evidence base for the SPD
22	There is no discussion of the capacity of the stations, roads or pavements	1	Avenue Gardens Residents Association	A detailed transport assessment was undertaken as part of the Wood Green Spatial Plan. This document has formed part of the evidence base for the SPD. The SPD also contains proposals to address the existing poor design of the pavements along the High Road
23	The aim of the plan is political with little regard to the needs and wishes of local people	1	David Bentley	Disagree. This SPD has been developed following substantial consultation with local people and many of the elements it contains directly relate to what people have recommended
24	The future involvement of the Crime Prevention Department will ensure that future projects under the SPD will include measures to design out crime	1	Andrew Shupe & Eric Childs, Crime Prevention Design Advisors	Agreed. Reference to the need to work with the Crime Prevention department will be added to the SPD
25	The shopping area of Wood Green should be demolished and started again	3	Margaret Fowler & [2] Questionnaire comments]	The SPD includes several longer-term proposals to significantly improve the appearance of the town centre, including the possible redevelopment of Shopping City
26	The SPD study area should cover the entire area of the metropolitan town centre	1	Sue Brown, Vice-chair, NPAJARA	The plan on p.3 of the SPD will be altered to show the town centre boundary, as it appears on the UDP proposal map. The areas to the north (Chalk Centre, bus depot etc.) and south (Duckets Common) of the town centre boundary will be shown within the SPD boundary. The accompanying text will then indicate that the SPD boundary extends further than the UDP boundary to include sites of strategic importance to the town centre, including the Civic Centre and Duckets Common. However, the SPD does not seek to alter the existing town centre boundary included in the UDP
27	The SPD should include a proposal for a statue / public art to be installed at either end of the High Road to mark the gateways to the town centre	1	Michael Thompson, The Mall Shopping City	Noted. However, this proposal was not frequently identified during the preparation of the SPD
28	Has consideration been given to the £15,000 draft document (2005) commissioned by the London Borough of Haringey and delivered by Urban Catalyst in 2005?	1	Sonja Scantlebury	The report referred to was considered in the 2006 Wood Green Masterplan which formed the evidence base for the Wood Green SPD
29	I am concerned that the council may have breached several equality issues clearly stated within the Haringey Race Equality Scheme (2002-2005), such as the Corporate Property Strategy to adopt a pro-active approach to land and property development aimed at realising maximum value and meeting the social and economic regeneration needs of Haringey. Please confirm that consultation regarding equalities was honoured?	1	Sonja Scantlebury	As part of the initial consultation to inform the production of the draft SPD, 17 meetings were held with stakeholders representing various groups and organisations within the local community. See pages 22-26 of the evidence base and consultation report
30	It appears that the above draft could be in breach of at least two of the Human Rights Law the right to work and living within a society without victimization	1	Sonja Scantlebury	Disagree. The SPD aims to make Wood Green a safe and welcoming place for everyone

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31	The draft does not appear to support the councils Your Business Guide in several ways. The London Borough clearly state that "as well as supporting business which Haringey Council state working with local business to regenerate the borough as well as support businesses in regeneration areas which Lymington is clearly situated in a 'regeneration area'. The existing businesses require clarity	1	Sonia Sandebury	One of the main aims of the SPD is secure long term economic sustainability for businesses in Wood Green Town Centre. The initial and statutory consultation encouraged all stakeholders to participate and provide feedback. This included businesses located on Lymington Avenue who took part in walking audits and consultation workshops
32	Wood Green is not an affluent area so why not attract a Primark, Lidl, Aldi or Aldi	1	[Questionnaire comment]	Noted. However, the Council aspires to attract a greater range of retailers who will better service the diverse local population and the future new residents of Haringey Hamlands.
33	Shops in Wood Green are too small	1	[Questionnaire comment]	Agreed. The SPD promotes opportunities to create larger units through the sensitive merging of existing units to support a range of different occupiers
34	Not enough quality shops in Wood Green	4	Deborah M. Hylton-Kelly & [3 Questionnaire comments]	Agreed. The SPD aims to develop the range and quality of the retail offer within the town centre.
35	More restaurants required in Wood Green	1	[Questionnaire comment]	Agreed. The SPD includes the proposal to promote a greater number of restaurants and cafes in the town centre (p.26)
36	Too many betting shops in Wood Green	1	[Questionnaire comment]	Noted
37	Improved policing required	2	Deborah M. Hylton-Kelly & [Questionnaire comment]	Agreed. This SPD includes the proposal to increase police and community support officer presence (p. 25)
38	More trees required in Wood Green	1	[Questionnaire comment]	Agreed. This SPD includes the proposal to preserve existing trees, and ensure that the overall number of trees is increased in the town centre (p.25)
39	The number of fast food shops should be reduced to reduce litter and groups of teenagers hanging around	1	[Questionnaire comment]	Noted
40	Cafes with outdoor seating should be encouraged	1	[Questionnaire comment]	Agreed. See pages 26-67, 68, 70 and 72
41	There should be greater police intervention / enforcement against illegal street sellers	1	[Questionnaire comment]	This is related to enforcement rather than planning
42	Increase recycling bins	1	[Questionnaire comment]	Noted. The SPD will be updated to include a statement which promotes the provision of on-street recycling facilities
43	Increase property rent to discourage shops selling cheap disposable produce	1	[Questionnaire comment]	This issue is outside the scope of this SPD
44	Occasional festivals should be held to keep the public interest in the area	1	[Questionnaire comment]	Noted. The Council may wish to consider this proposal further
45	When is this going to be implemented? Good aspects need to happen now rather than in five years plus	2	[2 Questionnaire comments]	Agreed. The SPD includes a range of proposals which can be implemented over different timescales. Some proposals, such as the refurbishment of shop fronts and increased police / community support officer presence may be achieved in a relatively short time-scale, whereas others, such as the potential redevelopment of Shopping City, would obviously potentially occur over a much longer time-scale. Please refer to the delivery and implementation section of the SPD (p.77)
46	Don't put high rise residential blocks or landmark buildings in Wood Green	1	[Questionnaire comment]	The SPD does not promote the building of tower blocks within the town centre. Page 22 promotes buildings of a suitable scale. However, buildings of moderate height may be permitted in suitable locations in line with statutory planning guidance
47	Improvements are required to Wood Green and Turnpike Lane transport interchanges in order to encourage people using these areas to stay longer through the provision of better leisure services and retail / service facilities.	1	[Questionnaire comment]	The SPD includes a number of suggestions for improving these locations. See p.48-49 and 70-71 of the SPD. Additionally, improvements to leisure, retail and service facilities are included as part of the strategic guidance section of the report
48	Need to promote civic pride	1	[Questionnaire comment]	Noted
49	Don't persecute motorists. Widen roads and allow free parking	1	[Questionnaire comment]	Disagreed. The guidance contained within the SPD aims to reduce car usage and promote sustainable modes of transportation in accordance with national and regional planning guidance

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50	Hollywood Green should be closed down and replaced with a theatre, arts centre, children's museum or something with a bit of culture that will encourage families and discourage gangs	1	[Questionnaire comment]	The SPD encourages the development of appropriate leisure and night-time economy uses in the town centre. It is not considered that this recommendation would be viable, and it would remove a much used local leisure facility
51	More free vehicle parking should be allowed to support local business	2	[2 Questionnaire comments]	Disagree. This would be contrary to the London Plan and other planning policy
52	Start by fixing area in the vicinity of Turpin Lane as this has high footfall, high visibility and maximum impact	1	[Questionnaire comment]	Noted. The SPD includes public realm improvements for the area around the tube station
53	The Wood Green SPD is greatly welcomed not only because it will improve the town centre for residents and shoppers, but also because it will impact on the wider economy and help to address some of the high economic deprivation in adjoining areas	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	Noted

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I. Vision				
100	Greater emphasis on environmental sustainability required	1	Mr. Jasper Woodcock	Noted. To be incorporated
101	The inclusion of public realm is supported	1	Natural England	Noted
102	The inclusion of congestion is supported	1	Natural England	Noted
103	The following sustainability themes should be included to help address the impacts of climate change: ensuring new infrastructure is in place in tandem with new development; improving water quality and reducing the potential for sewer flooding; and managing water demand	1	Thames Water	Reference to policy 4A.18 of the London Plan be added
104	The vision is supported	3	National Grid Property, Andrew Snape & Eric Childs - Crime Prevention Design Advisors & Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	Noted

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2. Introduction				
150	The aim to improve linkages between Wood Green town centre and Haringey Heartlands is supported	1	National Grid Property	Noted
151	The first paragraph within the 'Haringey Heartlands' section (p.5) states that 'The London Plan identifies Haringey Heartlands as an Area for Intensification'. This should be amended to state 'The London Plan (Consolidated with Alterations since 2004) identifies Haringey Heartlands / Wood Green as an Area for Intensification. The designation covers a 50ha area with an indicative employment capacity of 1,500 jobs from 2001-2026 and a minimum of 1,700 new homes in the same period'.	1	National Grid Property	Noted. To be incorporated
152	The following paragraph (p.5) describes the Haringey Heartlands area and states that the development will house "approximately 1,200 new residents primarily in one and two bed flats". The proposals for Clarendon Square at Haringey Heartlands will provide between 1,100 to 1,200 new residential units rather than residents, and NCP request that the description is adjusted to reflect this.	1	National Grid Property	The SPD will not refer to 1 or 2 bed residential units, but rather a mixture of dwelling units
153	The final sentence of the paragraph states "The Masterplan proposals for Haringey Heartlands are due to be submitted as an outline planning application to the London Borough of Haringey in Spring of 2008". NCP request that this is amended to state: "The Masterplan proposals for Clarendon Square at Haringey Heartlands are due to be submitted as an outline planning application to the London Borough of Haringey in Summer 2008".	1	National Grid Property	The Haringey Heartlands outline planning application is yet to be submitted, and this sentence should be removed altogether from the SPD

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3. Planning policy context				
200	Opportunities for decentralised energy should be investigated	1	GLA	Agreed. Reference to London Plan policies 4A.1 to 4A.7 to be added and opportunities for decentralised heat and energy to be promoted (see GLA response ref no. 1)
201	The requirement for the use of renewable energy as part of town centre regeneration should be made clear	1	GLA	Agreed. To be added
202	Reference required to flooding, sustainable drainage and climate change adaptation	1	GLA	Agreed, although p.13 includes reference to UDP policy ENV2. Reference to London Plan policies 4A.9-4A.14 will be added
203	References to the London Plan should read London Plan - consolidated with alterations since 2004 (February 2008) in the first instance	1	GLA	Agreed. To be incorporated
204	Key policies in relation to town centres are omitted	1	GLA	Agreed. Reference to policies 2A.8, 3D.1 and 3D.2 to be incorporated
205	More reference required to employment in Wood Green	1	GLA	Agreed, further reference will be made to relevant employment strategies in section 3 and the appendix, including Town Centres and the London Economy (NLSA and WLA), the worklessness position statement that was approved by CEHB and Cabinet last year, up-to-date information about the Harringey Guarantee, and Harringey's Local Area Agreement. Reference to policy 3B.11 to be added. The SPD cannot be specific about the proportion of employment to be provided within the town centre (as this is dependent upon the scale of change and development over the coming years), however, it will be made clear that the SPD seeks to create local employment opportunities, in association with development in Harringey Heartlands wherever possible
206	Reference to London Plan policy on leisure, retail, employment and open space required	1	GLA	Agreed. Reference to London Plan policies 3D.3, 3D.4, 3D.8, 3D.11, 4B.1 and 3D.13 will be added
207	Reference to the London Plan AMR for Harringey in relation to affordable housing required	1	GLA	Agreed - to be incorporated
208	Reference to PPG13 needs to be expanded to include guidance on developments affecting listed buildings	1	English Heritage	Agreed - to be incorporated
209	Reference to PPG16 Archaeology and Planning is required	1	English Heritage	Agreed - to be incorporated
210	Headline messages from the conservation area appraisals and management plans from Trinity Road Conservation area and Noel Park conservation area should be added to the local context section	1	English Heritage	Agreed - to be incorporated within the Wood Green Context sub-section of the report
211	Reference to PPS9 and PPG17 is required	1	Natural England	Agreed. To be incorporated
212	Policy AC1 of the UDP can be linked to PPS9 and PPG17	1	Natural England	Noted
213	Policy TCRI of the UDP can be linked to PPS9	1	Natural England	Noted
214	The provision of housing will require suitable access to greenspace, and consideration should be given to the Accessible Natural Greenspace Standards Model (ANGST). At least 2ha of accessible natural green space per 1,000 population is required	1	Natural England	Noted. However, in such a high density town centre environment there are few opportunities to increase the amount of accessible natural green space available to the local population.
215	Policy 4A.18 of the London Plan states that Boroughs should work with Thames Water to ensure infrastructure is put in place in tandem with new development. Therefore, the SPD should make reference to the provision of adequate water and sewerage infrastructure to service development to avoid unacceptable impacts on the environment	1	Thames Water	Agreed. Reference to policy 4A.18 of the London Plan be added
216	The requirements for drainage impact assessments in the area is supported, as is the encouragement of sustainable drainage techniques	1	Environment Agency	Noted

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217	A surface water flood risk assessment is required by PPS25 for any development on site greater than 1ha in area for sites in flood zone 1	1	Environment Agency	Noted. However, no areas either in or adjacent to Wood Green town centre are susceptible to fluvial flooding
218	Opportunities which address the enhancement of river corridors, such as de-culverting opportunities within the area, would be supported - including the EA's 8m buffer zone along water courses, which enables the enhancement of biodiversity and improvements to water quality within the area.	1	Environment Agency	Noted. However, de-culverting of water courses within the town centre is not considered to be a practical option in such a densely developed urban location. It is likely to be of only limited ecological benefit as de-culverting would only be possible on a small scale as a result of the development which already exists. No opportunities are thought to exist to enhance river corridors within Wood Green town centre.