

Street as a shopping destination, which could include a medium size food store;

- creates significant new public spaces and improves existing ones;
- meets identified demands for enhanced and additional community facilities;
- has a design and layout that encourages walking and cycling;
- helps bring forward and maximise opportunities for improved public transport services;
- ensures that the waste transfer site and travellers site will be appropriately relocated to achieve land for development; and
- ensures that any continuing rail-related operations on the site are not prejudiced.

Policy TCR1 seeks to ensure that development in town and local shopping centres: is appropriate in scale, character and function of the town centre; does not harm the vitality and viability of the centre or other centres; does not cause an unacceptable increase in disturbance from noise or other environmental harm; and does not have an adverse effect on transport.

Policies TCR3 and TCR4 seek to ensure that shops in the main town centres, such as Wood Green, will be protected when considering proposals for new development/redevelopment.

When assessing proposals for restaurants, cafes, drinking establishments and hot food takeaway uses that fall within A3, A4 and A5 use classes, the Council will take into account: the effectiveness of measures to mitigate litter, undue smell, odours and noise from the premises; the hours of opening, operation and delivery; and where appropriate the proportion of existing A3, A4 and A5 uses within the main town centres.

In addition, the UDP contains a number of policies which relate more generally to development in Wood Green Town centre, including:

Housing: Policy HSG4 relates to affordable housing provision. Housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing to meet an overall borough target of 50%. Policy HSG9 states that residential development in the borough should normally be provided within the density range of 200-700 habitable rooms per hectare (hrh). However, higher density proposals up to 1,100 hrh may be allowed in Wood Green Town Centre.

Development and Urban Design: Any new development in Wood Green should adhere to the following principles:

- a) no significant adverse impact on residential amenity or surrounding uses;
- b) the proposal complements the character of the local area and is of a nature and scale that is sensitive to the surrounding area;
- c) the proposal would not significantly affect the public and private transport networks;
- d) there is access to and around the site and that the mobility needs of pedestrians, cyclists and people with difficulties have been taken into account; and
- e) opportunities for soft landscaping, including appropriate tree retention and tree planting, have been taken into account.

Development proposals should address the following design elements in a positive manner: urban grain and enclosure; building lines; form, rhythm and massing; layout; height and scale; landform, soft and hard landscape, trees and biodiversity; fenestration; architectural style; historic heritage context; living frontages and public realm; any identified local views; designing out crime and the fear of crime; and walkability.

Where possible, developments in Wood Green should include a mix of uses in order to ensure sustainable development (UD3, UD6 and UD9).

Applications for tall buildings will be assessed against the following criteria: a) high design

quality; b) acceptable relationship to surroundings; c) appropriate site size and setting; d) wind turbulence and overshadowing; and e) impact on historic environment, Green Belt and MOL (UD9).

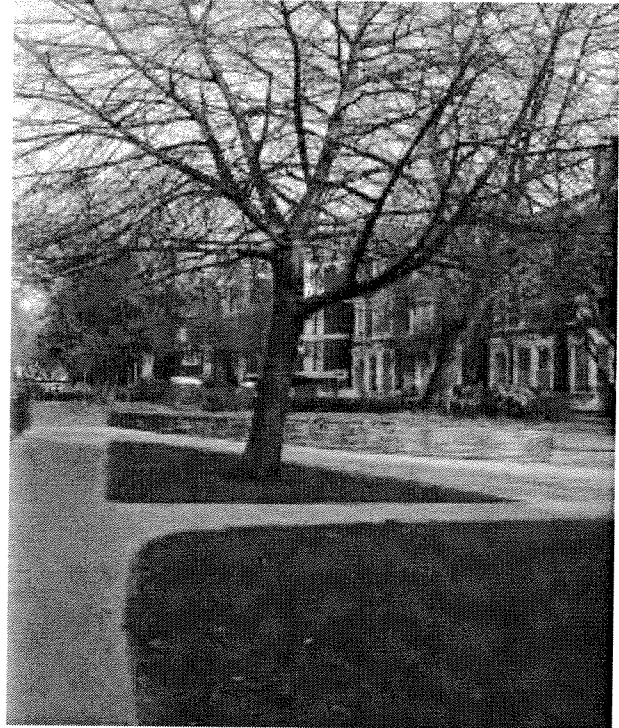
Additionally, proposals for the town centre should be in accordance with policy UD4 (Quality Design) and SPG1a (Design Guidance).

Environment: Any development in Wood Green which could increase the risk of flooding from surface water run-off must provide a drainage impact assessment. The Council also encourages all built developments to incorporate sustainable drainage systems (SuDS) techniques, where feasible (Policy ENV2).

Open Space: Development in close proximity to open space in Wood Green will only be permitted if it protects or enhances the value and visual character of the open land. Additionally, development should ensure that biodiversity is not diminished, and that every opportunity is taken to enhance it (Policy OS5 and OS11). In areas deficient in open space provision proposals for major new developments will be expected to either provide an appropriate area of open space or improve the accessibility or quality of nearby open space (Policy OS15).

The Council has recently adopted an Open Space and Recreational Standards SPD. This provides local open space and recreational standards for the borough and supports the policies in the UDP to protect and promote open space and sports provision in the borough. It also helps to inform negotiations on planning obligations relating to open space and recreation provision arising from new development.

Movement: As an area of high public transport accessibility, Wood Green should accommodate developments with high trip generating characteristics. Additionally, design should



Open Space between the High Road and Stuart Crescent

encourage cycling and walking (Policy M3), and the Council will support the protection, improvement and creation of pedestrian and cycle routes (Policy M5). Policy M9 encourages proposals for car-free development in areas of high public transport accessibility, such as Wood Green town centre.

Community and Well-being: Proposals for the development of new community or health facilities will be considered if the facility is appropriate to its location, the facility will meet a local need, the building is designed so that it can be used for more than one community purpose, where possible, and the facility is accessible (Policy CW1).

Conservation: The Council will require that proposals affecting conservation areas or statutory listed buildings: preserve or enhance the historic character and qualities of the

buildings and/or conservation areas; recognise and respect the character and appearance of listed buildings and / or conservation areas; protect the special interest of buildings of architectural or historic interest; do not adversely affect the setting of listed buildings; and retain the original use of a listed building wherever possible (Policies CSV1 and CSV2).

Additionally, proposals for the town centre should be in accordance with policy CSV3 (locally listed buildings and designated sites of industrial heritage interest), policy CSV7 (demolition in conservation areas) and SPG2 (Conservation & Archaeology).

The Trinity Gardens and Wood Green Conservation Areas are both the subject of draft character appraisals. The appraisals were considered for approval and adoption at the Council's Planning Committee meeting on 11 February 2008. These will be used in conjunction with planning policies in Haringey's UDP and other guidance to assist the ongoing management of the conservation areas, including development control decisions.

Draft Housing Supplementary Planning Document (London Borough of Haringey, 2008)

The public consultation draft of the SPD was produced in April 2008. The document will form part of the Council's LDF, and provide guidance to supplement the housing policies of the UDP. The SPD is intended for use in the determination of planning applications for housing development or for mixed use proposals involving housing. It provides detailed guidance on standards for new housing and conversions, on affordable housing provision and on housing density and design.

The SPD identifies that the need for affordable housing in Haringey is significantly above the inner London average, with a shortage in all wards. The Council aims to maximise the availability of affordable housing from all possible sources, particularly from new development. It seeks to maximise the provision

of affordable housing by requiring all development capable of providing 10 units or more residential units to provide affordable housing to meet an overall borough target of 50%. Over the next ten years, the affordable housing capacity in Haringey will be increased by two major regeneration areas in the Borough, at Tottenham Hale and Haringey Heartlands. These two areas will provide over four-fifths of the housing supply currently identified in Haringey and provide a significant opportunity to help addressing the severe need for affordable housing in the Borough.

Haringey's Regeneration Strategy (London Borough of Haringey, 2007)

Haringey's draft Regeneration Strategy 'People, Places & Prosperity – Creating Inclusive & Sustainable Communities' was published by the London Borough of Haringey for consultation in 2007.

The overall vision of the Strategy is to create economic vitality and prosperity for all through exploitation of Haringey's strategic location in a global city, major development site opportunities and by developing the Boroughs 21st century business economy.

The strategy aims to ensure that maximum regeneration impact is realised from the major development projects in the Borough, and that the projects contribute to the following core objectives:

- Objective 1: People – To increase skills, raise employment and reduce worklessness so that residents can contribute to and benefit from being part of one of the most successful cities in the world.
- Objective 2: Places - To make Haringey a place in which more people want to live and invest by using the opportunity of major sites and key locations to create positive change. This objective includes the priority of renewing Wood Green as a shopping centre for North London.
- Objective 3: Prosperity - To maintain and

develop a 21st century business economy that offers opportunities for sustainable employment and enterprise, to help make Haringey a place people want to work in and visit. This objective includes the priority of delivering a high quality town centre in Wood Green to ensure it thrives in a changing retail world.

The Strategy also aims to ensure that links are forged with the opportunities that are being created in the wider London region and that mainstream Council services are oriented to best serve Haringey's regeneration objectives. Therefore, the SPD will attempt to ensure that the location of Council services in Wood Green reflects the future aspirations for the town centre.

Other Relevant Strategies and Documentation

Details of the following other relevant strategies and documentation are included within Appendix A at the end of this report.

4 Evidence Base and Consultation

Introduction

This section sets out an overview of the key issues identified for Wood Green town centre through the review of the evidence base and analysis of the consultation process.

Evidence Base

The following documents have been reviewed as part of the evidence base for the Wood Green Town Centre SPD. Further details are included in the Consultation Report.

Wood Green Spatial Plan

The Wood Green Spatial Plan (Urban Practitioners, 2006) was completed by Urban Practitioners, Donaldson's and Alan Baxter and Associates in 2006 on behalf of the London Borough of Haringey, the Mall Corporation and Wood Green Town Centre Management.

The following clearly defined vision for Wood Green was adopted by the Spatial Plan:

"To boost North London's premier Town Centre by offering a high quality, vibrant retail, leisure and cultural experience that reflects and caters for the area's diverse population" (Wood Green Town Centre Management Business Plan (April 2005-March 2006)).

This theme sits above the following key objectives:

- Providing a high quality public realm;
- Creating a safer community;
- Enhancing Wood Green's market position as a Metropolitan shopping centre;
- Maximising the opportunities offered by the proposed Haringey Heartlands development;
- Creating new east-west links into the surrounding hinterland; and
- Enhancing pedestrian and vehicular movement through the town centre.

Wood Green Town Centre Retail Healthcheck (DTZ, 2007)

The Healthcheck was undertaken by DTZ in the Autumn of 2007. The key conclusions have been summarised in the form of a SWOT analysis (included in the Consultation Report).

Wood Green Audit (Parkside Malvern Residents' Association et al., 2006)

The Wood Green Audit (2006) reports on a street audit of Wood Green town centre, and was prepared by Parkside Malvern Residents' Association, with general endorsement and contributions from:

- Avenue Gardens Residents' Association;
- Burghley Road Area Residents' Association;
- Noel Park North Area Residents' Association;
- The Sandlings Residents' Association;
- West Green Residents' Association; and
- The Haringey Federation of Residents' Associations.

The twenty most important recommendations included in the Wood Green Audit, as identified by the local residents' associations, are included in the Consultation Report. They include:

- Westbury Avenue / Langham Road junction – to be blocked off and made pedestrian friendly;
- Back alleyways – taskforce should be set up to recommend improvements;
- Pavements – to be renovated to the highest standard throughout town centre, and new trees planted wherever possible;
- Dovecote Avenue – completely pedestrianise and make more welcoming and people friendly; and
- Eastside shop buildings to the south of BHS – to be sensitively redeveloped.

Consultation

The initial consultation phase for the SPD has included:

- A High Street Consultation exercise;
- Town Centre Walking Audit (major hands-on planning public consultation event);
- 17 stakeholder meetings;
- Workshop and meeting with the Wood Green town centre SPD Steering Group;
- Workshop and meeting with the Wood Green Action Group; and
- A dedicated project website.

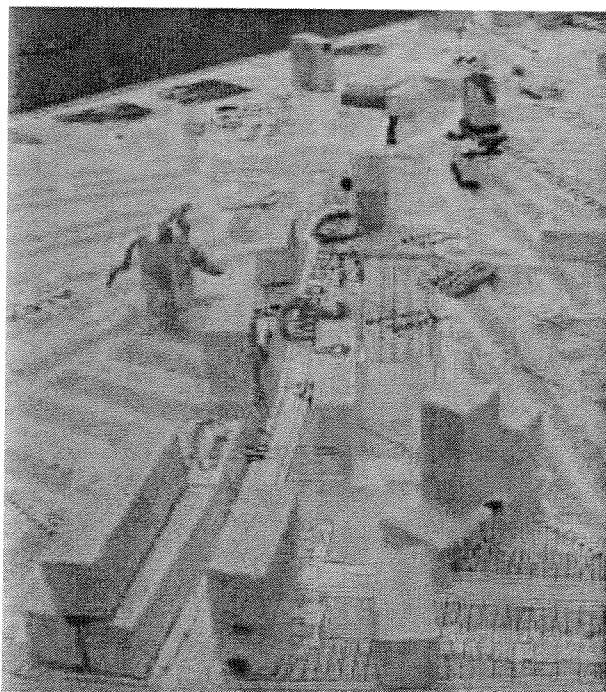
Full details are provided in the Consultation Report which accompanies the SPD.

High Street Consultation

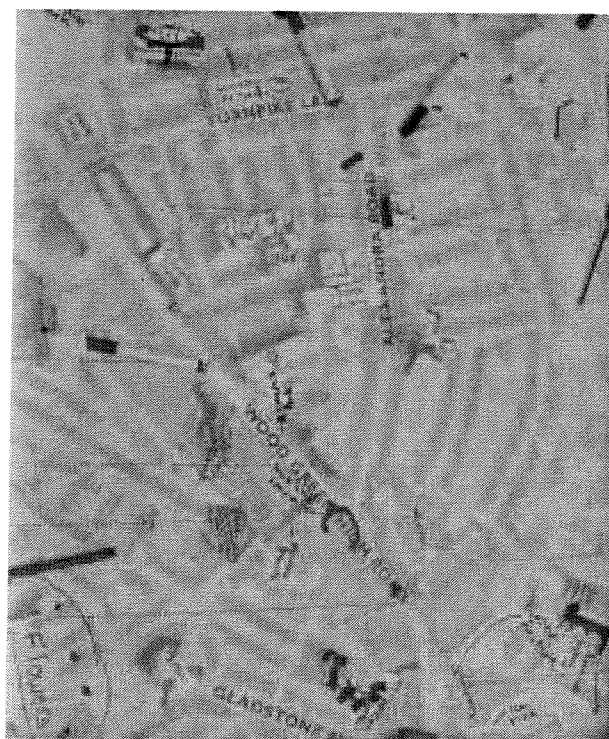
The High Street Consultation event was held on 19th July 2007.

Summary of the comments received can be made as follows:

- One of the strongest positive features of Wood Green is the range of shops;
- People commented on the quality and convenience of the transport links;
- Traffic congestion and the attendant noise and pollution is regarded as a weakness;
- The perception of crime and gangs on the streets is high;
- People also noted a lack of politeness and general civility in the town centre;
- There was a strong perception that the centre is not clean, and that litter, gum and graffiti are significant problems; and
- People expressed a desire for more community facilities, particularly those aimed at younger people.



High Street Consultation Model



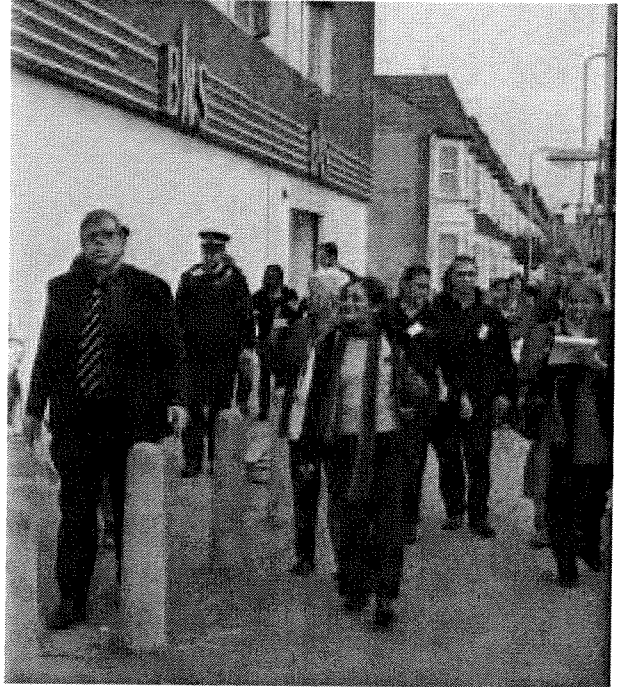
Wood Green Town Centre Walking Audit

On 13th October 2007, a major hands-on planning public consultation event was held in Wood Green Town Centre, at the Decorium.

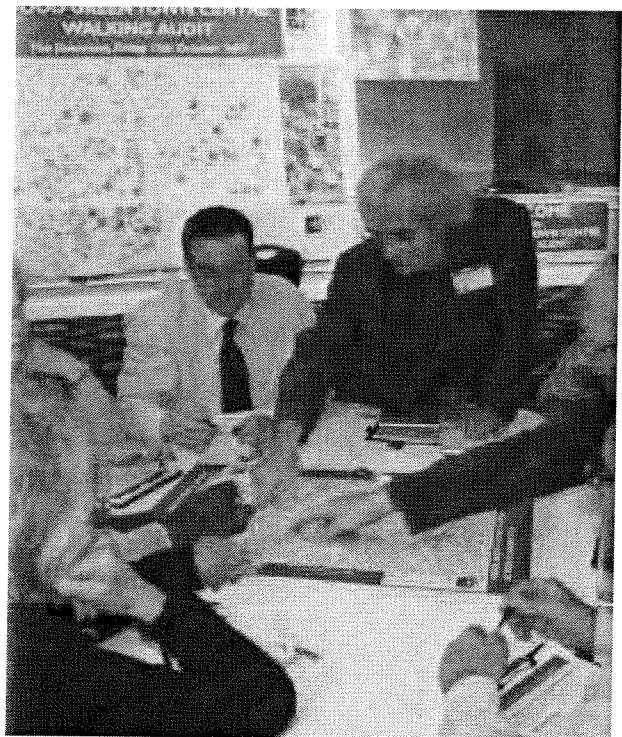
The event was structured in three parts: a walking audit of the town centre; the identification of problems and dreams arising from the walking audit; and a 'Solutions Workshop'.

Key themes emerging from the Walking Audit consultation event were:

- Improve maintenance and utilisation of the open spaces close to the town centre, especially Ducketts Common (mentioned by 4 out of the 5 groups);
- Reconfiguration of the buses in the town centre, in terms of the location of bus stops and bus stands, and the configuration of routes (4 groups);
- Redevelop the library, and improve the public space fronting the High Road (4 groups);
- Improve lighting throughout the town centre in order to improve safety, particularly at Bury Road (4 groups);
- Increase greenery along the High Road (3 groups);
- Improve public toilet facilities along the High Road, particularly at Turnpike Lane (3 groups);
- Consider pedestrianisation of the High Road (3 groups);
- Improve traffic flow along the High Road (2 groups);
- Improve the environment at bus stops (2 groups);
- Improve the retail offer, and the quality of shops (2 groups); and
- Improve the quality of paving in the town centre (2 groups).



Wood Green Walking Audit



Wood Green Walking Audit

Haringey Phoenix Group Walking Audit

Haringey Phoenix Group is a local voluntary organisation for blind and partially sighted adults in Haringey and the wider area. In November 2007, the Group undertook their own town centre walking audit. Key findings included the need to make a variety of improvements to pedestrian crossings, and to reduce obstacles on the pavement or make them more easily detectable. Further details are included in the Consultation Report

The results of this exercise have been incorporated into the conclusions of the Walking Audit, shown in Table 3.1 below.

Stakeholder Meetings

In addition to the consultation events described above, a number of meetings were held with 'key stakeholders' as part of the extended initial consultation to inform the production of the SPD. A total of 17 meetings were held with a wide range of stakeholders, including Council officers, local organisations, community groups and local businesses.

A summary of the comments and suggestions received is included in the Consultation Report.

Steering Group Meetings and Wood Green Action Group

Members of the Steering Group include representatives of various teams from the London Borough of Haringey. The first meeting of the steering group took place on the 30th August 2007, where plans for the initial consultation process and the timetable for the SPD were reviewed. Additionally, a workshop session was held in order to understand the main issues which the group felt needed to be addressed by the project.

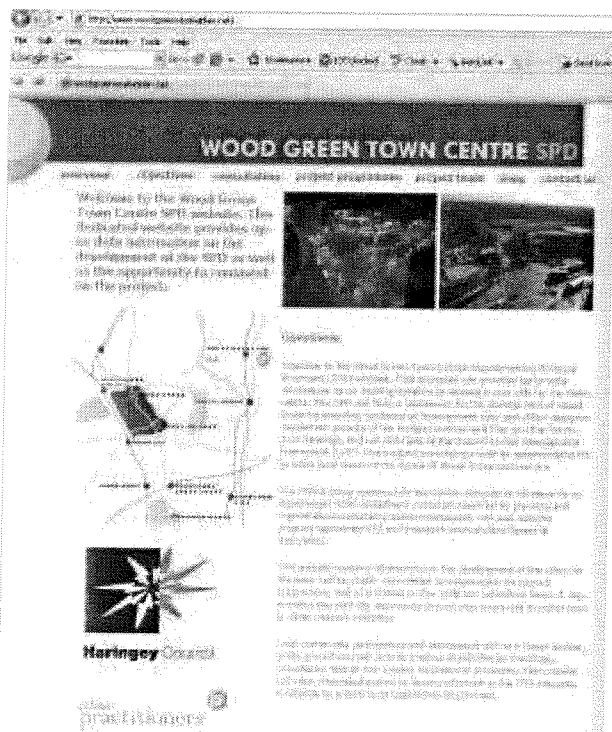
Additionally, a meeting was held with the Wood Green Action Group, on the 11th September 2007. The Action Group comprised of local stakeholders, including: Council officers; representatives from local residents' associations; the Mall Corporation; and TfL.

Project Website

A dedicated project website was launched in September 2007, namely www.woodgreenspatialplan.net. This provides interested parties with information about the SPD. It includes details of:

- SPD objectives;
- consultation arrangements and a summary of the events that have taken place;
- project programme; and
- project team.

Additionally, the website includes opportunities for people to feedback their views of the town centre and how they would like to see it improved in the future.



Woodgreenspatialplan.net - Dedicated Project Website

5 Strategic Principles for Development

Introduction

This section sets out strategic guidance for Wood Green town centre. The guidance is split into 11 themes which relate to the objectives and vision for the town centre identified above.

These themes constitute the essential aspects of the town centre which are addressed by this SPD, and enable the development of a clear strategy for future regeneration and development. As such, this guidance will be central to ensuring that an excellent standard of development is achieved in Wood Green town centre, which is sustainable, and builds upon existing strengths.

Adherence to the strategic guidance contained in this section will be crucial to the future success of Wood Green town centre.

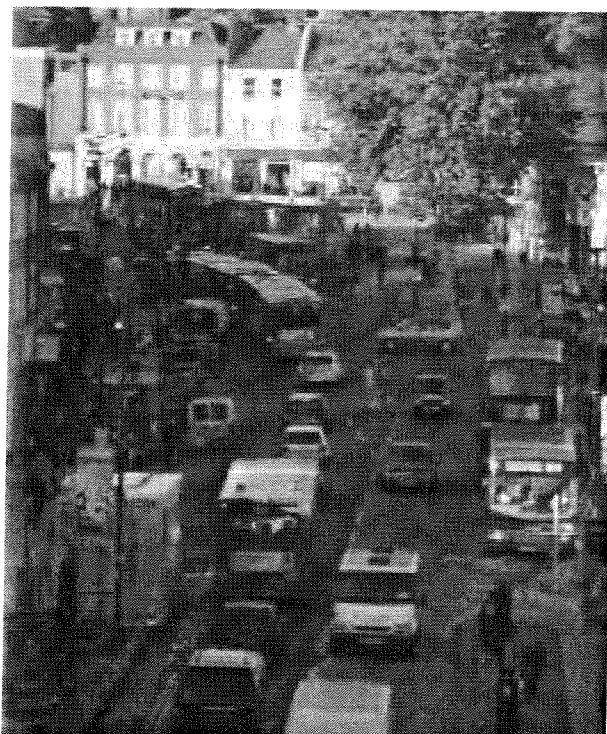
Transport and Movement

Accessibility into and within the town centre needs will be enhanced, and the use of sustainable means of transportation, such as buses, cycling and rail, will be encouraged wherever possible.

Opportunities to improve linkages and accessibility into Haringey Heartlands to the west, the surrounding residential hinterland to the east, and the cultural industries quarter will be encouraged, and reductions in town centre congestion and vehicle emissions will be sought. The provision of an additional alternative cycle route to the High Road is encouraged.

Measures to improve the safety of pedestrians, cyclists, users of public transport and private car users will be promoted wherever possible.

Detailed policies relating to transport and movement are included in the following section of the SPD.



Traffic on Wood Green High Road

Building Height and Scale

The majority of buildings in Wood Green town centre are a minimum of three storeys in height. Given its good public transport connections, the town centre is an appropriate location for development of moderate height (up to ten storeys). However, tall buildings must be appropriately sited to respect the surrounding scale of development, and to avoid overshadowing, microclimatic problems and detrimental impacts on the street environment and public realm.

Building scale should respect both the surrounding and historical layout, and should be sympathetic to the design and character of nearby buildings. Single-use and overly-long blocks will be discouraged.



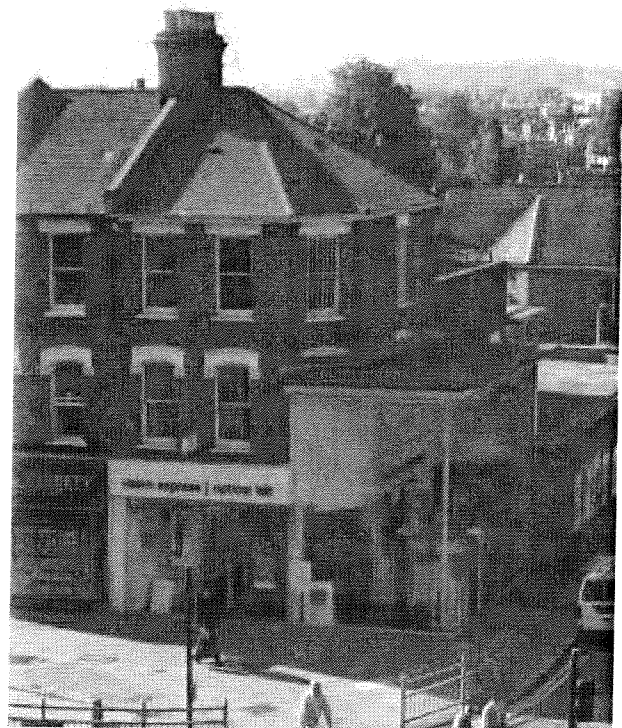
Cheapside, Wood Green High Road

High Quality Design

New buildings in the town centre must be of the highest design quality, in order to improve overall environmental quality, encourage visitors, retain existing businesses, and stimulate future economic growth. The Council encourages openly procured, high calibre design team and partnership working for all sites within the area to promote high quality design.

Development must incorporate inclusive design wherever possible which reduces barriers and exclusion, and focuses on the needs of the diverse population that uses the town centre. The design of new buildings must seek to promote pedestrian accessibility throughout the town centre, and contribute positively to crime reduction wherever possible.

Street clutter which impedes mobility and has a negative visual impact in the town centre should be avoided and reduced wherever possible.

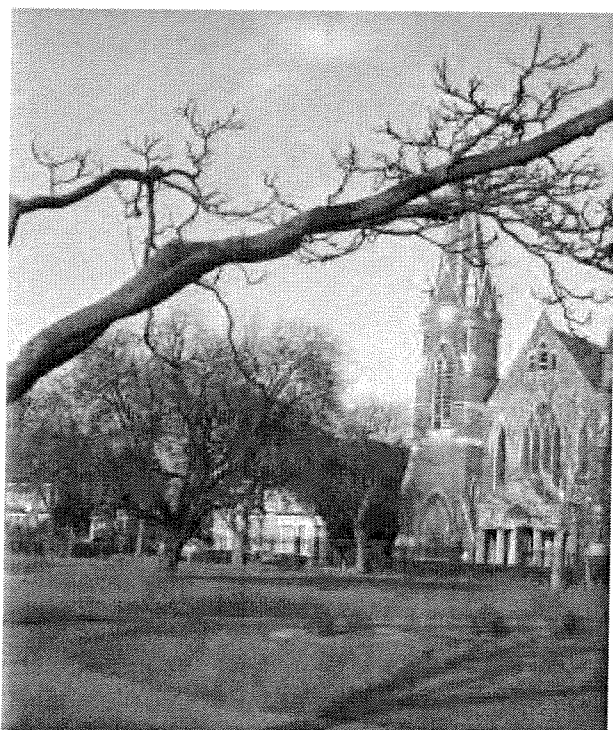


Wood Green High Road

Conservation

The town centre is adjacent to two designated Conservation Areas (CA12 Trinity Gardens and CA16 Noel Park). Development within the Conservation Areas will be subject to strict planning controls that will seek to preserve or enhance the character of the area. There are also a small number of listed buildings located in the town centre. Any proposals affecting these buildings must preserve or enhance the existing character and qualities of these buildings and their settings.

Buildings considered to be of architectural merit, such as the tube stations (Wood Green and Turnpike Lane), and the Cheapside buildings, will be protected and enhanced as assets for the town centre. Key heritage assets currently at risk, such as the former Gaumont Cinema, will be promoted for enhancement. The Council will also consider the implementation of shop front conservation programmes in the town centre.

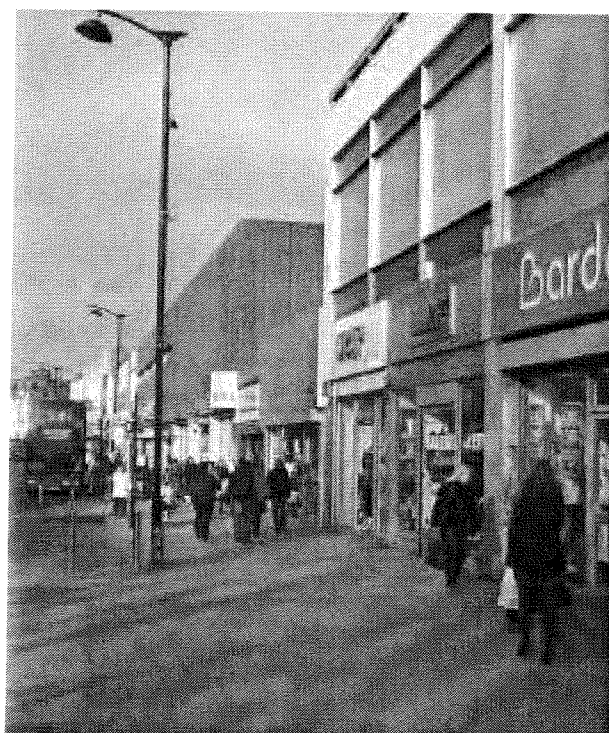


St Michael's Church, Bounds Green Road

Retail

In order to sustain Wood Green as a competitive retail centre, there is a need to continue to attract a range of retailers to the town centre. Therefore, the Council will encourage improvements to the street environment and shop frontages along Turnpike Lane and the High Road to support the existing businesses, and attract a high quality retail offer. Figure 5.1 illustrates both the existing and the proposed new retail circuits in the town centre.

At present the attractive architectural quality of retail units is compromised by the poor shop front design and lack of long term maintenance. Therefore, opportunities for group refurbishment schemes and opportunities to create larger units through the sensitive merging of existing units will be promoted. The Council also supports the intensification of upper floor uses along the High Road.



Retail frontages, Wood Green High Road