

Wood Green AAP - Regulation 18 Preferred Option Consultation report

OCTOBER DRAFT V3

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Executive summary

Between 14th February and 28th April 2017, Haringey Council ran a public consultation on the draft version of the Wood Green Area Action Plan (AAP). This document, once adopted by Haringey Council members, will set out the planning rules that the Council will follow when determining planning applications in Wood Green in future.

The Council's vision, as set out in the AAP Preferred Option is: *Wood Green will be north London's most prosperous and liveable town centre. It will combine outstanding places for people to shop, socialise and create, with a wide range of businesses. It will be a focus for opportunity and growth, a productive economic capital for Haringey where people can come together, exchange ideas and create new services and products.* The AAP will help to take Wood Green in that direction by encouraging new homes, offices, shops and facilities to be built that match this vision.

This consultation report has been produced by Public Voice, an independent Haringey-based consultancy, who worked with officers from Haringey Council to involve as many local people and groups in the consultation process as possible. All of the summaries of consultation responses have been prepared by Public Voice, with Council responses and actions to include in the next version of the AAP document completed by the Council.

Over the course of the 10-week consultation period, Public Voice:

- Held 11 exhibitions of the plans in public places around Wood Green;
- Ran 9 workshops to invite different sections of the community to come and discuss the plans in more detail;
- Knocked on the doors of all homes that are included within draft Site Allocations in the plans (and so may potentially be affected by demolition and rebuilding work), left information with all of these, and spoke directly to 180 residents;
- Set up a consultation website where people could read about the plans and leave comments;
- Advertised the consultation on posters along the High Road, through e-mails to relevant contacts, on social media and in local press.

At the same time, Haringey Council:

- Sent newsletters to over 18,000 addresses in Wood Green to notify them about the consultation;
- Sent letters to local residents whose homes are proposed to be included within Site Allocations (and so may potentially be affected by demolition and rebuilding work);
- Sent letters to local businesses;

- Held 14 meetings with local businesses, residents, interest groups and statutory agencies;
- E-mailed or sent letters to all organisations and individuals on the Local Plan consultation database, including over 800 people who took part in the previous round of consultation in 2016;
- Advertised the consultation on the Council's website;
- Made copies of the AAP available to view in all local libraries, at the Civic Centre, the Planning Office, and online;
- Placed an advert in the Haringey Independent

We listened to the views of people who live in and around Wood Green, people who go there to do their shopping, people who work or run businesses there, and people who visit for other reasons. We also heard from local landowners, and local and national statutory bodies. Over 1,000 people and organisations provided feedback on the plans for Wood Green, and more than 6,500 people viewed the consultation material online or at an event or public exhibition of the plans - just under a third of the total population of Wood Green.

What were the 'hotspots'?

The draft AAP is a lengthy and detailed planning document, and sets out the proposed planning framework for the comprehensive regeneration of Wood Green. The feedback we heard was equally in-depth and covered most areas of the plans. However, there were some issues that were of particular importance to local people, and this is reflected in the large number of comments that were received about them.

The topics that attracted the highest number of comments during the consultation were:

- **The impact of traffic on Wightman Road and the Harringay Ladder** - 93 comments
- **Opposition to demolishing the Victorian terraced homes on Caxton, Mayes, and Coburg Roads** - 54 comments including a petition
- **The need for a new swimming pool and leisure centre in Wood Green** - 38 comments (plus two separate petitions with a combined 1,402 signatures)
- **The desire to see a better choice of shops, cafes and restaurants in the town centre** - 37 comments
- **Concerns about the level of new affordable housing that would be built as part of the regeneration** - 36 comments

The most commented upon Site Allocations were:

- **WGSA9 - Wood Green Town Centre West** (107 comments) - a large number of people objected to proposals to demolish Victorian homes on Caxton, Coburg and Mayes Roads, while others expressed concerns about how the rights of affected social housing tenants living above the Mall would be guaranteed

- **WGSA10 - The Mall (East)** (52 comments) - similar concerns were expressed about the rights of residents currently living above the Mall, if this were to be demolished, and where the current Market Hall traders would be relocated to. Several people made suggestions for refurbishing the Mall, and there was a desire to see at least one cinema remain in the centre of Wood Green
- **WGSA25 - Hornsey Filter Beds** (40 comments) - many people objected to building housing on this site, which is designated as Metropolitan Open Land (similar to green belt), with some people feeling it should be preserved for wildlife
- **WGSA8 - Wood Green Library** (31 comments) - some people objected to plans to demolish the library, instead arguing for it to be refurbished or extended, while others wanted to see a replacement library built either on the same site or in an equally accessible location
- **WGSA12 - Bury Road Car Park** (24 comments) - similar concerns were expressed about the rights of social housing residents living in the flats above the car park, though there was also some support for demolishing it to make better use of the space

Area-wide issues

On the different policies proposed in the AAP for Wood Green as a whole, we heard the following feedback. A summary of the response from Haringey Council is also included, for further detail and proposed changes to the AAP, see the relevant section of the report.

Summary of Main Issues Raised	Council Response
WG1: Town Centre Uses, Boundary & Frontages	
On the whole people supported the overall aim of improving the mix and quality of shops, restaurants and cafes in Wood Green town centre, while retaining existing small and independent businesses and attracting new ones, so that the distinctive character and ‘something for everyone’ offer of Wood Green is not lost.	The Council agrees that it is important that the redevelopment of Wood Green benefits existing, as well as new, small as well as large, businesses. To this end there is an active attempt within the AAP to provide a range of retail premises, from market stalls, through small shops within retail terraces, to larger stores within the Central area of Wood Green.
There were some concerns that Wood Green would struggle to become a successful town centre, because people tend to shop online or go to other shopping centres for high street retailers.	The Council’s evidence supports the expansion of the overall town centre offer in Wood Green, noting that retail is not the only reason people visit town centres. Wood Green will benefit from the increase in employment locally, and new retail, food and drink, and leisure uses will widen the appeal of the centre.
There was also a feeling that the town centre could be made more accessible to people with disabilities, and to older people.	All new development will be required to be wheelchair accessible, and suitable for users of all ages.

WG2: Housing	
People were keen for a decent amount of genuinely affordable housing to be built within Wood Green to avoid 'pricing out' current residents, who are generally on lower incomes.	The Council's Local Plan affordable housing policy requires that 40% of all new development is affordable. The AAP identifies all sites in line with this policy.
There was some concern about the large number of new homes being planned, and whether this would inevitably result in building tower blocks or very small homes.	Wood Green is identified in the Local Plan and London Plan as a growth area, and is expected to accommodate a significant quantity of growth, and this will mean increasing densities in the area. Some buildings, where their design can justify it in line with current policies on tall buildings in the borough, may be tall.
WG3: Economy	
People wanted to see transitional support for small businesses in the town centre to help them cope with any potential loss of income during the regeneration.	Unfortunately, this is not a matter planning policy can control. However, the Council will work with developers to try and ensure existing traders can continue to trade, where possible, through redevelopment. The redevelopment of Wood Green Town Centre is expected to increase the range of opportunities for traders within Wood Green. Where there are developments there may also be opportunities for meanwhile uses, and the Council will work to ensure that these are maximised.
They wanted to see a mix of different businesses and employers in Wood Green, not just shops.	The AAP's principle aim is to create new jobs in the town centre. Most of these are sought as being employment jobs (ie non-retail), but there will be jobs in the retail and leisure services as well.
WG4 - Wood Green Cultural Quarter	
People welcomed plans to improve this area and make it more of a place to visit	Support is noted.
Many of the artists currently renting studio space in the Cultural Quarter were keen that rents remained genuinely affordable, and were positive about Collage Arts (the organisation that currently manages the Chocolate Factory buildings) continuing to have a role in providing this space.	It is noted that on some sites, rents are rising, and this is causing affordability pressures for some occupants. The Council cannot control this using planning powers, but can create some new affordable workspace as a condition on the grant of new development. The Council will work to ensure that the full value (ie economic + social) of local enterprises is acknowledged, and to

	ensure that those making a significant contribution to the local area are retained within Wood Green.
WG5 - Wood Green's Urban Design Framework	
People were confused about where new routes through the area will go, and whether these will be for cyclists, pedestrians or road traffic.	It is acknowledged that some of the maps can be improved to make this clearer, and these will be modified for the next version of the document. The AAP and Local Plan promotes movement by foot, bike and public transport, and generally restricts parking.
There was support for improving links between Wood Green and Alexandra Park and Palace. There was also support for improving the overall appearance of streets, with more benches and sitting places and greenery, as well as more attention being paid to street cleaning and better overall quality of design than Wood Green has seen in the past.	The Council will support proposals for improving streets and public realm in Wood Green. The delivery of these actions will be identified in the Strategic Regeneration Framework.
WG6 - Local Tall Buildings and Local Views	
There was concern about the height of new tall buildings, where these would go and what their impact would be on surrounding buildings, especially homes, and the overall character of the area.	There are no building heights set out in the AAP, but concern is noted. As a growth area, Wood Green will be expected to accommodate growth, and increasing densities, and some of the buildings may be tall as Wood Green is identified as an area potentially suitable for tall buildings in the Local Plan. The scale of new developments will have to respect existing character as well, and the Council is clear that any tall buildings will need to demonstrate exceptional quality of design.
Some people also felt that tower blocks were not good places to live.	In order to meet housing need on available land parcels, buildings will need to achieve certain densities. The Local Plan: Strategic Policies identifies Wood Green as an area suitable for the development of tall buildings.
WG7 - Heritage	
There were very few comments, but more than half of those made wanted to see Victorian homes around Caxton Road preserved as a link to the area's past.	It is recognised that the buildings in question are fairly old, and a mix of qualities, from average, to fine examples of period terraced properties. There is not considered to be a case for these areas to be designated as heritage assets, either in the form of a

	Conservation Area, or as listed or locally listed buildings.
WG8 - Green Grid/ New Urban Spaces	
People liked the idea of creating more open spaces, improving walking and cycling links across the area and better access to the open space of Alexandra Park. However, they wanted some of the new space to be ‘genuinely green’ (parks and allotments) rather than just town squares and urban spaces.	The new pieces of urban realm in Wood Green are likely to be spaces that facilitate, serve, and offset new higher density development. There may be opportunities for them to be “green”, and the Council will examine opportunities for the spaces to have both of these roles. The focus in areas such as this will often need to be on improving access between the town centre and the surrounding parks, as opportunities to create significant new open green spaces will be limited.
WG9 - Community Infrastructure	
A lot of people wanted to see a new swimming pool and leisure centre built in Wood Green.	The Council recognises that there is a need for a new swimming provision, and that the growth in Wood Green will increase this. A new leisure facility is considered to be a suitable town centre use, and could be built on a town centre site. Any investment in this use will be balanced against other competing needs.
There were concerns that the new GP surgery and primary school outlined in the plans would not be enough to meet future demand, and that the impact of a growing population on other key local services and facilities had not been accounted for.	The Council works with education and health providers to ensure that forecast AAP growth is included in their demand modelling. These inputs are then fed into the AAP and land set aside for these uses.
WG10 - Improving the Evening Economy	
People were on the whole in favour of making Wood Green a better place to socialise in the evenings, but safety and minimising the impact on local residents would be key priorities.	It is recognised that the proliferation of the evening economy comes along with a need to manage potential negative impacts. Appropriate controls can therefore be put in place to address these concerns.
WG11 - Transport	
A large number of people were concerned that expanding Wood Green town centre would funnel additional traffic along Wightman Road, exacerbating existing problems of congestion, rat running and air pollution.	It is recognised that there is a map which indicates Wightman Rd as a transport route. This is intended to show pedestrian and cycling circulation to and from the town centre, rather than vehicle transport. This will be clarified in the next iteration of the AAP.
There was a sense that within the AAP, Haringey Council should be doing more	The AAP strongly encourages cycling and walking, creating new routes through the

<p>to encourage walking and cycling and reduce the overall amount of road traffic in the area.</p>	<p>centre. Some access to the centre by car will remain important to underpin shopping patterns, but this could well be less than at present. There is limited ability to change traffic that does not originate or terminate in Wood Green however.</p>
<p>Many people commented on the proposed new Crossrail 2 station at Wood Green, asking how much regeneration would happen if this did not go ahead.</p>	<p>There remains uncertainty over the funding and delivery of Crossrail 2. It is therefore not appropriate that the AAP include it as an assumption in calculating the potential development capacities for sites within the Wood Green AAP area.</p>
<p>Others argued that it would be better to have two stations - one at Alexandra Palace and one at Turnpike Lane.</p>	<p>The Council has explored this, and the single Wood Green station location has significantly greater opportunity to co-locate growth adjacent to a public transport node, when compared with the two-station approach.</p>
<p>People highlighted some improvements that could be made to local public transport, particularly expanding the two tube stations and making them more accessible to people with disabilities, and improving bus routes and the location of bus stops.</p>	<p>It is worth noting that both current tube stations are listed buildings, and any improvements will need to be considered within this context. A new Crossrail 2 station would expect to be fully disability accessible, and generally the Council will support initiatives to improve accessibility across the AAP area.</p>
<p>Finally, people felt that alternatives should be offered to driving and parking in the town centre - but that more disabled car parking spaces would be welcome.</p>	<p>Further work is ongoing to identify more opportunities to encourage alternative mode trips and to make these more attractive to car use, especially for more local trips. The overall amount of town centre parking is expected to be reduced, but there is a level of off-site parking required to support retail within the centre, and this will be identified in the transport study that will accompany the Plan. Disabled parking will need provided according to the London Plan's standards.</p>
<p>WG12 - Meanwhile Uses</p>	
<p>Among the five comments made about this policy were ideas for how temporary and pop-up spaces could help benefit existing local businesses, including a workspace 'matchmaking service'. A pop-up restaurant space would also be welcome.</p>	<p>The Council will continue to look at ways in which local businesses can benefit from meanwhile projects. This issue will be explored in greater depth in the Strategic Regeneration Framework.</p>

Sub Area and site-specific issues

Summary of Main Issues Raised	Council Response
Wood Green North Sub Area	
<p>There were concerns about tall buildings being planned for sites in This area (including the bus garage and Green Ridings House sites), which would overshadow neighbouring homes.</p>	<p>The policies in the document seek to manage the scale of development having regard to its surrounding context, including neighbouring properties. Higher density development is required in order to enable new employment space and a revitalisation of town centre uses within the centre, alongside providing new homes. The heights of specific developments are not set out in the AAP and it will be the applicant to demonstrate the acceptability, through a design-led approach, of any proposal that includes a tall building.</p>
<p>Some people questioned how compatible the bus garage was with having homes and cafes nearby.</p>	<p>The bus garage is a part of London's essential transport infrastructure, and there is no scope for moving it from its current site. The plan is to underground it, and create more compatible uses above it. The impact of noise on nearby properties will be examined and managed at the time of any future planning application.</p>
<p>People were keen to see some parts of the Civic Centre preserved, possibly for community uses.</p>	<p>It is noted in the policy that this site is a locally listed building within a conservation area, and any future planning application will be determined in accordance with these heritage designations.</p>
<p>People questioned whether an alternative location could be found for Haringey Council's offices without having to build a brand new building for this.</p>	<p>The decisions to relocate the Council offices is a property decision made independently from any decisions on the AAP - see the Accommodation Strategy. The Council's aim, by consolidating its functions into a single building is to improve services, by having a single point of call for Council services, save costs through efficiencies, and to release land for regeneration in the process. The AAP's aim is to establish the most suitable land uses when new proposals come forward on sites within Wood Green.</p>
<p>There were mixed views on knocking down the Vue cinema, with some</p>	<p>The Council's view is that the Vue Cinema site could make a better contribution to</p>

people saying it was ugly and should be replaced, while others pointed out that the building is not old and the cinema is popular in the evenings.	the town centre than it does at present. It is recognised that the cinema makes a significant contribution to the centres overall leisure offer, and that this leisure offer needs to be increased, not reduced through regeneration.
People wanted to see Morrison's replaced with a comparable large, affordable supermarket prior to it being demolished, so that local residents still have a place to shop.	It is agreed that the current quantity of convenience retail provision should be maintained within the Wood Green area to ensure residents and workers have easy access and do not need to use a car to do their grocery shopping.
Transport for London noted that some sites in this area are allocated as Crossrail 2 worksites, and if this goes ahead, they will not be available to be built on until after 2030.	The Council will reflect the latest safeguarding directions and confirmed timeframes in relation to Crossrail 2.
Wood Green Central Sub Area	
A very large number of people were concerned about plans to demolish homes in this area. People wanted the Victorian homes around Caxton Road to be preserved, and to see clear guarantees that all residents moved out of the social housing above the Mall would have their tenancy rights and rent levels protected, and would be offered suitable new housing within Wood Green.	The Council has commissioned additional evidence into the costs and benefits of redeveloping the Victorian houses on Caxton, Mayes and Coburg Rds to optimise future development potential and to enable a range of new routes to connect Heartlands and Wood Green High Rd. After reviewing the findings of this study, the Council is not certain that there is a sufficient compelling case for a future compulsory purchase of these properties and, in the absence of landowner support to bring forward a development within the plan period, the site will be removed from the AAP.
	In October 2017 the Council adopted its updated Estate Renewal, Re-housing and Payments Policy, strengthening its commitment to tenants and leaseholders on estate renewal sites, and extending the offer to residents on estates which may not be in the Council's ownership, but are affected by regeneration initiatives. This applies to Sky City residences above the Mall, and Bury Rd Carpark, which ensures that residents have the right to return to the site, once redeveloped, on a comparable set of terms to which they currently enjoy. The Council considers the redevelopment of these sites as critical to the revitalisation

	of the town centre, and hopes that the existing residents will be able to share in the benefits of a more prosperous town centre.
Other people objected to the demolition of the Mall for other reasons, arguing that it could be updated instead, which would be less expensive and cause less disruption for local people and businesses.	The Council considers that there are significant drawbacks to the current design, including its car-oriented design, overbearing dominance on the central section of the High Road, and poor interface of delivery areas into the surrounding area. The redevelopment of the site offers a significant opportunity to add new retail frontages, permeability, and floorspace in a key location in the centre of the town centre.
There were also concerns about plans to demolish the library, with some people opposing it, others wanting to see it expanded, and others wanting to see a new building that was equally easy to access.	Wood Green Library is recognised as a well-used building, and the use will be retained within the town centre. The building itself is not protected, and is expected to be made available for redevelopment.
Turnpike Lane Sub Area	
Many people commented that Turnpike Lane seems to have been neglected in the AAP.	It is acknowledged that Turnpike Lane could benefit from investment. There may be a number of other interventions such as shopfront and urban realm improvements, which the AAP will support, but there is no significant land use (planning) action that is required to enable this.
Some people argued that bringing Crossrail 2 to Turnpike Lane instead of central Wood Green would help boost this struggling end of the High Road.	The Council has analysed the level of benefit that would arise from a one, or two-station Crossrail approach in Wood Green, and concluded that there is a significant regeneration benefit to having a single central station. Turnpike Lane already has excellent public transport by tube and bus.
People raised crime and safety as issues with this area, as well as its overall 'shabby' appearance.	It is recognised that there are pockets of crime and a perception that safety could be improved in this area. The AAP will support interventions to improve this, through the design and layout of new buildings and improvements to the public realm. Further interventions may also be advanced through the Strategic Regeneration Framework, such as CCTV coverage.

There were also concerns, as with the Mall in Wood Green Central, about the rights of residents in the Page High social housing estate above the Bury Road car park.	As with Sky City, there is considered to be significant public benefit in redeveloping this site, and residents' rights will be protected through the Council's Estate Renewal, Re-housing and Payments Policy.
There were some concerns about tall and landmark buildings being built right next to Turnpike Lane station.	It will be acknowledged that Turnpike Lane station, as a listed building, is a landmark building in its own right. Development will be required to be sensitive to this, while also fulfilling its potential as part of a growth area.
Heartlands Sub Area	
People did not want to see housing built on the Hornsey Filter Beds site, which is currently designated as Metropolitan Open Land.	The Council feel that there is significant potential public benefit in enhancing the route to Alexandra Park and Palace from the Penstock foot tunnel through this site. The Hornsey Filter Beds site is well located for improving this connection, noting that a number of the beds have already been decommissioned. At present the only way an improved connection is considered likely to go ahead is through the allocating of new housing to help fund it.
Some people wanted uncovering the underground Moselle Brook to be a higher priority for this area, and for it to be incorporated into new public spaces.	The Local Plan: Strategic Policy is clear that where rivers are currently culverted, that options for deculverting should be considered as part of new developments. The AAP is in conformity with this, but it needs to be noted that deculverting will only take place where it is feasible and viable on sites.
There were some concerns that new tall or landmark buildings would interfere with current views to Alexandra Palace.	The document identifies the designated protected views of Alexandra Palace, and seeks to ensure that they are retained.
Artists currently renting studio space in the Chocolate Factory wanted to see this area remain affordable.	Planning Policy has limited ability to require affordable workspace. The only time it can do this is when there is a planning application which includes workspace upon which a planning condition can be required. For existing workspaces, market pressures will generally set values. The Council is interested in creating an economic ecology in which new firms can start, and grow, and as such will support development that offers an element of affordable workspace.

<p>Several local landowners and businesses questioned how their properties and activity would be affected by regeneration of the area.</p>	<p>The Council will engage with businesses in the local area with the aim of ensuring opportunities for firms to grow are created. Where this can feasibly be within Wood Green, the AAP will seek to ensure that new development is designed in such a way as to enable this. If this is outside of the AAP area, the Council will seek to aid the relocation of suitable businesses to new locations within the borough. Construction impacts will be managed to ensure existing businesses are not unduly adversely affected.</p>
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Section 1: Background to the consultation

Between 14th February and 28th April 2017, Haringey Council ran a public consultation on the Preferred Option draft version of the Wood Green Area Action Plan (AAP). This document, once approved by Cabinet members, will set out the planning rules that Council planning officers will follow when considering planning applications in Wood Green in future.

The Council's aim is to improve the overall quality of Wood Green as a place to live, work, shop, do business, and socialise, and the AAP will help to take Wood Green in that direction by encouraging new homes, offices, shops and facilities to be built that match this vision.

This consultation report has been produced to outline the comments received and how these are to be responded to in preparing the next iteration of the AAP.

We also heard from major landowners, and local and national statutory bodies. Over 1,000 people and organisations provided feedback on the plans for Wood Green, and more than 6,500 people viewed and/or commented on the consultation material, either online or at an event - just under a third of the total population of Wood Green.

The consultation process, and this report, meet government requirements for local councils to inform, consult with and respond to the views of local people and organisations when producing new planning documents, as set out in Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

In a nutshell - what is Regulation 18?

Regulation 18 is part of a set of government regulations on how local councils should write planning rules for their area (The Town and Country Planning (Local Planning) (England) Regulations 2012).

Briefly, Regulation 18 says that the Council has to:

- Inform local people, businesses and organisations that they are writing new planning rules for the area;
- Ask them for their views on what they think should be in these rules;
- Listen and respond to these views when writing the final version of the plan.

There are also some national and London-wide organisations - known as 'specific consultation bodies' - that Regulation 18 says the Council has to consult with where relevant (e.g. the Mayor of London, Environment Agency, Historic England, the Metropolitan Police). The 'specific consultation bodies' that responded to the Wood Green AAP consultation are listed in appendix 1 of this report, along with the names of all other respondents.

The full text of Regulation 18 is set out at appendix 3.

The consultation that ran between February and April 2017 - which is the subject of this report - is the latest step in a longer consultation process, which began in 2015. Two earlier rounds of consultation took place between June and December

2015, and between February and April 2016. These two consultations were both run by Soundings, an independent consultation company, on behalf of Haringey Council.

Initial consultation 2015

The aim of this first round of consultation was to better understand what people wanted to see in Wood Green, and to test out some broad ideas for how to improve it in the future. More than 800 people were involved in one of 24 different consultation events and 2 online surveys.

Soundings (the consultants) found that, with a few exceptions, people were generally positive about regenerating Wood Green, and recognised the need to improve the town centre and help it live up to its potential. Some people were unconvinced about how long the regeneration would take, how much it would cost, and how realistic the plans were. Some were concerned about the area becoming more expensive to live in and disruption caused by demolition and building work.

Most people who took part in this consultation agreed with the four objectives that were presented for the future of Wood Green, which were to:

- Improve the town centre
- Make places for people
- Create a connected place
- Develop (Wood Green as) the ‘capital’ of Haringey

Following this consultation, the Council’s Corporate Plan was updated to include the regeneration of Wood Green, alongside that of Tottenham, as a key objective, and work began to prepare an Area Action Plan and Investment Framework for Wood Green.

Wood Green Investment Framework and Area Action Plan Issues and Options consultation 2016

Soundings carried out a second public consultation between February and April 2016. The main purpose of this was to gather opinions on four options showing different levels of change in Wood Green. This consultation followed the requirements of Regulation 18 (see box above).

Over 30 events - including workshops, meetings and door-to-door sessions - as well as 2 online surveys were used to collect the views of a broad range of local residents, businesses, traders, service providers, community organisations, landowners and public bodies, with the main activity being a public drop-in exhibition at a vacant shop on the High Road.

In total, more than 1,100 people were involved and at least 1,500 people verbally informed about the regeneration plan. More than 500 people provided feedback, including 22 written responses from public bodies and landowners.

The majority of people agreed that major change was necessary to improve Wood Green. The end result of this process was that a ‘preferred option’ was chosen

from among the four - option 4, which involves significant transformation of the town centre around a single central Crossrail 2 station. This is the option for which a draft Area Action Plan (AAP) was prepared.

Wood Green Area Action Plan Preferred Option consultation 2017

Due to the ambitious level of growth set out in the AAP, the potential impacts on existing communities, and Council's preference for the local of a proposed Crossrail 2 station, the Council decided to carry out an additional Regulation 18 consultation, which allowed people to see and comment on a draft version of the AAP. This draft sets out the policies for the area in more detail, and makes clearer the impacts of a high growth approach. This most recent round of consultation is the subject of this report.

The purpose of this consultation was to ensure that a meaningful number of people will have participated in the statutory consultation on the AAP draft preferred option (option 4). This consultation gave Haringey Council an opportunity to better understand the community's priorities, to help plan future social and community improvements, to gather feedback on the draft AAP and understand what changes might improve the document to ensure that it is the most appropriate plan for managing the growth of Wood Green over the coming decades.

This report sets out responses submitted as part of this most recent round of consultation, which was carried out by Public Voice between February and April 2017, as well as the Council's responses to all issues raised during the consultation.

The report focuses primarily on areas of the AAP that people were less happy with - as the consultation asked people how they would change or improve the current document. However, we also spoke to a large number of people at our pop-up exhibitions, whose views were not captured as they did not leave written comments, but who were nevertheless pleased to see that regeneration was happening in Wood Green. Many of the people whose comments are gathered together in this report also supported regeneration in principle, but had specific ideas about how the AAP could guide regeneration in a more positive way, with more obvious community benefits.

What happens next?

There will be another round of public consultation in early 2018 on an updated version of the AAP, taking on board the changes identified in this report as well as the implications of the uncertainty associated with Crossrail 2 provision serving the area. Once this has concluded and responses have been analysed, a new version of the AAP will be consulted on, with the responses - alongside the AAP, and any proposed modifications - being sent to the Planning Inspectorate for Examination in Public. Following this, the Council will need to adopt the AAP, at which point it formally becomes planning policy to be used in the determining of planning decisions in the borough.

Section 2: What we (Public Voice) did

The consultation ran from 14th February to 28th April 2017. The original consultation period, which was due to end on 31st March, was extended by 4 weeks to ensure that everybody who wanted to make a consultation response had adequate time to do so.

Because of the length and amount of information contained in the draft AAP document, we could not expect people to absorb it all and comment in one go. We followed a two-step approach:

- **Step one:** People are made aware of the AAP, where they can look for more information and how they can share their views
- **Step two:** People are given opportunities to contribute to the consultation - the majority of the comments we received were made online through the consultation website, but people also submitted feedback on comment cards, and by email/post direct to Haringey Council

What we did to make people aware of the AAP consultation

We aimed to give maximum visibility to the AAP and the consultation across Wood Green, and planned targeted engagement with certain groups, including residents whose homes would be affected.

Public Voice ran a communications campaign beginning in February 2017 to promote the consultation, and involve as many local people in the process as possible. We aimed to promote the consultation in a wide range of different ways - both online and offline - which would be seen by different audiences, to ensure that the people who responded to the consultation were as diverse as the area itself.

Our main activities are summarised here. For the full Public Voice Community Communications Plan for the Wood Green consultation, see appendix 4 of this report.

Offline communications

We used the following offline methods to let people know that the consultation was happening and about ways to get involved:

- Large posters displayed in the Mall and along Wood Green High Road
- Posters to promote each workshop displayed at the venue and (where we were trying to attract a wider audience) other community notice boards (e.g. Wood Green Library, Morrison's, both Sainsbury's)
- Distributed flyers promoting the consultation website and how to use it at consultation workshops, public exhibitions and in community venues
- Calling cards left at all addresses where door-to-door engagement was carried out with either the date of an upcoming workshop (in the case of Sky City and Page High residents) or inviting residents to arrange a private meeting with Haringey Council (in the case of residents in affected homes on Caxton Road, Coburg Road and Mayes Road)

- Materials for the workshops and exhibitions including exhibition boards, pop-up banners, maps and other prompts used in the workshop discussions

Online communications

[Infographic(s) showing reach of digital campaign]

Haringey Council communications

In addition, Haringey Council let people know that the consultation was happening in the following ways:

- An e-mail was sent on 17th January 2017 to 813 people who had taken part in the 2016 consultation and had asked to be kept updated, letting them know about the upcoming AAP consultation (See Appendix X(a));
- An e-mail was sent to everybody on the Council's consultation database, which included all local councillors, local public agencies, and specific consultation bodies (these are listed in Appendix X(b))
- A newsletter was sent out to 18,350 Wood Green addresses in the week beginning 13th February 2017 (see Appendix X(c))
- An advert was placed in the Haringey Independent on 9th February 2017 (see Appendix X(d))
- Information about the AAP and the consultation - including dates of exhibitions and open workshops, details of where to view a copy of the draft AAP, and the process for making a written representation to the Council - was available on the Haringey Council website, on both the Planning and dedicated Wood Green regeneration website pages, from 14th February to 28th April;
- On rotating boards along Wood Green High Rd (see Appendix X(e));
- Copies of the draft AAP was made available for people to read from 14th February to 28th April at:
 - www.haringey.gov.uk/localplan
 - Council's Planning Office: River Park House, 6th Floor, Wood Green, N22 8HQ
 - Haringey Civic Centre, Wood Green
 - All Haringey libraries

In addition, letters were sent to specific groups of residents whose homes may be affected:

- A letter was sent to 72 addresses on Caxton, Coburg and Mayes Roads on 9th January 2017 to let residents know their home may be affected as part of the Wood Green regeneration and inform them of the upcoming AAP consultation (See appendix X(f)). A separate letter was sent to 72 addresses on Caxton, Coburg and Mayes Roads on 16th March to invite residents to a meeting with Council officers on 29th March (an additional copy of this letter was hand delivered to all addresses) (see Appendix X(g));

- A letter was sent to all addresses in Page High and Sky City on 9th January 2017 to let residents know their home may be affected as part of the Wood Green regeneration and inform them of the upcoming AAP consultation (see Appendix X(h));
- Tbc - A letter was sent to 90 addresses in Page High to invite residents to a March meeting (See Appendix X(i));
- An e-mail was sent to 200 local Wood Green businesses on 17th March inviting them to a meeting with Council officers that was held on 27th March (see Appendix X(j))

Door-to-door engagement

The draft AAP in its current form includes plans to potentially redevelop 358 homes in Wood Green - specifically the Page High housing estate on top of the Bury Road car park, the Sky City housing estate on top of the Mall, and 65 homes on Coburg, Caxton and Mayes Roads to the west of the town centre.

Public Voice knocked on the door of each of these homes at least twice in February and March 2017, to make sure that residents were aware of the AAP, its implications for their homes, and ways that they could respond to the consultation. Calling cards were left for all residents, including those who did not answer, inviting them to a workshop or - in the case of Coburg, Caxton and Mayes Road homeowners - to contact Haringey Council to arrange a face-to-face meeting.

Location of door knocking	Dates and times of visits
Page High	Thursday 2 nd March, 11am-3pm Friday 3 rd March, 1-6pm Friday 10 th March, 4-6pm
Sky City	Monday 20 th Feb, 11am-3pm Tuesday 21 st Feb, 11am-6pm Friday 24 th Feb, 1pm-3pm Friday 3 rd March, 1-6pm
Coburg, Caxton and Mayes Roads	Thursday 23 rd Feb, 11am-3pm Wednesday 1 st March, 1-4pm

A total of 180 households were spoken to face-to-face:

- Sky City - 105 households spoken to out of 201 (52%)
- Page High - 46 households spoken to out of 92 (50%)
- Coburg/Caxton/Mayes Rd - 29 households spoken to out of 65 (45%)

Two workshops were also held for Sky City and Page High residents - see below.

Exhibitions

A series of 'exhibitions' in public places across Wood Green were our main opportunity to explain the proposals face-to-face to local residents and shoppers and encourage them to feedback. At exhibitions, Haringey Council officers and Public Voice consultation staff were on hand to answer questions and talk about the information on display boards.

Approximately 840 people attended exhibitions over a six-week period; 120 people filled out a comment card there and then, while others took a comment card to return via freepost, or details about how to view the plans and comment online.

Date	Time	Location
Thursday 23 rd February	4pm to 7pm	The Mall
Saturday 25 th February	11am to 4pm	The Mall
Tuesday 28 th February	10am to 2pm	Community Hub
Thursday 2 nd March	5pm to 9pm	Community Hub
Tuesday 7 th March	10am to 2pm	Morrisons
Wednesday 8 th March	1.30-3.30pm	Noel Park Primary School
Thursday 9 th March	5pm to 9pm	Morrisons
Saturday 11 th March	11am to 4pm	Morrisons
Tuesday 14 th March	10am to 2 pm	Wood Green Library
Thursday 16 th March	4pm to 7pm	Wood Green Library
Saturday 18 th March	11am to 4pm	Wood Green Library

Workshops

Workshops were targeted at groups of local residents who may be less likely to engage with the consultation process or who would be specifically affected if their homes were to be redeveloped. Two workshops that were open to any member of the community were also held.

At workshops, Haringey Council officers gave an overview of the AAP plans, before Public Voice led people through a more in-depth discussion of the specific policies and sites that form the AAP. Notes were taken at workshops, and key areas of feedback have been incorporated into this report. At the end of workshops, people were invited to write further comments on a comment card, or by visiting the consultation website.

In total 140 people attended workshops, the schedule for these is set out below:

Date	Time	Venue	Target group
Monday 6 th March	10.30-12pm	Community Hub	Over 65s
Monday 6 th March	7-8.30pm	Turkish Cypriot Community Association (TCCA)	Turkish community
Monday 13 th March	7-8.30pm	Heartlands School	Parents
Tuesday 14 th March	10.30-12pm	West Indian Cultural Centre	African and Caribbean community
Tuesday 14 th	7-8.30pm	Shine Centre	Open workshop

March			
Tuesday 21 st March	2-3.30pm	Winkfield Resource Centre	People with physical disabilities
Wednesday 29 th March	10.30-12pm	Wood Green Library	Open workshop

Public meetings with Haringey Council officers

Haringey Council officers were also actively meeting with and speaking to local residents, businesses and other groups and organisations. The following meetings took place during the first 6 weeks of the consultation:

Date	Time	Location	Stakeholder
Tuesday 21st Feb	5.30pm-6.30pm	Metro bank	WG Business Forum
Thursday 23rd Feb	1.30pm-2.30pm	1 Mallard Place	Area 51
Monday 27th Feb	1pm-2pm	Clarendon Recovery College	Clarendon Recovery College
Tuesday 7th March	8pm-9pm	Eldon Road Baptist Church, Eldon Road N22.	Woodside Neighbourhood Watch group
Wednesday 8th March	1pm-2pm	River Park House	Met Police
Thursday 9th March	6pm-7pm	Morrisons	Haringey Cycle Campaign group
Saturday 11th March	2pm-3pm	Salvation Army	Team Noel Park
Monday 20th March	5pm-6pm	10 Caxton Road	Turkish Islamic Centre
Monday 20 th March	7-8.30pm	Sky City Community Centre	Sky City residents
Tuesday 21st March	7pm-8.30pm	Alexandra Palace	Alexandra Palace Trust
Wednesday 22nd March	6pm-7.30pm	Green Rooms	Social Enterprise Forum
Thursday 23rd March	5.30pm-6.30pm	Studio 28 Chocolate Factory 1	Collage arts
Monday 27th March	5pm-6.30pm	Wood Green	Businesses

		Library	
Monday 27 th March	7-8.30pm	Salvation Army	Page High residents
Tuesday 28th March	7pm to 8.30pm	Grace Baptist Church Hall	PMRA
Wednesday 29th March	8pm to 9pm	Community Hub (Upstairs Hall)	Coburg/Caxton/Mayes residents

What we did to gather feedback

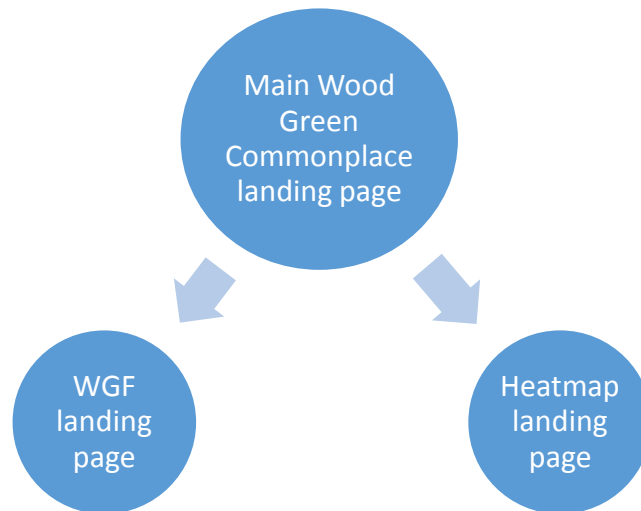
Commonplace consultation website

We worked with Commonplace - a company that builds online consultation tools - to design a website that allowed people to read more about the AAP and leave comments. Website visitors were also able to read comments that other people had written and 'agree' with these if they shared someone else's view.

There were two sections to the website:

- Wood Green's Future - an overview of all of the policies and sites that make up the AAP, with links to the relevant sections of the full AAP document, and the ability to comment on specific topics or areas; comment forms filled in at exhibitions, workshops or returned to us by post were also added to the Wood Green's Future consultation website, so that all responses could be viewed in one place
- The Wood Green Map - an interactive map that allowed people to click and comment on specific places in and around Wood Green to say what they liked and disliked about the area currently, and how they would improve it

There were 2,730 unique visitors to the Wood Green's Future section, with 390 people leaving comments. There were 2,611 unique visitors to the map, with 334 people leaving comments.



Process for making representation to Haringey Council

In addition to the consultation website, local people, businesses, landowners, public bodies were also able to submit comments in writing directly to Haringey Council, via post or e-mail. The process for doing so was explained on the consultation page of the Haringey Council website. Representations could be made to the Planning team via post or e-mail.

Altogether, 177 local residents and 45 landowners, statutory bodies and local groups and organisations submitted comments on the AAP in this way.

Who was engaged with during the consultation?

Over the course of the 10 weeks, 6,501 people viewed or commented on the AAP, either by attending an exhibition or workshop, receiving a door-to-door visit, or visiting the consultation website. Many more people will have seen posters, newsletters, social media posts and articles online.

In total, 1,056 people made comments, and 1,456 people signed a petition, and many more made comments on local blogs and forums, or on social media.

Many people took the time to write detailed and lengthy responses, which commented on more than one aspect of the AAP. To fully do these responses justice, we divided them up into multiple 'comments' - this is why number of comments is higher than number of people, and reflects

Consultation	Number of people engaged	Number of people who contributed in this way	Number of comments made ^[1]
Exhibitions	approx. 840	120	209
Workshops	140	19	50
Door knocking	180	-	-
Consultation website (Commonplace)- map section	2,611 ^[2]	334 ^[3]	483
Consultation website (Commonplace) - Wood Green's Future section	2,730 ^[4]	390 ^[5]	537
Representations made by email/ letter directly to Haringey Council	-	222	493
Additional response forms received by post to Public Voice	-	29	67
Total	6,501	1,115	1,780

In addition, four separate petitions were submitted:

- Two petitions calling for a new swimming pool in Wood Green, one from Haringey Aquatics and one from Haringey Liberal Democrats - with a combined total of 1,402 signatures
- One petition against increasing traffic on Wightman Road, organised by Living Wightman and signed by 54 people
- One petition opposing the demolition of homes on Caxton, Coburg and Mayes Roads, organised by residents in the affected homes and signed by 1,581 people

^[1] Number of comments is higher due to people making multiple comments on different policy areas of the AAP

^[2] Number of unique visitors to site during consultation period

^[3] Number of people who wrote a comment or agreed with another person's comment

^[4] Number of unique visitors to site

^[5] Number of people who wrote a comment or agreed with another person's comment

Who we heard from

During the consultation, 1,115 people shared their views on the draft AAP for Wood Green, or on the area overall, through a variety of different channels - online, via post and e-mail and face-to-face.

Public Voice collected information about age, sex and ethnicity as well as other details from 936 of these people. Of the people we heard from:

- Almost half (47%) were aged 44 or under and a fifth (19%) were aged 34 or under; 15% were over 65
- 61% were women
- 45% were from an ethnic group other than White British, including 11% who were black and 4% who were Turkish, Kurdish or Turkish/Cypriot
- 12% had a disability
- 51% lived within the N22 postcode area (the main postcode for the Wood Green AAP area), 81% lived within N22 or one of the neighbouring postcode areas and 96% lived in London
- 67% described themselves as living in Wood Green, 28% said they did their shopping there, and 18% either worked or owned a business there

In comparison to the profile of the Wood Green area:

- We spoke to more older people than would be expected for the area - only 9% of people in the Wood Green area are over 65¹
- We spoke to more non-White British people than would be expected for the area - 57% of people in Wood Green are White British, compared to 55% of the people we heard from during the consultation

Across Haringey as a whole:

- 50% of people are women - we heard from more women than would be expected
- 14% of people have a disability² - we spoke to slightly fewer than would be expected

Full demographic information is included in appendix 2 of this report.

¹ Based on data from the five Lower Layer Super Output Areas that correspond most closely with the AAP area boundary – Haringey 007A, 016A, 016B, 016C and 016D

² Source: Census 2011

Section 3: What we heard and how Haringey Council have responded

What we heard about the delivery of the AAP as a whole

The draft AAP presented a set of 12 planning policies for guiding planning decisions, as well as 25 'site allocations' that had been identified as potential locations for new buildings, in some cases replacing the existing buildings. Pages xxxx of this report look at comments received on the 12 area-wide (thematic) policies, and Haringey Council's response to these, while pages xxxx look at comments received on the different site allocations, alongside Haringey Council's response.

In all of the tables that follow, the first column presents a concise summary of what Public Voice heard during the consultation. The second and third columns set out Haringey Council's response to the issues raised by members of the public, statutory agencies, landowners and local businesses, and how the next draft of the AAP will be changed as a result.

Although the majority of comments made during the consultation were to do with a particular aspect of the draft AAP (e.g. the housing policy, or redevelopment of the Mall), we also picked up on some more general messages, recurring across the written comments posted on the consultation website and the people we spoke to at exhibitions and events. These messages were to do with the AAP overall, and exactly how the regeneration would be delivered, while others showed an appetite for change in Wood Green. They are in addition to, rather than a summary of, the comments presented in the remainder of this report.

Where the number of comments are noted, these are taken from the 156 representations made in writing or via the consultation website, which commented on overall issues to do with the AAP rather than a specific policy area or site.

- **The scale of the plans:** people expressed concerns that the current AAP is very ambitious, and involves substantial redevelopment (including demolition) of existing buildings, which would radically alter the character of the area, and cause disruption to residents, shoppers, commuters and businesses. There was concern that the demolish-and-rebuild approach also creates a risk of projects being delayed or failing, with the result that Wood Green could be left half-demolished. These risks would be avoided if the strategy was to refurbish existing buildings with less demolition, and for more small-scale projects and gradual improvements to the area (31 comments).
- **Support for regeneration in Wood Green:** Many people whose responses were captured were pleased that Wood Green would be regenerated, even where concerns or ideas were expressed for how this regeneration could happen (19 comments).
- **The role of the Haringey Development Vehicle (HDV):** Some objections were raised to the involvement of the Haringey Development Vehicle (HDV)

in the regeneration of Wood Green. On the other hand, the Greater London Authority (GLA) strongly supported this approach as it will make the overall plans easier to deliver (14 comments).

- **The extent to which the plans are reliant on Crossrail 2:** The scale of the AAP at present is largely justified by the anticipation of a new Crossrail 2 station in Wood Green acting as a magnet for shoppers and businesses. If this station is built elsewhere (for example, at Turnpike Lane and/or Alexandra Palace), not built at all or delayed for many years, then the AAP needs to make clear which projects would still go ahead (12 comments).
- **Existing communities ‘losing out’ in the regeneration:** The regeneration of Wood Green stands to benefit current and long-standing residents the least - as they will be the ones to suffer the disruption of demolition and building work in and around the town centre, temporary loss of facilities, demolition of homes, additional traffic, and extra demands on services. There were also fears that some current residents - who tend to be people on lower incomes - would be priced out of the area as it improves, and replaced with wealthy newcomers. In return, local residents felt that they were being offered very little to compensate them for this disruption of the additional pressure of a large influx of new residents (11 comments)
- **Lack of reference to disability in the AAP:** There is currently no reference made anywhere in the AAP to people with disabilities. The area demographics on pages 24-25 of the draft AAP document do not include numbers of people with disabilities living within the AAP area, and there is no consideration of accessibility and social inclusion for people with disabilities or older people (6 comments)

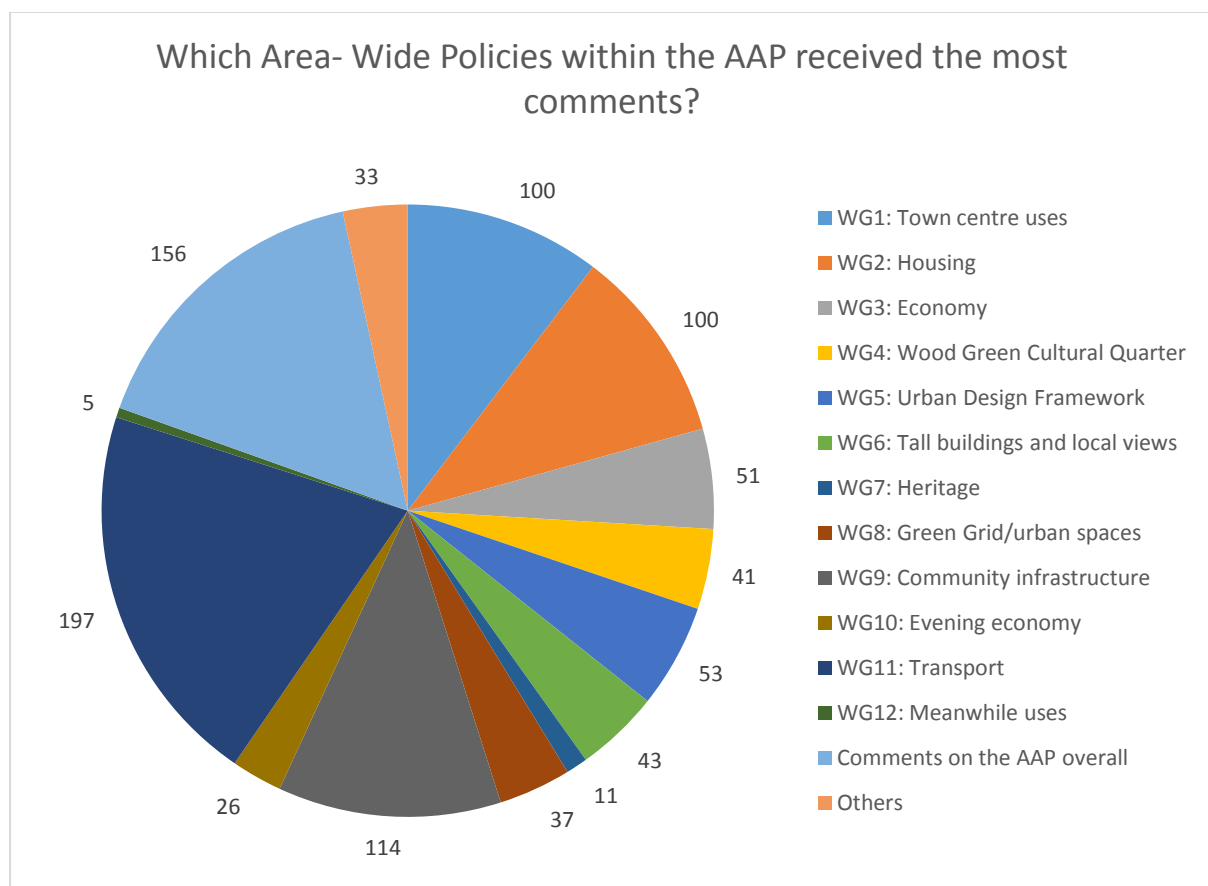
These overall messages provide some background to the comments that were made on specific points and policies - some of which also explicitly expressed these views (e.g. people commenting on the evening economy were concerned that local residents would suffer the negative effects of more pubs and bars opening in the evening in Wood Green). As we stated in section 1, we did not capture the views of every person who stopped to speak to us at an exhibition. Many people who read the exhibition boards or spoke to exhibition staff agreed that regeneration was needed in Wood Green, particularly to improve the quality of the town centre, and the overall safety and appearance of the area, but simply expressed this view and left no further written comments.

[What we heard about the area-wide policies](#)

The AAP contains 12 ‘area-wide policies’ - together, these control the types of buildings and projects to which Haringey Council will grant planning permission when planning applications are made to the Council to build in Wood Green in future. The 12 area-wide policies combine to form a vision for how Wood Green

will change over the next 30 years - they cover topics such as housing, town centre uses, walking and cycling links, and the Wood Green Cultural Quarter. These policies are described in chapter 7 (pages 67-101) of the draft AAP document.

All comments made during the consultation that relate to the aims of particular policies are summarised below. Where people made their comments through the ‘Wood Green’s Future’ consultation website, the policy commented on was selected by the person commenting. Where comments were made directly to either Haringey Council or to Public Voice in writing, or in consultation workshops, these have been counted under the most appropriate policy heading (see appendix 5 for full details of how Public Voice used consultation responses to produce this report).



In the following sections listing the feedback on each policy, we have described something as a ‘main issue’ if it received more than 5 comments, and have included the number of comments made on the topic. Where fewer than 5 comments were made on an issue, or where only 1 or 2 comments were made, this is noted in the text.

For some policies (e.g. WG12: Meanwhile uses), no single issue was raised by more than 5 people. Where this is the case, all issues have been listed, with no attempt to distinguish the main ones.

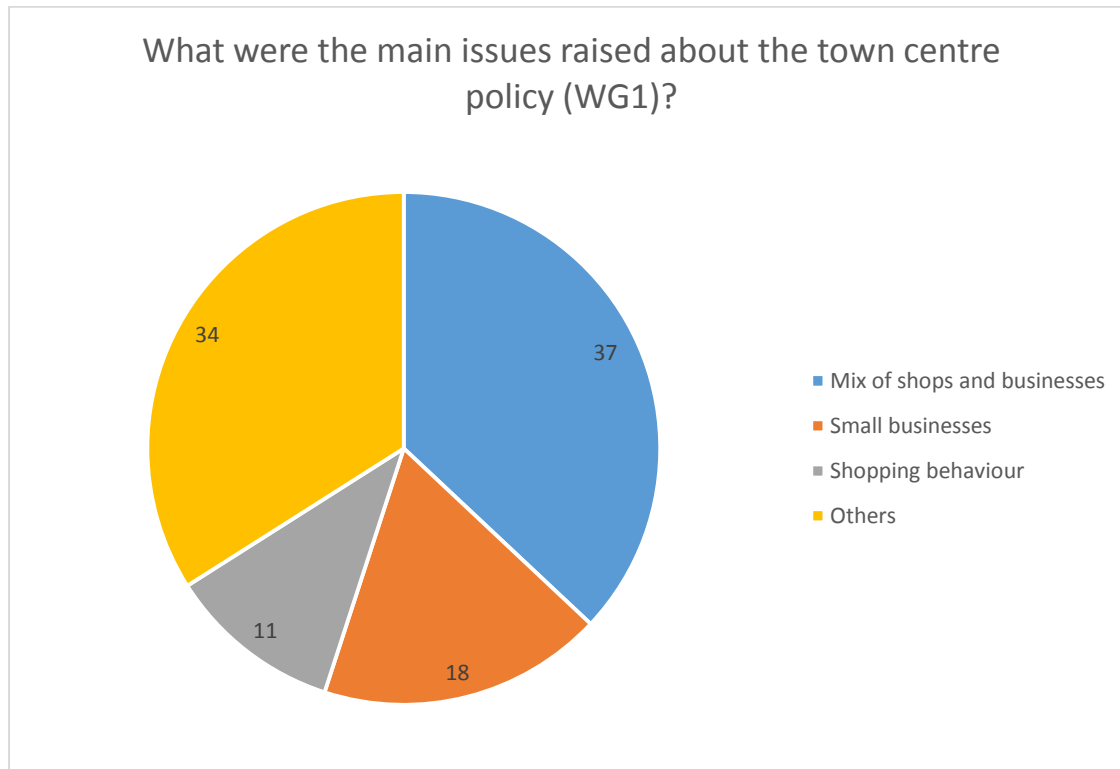
WG1: Town centre uses, boundary and frontages

100 comments were made on different aspects of this policy and how it could be improved

92 comments came from individuals

2 from landowners

6 from other groups and organisations



Issue	Council Response	Change Required
Main Issue 1.1: Improving the mix of shops and businesses in the town centre		
Wood Green is not currently seen as an attractive shopping destination, even for people who live in neighbouring areas, due to the lack of large high street retailers.	The AAP currently seeks to increase the total quantum of town centre floorspace, as well as seeking optimal floorplate sizes for high street retailers, noting that at present there is a deficiency of larger premises.	No change necessary.
Attracting large national high street chains back to Wood Green was also a key priority.		
There was concern about the proliferation of 'cheap' shops, betting shops and fast food restaurants	<p>The Council has a policy in the DMDPD which restricts the proliferation of betting shops and fast food outlets.</p> <p>The control of things being "cheap" or premium is not within the gift of the planning system.</p>	No change necessary.
People who were positive about this policy expressed support for doing more to revitalise the town centre, to attract shoppers, stimulate the local economy and create jobs. Specifically, there was support for different types of cafes and restaurants in Wood Green.	Noted, this is in line with the Council's aspirations for the area.	No change necessary.
There was an appetite for street food, farmers' markets and other seasonal markets.	Noted, this is an aspiration of the AAP, with spaces identified as suitable for street traders.	Finesse the policy to make it clear the types of spaces in which temporary markets will be supported.
Main Issue 1.2: Supporting small businesses		

Issue	Council Response	Change Required
<p>People argued that the mix of shops in Wood Green at the moment is one of its strengths, as it offers ‘something for everyone’, including those on more modest incomes and long-term residents.</p>	<p>The Council agrees that as a Metropolitan Town Centre, there should be a range of shops which meet a wide range of shopping needs. The Council cannot control who occupies a shop through planning policy, but there are interventions in the policy in the form of keeping shop fronts smaller in certain parts of the centre, including on the Terraces of Wood Green which attempt to restrict the size of retail units, thereby providing a reservoir of opportunities for smaller retail businesses.</p>	<p>No change necessary.</p>
<p>People were concerned that without support, smaller and independent local businesses might struggle to afford to rent space in Wood Green town centre in future. Without them, the town centre would lose much of its ethnic variety as well as a range of shops and market stalls that cater to those on more modest incomes and long-term residents.</p>	<p>The Council agrees that one of Wood Green’s strengths is its diverse range of smaller and affordable retail offerings. While there is a need to expand the town centre’s offer with regard larger retailers, space is also identified for smaller traders within market locations in the town centre.</p>	<p>No change necessary.</p>
<p>This was a particular concern for members of the Turkish-Kurdish community who attended a consultation workshop. They pointed out that large numbers of independent businesses in Wood Green are Turkish or Kurdish owned, particularly the Turkish restaurants that contribute to the food culture of Wood Green and Green Lanes, and the</p>	<p>It is agreed that there is a significant multicultural mix of businesses in Wood Green, and that the Kurdish and Turkish business community are prominent within this mix. It is considered that there are positive efforts made to meet the needs of smaller businesses</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
<p>area's distinct offer to the Turkish and Kurdish communities of North London. People did not want to see this diluted, and felt that measures to support small businesses would be of benefit to the Turkish and Kurdish community in particular.</p>	<p>(including the Turkish restaurant industry) by relaxing the restrictions on A1 premises in the south of the AAP area, and also by seeking to encourage additional evening economy locations. As addressed earlier, the Council is seeking to establish a range of types of retail and business spaces so that a range of different types of enterprises can operate within the centre.</p>	
<p>The plans should include specific support to help small local businesses remain part of the Wood Green economy. Suggestions for support that could be offered to small independent businesses within the planning framework for the area included offering them 'meanwhile space', or reduced rent or long leaseholds within new developments</p>	<p>It is acknowledged that regeneration can cause uncertainty for existing businesses. It is not the Council's preferred approach however, to simply replace existing businesses with new, higher value ones. Instead it is considered that the AAP creates opportunities for new, larger retail occupiers to enter the marketplace, while ensuring that there are long-term opportunities for smaller, and existing retail businesses, notably in the new market, in potential smaller market locations, and on the retail terraces of Wood Green High Rd.</p>	<p>The Council will consider how smaller, affordable retail premises are secured when these are lost through redevelopments.</p>
	<p>The provision of meanwhile spaces to local businesses is outside of the scope of the AAP but can be picked up in the Strategic Regeneration Framework.</p>	<p>No change necessary.</p>
	<p>There is limited scope for the planning</p>	

Issue	Council Response	Change Required
	<p>system to intervene in the length or price of retail premises in general. On new developments, it may be possible to secure an element of affordable retail floorspace, for example, when a redevelopment threatens displacement of an existing retail unit which can be considered to be “affordable” in terms of size or rental level.</p>	
<p>The Market Hall traders at the back of the Mall and other market traders and stallholders who operate in and around the town centre were singled out as a particular category of small businesses who should be protected. Although market spaces are supported within the policy as it stands, people wanted to see more assurance that these traders would continue to have a dedicated, high-footfall space in the regenerated town centre. There should be recognition that the Mall Market Hall traders will require replacement covered space, not street stalls.</p>	<p>At present there is a new market included in the centre of Wood Green, which will be the highest footfall area of the town centre.</p>	<p>No change necessary.</p>
<p>The process for allocating market stall spaces should be transparent, fair and competitive for existing stallholders, and applications should demonstrate not just that they contribute to the vibrancy of the area, but also that they meet the needs of local Wood Green shoppers (e.g. for affordable fresh fruit, vegetables and fish).</p>	<p>The AAP is not going to set a criteria for the allocation of market stalls. It will identify areas into which market stalls will be suitable, and seek to ensure that there is a sustainable supply of stall locations.</p>	<p>Identify what quantum of market stalls are provided for in the AAP and set out in the document.</p>
<p>Main Issue 1.3: Changes in shopping behaviour and preferences</p>		

Issue	Council Response	Change Required
<p>People highlighted the impact that the internet has had on shopping behaviours, with more people choosing to shop online rather than travel to shop on the high street.</p>	<p>It is noted that there is a move towards online shopping, and that other centres around London are growing. The Council believes that Wood Green should retain its role as a Metropolitan centre, and be enabled to provide the best possible level of service to local residents.</p>	<p>No change necessary.</p>
<p>There was also concern that an expanded Wood Green town centre would struggle to compete with nearby established shopping centres, such as Brent Cross and Westfield Stratford City, which have the advantage of large amounts of car parking space (4,500 spaces at Westfield, 8,000 at Brent Cross)</p> <p>In light of these changes to how and where people shop, attempting to create a new town centre in Wood Green was seen as backwards and likely to be unsuccessful.</p>	<p>The Council recognises that there are other growing centres around London, and that Wood Green is currently struggling to attract/retain larger high street stores. The Council do not believe that there isn't potential to change this however, which is at the heart of the AAP.</p> <p>It is noted that parking is important for a town centre. As Wood Green has good accessibility by public transport the Council wants to encourage this mode, however, the transport study will identify the optimal level of car parking for the expanded retail use.</p>	<p>No change necessary.</p> <p>Apply the finding of the transport study to the AAP in relation to car parking space.</p>
<p>Some people questioned the ambition for Wood Green to become a Metropolitan Town Centre at all, when it serves - and should continue to serve - a better purpose as a local town centre, catering to a mainly local population.</p>	<p>Wood Green is identified in the London Plan as a Metropolitan Centre, and the Council wishes to see investment within it to ensure it functions as well as possible to the benefit of local and sub-regional visitors.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
<p>People who expressed this view wanted to see more emphasis on small businesses, specialist shopping and leisure and entertainment within the town centre, rather than trying to make Wood Green ‘just another Brent Cross’.</p>	<p>It is acknowledged that Wood Green has the potential to be a more varied centre, including having less car dependence, and wider range of smaller shop types than Brent Cross or Stratford. It is considered that the AAP already seeks to protect smaller shop types.</p>	<p>Ensure that policies protect, and create new, smaller shop types within the AAP.</p>
2.1 Accessibility		
<p>Fewer than five people commented on how unfriendly and difficult to move around Wood Green town centre currently is to people with young children and pushchairs, elderly people, and people using mobility scooters or wheelchairs.</p>	<p>The Council will continue to work to make Wood Green a more accessible location. The AAP will support improvements to this end, but further work is required to secure investment and to optimise these.</p>	<p>Include reference to the transport policy explicitly requiring new developments to improve the overall connectivity of the area, for all visitors to the centre, as well as supporting stand-alone accessibility improvements.</p>
<p>Area 51, a local charity working with young people with learning disabilities, also said that many of the young people with autism they work with find the town centre very difficult to be in due to noise and claustrophobia from looming buildings like the Mall.</p>	<p>Wood Green, as a growth area, is likely to become denser, and therefore have higher buildings in the future, than it has at present. This should be taken into consideration alongside the site-specific needs of the provider in the identification of the most suitable location for Area 51. An appropriate mitigation will be to identify opportunities for quiet spaces within the centre, to create opportunities to dwell away from the hustle and bustle of the town centre, and ensure that, at street-level, the development is of a</p>	<p>Add support for the creation of quiet spaces providing a juxtaposition to the generally high-activity Town Centre and a design requirement for a ‘human scale’ feeling at street-level, ensuring buildings do not create a feeling of enclosure and overbearing.</p>

Issue	Council Response	Change Required
	human scale.	
<p>At a consultation workshop for people with physical and sensory disabilities, the absence of fully accessible public toilets for people with complex physical disabilities was noted. The AAP will need to address how a future town centre will cater to people of all ages, and people with different disabilities, including a requirement for new shops to be fully accessible to disabled people.</p>	<p>It is agreed that as a Metropolitan Centre, there should be facilities that meet the widest range of accessibility needs.</p>	<p>Require the provision of a “Changing Places” standard toilet in the redevelopment of the Mall.</p>
	<p>The Council will continue to work to make Wood Green a more accessible location. The AAP will support improvements to this end, but further work is required to secure investment and to optimise these.</p>	<p>Include reference to the transport policy explicitly requiring new developments to improve the overall connectivity of the area, for all visitors to the centre, as well as supporting stand-alone accessibility improvements.</p>
2.2: Saving modern buildings		
<p>Fewer than five people suggested that demolishing relatively modern buildings in the town centre like the Mall, the Library and the Vue Cinema would have a negative impact, as they would lead to the loss of Wood Green’s distinctive character, as well as negative environmental effects, such as air pollution, high carbon emissions and waste of raw materials.</p>	<p>It is noted that redevelopment includes a cost in terms of embodied energy, but at the strategic level this is offset by the safeguarding of open spaces including the green belt.</p>	<p>No change necessary.</p>
	<p>While it is noted that a number of these buildings are prominent in Wood Green, they are of very mixed quality, and none are considered to be heritage assets which need protecting.</p>	
2.3: Saving Victorian homes		

Issue	Council Response	Change Required
Fewer than five people commented that the Victorian homes on Caxton, Coburg and Mayes Roads, to the west of the High Road, should not be demolished to accommodate an expanded town centre. The demolition of these homes was an extremely controversial issue within the AAP, and feedback on this aspect of the plans is covered in more detail under site allocation WG SA9: Wood Green Town Centre West within the section in this report on the Wood Green Central area.	The evidence is clear that if Wood Green is to thrive as a Metropolitan Town Centre, the range and overall quantum of town centre/ retail floorspace needs to increase. The correspondence and response to the AAP proposal to use the Caxton/Mayes/Coburg Rd residential area for part of this purpose is addressed under the relevant Site Allocation (WGSA 9).	See WGSA 9.
2.4: Crime		
Fewer than five people felt that high levels of crime and anti-social behaviour in the town centre at the moment deterred people from shopping and spending time there. There would need to be a stronger emphasis on improving public safety for the town centre to be more attractive	All development will be required to undertake “secured by design” assessments in order to ensure that they positively contribute to the creation of an ever safer environment within the centre.	No change necessary.
2.5: Deliveries		
One person wanted to see clearer plans for managing the impact of lorries and other delivery vehicles serving the town centre on surrounding residential areas.	This is an issue that will need to be addressed on a site-by-site basis having regard to the site specifics. The AAP can emphasise that access for deliveries should be minimised, and where possible achieved beneath sites rather than on-street, with yards fronting onto public routes also limited.	Make requirements for design of sites to minimise delivery space on the highway, including minimising yard spaces adjacent to public realm, and other sensitive neighbouring uses.
2.6: Pedestrianise the High Rd		

Issue	Council Response	Change Required
One person mentioned the possibility of pedestrianizing the High Road, to make it a pleasanter space for outdoor seating in front of cafes, and reducing air pollution in the town centre.	While the Council recognises the benefits of closing the High Rd to traffic, there would be significant adverse traffic impacts.	No change necessary.
2.7: Maintenance of new public realm		
One person questioned how new public spaces in the town centre, including the new Town Square, will be maintained, to ensure that their appearance does not deteriorate over time, and where the budget will come from for this.	It is agreed that a funding strategy for the maintenance of public space in Wood Green is required. This should be provided to accompany a planning application.	No change necessary.
2.8: Homes above shops		
One person felt that flats should be encouraged above shops, rather than discouraged above the terraced shops, as is currently proposed in point 4 (vi) of the policy.	It is considered that there is ample space for new homes in this Plan. The rationale for restricting uses above shops to commercial uses is to help facilitate expansion of town centre uses upwards, and also to reduce incidences of complaints over noise if the areas are to improve their offer in terms of the evening economy.	No change necessary.

WG2: Housing

100 comments were made on different aspects of this policy and how it could be improved

88 comments came from individuals

2 from a statutory consultation body (the Greater London Authority, Transport for London)

3 from landowners and

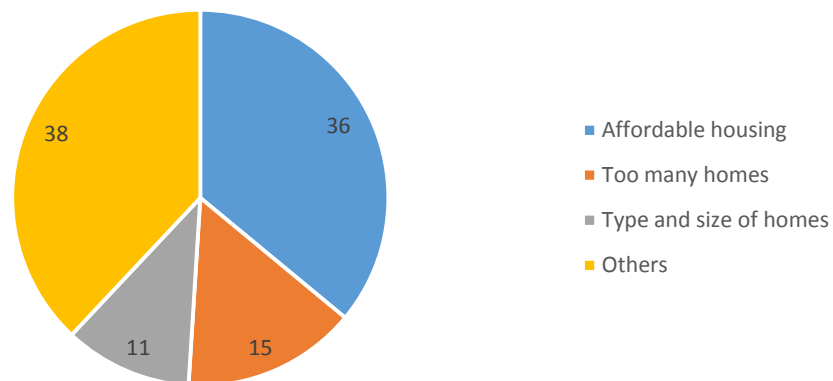
7 from other groups and organisations

A large number of comments were made against this policy on the consultation website regarding two housing-related issues - proposals to demolish homes on Caxton, Coburg and Mayes Roads, and proposals to demolish two social housing estates (Page High above the Bury Road car park and Sky City above the Mall) and relocate existing tenants and residents.

As the housing policy deals only with the type and amount of new housing that will be built in Wood Green, the concerns about potential demolitions are presented under the relevant site allocations later on in this report.

For objections to demolishing Victorian homes on Caxton, Coburg and Mayes Roads and concerns about guarantees for residents in the social housing above the Mall and Bury Road car park, please see WG SA9 on page xxxx.

What were the main issues raised about the housing policy (WG2)?



Issue	Council Response	Change Required
1: Concerns about the level of affordable housing that will be built		
There was widespread concern about the amount of affordable housing that would be built in Wood Green. People expressed scepticism about whether the 40% target for new affordable housing would be achieved, as private developers (including the development partner in the Haringey Development Vehicle) would exert their influence to force this down.	The Policy is clear that there is a 40% target for affordable housing in Wood Green. This applies to all applicants, including the HDV.	No change necessary.
Some people felt that a requirement for 50% or even 60% or 70% affordable housing was more appropriate, and that affordable rented housing should be let at 'genuinely affordable' target or social rents, rather than the government definition	There is evidence to show that 40% affordable housing is the limit of what is viable on development sites in Haringey. Setting a target beyond 40% would be unsound.	No change necessary.

Issue	Council Response	Change Required
of 'affordable', which many felt would be unaffordable to the majority of local people, or to key workers in many public sector roles.		
There was concern that demolishing the flats above the Mall and Bury Road car park would lead to a net loss of social housing in the area, as replacement homes would be offered at affordable rather than social rents. This, combined with a general increase in property prices across the area, would lead to 'social cleansing' as existing residents would be unable to afford to continue living there. People wanted to see more guarantees that at least some of the homes being built would cater to the housing needs of existing and longstanding residents of Wood Green (e.g. giving priority to first-time buyers who already live in the area, and not marketing new homes outside of London)	<p>If demolition goes ahead, policy SP2 of the Local Plan requires that the same quantity of social housing floorspace will be replaced on the redeveloped site.</p> <p>The Council is clear that the purpose of regenerating existing housing sites in the borough is to increase the overall stock of affordable, and social housing in Haringey, not decrease it.</p>	No change necessary.
2: Concerns that too many new homes are being planned for the area		
People questioned why the level of new housing being planned for the area was so high, and expressed fears that this would lead to pressure on existing services and infrastructure, such as schools, GPs, hospitals and roads, loss of a sense of community in the area, and increase overcrowding.	<p>The indicative capacities have been set according to the density guidelines set out in the London Plan.</p> <p>It is part of the role of the Plan to identify land for key strategic infrastructure, including health and education, which are identified in Site Allocations within the AAP.</p>	The densities of sites included in the AAP will be determined having regard to the currently committed infrastructure in the area. With regards transport infrastructure, this does not at the time of writing include Crossrail 2, and as

Issue	Council Response	Change Required
<p>Some people also questioned why the housing densities in the AAP are so much higher than the minimum new homes required for Haringey Heartlands/Wood Green in the most recent London Plan (1,000 homes) and Haringey Council's own Local Plan Strategic Policies, which identifies Haringey Heartlands as a Growth Area, expected to provide 5,000 new homes by 2026. Another person noted that the Indicative Development Capacities for sites in the AAP area appear to be at the upper limits of the London Plan guidance, and ignore local constraints, such as existing streets of Victorian homes.</p>	<p>The London Plan is referencing a historic figure which has been superseded by the Site Allocations DPD which was adopted in July 2017.</p> <p>There is a difference in the indicative capacities identified in the document, and this difference is due to the introduction of Crossrail into Wood Green creating additional investment certainty to justify higher employment and residential densities.</p> <p>The correspondent is correct in noting that these are at the maximum of the London Plan's range, but this is considered appropriate if Crossrail 2 is introduced to Wood Green.</p>	<p>such the densities will be reduced from the 2017 document to reflect this.</p>
<p>In contrast, one representation received from H Planning acting on behalf of three clients looking to develop the West Indian Cultural Centre at the bottom of Clarendon Road suggested that the wording of point 2 of the policy could be changed to state that higher densities than those indicated for particular sites will be actively encouraged, rather than 'may be acceptable in appropriate locations'.</p>	<p>The capacities are predicated at the maximum considered appropriate under the London Plan's density matrix. The actual density of sites will be determined having regard to the detailed designs received on each site.</p>	<p>No change necessary.</p>
<p>3: Concerns about the type and size of new homes</p>		
<p>People were concerned that the high number of new homes would impact on the type and size of housing being delivered, with several commenting that the target to build 7,700 new homes would only</p>	<p>The Council has a need to build 1,502 new houses every year, and the spatial strategy directs them to be predominantly be delivered in the borough's Growth Areas,</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
<p>be achievable by building high rise tower blocks, something that many people were strongly opposed to, viewing them as inappropriate for the area, and cautioning against the social problems of crime, isolation and poor mental health that can arise from living in high rise flats.</p>	<p>one of which is Wood Green. This is inevitably going to lead to increasing densities in Wood Green.</p> <p>In relation to tower blocks (the Council uses the term “tall buildings” to define buildings of 10 storeys+) the Council has a tall buildings policy to ensure that any new tall buildings are appropriately designed, including having regard to their surrounds.</p> <p>The Council does not agree that there is sufficient evidence that tall buildings create the specific effects cited. The design of buildings have the potential to create a range of impacts, including behavioural change, but it is not clear that the specific negatives are the effect of tall buildings, when other technological and lifestyle changes will also have an impact.</p>	
<p>People also did not want to see so-called ‘rabbit hutch’ developments with very small floor areas, which will also lead to stress for the people living in them. Several people noted that the majority of new homes in the town centre will be 1 or 2-bedroom flats, which will mainly be attractive to single people or couples, rather than families.</p>	<p>There are minimum space standards in the London Plan’s design guidance which ensure all new residences are of a minimum space standard.</p> <p>The plan contains policy to identify areas more suitable for family housing.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
<p>Two representations received from developers questioned how the ‘area more suitable for family housing’ had been arrived at. Quod acting on behalf of St William - the developer for the old Clarendon Gas Works site - objected to figure 7.7 on page 76 of the draft AAP, which identifies their site as ‘more suitable for family housing’, despite the policy also stating that family housing should be located ‘away from mixed use developments’, which the Gas Works site will become. St William also suggested it may be difficult to achieve the 1,1610 homes that are proposed, if the majority are 3 bedrooms or bigger. Similarly, H Planning on behalf of 3 clients looking to develop the West Indian Cultural Centre, suggested that all sites should be able to provide a mix of different housing types, including family housing, not just those in the designated area.</p>	<p>This element of the policy seeks to ensure that balanced communities are created having regard to the relatively more and less suitable locations for family housing. It is considered that generally directing family units to the quieter parts of the AAP area is a sound principle.</p> <p>The St. William site straddles the more and less suitable for family housing boundary, so this site should certainly provide a mix of larger and smaller residential units.</p>	<p>No change necessary.</p>
<p>4. Amenity</p>		
<p>Fewer than five people living next to development sites wanted to see clear policies to protect their amenity (space, light, views and privacy) from new buildings.</p>	<p>This is already managed through policy DM1 of the Local Plan.</p>	<p>No change necessary.</p>
<p>5. Fear of demolition</p>		
<p>Fewer than five people living in homes not currently included in a site allocation (or even within the AAP area) that their homes would be demolished in future (e.g. Moore House and Harvey House in Hornsey, one resident on Parkland Road, the Scotch Estate, one house at N22 7TL, and another one behind Argos), and a small number of people who felt it was not clear in the AAP which streets and</p>	<p>The Allocations in this plan set a clear expectation of areas that the Council would support applications for redevelopment within. There may be applications that come forward outside this area, but it is considered that by focusing redevelopment into a relatively tight Growth Area, this allows greater</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
homes are in danger of demolition.	<p>scope for limiting development elsewhere.</p> <p>There can never be a guarantee that any site won't be proposed for development by a landowner, but there are no proposals for development outside of the Site Allocations in the document at the present time.</p>	
The Greater London Authority (GLA) strongly supported the level of new housing being proposed in the Wood Green AAP, but also wanted to explore the development capacity study that led to these housing numbers in more detail with Haringey Council.	We will continue to engage with the GLA.	No change necessary.
The GLA also noted that the policy should reference the requirement to provide at least the equivalent amount of affordable housing floorspace where existing housing estates are being demolished, and should also refer to the Mayor's draft Good Practice Guide to Estate Regeneration.	This is noted, a cross-reference to SP2 of the adopted Local Plan will be added.	Add cross-reference.
6. Specialist Housing		
One person noted that there is no mention of specialist housing for elderly people, or those with disabilities. Another suggested that more homes and communities should be built to Lifetime Neighbourhoods standards. A discussion on the topic of accessible housing at the consultation workshop for people with physical and sensory disabilities on 23 rd March 2017 raised the question of whether the 10% target for accessible new homes would be enough to rehouse every person with a disability	It is not considered that the 10% wheelchair accessible target needs to be reviewed	

Issue	Council Response	Change Required
who is currently on the housing waiting list, or whether this target should be raised.		
One person suggested that the AAP should consider locating housing for older people within or close to the town centre, as this will provide easy access to shops and amenities, help reduce isolation, and require less space than family sized housing.	The Council will expect the housing strategy to be the principle lever in ensuring sufficient and sustainable elderly accommodation is delivered in the borough.	Cross-reference the housing strategy.
7. Equalities		
One person commented that the equalities implications of the housing proposals were not clear, and that Haringey Council should complete an Equality Impact Assessment for this aspect of the AAP.	An EQIA will be completed as part of the SEA for the next version of the Document	No change necessary.
8. Price pressure on privately rented accommodation		
One person felt that more attention should be paid within the AAP to people living in private rented homes in the area, who will see their rents go up as Wood Green becomes more attractive, and are most likely to 'lose out' from the regeneration.	One purpose of building the housing allocated is to create additional supply which will reduce price increases in the London property market overall.	No change necessary.
9. Noel Park Conservation Area		
One person suggested that planning rules in the Noel Park Conservation Area could be relaxed to allow residents to extend and adapt their homes (e.g. to allow loft conversions) to accommodate growing families.	This is an issue for the Conservation Area management plan. It is noted that there are improvements that can be made to these properties, and that the Council is working to help these proceed.	No change necessary.
10: New forms of housing		

Issue	Council Response	Change Required
A few people suggested that the possibility of using low-cost container housing should be explored.	The Council is open to ideas about how to produce greater numbers of affordable housing. This proposal is a little too detailed to be included in the AAP however.	No change necessary.
11: Solar Panels		
One person suggested that solar panels should be built on new housing developments.	There are requirements for energy efficiency and renewable energy infrastructure and requirements in the London Plan, DMDPD. There is no need to repeat this in the WGAAP.	No change necessary.

WG3: Economy

51 comments were made on different aspects of this policy and how it could be improved

44 comments came from individuals

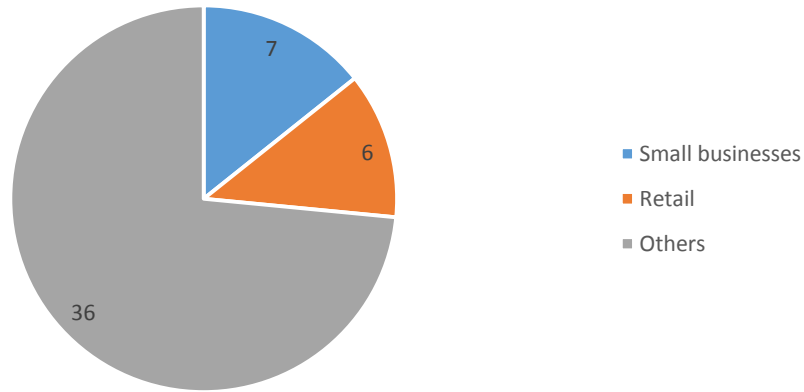
1 from a statutory consultation body (Transport for London)

4 from landowners

2 from other groups and organisations

Responses to this policy were scattered, with no single issue or issues dominating. On the whole, people were positive about creating jobs and boosting the local economy in Wood Green to help the area become more prosperous, but had questions about how exactly this was to be achieved, and safeguards that they would like to see in place to protect existing businesses and give local residents a stake in Wood Green's future economy.

What were the main issues raised about the economy policy (WG3)?



Issue	Council Response	Change Required
1. Transitional arrangements and support for existing small businesses		
Several people noted that existing small businesses and organisations would be affected the most by the regeneration activities in the town centre, as they will be least able to afford the costs of relocation and potential loss of income. One person wanted to see more detail about the transitional arrangements that would be in place, and several others wanted to see more measures for supporting the growth of current small businesses, rather than focusing exclusively on attracting new (larger) businesses to the area. The Market Hall traders currently operating in the back of the Mall were singled out as	The Council is carrying out an audit of existing businesses in the AAP area, including what locational needs they have, and how this might interface with the redevelopment of the area.	Potential influences on the design of new developments to accommodate the long-term needs of local businesses will be included as development guidelines in Site Allocations.
	The Council considers that there is a significant emphasis on creating development which allows for a wide	No change necessary.

Issue	Council Response	Change Required
a valuable local asset, who should be offered specific protections.	range of businesses in Wood Green in the document.	
	A new market location, plus new opportunities for market spaces on laneways and the Civic Boulevard are already proposed in the document.	No change necessary.
2. Concerns about the wisdom of a retail-led approach to economic growth		
Several people questioned the perceived reliance on retail employment to boost the economy of Wood Green. This was linked to comments made under the town centre policy (WG1: Town centre uses, boundary and frontages) about the shift away from high street shopping to online shopping, which makes expanding town centres a dangerous strategy.	<p>This is not correct. The capacity identified for new commercial space has a 101:72 split compared to gross new town centre uses, only some of which will be retail.</p> <p>It is recognised that online shopping is changing shopping trends, and that is why the town centre uses are identified as “town centre uses” not simply retail. People will increasingly visit centres for their range of food and drink and leisure opportunities, as well as retail.</p>	No change necessary.
Other commenters suggested that gearing the Wood Green economy around low-cost start-up and co-working space for creative and technology companies, or self-employed people, would be a better approach, and make the local offer more distinctive.	The Council agrees that there is significant opportunity for growth in sectors linked to these uses, and consider the Plan seeks to exploit this opportunity.	Be more specific about the types of employment space that will be acceptable on development sites in Wood Green.
3. How was the 4,000 new jobs figure arrived at?		
Fewer than five people questioned how the 4,000 new jobs figure had been arrived at, and others commented on the nature of the jobs to be created.	The Council expects that the 101,000m ² of new commercial floorspace will create at least 4,000 new jobs within the centre.	No change necessary.

Issue	Council Response	Change Required
People wanted to see jobs that were paid a fair wage (London Living Wage or above), and at least some of which were targeted at the skills mix within the local population. One person also wanted to see apprenticeships and work experience opportunities offered to local young people.	The retail jobs will be in addition to these jobs.	
Transport for London (TfL) suggested that Haringey Council include some of the assumptions TfL have made about the economic benefits that Crossrail 2 will bring to Wood Green (e.g. shorter journey times, more travel options, a wider catchment area for potential employees) in the reasoned justification for this policy.	This is agreed.	Proliferate the reasoned justification to include the benefits identified by Transport for London.
4. distribution of different types of employment space across the AAP area		
Workspace (the owners of the Chocolate Factory and surrounding buildings) objected to sites that provide an ‘incubatory function’ (for start-up businesses) being required to offer affordable rents, arguing that it is unclear what exactly an ‘incubatory function’ is or what the evidence is that affordable business space would be needed. Similarly, LaSalle Investment Management (acting on behalf of the long leaseholders of 1-3 Guillemot Place and 1-4 Bittern Place) suggested that the wording of the policy should be amended to say that new affordable and creative workspace will be created ‘where feasible and viable’.	It is accepted that affordable rents will only be achievable in certain instances, and will be subject to viability.	Clarify that affordable rents will be sought only where viable on sites, in accordance with the DMDPD.
	The Council sees Wood Green as a location in which premises should be able to provide spaces in which businesses will form, and grow. This is an incubatory function.	Offer greater clarity about the reasons for “incubatory” employment floorspace.

Issue	Council Response	Change Required
<p>LaSalle, and also St William (developers of the Clarendon Gas Works site) and U + I Plc (owners of the Mecca Bingo site) commented on figure 7.8 on page 78 of the draft AAP, which suggests a blanket approach to where office/retail space and workspace will be provided across the area. St William requested clarity on what exactly 'workspace' means, and all three asked for the AAP to make it clearer that a mix of different types of business and employment space will be encouraged across all areas. St William suggested this figure be deleted.</p>	<p>It is agreed that greater clarity can be provided on this topic. New evidence is being sought that will help to set out the design implications of commercial development within the AAP area.</p>	<p>Offer greater clarity on the definitions of "office" and "workspace" including the types of each that will be expected in the Heartlands and High Rd sub-areas.</p>
<p>5. Locally-owned businesses should be given preference for space in the new town centre.</p>		
<p>One person suggested that locally-owned businesses should be given preference for space in the new town centre.</p>	<p>The needs of existing businesses will be looked into, to ensure that where appropriate new development is designed to accommodate their needs. It is not possible within the planning system to guarantee specific businesses space within new developments, however the Council may be able to play a coordinating role in this matter.</p>	<p>Be clearer on the design requirements of site allocations to support economic growth, including amongst existing businesses.</p>
<p>6. Commercial price rises</p>		
<p>One person wanted to see projections for how rents, business rates and affordability generally were likely to increase in Wood Green in future (for both businesses and residents).</p>	<p>It is not possible to forecast with certainty how prices will change. The affordability of prices is a step more difficult as what may be affordable for some will not be affordable for all.</p>	<p>No change necessary.</p>
<p>7. New housing spurring the economy</p>		

Issue	Council Response	Change Required
One person felt that the new housing being built in the Heartlands area, on the site of the old Clarendon Gas Works, and the influx of new residents to these homes, would be enough to boost the economy of Wood Green and attract new retailers into the town centre, without any other measures being necessary.	Undoubtedly it will have an effect, but unless spaces are built into the new development to capture that income, growth is unlikely to happen.	No change necessary.
One person questioned what would happen to the light industrial businesses currently located in the Heartlands area, and the jobs that these provide. This person argued that the AAP should seek to provide a mix of jobs of different skill levels, appropriate to the skills mix within the local population.	The Council is commissioning work to better understand the types of businesses in the Wood Green area, and how they contribute to the local economy. The Council will seek to retain as many uses locally as is feasible within the regeneration, and if relocation is necessary, try where possible to keep them within the borough.	Include reference to the findings of the local employment study.
8. Better Mix of businesses		
Several other comments were made that reflected the desire to see a better mix of shops and businesses - especially cafes and restaurants - in Wood Green, already discussed under policy WG1 earlier in the report.	It is noted that a wide range of town centre uses will be planned for in Wood Green.	No change necessary.

WG4: Wood Green Cultural Quarter

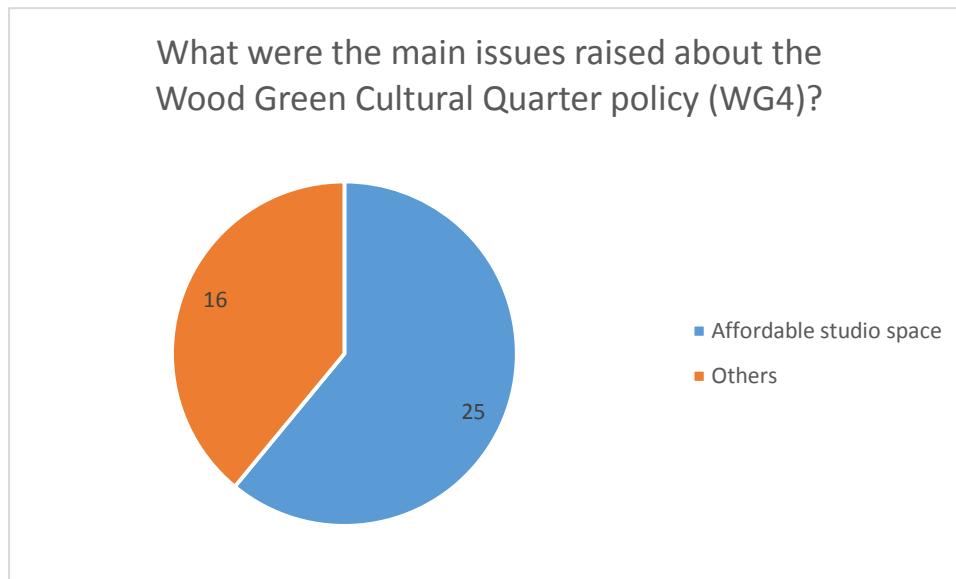
41 comments were made on different aspects of this policy and how it could be improved

38 comments came from individuals

2 from landowners

1 from other groups and organisations

Although there were a range of positive comments about the focus on developing the Cultural Quarter, increasing the number of people who work in the area, and opportunities for small businesses, these were mostly mixed in with concerns about what would happen to the existing artistic community occupying the Chocolate Factory buildings under the Collage Arts umbrella. The overwhelming concern was about whether this space would continue to be affordable to artists and other creative people currently renting studio space in the building.



Issue	Council Response	Change Required
1. Maintaining affordable studio space for artists		
<p>The biggest area of concern regarding this policy was that the cost of renting studio space in the Cultural Quarter would go up, and this would have the effect of forcing out the community of artists already established there, and preventing new artists and companies from setting up in Wood Green.</p>	<p>The Council notes that rental price is an issue for the creative community. The Council will be undertaking an assessment of the existing businesses in the Cultural Quarter, to understand the potential options with regards the designing of new employment spaces.</p>	<p>Refer to the emerging employment study.</p>
<p>Many of the artists who responded were keen to emphasise that they had started out in Wood Green, and had chosen to remain in the area where they provided employment and education opportunities to local people, paid taxes and attracted visitors to the area, including some high-profile clients.</p>	<p>The Council agrees that the artistic community have a value to the local area, and will be commissioning evidence to understand how this can be optimised through new developments.</p>	<p>Refer to the emerging employment study.</p>
<p>Some people asked that when Workspace take over responsibility for renting out space in the Chocolate Factory, Collage Arts (the current landlord) should be provided with its own purpose-built building.</p>	<p>It is not within the scope of planning to ensure that one landowner is prioritised for new space. The AAP can seek particular sizes of units however, and the need for these will be evidenced through the emerging employment study.</p>	<p>Refer to the emerging employment study.</p>
<p>One person stated that when starting out only very basic space is required, and there should not be a temptation on the part of developers to offer more upmarket spaces in order to charge higher rents. Another person said that rents for artists space should be capped.</p>	<p>Noted. The Employment study will evidence the types of space that are appropriate for new commercial developments.</p>	<p>Refer to the emerging employment study.</p>
2. Improve the Cultural Quarter's appearance		

Issue	Council Response	Change Required
Fewer than five people were supportive of making the Cultural Quarter a more welcoming, safe and family-friendly place to visit, with better lighting, more greenery and public spaces, and better signposting from the town centre.	The Council will work with landowners and partners in this area to create a high quality urban realm in this area.	No change necessary.
3. Definition of “culturally-oriented commercial floorspace”		
Workspace (owners of the Chocolate Factory buildings), in their response, questioned what is meant by ‘culturally-oriented commercial floorspace’ and how the planning system can control this.	It is considered appropriate that the “cultural” element of the requirement is included as part of the policy for the Cultural Quarter. The maximum amount of employment floorspace is clearly definable.	No change necessary.
4. Access to Guillemot Place		
LaSalle Investment Management (representing the long leaseholders of two sites in the Cultural Quarter, at Guillemot Place and Bittern Place) asked that it be made clear in the AAP that other commercial uses (such as cafes, restaurants, leisure facilities and different types of shops) will also be allowed. LaSalle also objected to the planned location for the new town square in the Cultural Quarter, as this would be at the only vehicle access to Guillemot Place. As the town square spans multiple site allocations and landowners, a Masterplan is needed to make sure that the landowners and developers co-ordinate their efforts, and do not do anything on their own sites that makes this new public space more difficult to build elsewhere.	Agree that a masterplanned approach will be necessary to ensure the area is optimized. This should have regard to ensuring that existing uses remain viable in the near term.	Ensure masterplan requirement references need to ensure existing businesses remain viable.
5. Consultation with Artists		

Issue	Council Response	Change Required
Several people commented that the existing artists working in the Cultural Quarter should be consulted on any plans for the Cultural Quarter. One person suggested that the policy for the Cultural Quarter should be to allow Collage Arts to apply for grants to develop the area on its own, rather than have regeneration 'engineered' from outside.	The AAP will not set a restriction on who can bring forward designs for sites, it will only seek to ensure that an appropriate mix of uses is identified.	No change necessary.
6. Preferential rates for local people		
One person suggested that local people should be given preferential rates when renting studio space.	This is not an issue, the AAP.	No change necessary.
7. Public Art		
One person suggested that space could be created for local artists to create and display public art, similar to the Fourth Plinth in Trafalgar Square.	This is a sensible suggestion.	Make reference to policy supporting public art projects in this area.
8. New Theatre		
One person requested that a theatre be built as part of the regeneration of the Cultural Quarter - something that is already mentioned in the draft AAP.	The Policy supports this use.	No change necessary.
9. Objection to tall buildings		
One person objected to tall buildings (10 stories or more) being built in the Cultural Quarter, as this would block the view between Alexandra Palace and the High Road.	This will be managed through the Local Views Policy, and the Tall Buildings policy.	No change necessary.

WG5: Wood Green's Urban Design Framework

54 comments were made on different aspects of this policy and how it could be improved

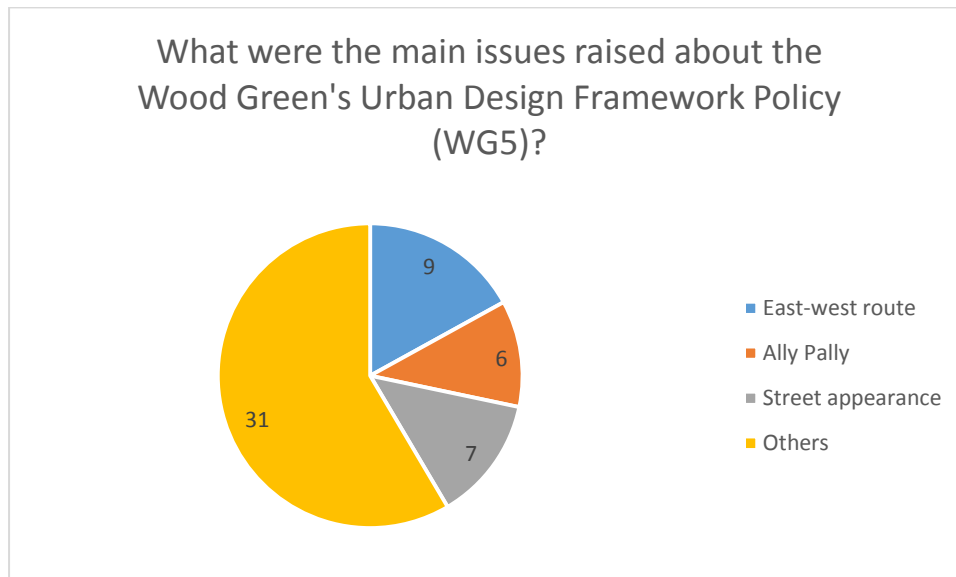
44 comments came from individuals

1 from a statutory consultation body (Historic England)

3 from landowners

6 from other groups and organisations

The majority of comments on this policy focused on plans to create new principle East-West and North-South routes through the area, around which there was some confusion, particularly the exact location of the East-West route and the implications for Noel Park, and what is meant by a new 'link' to Alexandra Park and Palace.



Issue	Council Response	Change Required
1. Concerns about the location of the new East-West route		
<p>A number of objections were made to Moselle Avenue in Noel Park becoming part of a new East-West route for traffic. These objections seemed to stem from figure 7.10 on page 84 of the draft AAP, which shows a green arrow running along Moselle Avenue. People objected to this on the basis that Moselle Avenue is a narrow, residential road in a conservation area, and is not suitable as a 'through route' for traffic. Lordship Lane was suggested as a much more suitable main route for traffic coming into Wood Green from the east.</p>	<p>It is acknowledged that the map on p84 creates a misleading indication of the Council's ambitions for the Noel Park Conservation Area. What it is supposed to convey is that the area has an important role to play in connecting the east of the borough to Wood Green town centre via its quiet, pedestrian and cycle-friendly streets.</p>	<p>Modify the map to show the area as being generally suitable for pedestrian and cycling connections, clarifying that it is suitable for his use, not increased car movements.</p>
<p>One person was keen for easy pedestrian access from the High Road to Noel Park to continue, and for Noel Park to not be 'shut off' from improvements in the town centre.</p>	<p>This is agreed.</p>	
<p>Capital and Regional (the owners of the Mall) expressed support for a new east-west route, but were keen that there should be a flexible approach to the exact route and design of this.</p>	<p>It is important that policy provides a clear steer for future development of the town centre. There are relatively few routes where the east-west connections can go, and these will be identified in the AAP.</p>	<p>Identify the potential, and preferred location for an east-west connection.</p>
2. Support for better access to Alexandra Park and Palace, but confusion around what exactly is intended		
<p>People expressed support for creating better access to the green spaces of Alexandra Park across the railway line to the west of Wood Green. However, there seemed to be some confusion over the way in which this would be achieved.</p>	<p>Support for better access is noted.</p> <p>Alexandra Palace is a key open space asset for residents of Wood Green, and the values from the growth in Wood Green should in part be spent on improving this asset to make it more robust and better able to serve Wood Green's growing population.</p>	<p>The Wood Green Development Infrastructure Investment Strategy will identify what funding could be sought for improvements to the Park.</p>

Issue	Council Response	Change Required
<p>Two people objected to creating a ‘link’ to Alexandra Palace, arguing that this is an expensive, unfunded project, which would be harmful to the nature reserve and is being used to justify the expansion of the town centre. These commenters may be confusing the improved east-west walking route to Alexandra Park with plans mentioned elsewhere in the draft AAP to explore ‘alternative methods to transport visitors up the hill from Alexandra Palace station to Alexandra Palace’ (p64), and imagining a tram or cable car. One person said that the plans appeared to suggest the Penstock foot tunnel under the railway line would be part of a ‘new primary route’ for traffic, when this will only serve cyclists and pedestrians.</p>	<p>To clarify, there isn’t a proposal to open the Penstock foot tunnel up to vehicular traffic. Nor is there any indication that a tram or cable car is planned.</p> <p>It is considered that the Penstock tunnel could act as a better connection into the Park from Wood Green if it was straightened through the Hornsey Filter Beds site. This would potentially form part of a network of cycle and pedestrian routes connecting Wood Green with places in the west of the borough.</p>	<p>Identify the agreed routes to and through the Park as part of an improved set of network maps in the next version of the Plan.</p>
<p>The Alexandra Park and Palace Charitable Trust welcomed the plans, but stated that the layout of paths in the Park do not encourage people to travel further west on to Muswell Hill, and they currently have plans to change the layout of these paths.</p>	<p>The Council will engage with the Trust concerning the optimal routes to, and through the Park.</p>	<p>Identify the agreed routes to and through the Park as part of an improved set of network maps in the next version of the Plan.</p>
<p>Several people suggested making more of existing routes that connect Wood Green to the west, including Station Road, the footbridge at Alexandra Palace station and the Hornsey Railway Bridge, as well as the Penstock foot tunnel.</p>	<p>It is agreed that there are a number of potential connections to the west of the borough to/from Wood Green. These will be identified in more detail in the next version of the AAP.</p>	<p>Identify the agreed routes to the west of the borough as part of an improved set of network maps in the next version of the Plan.</p>
<p>3. Support for improving the overall appearance of streets</p>		
<p>Many people wanted to see greener, pleasanter streets in Wood Green, with more benches, greenery, hanging baskets and trees. Fountains, roof gardens, space for street performances and games like giant chess and table tennis were all also</p>	<p>Improved space for visitors to the centre to dwell, and an improved public realm overall is a key aim of the Local Plan.</p> <p>The Council is in the process of developing</p>	<p>Identify outcomes from the Design Code to be put into the AAP.</p>

Issue	Council Response	Change Required
<p>mentioned as ideas that should be considered by the planners. The idea of having places to sit and rest, eat lunch, or for children to run around and play in were all seen as positive features of the Urban Design Framework, which would encourage more community interaction and create a healthier, more relaxing environment. People also wanted to see better street cleaning, and better overall quality of design.</p>	<p>a design code for Wood Green which will set out principles for the inclusion of street furniture into the centre.</p> <p>The maintenance of the public realm is beyond the scope of the AAP, but the town centre BID may be a vehicle to address this point.</p>	
<p>The online consultation ‘map’ asked people what would help improve the area currently. The one thing that people most wanted to see change was the general appearance of streets, to make Wood Green a more attractive place to spend time. The top three reasons that people gave for feeling negative about the area currently were that it was unattractive (88 comments), badly designed (75 comments) and unwelcoming (72 comments). On the other hand, the top things people felt would improve the area were cleaner, pleasanter streets (122 comments), street planting (79 comments), making it easier to walk and cycle (75 comments), better pedestrian links (72 comments) and better designed buildings (69 comments).</p>		
<p>4. Historic England on Landmark Buildings</p>		
<p>Historic England welcomed the Urban Design Framework policy, but felt that the definition of a ‘landmark building’ should be expanded to make it</p>	<p>The Council is in the process of producing a design code for Wood Green.</p>	<p>Incorporate a design code into the next version of the AAP.</p>

Issue	Council Response	Change Required
<p>clear that any new ‘landmarks’ must fit into the local and historical context. They also suggested that the Council consider drafting design codes for each of the four subareas within Wood Green to promote high quality design, and maintain a distinct identity for each area, where old and new buildings possess shared characteristics.</p>	<p>Further detail could be added to the landmark locations to cement their role in making a place.</p>	<p>Consider adding more detail into the landmark buildings policy, particularly having regard to their function, and local character implications.</p>
<p>5. Landmark buildings</p>		
<p>Two landowners/developers - Workspace and three clients bringing forward development of the West Indian Cultural Centre site - also commented on the plans to create new landmark buildings in the Wood Green area. Workspace felt that figure 7.12 on p87 should distinguish between existing landmark buildings (like the Chocolate Factory) and locations for potential new ones - they identified the Parma House site as one possible location.</p>	<p>This is agreed, existing heritage buildings are important landmarks in their own right and will be added to this map.</p>	<p>Add heritage buildings to the landmark buildings map.</p>
<p>6. Landmark Building (Clarendon Rd South)</p>		
<p>The West Indian Cultural Centre consortium suggested that the wording of point 2 of the policy be changed to say that landmark buildings should emphasise the major points of arrival <i>into the AAP area</i>, rather than into the town centre. The West Indian Cultural Centre site would be a potential gateway site into the AAP area that could accommodate a tall/landmark building.</p>	<p>The AAP area and the Town Centre are different things. Whereas the Council does feel there is value in helping to mark the entrance to the town centre, it is not clear why the entrance to the AAP area would be of significance.</p>	<p>No change necessary.</p>
<p>7. Accessibility</p>		

Issue	Council Response	Change Required
Fewer than five people wanted the Urban Design Framework to include accessibility requirements for the town centre, such as wheelchair-accessible shops and toilets, flashing fire alarms for deaf people, mobility scooter and wheelchair lanes, mobility scooter hire points, etc. Toilets should be designed to the Changing Places standards.	It is considered appropriate that all new development should be wheelchair accessible. It may be possible for additional guidance that helps disabled visitors navigate around the centre could be produced.	Potentially create a disabled access map.
8. North-South Route		
Fewer than five people were concerned that the proposed North-South route would channel more traffic along Wightman Road, which appeared to be a 'new primary route' in some of the maps (e.g. figure 7.10). This was a major objection to policy WG11: Transport, and is covered in more detail within that section later in the report.	It is noted that the map is misleading, the "primary route" is supposed to indicate pedestrian and cycling load around the town centre, not vehicle traffic.	Make clearer modal maps for the next version of the document.
9. Preserve Historic Buildings		
Fewer than five people expressed support for preserving as many historical buildings and features as possible - including the Victorian terraced housing around Caxton Road. Several other comments suggested reframing the Urban Design Framework policy to make it more about building on the existing character of Wood Green, rather than all about new buildings.	Heritage assets are identified in the AAP, and the urban design framework references the character areas into which site allocations fall into, so that they pay reference to their surroundings. It is considered that the detail on the character areas could be greater in the policy.	Expand on the detail included as detail of each character area in the policy.
	The properties on Mayes and Caxton Rd are not considered to be of significant heritage value. They are part of the existing character of the area, and as such any development on or adjacent to these streets should reflect the character of the	No change necessary.

Issue	Council Response	Change Required
	area.	
10. Respect the existing and historic layout of paths and the character of open spaces		
Two people asked for cycle and other planned transport routes to respect the existing and historic layout of paths and the character of open spaces, such as Wood Green Common and Avenue Gardens.	The Council's policy is that cycle and pedestrian routes should connect local open spaces. Baring this in mind it is logical that non-motorised transport routes should traverse through open spaces. This should always be respectful of the character of the existing park, and should be seen as improving the quality of the park, not being of detriment to it.	Create modal maps of transport flows in Haringey, and identify where and how impacts on parks need to be managed.
11. Cycling connections		
The Haringey Cycle Campaign noted that the upgraded LCN 54 east-west cycle route will need to have dedicated cycle lanes to keep pedestrians and cyclists separate. Not all cycle routes in the area will need to be 'bike-only', but planners will need to think about how cycle routes intersect with other routes (pavements and main roads) so that cyclists can move freely around the area. They were also supportive of the aim to open up new connections across the area.	It is agreed that an audit of the cycle, vehicle, and pedestrian routes within the area should be mapped so that the opportunities for dedicated, or non-dedicated cycle routes can be identified.	Create modal maps for the Wood Green AAP.
12. Pedestrianise the High Road		
Two comments recommended pedestrianising the High Road.	The stopping up of the High Rd to traffic is not considered to be a realistic intervention due to the significant transport impact this would have on the north London road network.	No change necessary.
13. Widen Pavements		

Issue	Council Response	Change Required
Two comments expressed support for widening pavements throughout the area	The width of pavements will be identified through the provision of a design code within the next version of the document.	Incorporate a design code into the next version of the AAP.
14. Improve lighting & security		
One person suggested improvements to lighting and security within the design of the town centre.	This is agreed.	Make mention that proposals which support improved lighting and security/ safety will be supported.

WG6: Tall buildings and local views

43 comments were made on different aspects of this policy and how it could be improved

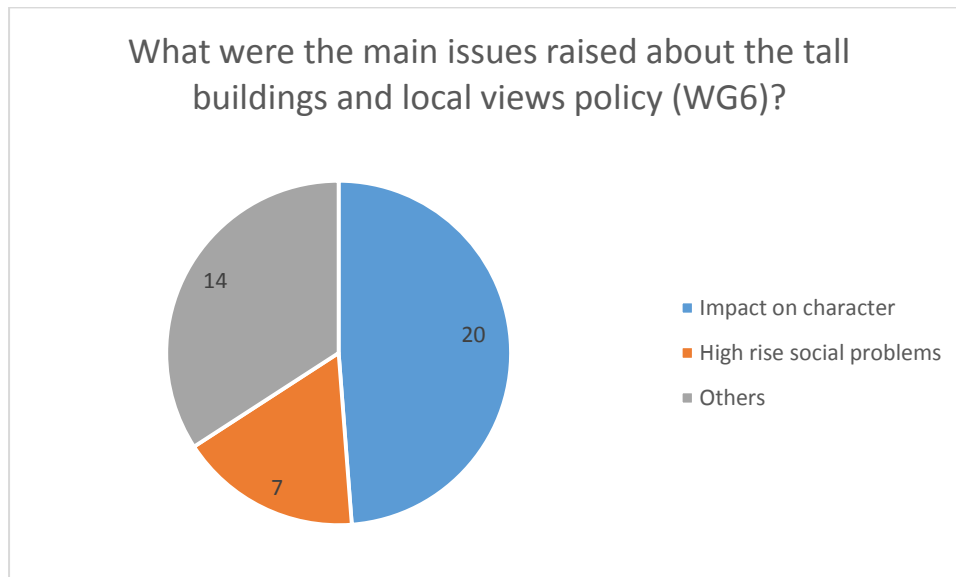
35 comments came from individuals

2 from statutory consultation bodies (Historic England, Greater London Authority)

3 from landowners

3 from other groups and organisations

This policy attracted a large number of objections, as many people were strongly opposed to the idea of ‘tall buildings’ (seen as any building above 10 stories) in Wood Green. Concerns were also raised about the intention of having public viewing platforms at the top of some of these buildings.



Issue	Council Response	Change Required
1. Objections to tall buildings due to negative impact on the character of the local area		
<p>The majority of people commenting on this policy strongly disagreed that Wood Green is a suitable location for tall buildings. These were seen as out of proportion with existing buildings in the area, none of which are taller than 10 stories, and as harmful to the character and appearance of the area.</p>	<p>The DMDPD establishes Wood Green as an area potentially suitable for tall buildings. The WGAAP is required to be in conformity with other Local Plan documents.</p>	<p>No change necessary.</p>
<p>Other commenters felt that tall buildings would have a direct negative impact on the surrounding physical environment, including loss of privacy and light for surrounding buildings including existing homes, the creation of wind tunnels, and overshadowing of the new public spaces and café culture that the AAP aims to create in the town centre.</p>	<p>The potential negative impacts of tall buildings are identified, and a policy basis for examining and mitigating the impacts is established in Policy DM7. These will be managed on a case-by-case basis.</p>	<p>No change necessary.</p>
<p>LaSalle Investment Management, which represents the leaseholders of two sites in the Heartlands area, requested that a clause be added to this policy to ensure that any tall/landmark buildings do not make neighbouring site allocations less attractive to developers.</p>	<p>The potential negative impacts of tall buildings are identified, and a policy basis for examining and mitigating the impacts is established in Policy DM7. These will be managed on a case-by-case basis.</p>	<p>No change necessary.</p>
<p>Historic England, in their response, claimed that the current AAP in its draft form does not contain measures to counteract the negative impact of tall buildings, including the cumulative effect of many tall buildings on the area and on its historic buildings. No maximum heights or parameters are set for the new tall buildings; this will need to be addressed in the Tall Buildings Supplementary Planning Document (SPD). The Strategic Environmental Assessment (SEA) of the</p>	<p>The potential negative impacts of tall buildings are identified, and a policy basis for examining and mitigating the impacts is established in Policy DM7. These will be managed on a case-by-case basis.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
Sustainability Appraisal will also need to consider the significance of heritage assets and settings.		
2. Objections to high rise residential buildings for social reasons		
Another set of objections focused on the social problems caused by living in high rise tower blocks, including depression and anxiety, alienation and crime. People felt that tower blocks did not foster a sense of community or good mental health, and should be avoided.	It is not considered that there is a clear consensus that living in a tall building creates the effects identified. These potential effects have many causes, and while the architecture of new buildings can have some effect, it is not simply that buildings are tall which create the effects stated.	No change necessary.
3. Views of Alexandra Palace		
Fewer than five responses welcomed the emphasis on protecting views of Alexandra Palace, and creating new ones. However, the Alexandra Park and Palace Conservation Area Advisory Committee expressed concern that existing viewing corridors to the Palace had not always been observed in recent developments.	Support is noted, and the AAP cannot be implemented retroactively.	No change necessary.
The Friends of Alexandra Park requested that the open outlook from the lower part of the Park should also be taken into account when buildings are being planned in the Heartlands area.	As the Park is part of the Alexandra Palace Conservation Area, the outlook from within it will be considered when considering planning applications on nearby sites.	No change necessary.
4. Viewing Platforms		
Fewer than five people questioned whether it was either realistic or desirable to have public viewing platforms at the top of tall buildings. St William (the developers for the Clarendon Gas Works site) strongly objected to including viewing platforms	The provision of top-floor uses for public value is considered to be a sound aspiration, and in line with London Plan policy. The location of Wood Green to the north of the City, and close to Alexandra	Clarify that viewing platforms will be supported, as an aspiration, and subject to viability and feasibility.

Issue	Council Response	Change Required
with public access in residential buildings, due to privacy and security concerns. Another commenter also felt that residents in ‘luxury flats’ would not want people travelling up and down in the lifts to and from the top floor.	Palace offers a unique opportunity to have a top-floor use celebrating this situation. It is however recognised that it may not be appropriate in every single tall building.	
One person suggested that a viewing platform could be built on top of the Mall (instead of demolishing it), to create the desired rooftop views, and another suggested that the policy could pay more attention to creative use of low rise buildings and rooftop spaces.	The owner of the Mall has indicated that the site is available for redevelopment, and the Council agrees that it would be in the best interests of the town centre to redevelop it.	
The Greater London Authority (GLA) was supportive of a design-led approach to new tall buildings that considers each one on a case-by-case basis. However, they recommended that the next draft of the AAP should include a ‘massing model’ to show how tall buildings might be distributed across the area, for the benefit of the local community.	There is already a visual massing model in the document.	Update the Visual Image of potential development.
5. Objection/clarification of the new view to Alexandra Palace		
The response submitted by Workspace (owners of the Chocolate Factory) questioned how the view corridors in figure 7.13 on p89 of the draft AAP had been arrived at, and what criteria planning applications for new buildings will be assessed against - particularly for the new local view that is being created from Wood Green High Road/the town square to Alexandra Palace, as this does not exist yet.	<p>The existing viewing corridors are identified in Policy DM5.</p> <p>The new view is a Policy aspiration to establish a visual connection between the High Rd and Alexandra Palace in the heart of the town centre.</p>	No change necessary.
6. Justification for landmark buildings		

Issue	Council Response	Change Required
One person asked for justification of why certain locations had been chosen for landmark buildings, as the current explanation that they ‘mark something’ is too vague.	The current set of landmark buildings was established to mark key thresholds of new pieces of public realm within the AAP area. These are supposed to help draw visitors through the area.	Further clarity to be provided as to the definition or applicability of a ‘landmark building’
One person said that any new tower blocks in the area should be high quality, secure for residents, and sit well within the surrounding area and community, enhancing it rather than separate from it.	This is in conformity with the existing Policy on tall buildings in the DMDPD.	No change necessary.
7. Support for statement buildings		
One person was positive about statement buildings and interesting architecture in the area.	Noted.	No change necessary.

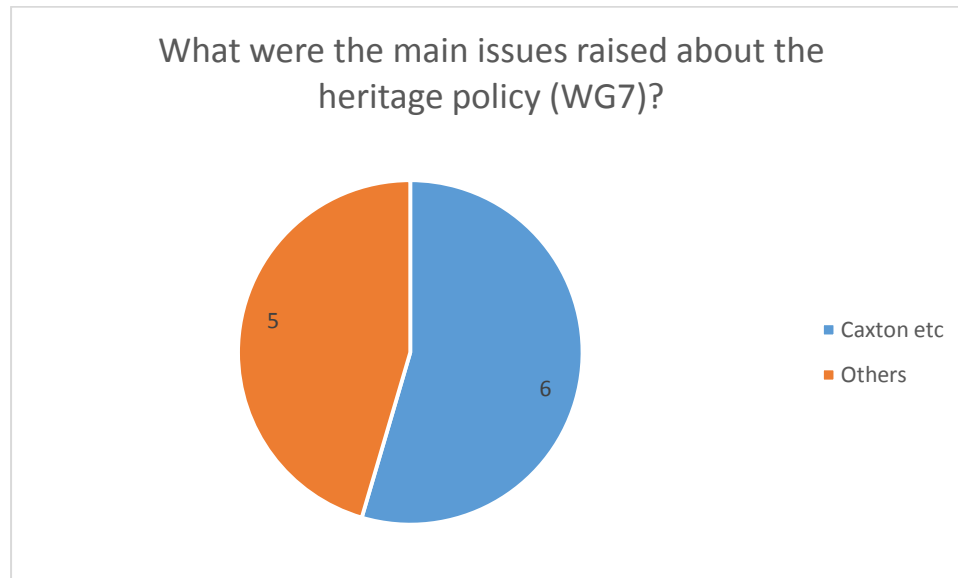
WG7: Heritage

11 comments were made on different aspects of this policy and how it could be improved

10 comments came from individuals

1 from a statutory consultation body (Historic England)

Only a handful of comments were made that referred specifically to the heritage policy. However, protecting the heritage and culture of Wood Green was a cross-cutting theme that featured strongly in comments made across many other policies and topics, such as maintaining the diversity and sense of place in the town centre, not demolishing streets of historic housing and not allowing new tall buildings to dominate neighbouring heritage areas. Whilst there was general support for the heritage policy the comments are generally negative, neutral or mixed on the basis that in many places the AAP as a whole did not appear to reflect this policy.



Issue	Council Response	Change Required
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Issue	Council Response	Change Required
1. Maintaining a sense of history and place		
<p>There was strong support for maintaining a sense of history and place at street level, including preserving historic buildings and mixing them in with newer ones. Of the eleven comments received on this policy, six mentioned the homes around Caxton Road and opposed their demolition. One person commented that allowing buildings like these, as well as the Civic Centre and Wood Green Library, to be demolished appeared to completely contradict the aims of this policy.</p>	<p>The Council agrees, and where existing buildings make a particularly positive contribution to the town centre, both in terms of design and use, they are proposed to be retained, notably the terraces of Wood Green along the high Rd. The Heartlands area is proposed for more comprehensive redevelopment, but particularly good examples of industrial architecture are proposed to be retained, including the Chocolate Factory Buildings 1 & 2.</p> <p>There is not considered to be a significant heritage value to the properties on Mayes and Caxton Rd, or in the case of the Wood Green Library building. The Civic Centre building is a locally listed asset, and as such there needs to be a clear justification that the benefits of any redevelopment would be higher than the cost accorded to the loss of the asset.</p>	<p>No change necessary.</p>
2. Conservation-led regeneration		
<p>One person argued that heritage and conservation should be the focus of regeneration, rather than an afterthought.</p>	<p>Heritage and conservation is an intrinsic part of planning, and as such will be included as a consideration as part of the creation of any planning document.</p>	<p>No change necessary.</p>
3. Green Rooms a positive example		
<p>One person highlighted the Green Rooms Hotel on Station Road as a good example of bringing a historic building back into use, at a very low cost.</p>	<p>Noted. The AAP references the refurbishment of existing heritage assets in Part 2 (C) of the policy. These will be</p>	<p>List heritage assets and include a map.</p>

Issue	Council Response	Change Required
This should be encouraged for other buildings on the High Road.	mapped and listed in the Reasoned Justification in the next version of the document.	
4. Alexandra Palace is an asset		
One person suggested that Alexandra Palace should be seen as a heritage asset belonging to the area, and the policy should look at how to encourage better use of the land and buildings.	The Palace has its own masterplan to ensure the best use is made of the buildings and parkland within its grounds. The AAP supports this by controlling viewing corridors and improving access between the Park/Palace and Wood Green.	No change necessary.
5. Archaeological remains		
Historic England requested that a sentence be added to point 1 of the policy to state that ‘the preservation and improved public understanding of significant archaeological remains affected by development will be required’. All undesignated heritage assets, including known sites of archaeological significance, within the area should be listed in the ‘Portrait of the area’ section of the AAP.	Agreed.	Amend portrait of the area, and part 1 of the policy as suggested.

WG8: Green Grid/New Urban Spaces

37 comments were made on different aspects of this policy and how it could be improved

31 comments came from individuals

1 from a statutory consultation body (Environment Agency)

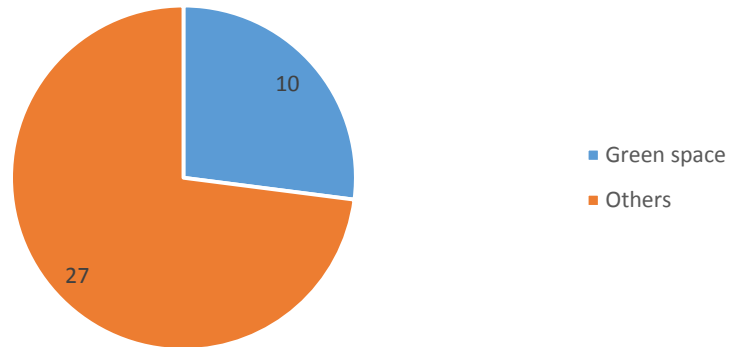
1 from landowners

4 from other groups and organisations

This policy was generally welcomed - people liked the idea of more open spaces, particularly green spaces and greenery generally, and better access to the open space of Alexandra Park, which it was acknowledged is currently underused by people living in and around Wood Green. There was also support for improving cycling and walking links across the area. However, there was a sense that this policy could be more ambitious, and long-term investment would be needed to prove that the new spaces would not be created and then left to decline.

Some comments made here crossed over with policy WG5: Wood Green's Urban Design Framework and echoed concerns about the extent to which 'new urban spaces' were being created at the expense of existing local character and historic architecture. These have already been covered within the Urban Design Framework section.

What were the main issues raised about the Green Grid/New Urban Spaces policy (WG8)?



Issue	Council Response	Change Required
1. Increasing the amount of green space overall		
The creation of new open spaces was welcomed, but people particularly wanted to see new green space ('pocket parks' and allotments), rather than simply town squares and other urban spaces. The Parkside Malvern Residents Association requested that the map for this policy (figure 7.17 on p94) distinguish between 'new open space' and green space, to make this difference clearer.	There are limited opportunities to create new additional open space, due to Wood Green's location as a built up town centre, and its designation as a growth area. The only significant piece of new open space is likely to be the Moselle River park in the Clarendon Rd site.	The map will be updated to identify the new open space.
Several people raised concerns about the current deficiency of open space in the AAP area, particularly in the west, which is noted within the draft AAP. As the large influx of new residents will place even more demand on available open space, this policy will need to demonstrate that the	There is some deficiency of open space in the AAP area, and the new open space in the Clarendon Rd site will help to address this. Due to Wood Green's designation as a growth area, and it being predominantly previously developed, opportunities for	No change necessary.

Issue	Council Response	Change Required
increase in open space will match the increase in demand, and not make this deficiency worse.	new significant open spaces are limited. The alternative is to make better use of existing open spaces, and improve access to them.	
At a minimum, several people wanted to see an addition to this policy committing to preserve all existing green spaces.	This is provided in policy DM20.	No change necessary.
2. Deculverting		
Both the Environment Agency and the charity Thames21, as well as local residents, argued strongly in favour of deculverting, or ‘daylighting’ the River Moselle, which currently runs underground through Wood Green. The Environment Agency were disappointed that their comprehensive response, submitted during the previous round of consultation, had not been picked up in the draft AAP. Although they welcomed references made in the draft to ‘opportunities to celebrate the Moselle Brook’, they asked that this be made more prominent, for example with the Brook marked on maps such as figures 5.1 and 5.5, with the New River more clearly labelled on figure 5.1 as well.	Deculverting is supported by Local Plan Policy SP5, and will be referenced appropriately in the Policy. This has to be considered in light of the feasibility and viability of delivering this on a development site.	Ensure SP5 is appropriately referenced in all Site Allocations.
One person highlighted the Woodberry Down estate regeneration at Manor House as a good example of where developers have worked with environmental charities to create open spaces that benefit both people and wildlife. This person felt that a similar approach could be adopted to the New River, to create a ‘green link’ to Alexandra Park. Thames21 argued that any new spaces created along rivers could be used to host markets and events, as well as	Noted, this is one of the aims of the Hornsey Filter Beds site.	Ensure the approach advocated is integrated into the relevant policy and site allocations.

Issue	Council Response	Change Required
provide a new space for people to spend time and relax.		
One person commented that the rivers in Wood Green needed to be cleaned up, and the Environment Agency with their response included the two Water Framework Directives that are currently in place for the AAP area - one for the New River and one for the Moselle Brook. These set out actions to improve the quality of both waterways, which should be incorporated into the AAP.	These documents will be investigated for opportunities to improve watercourses in the borough. The Local Plan already has a Strategic Policy identifying that opportunities to improve water quality will be supported.	Check to see what schemes could be incorporated into the AAP.
3. Improving existing open spaces		
Fewer than five people questioned what money would be available to upgrade, improve and maintain existing and new green and open spaces. There were concerns that without careful management, some spaces would become hotspots for crime and drunken antisocial behaviour, particularly where these back on to residential streets and gardens (e.g. behind Bradley Road). People suggested that set opening and closing times, and a nature hut like the one in Railways Fields further down Green Lanes with volunteers to manage it, could be appropriate ways of looking after the space.	There may be £CIL revenues that can be spent on improving, and improving access to open spaces in Wood Green. Decisions regarding this will be explored through the Wood Green Development Infrastructure Investment Strategy.	Identify opportunities in the AAP, with costings identified in more detail in the Development Infrastructure Investment Strategy.
4. Tackle traffic to improve open spaces		
Fewer than five people felt that additional steps would need to be taken to tackle traffic and air pollution for people to be able to truly enjoy open spaces in the centre of Wood Green. These issues	Noted, they are addressed in response to WG11.	No change necessary.

Issue	Council Response	Change Required
are covered in more detail within the comments on policy WG11: Transport.		
5. Objection to “Town square”		
One person felt that the proposed new ‘town square’ would turn out to be a generic pedestrianised shopping street, and suggested scrapping this idea and instead pedestrianizing Station Road to support the café culture in that area.	Station Rd is an important transport route linking the Underground Station with Alexandra Palace rail station. Removing it from having a traffic-carrying function would have significant implications for the surrounding road network (and bus network)	No change necessary.
	The purpose of allocating a town square is to create a new piece of urban realm which will stand apart from the High Rd, which will continue to be a shopping street. The new square will add places to stop and dwell, as well as a range of town centre uses surrounding it.	No change necessary.
6. Indigenous plants		
One person wanted to see a replanting programme for indigenous trees and wildflower species across Wood Green.	It is considered that instead of prescribing particular types of plants, the AAP should identify the opportunities for improvements to open spaces, and the types of plants should be identified at the detailed design stage.	No change necessary.
7. Higher priority for environmental considerations		
One person wanted to see environmental considerations given higher priority throughout the AAP.	There are existing environmental policies in the Local Plan: Strategic Policies, and Development Management DPD.	No change necessary.

WG9: Community Infrastructure

114 comments were made on different aspects of this policy and how it could be improved

100 comments came from individuals

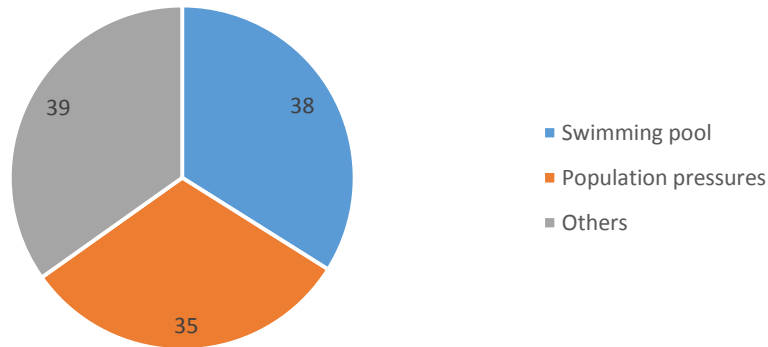
1 from a statutory consultation body (Environment Agency)

1 from landowners

12 from other groups and organisations

Responses to this policy were dominated by calls for a new swimming pool and leisure centre in Wood Green - of the 113 comments made about this policy, 38 (roughly a third) directly mentioned a swimming pool, while a further 5 requested a 'leisure centre' without specifically mentioning a pool. In addition, over a thousand people signed petitions asking Haringey Council to build a new swimming pool in Wood Green.

What were the main issues raised about the community infrastructure policy (WG9)?



Issue	Council Response	Change Required
1. Support for a new swimming pool in Wood Green		
<p>A campaign, led by Haringey Aquatics, attracted huge support for a new swimming pool to be provided as part of the overall regeneration of Wood Green. In addition to the 38 comments made via Commonplace or in writing to Haringey Council, 1,402 people signed one of two separate petitions calling for a new swimming pool in Wood Green. The desire for a new swimming pool was also mentioned - unprompted - in four of our nine consultation workshops. Support for a new swimming pool in Wood Green was also strong on the online consultation 'map'. Ten comments expressing support for a new swimming pool attracted 63 agreements. The Morrison's site was</p>	<p>The Council notes that there is a currently unmet need for additional swimming lanes in the centre of the borough. This will be referenced in the AAP. It is considered that there is a sufficient quantum of town centre space to accommodate a new swimming facility within the AAP at present.</p>	<p>The need for additional swimming capacity will be identified in the AAP, and proposals supported. Funding for a new swimming facility will be considered having regard to the other types of infrastructure required in Wood Green.</p>

Issue	Council Response	Change Required
<p>suggested as a good location for this. One other comment (with 9 agreements) suggested that the new pool could be at the Civic Centre.</p>		
<p>Supporters of a new swimming pool drew attention to the fact that Haringey currently only has two swimming pools, both of which are overcrowded, and this prevents more people from adopting an active, healthy lifestyle. The pool could also contribute to the target for 4,000 new jobs in the local area, and fits with Haringey Council's health and wellbeing agenda to tackle obesity.</p>		
<p>The new pool should be able to support competitive swimming and water sports, but also provide an affordable leisure space for the whole community. The Morrison's site was identified by some people on the Commonplace map as a potential location for the new pool. Others suggested that a lido pool for outdoor swimming could be created on the Hornsey Filter Beds or in Lordship Recreation Ground. One person suggested bringing the Decorium back into use as a swimming pool.</p>		
<p>Several people noted that a swimming pool had been requested by local residents during the 2016 consultation, and was also identified as a need in Haringey Council's own infrastructure assessment in 2013.</p>		
<p>2. General concerns about pressure from a growing population</p>		
<p>People raised a wide range of concerns about how the influx of new residents to Wood Green would impact on local services and facilities, including health services (GPs, hospitals and mental health</p>	<p>Concern on this issue is noted. The Local Plan is supported by an Development Infrastructure Investment Strategy which identifies all of the planned infrastructure</p>	<p>Land will be identified where necessary in the AAP. Infrastructure arrangements requiring</p>

Issue	Council Response	Change Required
<p>services), schools, children’s centres, nurseries, the emergency services, outdoor space, parking spaces, public transport and bin collection. People were concerned that the full impact had not been fully quantified or outlined in the AAP, and as a consequence felt that the single two-form entry primary school and new GP surgery specified in the policy would be insufficient.</p>	<p>improvements across Haringey, particularly the education and health needs arising from new development.</p> <p>Other infrastructures such as the police and emergency services have a requirement to provide adequate services to growing populations and do not fall under the Council’s control. In these sectors we will work with partners to ensure that land is identified as necessary to accommodate future need.</p>	<p>funding will be co-ordinated through the Development Infrastructure Investment Strategy.</p>
<p>North Middlesex University Hospital NHS Trust felt that further detailed scoping work was needed to understand what impact the increase in population would have on local hospitals and mental health services, as well as GPs. Others echoed this, asking for more specific details about the numbers of new facilities that would be provided, and proof that this would be enough to cope with demand.</p>	<p>The Council has been working with the NHS CCG to ensure that adequate local premises are provided to meet health needs. The Council urges the North Middlesex Trust to ensure that it’s concerns are included in the NHS’s local planning inputs into the plan.</p>	<p>No change necessary.</p>
<p>3. Secondary School Provision</p>		
<p>Fewer than five people questioned why Haringey Council did not expect there to be any need for a new secondary school. Heartlands School is already oversubscribed, and the Council should not be planning for secondary school age pupils to be travelling longer distances across the borough to go to school, putting more pressure on already overcrowded buses and stopping children and young people from feeling a sense of connection to their local community.</p>	<p>The Local School Place Planning Report has not identified any unmet need for secondary school provision in the borough over the Plan period.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
<p>Parents who attended a consultation workshop on 13th March 2017 highlighted this as a particular area of concern, and a way in which the AAP plans could potentially negatively impact on children and families.</p>	<p>An Equalities Impact Assessment will be carried out as part of the Sustainability Appraisal into the Plan.</p>	<p>No change necessary.</p>
4. New Facilities		
<p>A range of other suggestions were made for facilities that could be provided to the local community under this policy. These included an ESOL English language college, a soft play area, outdoor play areas and an outdoor gym, sports facilities, youth clubs, a day care centre, bike parking, a community garden and allotments. One person suggested that free public wifi should be offered, like in Islington.</p>	<p>There are a number of small language schools in Wood Green, and the plan allocates significant, flexible office space that these centres can operate from.</p>	<p>The plan should reference the need to appropriately design office space so that it can cater for (predominantly privately operated) educational uses.</p>
	<p>Bike Parking standards are set in the DMDPD.</p>	<p>No change necessary.</p>
	<p>Opportunities to improve existing open spaces will be developed in the Local Plan.</p> <p>There is limited scope for creating new open spaces such as sports pitches and allotments in the AAP area, due to the already built-up nature of the area. It is possible for the Plan to support investigating opportunities for new sports provision on the roofs of new developments however.</p>	<p>Ensure that more detail is added to show the types of improvements that will be actioned in the borough's local open spaces.</p> <p>Add reference to supporting the investigation of opportunities to provide leisure/ sports uses on top of new developments.</p>
	<p>Free WiFi will be considered through the Development Infrastructure Investment Strategy, as it is not directly a planning</p>	<p>Investigate the benefits of free town centre wifi in the Development</p>

Issue	Council Response	Change Required
	matter. Policies already support providing infrastructure for improved telecommunications infrastructure.	Infrastructure Investment Strategy.
5. Something for people of all ages		
There should be something offered to all age groups - from families with young children, teenagers and younger people to the older generation. People who attended our 'over 60s' consultation workshop on 6 th March 2017 asked for more attention to be paid to the needs of older people within the community infrastructure policy.	The Council will engage to understand what the specific needs of older people are that could be transposed and delivered through the AAP.	Consider whether policies or site allocations require further requirements to meet older persons needs.
6. Disabled toilets		
People with physical and sensory disabilities who attended a consultation workshop called for more disabled facilities to be provided within the town centre - particularly public disabled toilets, as there is currently only one, in Wood Green Library. At least one toilet should be provided that meets the Changing Places standards for people with more complex disabilities, for a whom a standard disabled toilet would not be suitable.	It is agreed that as a Metropolitan Town Centre, that the widest range of disabled facilities should be provided.	Include reference to the need for a Changing Places facility in the community infrastructure policy, as well as WG SA9.
7. Wheelchair accessibility		
At this workshop, it was also noted that the current council offices are not easily accessible to wheelchair users, and this should be addressed in the design of the new council offices.	All new civic buildings are required to be wheelchair accessible by building regulations.	No change necessary.
8. Community Centres		
Catherine West, MP for Hornsey and Wood Green, wanted to see a firmer commitment made within the AAP to keeping good quality and good sized	The Council is undertaking a community buildings review to ensure that critical facilities are not lost.	Include the results from the community building review.

Issue	Council Response	Change Required
community centres within Wood Green.		
9. Civic Offices		
Fewer than five people objected to plans to build new council offices in the new Civic Square. Although one person acknowledged that the current offices could be better located, they also questioned whether money should be spent on this in the context of wider cuts to spending on services. Defend Council Housing also agreed that this money should be spent on services.	The purpose of redeveloping the Council's offices is to make the most efficient use of the Council's land, thereby freeing up money to be spent on other services, in the context of reduced grant from central Government.	No change necessary.
10. Timing of infrastructure		
Parkside Malvern Residents Association requested that infrastructure be put in place before people begin moving into new houses, rather than afterwards.	There is always an aim for infrastructure to be delivered at the point of occupation of new developments, to seek to ensure that it is provided in the most cost-effective manner. Delivering too early would be inefficient.	No change necessary.
11. Environmental Infrastructure		
The Environment Agency suggested that the policy should include an aim to improve environmental infrastructure, such as local waterways and flood defences.	This is in line with Policy SP5 of the Local Plan: Strategic Policies.	Add aspiration to improve waterways (New River & Moselle)
12. Area 51		
Area 51, a local education charity working with young people with learning disabilities, requested that it be named an education provider or provider of community facilities in the AAP, as other organisations currently are, and asked to form part of a new multi-purpose community facility like the	It is recognised that Area 51 provide an important service meeting needs across London. The Council does not what to see developments reduce capacity of existing infrastructure, but additionally it cannot protect a specific business, as it only	Include requirement to ensure reprovision of community uses prior to redevelopment.

Issue	Council Response	Change Required
one being planned at the West Indian Cultural Centre site.	controls the use of buildings, not the users. The relevant Site Allocations will include reference to requiring the reprovision of community infrastructure uses prior to redevelopment of relevant premises, in line with SP16.	

26 comments were made on different aspects of this policy and how it could be improved

23 comments came from individuals

1 from a statutory consultation body (Metropolitan Police) **2** from other groups and organisations

People were on the whole in favour of attempts to make Wood Green into a better place to socialise in the evenings, and references were made to its legacy as an entertainment and live music destination for people of all ages. However, concerns were expressed about safety at night, and managing the impact of growing numbers of pubs, bars and clubs on neighbouring homes and residents.

Issue	Council Response	Change Required
1. Support for the aim of the policy		
<p>There was a fair amount of enthusiasm for more efforts to bring evening entertainment to Wood Green. Live music, in particular, would be welcomed. One person suggested that this should reflect the area’s cultural diversity, with a focus on world music. This could help differentiate the entertainment offer in Wood Green from other areas. There were also calls for more ‘trendy’ modern, better quality pubs and bars that support local breweries - the newly reopened Prince pub on Finsbury Road was seen by one person as a good example of the kind of place that there should be more of. Other attractions people mentioned that should be retained or encouraged within Wood Green included at least one cinema, a community theatre and comedy venue, art galleries, a bowling alley, themed bars (e.g. crazy golf and table tennis)</p>	<p>It is agreed that Wood Green’s leisure offer needs to be larger, and more diverse. The examples offered here are all suitable potential uses within Wood Green, and a policy which permits them will be created.</p>	<p>Add a target amount of leisure floorspace into the Plan.</p>

Issue	Council Response	Change Required
and pop-up restaurants. All of these things would stop people from travelling out of Wood Green for a night out, and instead encourage them to spend their money in the local area.		
2. Entertainment aimed at older people		
People who attended an ‘over 60s’ consultation workshop on 6 th March 2017 asked for some evening entertainment to be provided that is targeted at an older age group, such as a jazz club.	It is possible for the policy to give support for leisure uses which cater for a wide demographic range.	Add a supporting statement that leisure use should be designed to be available for a wide range of users, throughout the day.
3. Potential negative impacts		
Despite the requirement for planning applications to include a management strategy showing how they will keep disruption to a minimum, concerns were expressed about how more businesses with late-night opening hours, such as pubs, bars and clubs, would impact on surrounding residential areas (e.g. noise, vermin, litter, drunken and anti-social behaviour, public urination). One person requested that no bar licenses be granted next to residential streets. Another person requested that the night time economy be properly regulated so that noise ended early enough for residents to be able to sleep. One person asked for public toilets to be provided in the town centre that are open at night. One other person suggested that the Mall, instead of being demolished, could be used as a venue for live music and evening entertainment, as it is enclosed, and has specific entry and exit points, which would keep disturbance to a minimum.	The evidence is very clear that Wood Green suffers from a poor night time economy, and that steps need to be taken to encourage a wider range of uses. It is considered appropriate that management plans which seek to reduce negative externalities linked with these uses are required.	No change necessary.

Issue	Council Response	Change Required
4. Safety & Security		
<p>Night time safety in Wood Green was highlighted as a significant concern, with several people saying that they would need to feel safe getting home from Wood Green after a night out. One person suggested grouping bars, restaurants and pubs that open in the evening all together in one location, which will be busy with people at night and will have transport access right outside - this would prevent the need to walk along the High Road past rows of closed shops after dark.</p>	<p>This makes sense, but also, if there is a wider mix of uses across Wood Green, the effect of walking past closed shops could be reduced.</p> <p>It is certainly hoped that Station Rd and the Wood Green Underground area will become a significant evening cluster.</p>	<p>Reinforce that Station Rd/ Wood Green Underground should be a significant evening location within the town centre.</p>
<p>A few people expressed the view that boosting the evening economy (particularly opening more pubs, bars and clubs as opposed to restaurants) in Wood Green would make existing problems of crime and anti-social behaviour in the town centre worse, and were opposed to it on this basis.</p>	<p>The evidence is very clear that Wood Green suffers from a poor night time economy, and that steps need to be taken to encourage a wider range of uses. It is considered appropriate that management plans which seek to reduce negative externalities linked with these uses are required.</p>	
5. Secured by Design		
<p>The Metropolitan Police (Met), in their response, echoed some of these concerns, and suggested that proper planning and design of any new licensed premises would be needed to avoid creating an additional burden on the police. A requirement for early consultation, with local residents and with the Metropolitan Police, should be written into the AAP, and all new licensed premises should comply with the Secured by Design Licensed Premises guide currently being drafted by the Met, to be published in autumn 2017.</p>	<p>This is already required in SP2.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
6. Greater pub/bar variety		
Fewer than five people said that the current pubs and bars felt very male-dominated, and that there was a need to attract more places that are female-friendly. An LGBT bar was also suggested, but again, one that is welcoming to both men and women.	This is agreed. One measure of the AAP as drafted is to relax restrictions on changing A1 retail to A3/A5 café/drinking establishments.	No change necessary.
One person did not want to see both cinemas in the town centre demolished.	It is agreed that as a Metropolitan Centre, Wood Green should continue to have a cinema within its leisure offer. Indeed, this could increase instead of decrease as a result of new development.	Add a target amount of leisure floorspace into the Plan.
7. Pedestrianizing Station Rd		
One person recommended pedestrianizing Station Road to support more of an outdoor café culture in this area.	While it is accepted that Station Rd can be improved, Pedestrianisation would have significant adverse impacts.	No change necessary.
8. Green Lanes		
One person pointed out that the impact of improving the evening economy in Wood Green on surrounding areas that already have a thriving evening economy (such as Green Lanes) should be taken into account.	The Council welcomes the spread of Green Lanes' evening economy into the southern Wood Green area. We consider that the decision to protect retail terraces in the southern end of the High Rd will create conditions in which these types of businesses can form and thrive.	No change necessary.

WG11: Transport

197 comments were made on different aspects of this policy and how it could be improved

182 comments came from individuals

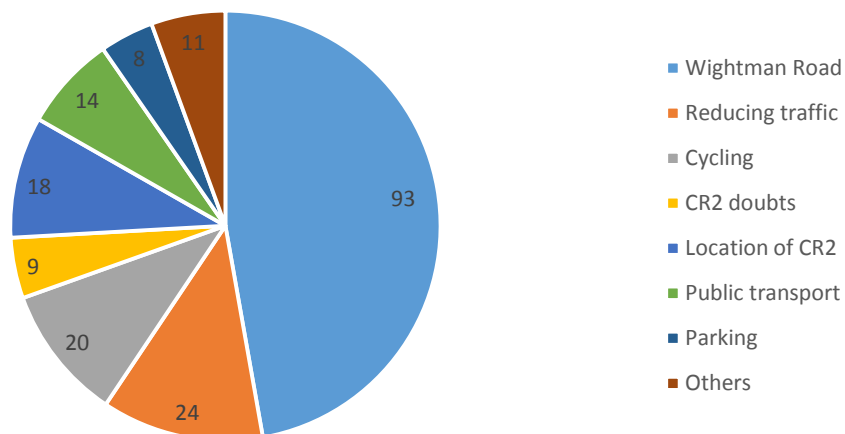
10 from statutory consultation bodies (Greater London Authority, Transport for London, Enfield Council, Highways England)

1 from landowner/developers

5 from other groups and organisations

The transport policy attracted the second highest number of comments (after housing) of any policy area in the AAP, and a significant proportion of these were critical. A campaign led by the Living Wightman group led to a large number of concerns being raised about how the growth of Wood Green would impact on traffic along Wightman Road and the rest of the Harringay Ladder.

What were the main issues raised about the transport policy (WG11)?



Issue	Council Response	Change Required
1. Traffic on Wightman Road and the Harringay Ladder		
93 comments (half of all comments made about the transport policy) directly mentioned either Wightman Road and/or the Harringay Ladder roads. This set of comments objected to what appears to be the intention to make Wightman Road into a New Primary Route into the AAP area - for example in figure 7.6 on page 74 of the current AAP. A joint response from the three Harringay ward councillors asked for the next draft of the AAP to make clearer whether or not this is the case (including in maps).	It is noted that many comments were received regarding the perceived substantial increase in vehicular traffic planned for Wightman Rd as it is identified as a “primary route” In this case a “primary route” related to the use of these streets within the centre as principle pedestrian and cycling routes. This will be made more clear in the imagery and text of the next version of the document.	Revise mapping, and re-cast the hierarchy of streets to show which transport modes will be prioritised.

Issue	Council Response	Change Required
<p>If the plan is to channel more traffic onto Wightman Road, this was strongly opposed, as air pollution and traffic are already very high on this road, while parked cars along both sides make it narrow and dangerous for all road users.</p>	<p>This is not the plan. Generally the aim is to minimise any increases in vehicular traffic through the area, although it is noted that there are already significant flows which neither originate nor terminate in the AAP area.</p>	<p>No change necessary.</p>
<p>Instead, people suggested that Wightman Road should be closed to cars, or have traffic restricted, and become primarily a route for walking and cycling. One person suggested that the Harringay Ladder roads too should become paved shared spaces, with street planting used to encourage drivers to slow down. Any changes to traffic that are proposed in the Wood Green AAP should complement the recommendations of the Green Lanes Area Traffic Study, which aims to reduce pressure on Wightman Road rather than increase through-traffic. People wanted to see evidence of a more joined-up approach to thinking about traffic management in and around Wood Green.</p>	<p>This concept has been explored through the Green Lanes Area Transport Study, which has recommended that any closure of Wightman Rd would have significant adverse transport impacts on the surrounding area.</p>	<p>No change necessary.</p>
<p>Some comments argued that the overall aims of the AAP are flawed, and that Haringey Council should not be trying to make Wood Green into a Metropolitan Town Centre, as this will negatively impact on residents in surrounding areas by attracting more traffic to residential roads that are already busy, congested and polluted.</p>	<p>Wood Green is already a Metropolitan Town Centre, and the strategic decision to retain and grow the centre is consistent in the Local Plan: Strategic Policies and the London Plan.</p>	<p>No change necessary.</p>
<p>2. Strategic planning to reduce road traffic</p>		

Issue	Council Response	Change Required
<p>A large number of comments expressed concern that the current transport policy is not robust enough to tackle the scale of existing traffic problems in the area, including congestion, air pollution, traffic noise, rat running and overcrowded public transport - and will in fact make these problems worse by building more homes and bringing more people to live, work and shop in Wood Green.</p>	<p>The limiting of parking spaces in new development will minimise any increase in vehicular transportation arising from the Plan. It is noted that traffic is currently an issue in the area, but that much of this neither originates nor terminates in Wood Green, meaning there is limited scope for changing it through the AAP.</p>	<p>The Plan will identify mitigation actions to reduce the number of trips starting or ending in the town centre by virtue of achieving mode split to more sustainable modes of transport, as identified in the Transport Study.</p>
<p>The majority of these comments felt that the correct approach for the area should be to reduce road traffic overall, and plan for a significant shift to more sustainable modes of transport, such as walking and cycling. There were concerns that the assumption behind the policy still appears to be that cars and motor traffic will remain dominant, with policies elsewhere in the AAP (WG5: Wood Green's Urban Design Framework) appearing to plan for an increase in road capacity to accommodate this.</p>	<p>The Plan supports the use of more sustainable forms of transport, and identifies opportunities for improving cycling and pedestrian connections, while limiting parking in new developments (through the DMDPD).</p>	<p>Actions identified through the Transport Study will be incorporated into the next version of the Plan.</p>
<p>Some specific suggestions for how reducing traffic could be achieved included: more use of traffic filtering, not allowing parking and loading on Turnpike Lane during busy hours to improve bus services, reducing the amount of parking in the town centre (perhaps making this disabled only) and regularly closing the High Road to all traffic except cyclists and pedestrians. A few people also pointed to evidence that shows that strategically closing off roads leads to 'traffic evaporation' (i.e. people changing their behaviour so that they make fewer journeys by car).</p>	<p>A suite of potential transport improvements will be looked at in the Transport Study which will accompany the next version of the Plan.</p>	<p>Examine what mitigations are possible having regard to the transport study.</p>

Issue	Council Response	Change Required
<p>Overall, people wanted to see a comprehensive traffic study looking at the likely impact on the area and a plan for traffic management with the primary aim of reducing traffic. Haringey Cycling Campaign suggested implementing the Healthy Streets for London approach³, which would have the added benefits of stimulating footfall and economic activity. It would also create more pleasant environments for people to sit outside.</p>	<p>A transport study is being completed with these aims.</p>	<p>Examine what mitigations are possible having regard to the transport study.</p>
<p>3. Cycling</p>		
<p>People were positive about initiatives to encourage cycling, but felt that for these to be truly successful, there would need to be more specific proposals within the AAP for improving the capacity and safety of the cycle network.</p>	<p>Noted.</p>	<p>We will seek to identify a more comprehensive map of existing and enhanced routes by mode in the next version of the document.</p>
<p>Haringey Cycling Campaign also noted that no new cycle routes are being created, and the cycle routes shown in figure 7.19 on page 99 of the AAP only mark out existing, poor quality routes.</p>	<p>The existing routes, noting that they may be in poor condition have an important role to play in the provision of a cycle network in Wood Green.</p>	
<p>There were a number of demands for high quality, protected cycle lanes, to join up with cycle networks that are being created in Hackney and Enfield; the mini-Holland scheme in Waltham Forest was mentioned by a few people as a good example for Wood Green to imitate.</p>	<p>Noted, the routes in Wood Green will not link up directly as the areas are not contiguous, but will plumb into the same overall network.</p>	<p>Identify opportunities for the Wood Green cycle network to align with surrounding strategies.</p>
<p>These cycle lanes should follow direct routes between homes, shops, schools, workplaces and leisure spaces so that people use them as part of</p>		

³ Healthy Streets for London: Prioritising walking, cycling and public transport to create a healthy city, Mayor of London and Transport for London, February 2017, <http://content.tfl.gov.uk/healthy-streets-for-london.pdf> [accessed 5th July 2017]

Issue	Council Response	Change Required
<p>their day-to-day travel (one person commented that the ‘quietways’ shown in figure 7.19 are non-direct routes that would not be used by commuters). Cycle lanes should be allocated from roads and not from pavement space. There would also need to be protected crossings on main roads like Bounds Green Road and the High Road, and cyclists should have right of way at junctions (the junction of Turnpike Lane and Wightman Road was mentioned as particularly dangerous for cyclists).</p>		
<p>4. Extent to which the AAP is dependent on Crossrail 2</p>		
<p>Several people picked up on the reference to a new Crossrail 2 station within this policy. Various comments pointed out that it is currently uncertain whether the Crossrail 2 project will go ahead at all, as it was not included in the Government’s 2017 Spring Budget statement, and even if it does, there is no guarantee that the chosen route will come anywhere near Wood Green.</p>	<p>The Council’s preferred position is that there is a Crossrail station at Wood Green, however, we note that this is not confirmed or funded at this point. As such densities will be adjusted to reflect this position. In order to present a flexible plan, increased densities will be encouraged as and when Crossrail is confirmed.</p>	<p>Amend densities and make existing densities “aspirational linked to Crossrail 2”.</p>
<p>As already discussed in the ‘what we heard overall’ section of this report, the reliance of the AAP in its current form on Crossrail 2 was a critical issue in the consultation, and there was very strong demand for some form of ‘plan B’ that sets out what will happen in Wood Green without Crossrail.</p>		
<p>The Greater London Authority (GLA) requested that the AAP clearly acknowledge that Crossrail 2 is not yet a confirmed project. It should also be referred to throughout the AAP as ‘Crossrail 2’ rather than ‘Crossrail’ to distinguish it from the Elizabeth Line.</p>	<p>The latest position on Crossrail 2 will be reflected in the AAP.</p>	<p>Adjust the AAP as necessary to reflect the latest position on the development of Crossrail 2.</p>

Issue	Council Response	Change Required
<p>People wanted to know what would happen if there was no new Crossrail station, for example what contingency plans there were for improving local transport links to accommodate the extra residents and workers.</p>	<p>The Council will negotiate with TfL to establish what contingency plans are in place if Crossrail is not confirmed.</p>	<p>Dependent upon discussions with TfL.</p>
<p>Transport for London (TfL) were particularly keen for the AAP to identify which schemes will not go ahead without confirmation on Crossrail 2, in order to help them quantify the benefits that Crossrail 2 would bring to Wood Green. TfL want to align their business case for Crossrail 2 with the Wood Green AAP, so would like the AAP to make clear how Crossrail 2 has influenced housing targets, employment targets and development capacities of different site allocations (i.e. set out a 'with' and 'without' Crossrail 2 scenario for each site allocation and policy). TfL would welcome the opportunity to work closely with Haringey Council on this, and particularly to explore their aspirations for a second station entrance at the Wood Green Library site, and how this would affect regeneration in the area.</p>	<p>The Council will seek to understand what developers will bring forward their development schemes without the benefit of a new Crossrail Station. In addition to re-establishing the certainty around individual sites, densities will be altered as a result of there not being a Crossrail intervention.</p>	<p>Amend site allocations and densities dependent upon Crossrail 2 decision.</p>
<p>5. Alternative preferences for the location of Crossrail 2</p>		
<p>There was support for the original Crossrail 2 route with two stations - one at Alexandra Palace and one at Turnpike Lane (as well as a few people who felt it should just be at one or the other of these), rather than Haringey Council's preferred location in the centre of Wood Green.</p>	<p>It is noted that there is a section of the community which prefer Turnpike Lane/ Alexandra Palace as the preferred Crossrail 2 stations for Wood Green. The Council's position is that there is only a limited justification for this in transport terms (only the Bowes Park line would be connected to a Crossrail station additionally, compared to mainline, and</p>	<p>No change necessary.</p>
<p>Those who argued that Crossrail 2 should have stations at both Alexandra Palace and Turnpike Lane pointed out that this route was favoured by the</p>		<p>No change necessary.</p>

Issue	Council Response	Change Required
<p>majority of people in the 2015 Crossrail 2 consultation. One person felt that this was more likely to be the favoured route anyway, as it was better for commuters from Hertfordshire. Another person said that this route would help develop Alexandra Palace Station as a rail interchange. Several people felt that as there was already a tube station at Wood Green, building a Crossrail station there too would have minimal benefit to the town centre, and as both Alexandra Palace and Turnpike Lane are within walking distance of the town centre, these would still be close enough to support the high street.</p>	<p>Piccadilly connections in either scenario), and that the opportunity to create regeneration from a Turnpike Lane/ Alexandra Park layout are significantly less than in a central Wood Green (and importantly New Southgate) layout. The business case for Crossrail depends partially on securing land-use benefits tied to regeneration, and as such the Council's preferred option of having a central Wood Green Crossrail Station maximises the chances of Crossrail being delivered by maximising the land use benefits identifiable. This is due to the land parcels in close proximity to Wood Green and New Southgate stations being generally larger, and more developable than those in close proximity to Turnpike lane and Alexandra Palace stations.</p>	
<p>Several people who argued in favour of a station at Turnpike Lane pointed out that there is more space here, and that having a station at the weaker end of the High Road would rejuvenate the whole high street, rather than allowing Turnpike Lane to be neglected.</p>	<p>There is relatively limited space for redevelopment at this end of the High Road, however it is recognised that there are opportunities for investment in this area.</p>	<p>The Council will investigate opportunities for investments at the Turnpike Lane end of the High Rd.</p>
<p>One person who argued in favour of a station at Alexandra Palace felt that this would help attract visitors to the Wood Green Cultural Quarter and to Alexandra Palace itself, which could make a similar contribution to the local economy as the O2 Arena does in Greenwich, but is held back by poor</p>	<p>The Council agrees that it is important to help support visitation to the Palace, and there are many interventions in the AAP which help to facilitate this including improving Station Rd, and creating a new East-West route to the foot of Alexandra</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
transport links.	Palace Park.	
Others objected to the town centre location for Crossrail 2 due to lack of space, and the need to demolish existing buildings like the Library. One person suggested Crossrail 2 should be built on the brownfield site at the former Clarendon Gas Works.	The Council has identified Wood Green as a growth area, and as such the demolition of some buildings is required to create new uses.	No change necessary.
	There is a need to establish a connection with the Piccadilly line, and mainline services, so the Clarendon Gas Works site is not feasible.	
The GLA, Enfield Council and the Mall owners, Capital and Regional, were all strongly in favour of a central Wood Green location for Crossrail, as this would allow the biggest potential for growth and regeneration. Enfield Council wanted to see more evidence about the anticipated growth in town centre and employment floorspace that is expected off the back of this. Fewer than five commenters on Commonplace also expressed support for the central location.	Support is noted.	No change necessary.
	The Council has published retail evidence as part of its evidence base, and Capital & Regional have also published their evidence to support a significant growth in town centre floorspace. As a Metropolitan Centre, the London Plan supports growth in town centre uses here.	
A few people were opposed to a Crossrail ventilation shaft in Downhills Park (it is unclear exactly where the idea of a ventilation shaft has come from as it is not mentioned in the current draft of the AAP). One person objected to the disruption that would be caused by building Crossrail 2 in the centre of Wood Green.	This is outside the scope of the AAP, and representations on this topic have been received and have been responded to as part of the Crossrail 2 route consultation.	No change necessary.
6. Improvements to public transport network		

Issue	Council Response	Change Required
<p>Several people felt that the two existing tube stations should be expanded and improved with additional entrances built to cope with the volume of passengers. Another person wanted to see the station buildings renovated and restored to their former glory. And yet another person felt that lifts or escalators from street level needed to be provided at Turnpike Lane station, to make it easier for people with disabilities, or anyone travelling with heavy baggage, to use the station. People with physical and sensory disabilities who attended a disability consultation workshop on 23rd March 2017 noted that travelling to and from Wood Green with a disability is currently very difficult, as neither of the two tube stations are wheelchair accessible.</p>	<p>The Council would support opportunities to increase capacity of existing stations. These would likely be delivered through TfL improvement schemes.</p>	<p>Include reference to these improvements in the AAP and Development Infrastructure Investment Strategy.</p>
	<p>The Council would support heritage-led improvements to safeguard and enhance the significance of these heritage assets.</p>	
	<p>It will be expected that the new Crossrail station will be step-free.</p>	
<p>A few people wanted to see bus routes better managed, and traffic flow improved to help buses reach stops more easily. Specifically, one person asked that the bus stop on Lordship Lane next to Mecca Bingo should be removed, as it is too close to the next bus stop, which causes confusion, bottlenecks and accidents. One other person commented on bus stops currently being located too close to major junctions.</p>	<p>There may be opportunities to optimise the bus network through the development of sites on the bus network. These include those on the High Rd/ Green Lanes, Station Rd, Lordship Lane, and Turnpike Lane.</p>	<p>Include opportunities for bus stop optimisation in relevant Site Allocations. Note that this will need to be in consultation with TfL Buses and bus operators.</p>
<p>Arriva would like to be involved in discussions about any changes to bus standing facilities, and how traffic flow will be managed during the construction period.</p>	<p>Noted.</p>	<p>No change necessary.</p>
<p>7. Town centre parking</p>		

Issue	Council Response	Change Required
<p>Several solutions were put forward that would help reduce the demand for town centre car parking spaces. These included a Park and Ride/shopping shuttle bus - which another person felt could be extended to carry visitors between Turnpike Lane, Wood Green tube, Alexandra Palace Station, and up the hill to the Palace itself.</p>	<p>It is considered that public transport access to Wood Green is already excellent without the need for these additional modes.</p>	<p>No change necessary.</p>
<p>One exception to the overall reduction in town centre parking was the need for more disabled parking spaces. This should be genuinely accessible for both disabled passengers and drivers, allowing extra space for a ramp or tailgate at the back of the car, easy to reach by wheelchair (i.e. no steep inclines or uneven pavements) and available for longer than regular parking spaces to allow for the extra time it takes somebody with a disability to move around while doing shopping. There should also be a designated town centre bus stop for Dial-a-Ride. These suggestions were all put forward by people who attended a dedicated consultation workshop for people with physical and sensory disabilities on 23rd March 2017.</p>	<p>The need for disabled parking spaces as part of the town centre parking provision will be identified in the transport study.</p>	<p>Identify the quantum and preferred locations for disabled and non-disabled parking in Wood Green.</p>
<p>One person wanted to demolish the car parks around the Mall to make this area feel less deserted and threatening at night. Another person suggested moving car parking underground.</p>	<p>These methods are supported by the Council.</p>	<p>Identify suitable locations for new parking.</p>
<p>In contrast to the majority view, that parking should be reduced to encourage people to use their cars less, some people were concerned that reducing the amount of parking in the town centre would lead to more cars being parked on residential side streets.</p>	<p>There is a need for some town centre parking, in order to encourage people to visit the centre. This should be restricted to encourage mode share to other uses, but enough to support the needs of town</p>	<p>The Transport Study will identify the appropriate amount of town centre parking.</p>

Issue	Council Response	Change Required
One person felt that private car owners were going to be penalised under the draft AAP proposals.	centre operators.	
8. Rat running		
The acknowledgement in paragraph 7.80 on page 100 of the AAP that rat running is an issue that needs to be addressed was supported by comments made during the consultation. People wanted to see current rat runs eliminated and new ones prevented in future road layouts.	The Transport Study will investigate the potential impacts of reducing rat runs, having regard to the local benefits and wider road transport impacts.	Update from the Transport Study.
<p>Specific ‘rat runs’ that were mentioned as problematic included:</p> <ul style="list-style-type: none"> • Watsons Road, Ringslade Road and Cumberland Road between the High Road and Station Road • Selbourne Road and Wolseley Road between Bounds Green Road and Park Avenue • Alexandra Road between the High Road and Turnpike Lane (one person suggested that a roundabout at Turnpike Lane tube would help improve this by making it easier for people to turn right from the High Road onto Turnpike Lane) • Palace Gates Road between Bedford Road and Alexandra Park Road 		
Transport for London (TfL) welcomed the transport study that will support the next version of the AAP, and encouraged Haringey Council to use TfL’s suite of strategic models to support this. They would also welcome discussion with the Council around the	Noted and agreed	No change required

Issue	Council Response	Change Required
scope of the study.		
9. Improve High Rd crossings		
Some of the people who attended our ‘over 60s’ workshop on 6 th March 2017 pointed out that the junction and crossings outside Wood Green tube station are currently very confusing and unsafe for elderly and disabled people to cross, and the layout should be improved.	Noted. This junction will be designed to be accessible to all sections of the community.	No change necessary.
10. Comments from the GLA		
The Greater London Authority (GLA) recommended that the draft AAP make it clear that only one Crossrail 2 station entrance is currently planned if the central Wood Green location is confirmed - on the Vue site. Maps and text should make it clear that the second entrance on the site of the library is aspirational. The vision for the Wood Green North and Wood Green Central areas should be changed accordingly.	The Council will continue to negotiate with TfL/ DoT to ensure that the maximum amount of public benefit is created from the Crossrail intervention. It is hoped that this includes ensuring that access to the centre of the High Road is delivered.	State that the second Crossrail entrance is an aspiration rather than a confirmed project at the current time.
The GLA also recommended including a map in the AAP that shows all of the sites that have been safeguarded for Crossrail 2 construction, as this will help inform the timing and delivery of some sites, which will not be able to be built on until after Crossrail 2 is finished (after 2030).	This will be added based on the latest safeguarding.	Add a map of the Crossrail 2 safeguarding areas.
The AAP should look at how the bus network and pedestrian movement will be affected if Crossrail 2 is built, to ensure that appropriate services are provided, and changing between different transport modes (e.g. Crossrail 2 and bus) is as easy as	The AAP will incorporate measures from the Transport Study. There is an aspiration to create a new bus route along Mary Neuner Way/ Western Rd, and the Council will seek to discuss whether this is an	Add measures from the Transport Study.

Issue	Council Response	Change Required
possible. Paragraph 4.35 should say that bus journeys will be 'extended' not 'spread' as this gives the misleading impression that buses will be diverted away from the High Road.	extension or a spread with TfL.	
The GLA asked that planning policy documents follow the Mayor's Healthy Streets for London approach to encourage walking and cycling.	Measures suggested in this strategy that are appropriate for Wood Green will be included in the long list of potential interventions in the Transport Study.	Add measures from the Transport Study.
The GLA suggested that the AAP should include a strategy for taxis and other private hire vehicles, as the night tube is likely to increase demand for late night taxi travel in the area. The next draft should acknowledge the four existing 24-hour taxi ranks in Wood Green and consider how these and other taxi ranks can be accommodated in future.	The next draft will acknowledge the existing and potential future opportunities for taxi ranks in Wood Green.	The next draft will acknowledge the existing and potential future opportunities for taxi ranks in Wood Green.
The GLA noted that crowded pavements at the Turnpike Lane end of the High Road are noted as an issue in paragraph 4.46 of the draft AAP. This issue should be specifically addressed in the transport policy.	This is agreed.	Note that actions to better manage the crowded pavements at the Turnpike Lane end of the High Rd should be included in the Transport policy.
11. Highways England		
Highways England responded to the consultation to say that they had no comments to make on the AAP overall - no traffic issues were raised by them.	Noted.	No change necessary.
12. Deliveries		
One person asked that the policy be amended to include managing the impact of delivery lorries to the town centre. The GLA also noted that services and deliveries to new shops will increase traffic in the town centre, and recommended that the AAP	Development guidelines will be tailored to suggest that the deliveries are to discreet, non-pedestrianised sections of the centre, while also reducing yard spaces, which create blank frontages within the centre.	Tailor development guidelines.

Issue	Council Response	Change Required
look at how to manage this, including identifying potential places for dedicated delivery areas.		
13. Change the High Rd back		
One person wanted the High Road to be reconfigured to how it was.	It is considered that the plan can only seek to make conditions better based on the current uses as a starting point.	No change necessary.
14. Pedestrianise the High Rd		
Another person suggested pedestrianizing High Road, making it open to cyclists and emergency vehicles only, and with a tram or shuttle bus running between Wood Green and Turnpike Lane tubes; another suggested creating an underpass for vehicles.	This is not considered a feasible option, as evidenced by the Green Lanes Area Transport Study.	No change necessary.
15. Bike/ Scooter rental facility		
One person suggested having a bike, trike and scooter rental facility in the town centre.	The Council's Transport Strategy will look into this.	No change necessary.
16. Scooter/ motorbike facilities		
One person requested more facilities for motorbikes and scooters (e.g. parking space and at least 400 ground anchors), pointing out that this is a form of transport that should also be encouraged, as a 10% switch of road users from car to motorbike or scooter has been shown to reduce road congestion by 40%. Motorbikes and scooters should be able to share cycle lanes, as is the case in cities like Melbourne and the Hague, and the Urban Motorcycle Design Handbook from Transport for London (TfL) should be referred to when designing junctions.	Parking Standards as per the London Plan will be used.	No change necessary.
One person wanted to know how the impact of construction traffic and road closures - including the impact on air quality - would be managed during	As the details of each development are not known at this stage, these will be managed on a site-by-site basis, and controlled by	No change necessary.

Issue	Council Response	Change Required
demolition and building work in and around the town centre.	conditions on planning applications.	
One person wanted to see the awkward road layout of Clarendon Road, Western Road and Mary Neuner Way sorted out.	The Council will investigate whether this is a significant issue in the Transport Study.	Add measures from the Transport Study.
17. Primary route along Lymington Avenue		
One person objected to the new primary route, which is shown on figure 5.1 on p55 of the AAP as running along Lymington Avenue, on the grounds that there should not be a major road running through a Conservation Area.	This is not planned as a major new car route, but as a cycle/ pedestrian link between the Town centre and the east of the borough. The mapping will be updated to make this more clear in the next version of the document.	Update mapping to make more clear the preferred routes through the centre.

WG12: Meanwhile uses

5 comments were made on different aspects of this policy and how it could be improved

5 comments came from individuals

Only a handful of comments were made specifically about the ‘meanwhile uses’ aspect of the AAP, but these comments were by and large positive, with two suggestions that these temporary spaces and uses should benefit existing local businesses first and foremost.

Issue	Council Response	Change Required
1. Support for Blue House Yard		
Two people welcomed the timber work sheds, offices and studios at the Blue House Yard. One person felt it was important to encourage these sorts of ‘meanwhile projects’ in order to build up momentum.	No change necessary.	No change necessary.
2. Local business matchmaking service		
One person suggested a ‘matchmaking’ service, where small, local businesses can request the kind of space they are looking for and Haringey Council can ensure that temporary workspaces are tailored to their unique requirements.	This is a fine suggestion. The creation of a matchmaking service will be considered by the Council, although attempts at retaining businesses and reproviding locations within the borough are already underway.	AAP: No change necessary. Council more widely: Consider the creation of an online tool for advertising meanwhile opportunities.
One person felt that meanwhile spaces could be allocated to established local businesses who would be displaced by the demolition of their current buildings in and around the town centre. These would be rented to them at the same price as the space they previously occupied, and would allow them to continue to operate while new permanent spaces are being built. Another person, similarly, felt that preference should be given to local		

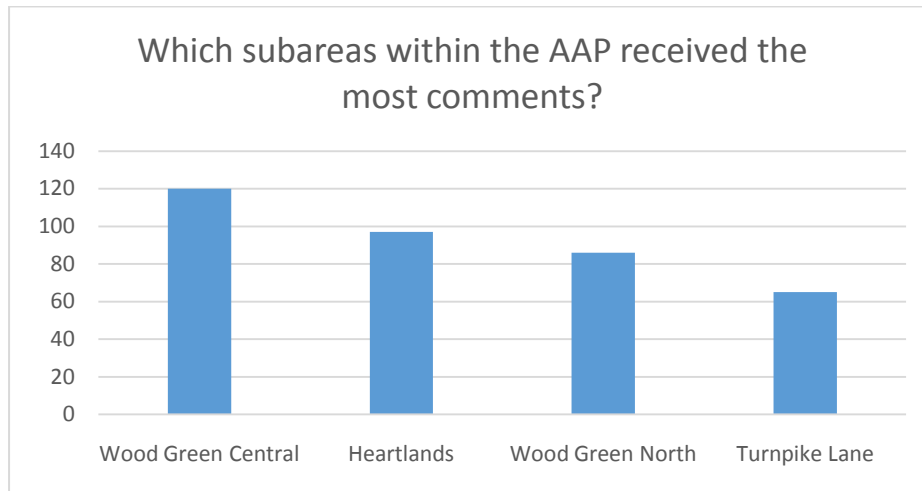
Issue	Council Response	Change Required
residents and businesses when allocating 'meanwhile' spaces - possibly as commercial space to the craftspeople and artists in the Chocolate Factory.		
3. Pop up restaurants		
One person suggested that a space for pop up restaurants would be a good meanwhile use.	The Council notes this suggestion. The choice of uses will be determined on a site-by-site basis.	No change necessary.

What we heard about the site allocations

The AAP currently contains 25 ‘site allocations’ - buildings or areas that have been earmarked for possible demolition or repurposing. These are spread across 4 distinct subareas within the area covered by the AAP - Wood Green North, Wood Green Central, Turnpike Lane and Heartlands.

What is expected on each of the site allocations is described in Chapter 8 (pages 102-161) of the draft AAP report.

Any comments made during the consultation that relate to a particular area or site allocation are presented in the following sections. The Wood Green Central subarea received the highest number of comments, while Turnpike Lane received the fewest.



Statutory and other comments relevant to all site allocations

Several statutory consultation bodies - the Greater London Authority (GLA), the Environment Agency, the Metropolitan Police and Thames Water - made suggestions for additional points that should be considered for all site allocations.

Issue	Council Response	Change Required
Environment Agency		
<p>The Environment Agency - in addition to comments on specific site allocations - noted that opportunities were being missed within the AAP as a whole to tackle poor water quality and improve sustainable drainage measures within Wood Green, to enhance the Moselle Brook and to promote green infrastructure. They asked for the infrastructure improvements listed on page 63 of the AAP to include those relating to flood risk and Water Framework Directive action measures, and for all site allocations to show an awareness of groundwater Source Protection Zones and Flood Zones. Lastly, they asked for an 8 metre buffer zone to be established around the underground Moselle Brook - whether this remains covered over or is uncovered - to create new green space and to provide access for any future work to uncover the river.</p>	<p>Regarding development above or adjacent to a watercourse is already managed through Policy DM28.</p>	<p>Cross reference relevant sites to DM28.</p>
	<p>The Council will consider the appropriateness of including flood risk and WFD action measures within the list of infrastructure improvements, having consideration to site allocations as well as other improvement considerations</p>	<p>Add relevant infrastructure improvements as identified by the EA</p>
Greater London Authority		
<p>The Greater London Authority (GLA) recommended that - similar to key diagram figure 5.1 - the AAP should also include diagrams illustrating what all the major site allocations may look like in future, taking into account any existing planning permissions. This will help the public to visualise how Wood Green may look in future.</p>	<p>It is considered that this could in effect pre-determine the decision on future planning applications. The Council is keen that the Policy establishes the principles of development, but not the detailed design.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
Metropolitan Police		
<p>The Metropolitan Police (the Met) requested that when applying for planning permission all developers must consult with the Met's Designing Out Crime officers, and comply with the Secured by Design scheme that helps new buildings achieve high standards of security and crime prevention.</p>	<p>The requirement to engage with the Designing Out Crime principles is already included in Policy DM2 of the Local Plan.</p>	<p>No change necessary.</p>
Thames Water		
<p>Thames Water welcomed the standard development guideline included in all site allocations that requires developers to consult with Thames Water when preparing a planning application. However, they suggested that this should go further and text should be added to say that developers will need to demonstrate that there is adequate water supply, wastewater capacity and drainage to cope with the extra demand from anything they wish to build without causing problems for other users. This may involve commissioning studies from Thames Water, which can take up to 3 months to complete, so time should be allowed for this. If water services cannot cope with the predicted demand, developers will need to set out what upgrades are needed and how these will be provided (Thames Water provided suggested text for this development guideline in their response).</p>	<p>The time implications of this are noted. While it is practicable to put an overarching comment in the infrastructure Policy, adding this additional text to each Site Allocation would be quite repetitive.</p>	<p>Add additional guidance into the infrastructure policy regarding the need to consult with Thames Water, and the timeframes for this.</p>
St. William		
<p>St William (who have planning permission to build on the former Clarendon Gas Works site) asked whether the meaning of certain terms used in the</p>	<p>Definitions will be added to the glossary. For clarity here, commercial generally refers to job-generating B-class uses, while</p>	<p>Add definitions to the Glossary.</p>

Issue	Council Response	Change Required
AAP ('commercial floorspace' and 'town centre uses') could be made clearer to avoid any ambiguity.	town centre uses generally cover retail (A class) and leisure/ community (D class uses).	
LaSalle Investment Management		
LaSalle Investment Management - which acts on behalf of the long leaseholders of two addresses in the Heartlands area ⁴ - suggested that site allocations should only state the overall amount of new floorspace that should be created on the site, not what type of floorspace this should be.	The aim of the AAP is to ensure that a sustainable mix of floorspace types is created in new developments. Not stating what the mix would be would be counter to this outcome.	No change necessary.

⁴ 1-3 Guillemot Place and 1-4 Bittern Place

Wood Green North

[Eamonn - include figure 8.2 from the AAP here showing site allocations in Wood Green North]

91 comments were made on different aspects of this area and its site allocations and how these could be improved

81 comments came from individuals

5 from statutory consultation bodies (Environment Agency, Historic England, Transport for London, Greater London Authority)

2 from landowner/developers

3 from other groups and organisations

Comments on the Wood Green North area overall

Issue	Council Response	Change Required
1. Extension of the AAP Area		

Issue	Council Response	Change Required
<p>Two people noted that since the 2016 consultation phase a new area of residential streets and green spaces⁵ in Wood Green North has been added to the AAP area (the Alexandra Palace Station character area), with no explanation or justification. There are no site allocations within the newly included area, and many of the streets are within conservation areas. The people who raised this issue asked for this area to either be excluded from the AAP area or offered specific protections as the Mayes Road and Hornsey Park Road areas currently are in paragraph 3.53 of the draft AAP. They also asked that it be made clearer that only the section of Station Road that falls within the town centre boundary should be developed, as the rest of it is residential and not suitable for other purposes.</p>	<p>The purpose of the inclusion of the additional area in the north Wood Green is to include the open spaces of Nightingale and Trinity Gardens within the AAP area. This was done in order to establish the link between growth in the AAP area, and the opportunities to improve open spaces so that they are better able to support the growing population.</p> <p>It is noted that this area is in part a Conservation Area, and that there are no identified development opportunities within it. It is agreed that further detail can be added to the “Boundary of the area” section, including wording that supports the continuation of this use as a predominately residential area.</p>	<p>Add additional text to the Boundaries of the area section setting out that the Alexandra Palace Station area, while remaining as a residential area, is included to ensure parks can be planned in a co-ordinated manner.</p>
2. Wood Green Common		
<p>Two people asked that the AAP should emphasise the positive features of Wood Green Common, and offer protection to the space that supports its status as a conservation area.</p>	<p>It is agreed that Wood Green Common has an important role to play as the centre of a Conservation Area, and an open space. The Spatial Development Strategy for Wood Green Common is to improve its quality to better serve the area, although this will need to be within the context of it being the centre of the Conservation Area.</p>	<p>No change necessary.</p>

⁵ Station Road north of junction with Mayes Road, Barratt Avenue, Bradley Road, Park Avenue, Cumberland Road, Wolseley Road, Ranelagh Road, Selborne Road, Warberry Road, Ringslade Road, Avenue Gardens, Nightingale Gardens, Trinity Gardens, Wood Green Common

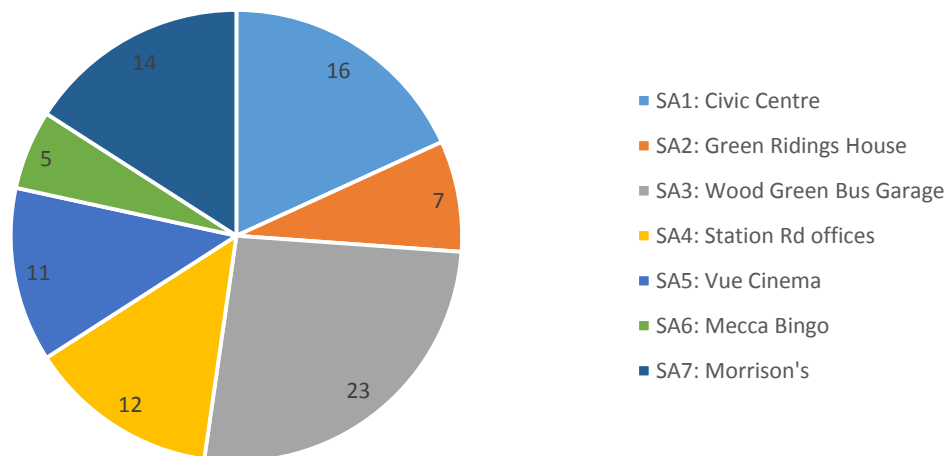
Issue	Council Response	Change Required
3. Drainage		
<p>The Environment Agency asked that a sentence be added to the vision for Wood Green North on page 56 of the AAP saying ‘New development champions a sustainable approach to the risks of surface water flooding by using sustainable drainage measures and green infrastructure’. Wood Green North falls within a Critical Drainage Area, and the risks of surface water flooding should be factored into the SWOT analysis for the sub-area on page 33 of the AAP, as both a weakness and as an opportunity (for new sustainable drainage approaches).</p>	<p>Wording to reflect the aspiration to improve drainage in the area will be added.</p>	<p>Wording to reflect the aspiration to improve drainage in the area will be added.</p>
<p>Transport for London (TfL) noted that Green Ridings House, part of the bus garage and the Vue cinema site are all potential Crossrail 2 worksites, and suggested that the AAP specifically mention that Crossrail 2 could act as a barrier to any building work on these sites until after the construction of Crossrail 2 (post-2030). Following construction, TfL/Crossrail 2 will own these sites, and TfL would welcome discussions with Haringey Council in due course about how to develop them.</p>	<p>The AAP will reflect the latest safeguarding position for Crossrail 2.</p>	<p>Update the document to reflect the latest safeguarding position for Crossrail 2.</p>
4. Support for food and drink area		
<p>One person was broadly in agreement with the ambition for Wood Green North to become a ‘food and drink’ area.</p>	<p>Noted.</p>	<p>No change necessary.</p>
8. Vision for Station Rd		

Issue	Council Response	Change Required
Fewer than five comments were made on the Station Road area more generally, rather than specifically on any site allocation. These included concerns that boosting the night time economy on Station Road would lead to more crime and disturbance for residents. Another person was opposed to increasing traffic on Station Road and Alexandra Park Road. Two people expressed support for improving Station Road, saying that this was necessary and long overdue.	There is no plan to increase traffic along Station Rd.	No change necessary.
	Wood Green town centre currently has a relatively low quantum of leisure and food and drinks uses, and Station Rd presents a particularly choice location suited to it providing a key pedestrian route between Wood Green Station and Alexander Palace.	No change necessary.

Wood Green North contains 7 site allocations:

- SA1: Civic Centre
- SA2: Green Ridings House
- SA3: Wood Green Bus Garage
- SA4: Station Road offices
- SA5: Vue Cinema
- SA6: Mecca Bingo
- SA7: Morrisons

Which site allocations within Wood Green North received the most comments?



Comments that were made about each of these individual sites are listed below.

SA1: Civic Centre

Issue	Council Response	Change Required
1. Objection to demolition		
Many people were opposed to the potential demolition of this building, as it is a listed building and part of the heritage of Wood	It is acknowledged in the Policy that this building is a locally listed heritage asset.	No change necessary.

Issue	Council Response	Change Required
Green. One person noted that this appeared to contradict the aims of the WG7: Heritage policy. Others objected to the Civic Centre being transferred from public ownership into the Haringey Development Vehicle.	The transfer of land into the Haringey Development Vehicle is not a planning issue.	No change necessary.
One person was happy for the Civic Centre to be converted into luxury apartments, as long as it was not demolished	There is no policy aimed at creating “luxury” housing. All new housing will be expected to address housing need, including affordable housing need.	No change necessary.
2. Retain as Council offices		
A few people wanted the Civic Centre to become the main council offices (instead of building a new office in the Heartlands), while River Park House could be sold off and the land ring-fenced for building affordable housing.	The existing Civic Centre building is not suitable for use as the Council’s main offices, as in its current configuration it is too small, and not appropriately designed. While it may be feasible to expand the site to include more Council offices, the Council feels that locating the offices in the centre of Wood Green would improve its accessibility to the public more widely, as well as facilitate development to the west of Wood Green High Rd.	No change necessary.
3. Use as public building		
Others wanted the Civic Centre to be used for other community purposes, such as an art centre and theatre, or leisure centre.	If the Civic Chamber building is preserved, it is accepted that uses such as a theatre would be suitable.	Include text for the optimal use of the Civic Centre if the chamber is preserved.
	The travellers site (a residential use) is considered to be an appropriate neighbouring use for new residential and commercial development.	No change necessary.
4. Partial demolition only		

Issue	Council Response	Change Required
<p>One person felt that some parts of the building could be demolished (the north wing and committee rooms), while other parts were upgraded (the Council Chamber and registry office area). The remaining building could become an art centre and meeting space, while a new extension could form the new council offices. Housing, a hotel and private offices could also be included to help fund the council and community spaces.</p>	<p>This view is noted, and it is agreed that the chamber is the most significant part of this site.</p> <p>The proposed uses are too detailed for a Site Allocation. There is scope for a hotel and commercial space within the site, and the allocation would permit this.</p>	<p>No change necessary.</p>
<p>Another person was keen for as much of the Civic Centre to be preserved as possible, but recognised that the current building needs improvement. This person suggested that the front part of the building could be preserved for community use, while new housing could be built at the back.</p>	<p>It is agreed that the car park area of the site is suitable for development with or without demolition of the existing Civic Centre.</p>	<p>No change necessary.</p>
<p>5. Local Democracy</p>		
<p>One person felt that the Council Chamber plays a vital role in local democracy by allowing the public to attend Council meetings, and so should be retained.</p>	<p>There are requirements that the public are able to view and attend public meetings in future, and this will be designed into any future democratic space. This could include the use of technology where appropriate to enable a wide population to view public meetings.</p>	<p>Ensure that reference to local democracy and availability for all to view public meetings is included in the narrative for the new Council building.</p>
<p>6. Change of wording</p>		
<p>Heritage England expressed concern that the statement ‘any comprehensive redevelopment requiring demolition would need to justify that the replacement building would make a significant contribution to the Trinity Gardens</p>	<p>This change is agreed.</p>	<p>Change wording to reflect Historic England’s advice.</p>

Issue	Council Response	Change Required
<p>Conservation Area’ may not comply with National Planning Policy Framework (NPPF)⁶ guidance on ‘Conserving and enhancing the historic environment’. They recommended rewording this section (and the site requirements) to say ‘demolition can only be considered if the wider public benefits demonstrably outweigh the significance of the heritage asset’ in a way that meets the tests for doing so set out in the NPPF.</p>		
7. Trinity Primary Academy		
<p>Trinity Primary Academy objected to the redevelopment of the Civic Centre car park, as this shares a wall with the school’s infants playground. Demolition and building work would pose a danger to children using the playground entrance, health risks from dust and noise, and any new buildings would potentially overlook the playground, which creates a safeguarding risk.</p>	<p>The construction statement for any future development will ensure that risk is appropriately managed.</p>	<p>No change necessary.</p>
	<p>Building residential adjacent to educational uses is now quite common in London, and will be a factor in how the site is designed. This will be managed using Policies DM1 & DM2.</p>	<p>Include a development Guideline regarding respecting the safeguarding of children in the adjoining school site.</p>
8. Objection to tower blocks		
<p>One person objected to tower blocks on this site, saying that it created the wrong ‘feel’ for the area.</p>	<p>Policy DM6 manages proposals for tall buildings. It is noted that this site is in a Conservation Area, and as such any proposals will need to be designed having regard to this.</p>	<p>No change necessary.</p>

SA2: Green Ridings House

⁶ Department for Communities and Local Government, *National Planning Policy Framework*, March 2012, https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf [accessed 6th July 2017]

Issue	Council Response	Change Required
1. Objection to tall building on this site		
Two people objected to a tall building on this site, which would overshadow neighbouring Victorian homes. One person said the new building should be no taller than the current one.	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.
2. New Council Offices		
One person wanted to see this building used as the new council offices, rather than building new offices in Heartlands.	The Council does not own this land, therefore there is limited opportunity to propose new Council office on this site.	No change necessary.
3. Concern from nearby houses		
One person was concerned that adequate stress testing be carried out on local homes before any demolition or building work, pointing out that when the Leverton Close flats were being built, some houses in the surrounding area suffered cracks in walls and ceilings, with one ceiling collapsing.	This is a detailed matter that will be managed through any future planning application.	No change necessary.
4. Need for new homes		
One person said that they did not object to this building being demolished, as long as it was replaced with homes.	The Council's view is that a mix of new homes and jobs would be optimal on this site.	No change necessary.
Another person said that this site would be a good location for new housing, but is not suitable for high rise, due the surrounding buildings (church, existing houses).	The Site Allocation acknowledges the adjacent Trinity Gardens Conservation Area.	No change necessary.
This person also commented that no more shops were needed on this site, but a café and offices would be good.	The evidence is clear that the overall town centre floorspace needs to increase if Wood Green is going to remain a viable Metropolitan Centre. In this area, the offer will be more leisure and food and drink orientated	No change necessary.
5. Crossrail Works Site		

Issue	Council Response	Change Required
Transport for London (TfL) noted that if this site (along with the Bus Garage and Vue Cinema site) become Crossrail worksites, then Crossrail 2 and TfL will jointly own them after work is complete, and will look to develop them. TfL's Commercial Development Planning team have already carried out feasibility work, and this should be referenced in the AAP. The AAP should also be corrected to say that this would not happen until after 2030, rather than 2027.	Noted, however the timing bar stating "after 2027" includes development after 2013.	No change necessary.

SA3: Wood Green Bus Garage

Issue	Council Response	Change Required
1. Objection to tall buildings		
Most comments on this site were objections, largely on the grounds that tall buildings are planned, which would overshadow neighbouring homes leading to loss of light and privacy. New buildings would also impact on surrounding homes through noise pollution and loss of character. One person was also concerned about vibrations from the buses using the underground garage.	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.
	Impact on adjacent properties of any future development will be managed using Policy DM1.	No change necessary.
	Potential underground vibrations will be an issue for consideration at the planning application stage.	No change necessary.
2. Increased bus provision		
One person questioned whether this was an appropriate location for a public square, or for homes, as presumably the rebuilt bus garage would need to be expanded with more frequent buses, due to the increase in demand.	The proposed development is for a new urban square above the bus garage, which would in effect be underground. There is potential, when including the Station Rd site, for the site to be expanded to accommodate greater bus stabling.	No change necessary.

Issue	Council Response	Change Required
3. Relocate the bus garage		
A few people felt that the bus garage should be moved away from this site, to reduce the number of buses using the High Road, the associated air pollution, to avoid clashes between buses pulling out of the bus garage and people walking up the High Road, and to create a better environment for restaurants with outdoor seating.	There is no scope for the bus garage facility to be moved. The crossroads of two routes and next to a tube station are ideal from a network and staff commuting perspective.	No change necessary.
4. What is a “podium”		
One person wanted more explanation of what is meant by a ‘podium level’ (on top of the new bus garage).	Podium Level in this instance relates to the creation of a new “ground” floor above an underground bus garage.	No change necessary.
5. Leneves		
Fennels Bays Services Ltd pointed out that this site is not actually under single private freehold, as stated in the AAP, as they own Ashley House separately from the bus garage. This creates an opportunity to develop the site in phases, and this should be allowed for in the site allocation. Fennels Bay support a mix of land uses on the site allocation, but suggested that offices should be built in the central and western parts of the site, while housing should be built on the eastern side of the site to avoid the impact of high rise flats on neighbouring homes. Fennels Bay Services felt that their part of the site (Ashley House) could accommodate a tall building of up to 20 stories, and suggested this be made more explicit in the wording of the site allocation.	It is noted that there is more than one ownership on this site.	Change description of the site to “mix of private freeholds”
	There is no justification for moving all of the offices to the office uses to other parts of the site on adjacency grounds. The two uses are fine neighbours.	No change necessary.
	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.
6. Arriva		

Issue	Council Response	Change Required
Arriva London welcomed recognition in the AAP of the need to keep the bus garage operational, and would welcome discussion with Haringey Council about optimal entry and exit routes.	Noted.	No change necessary.
Transport for London (TfL) asked that the AAP clarify whether the assumption is that the bus garage will remain on the same site, as elsewhere it talks about considering redeveloping the site.	The AAP is clear that the site can be redeveloped, but that the bus garage needs to be accommodated on the site.	No change necessary.
7. Wider pavements		
One person felt that pavements in this area would need to be widened.	The ideal width of all pavements will be identified through the Wood Green Design Guide.	Amend based on the findings of the Wood Green Design Guide.
8. Currently an eyesore		
One person was supportive of the plans, as the current bus station is an 'eyesore'.	Noted.	No change necessary.

SA4: Station Road offices

Issue	Council Response	Change Required
1. Objection to tall buildings		
Echoing concerns expressed about the bus garage site, people objected to having a tall building on this site, which would overlook nearby homes and make parking issues worse.	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.
2. Support for conversion		

Issue	Council Response	Change Required
One person objected to demolishing the council offices at River Park House, suggesting instead that if there is excess space due to smaller numbers of council staff, then the upper floors could be converted into flats, while the ground floor is converted into shops.	The Council believes that the conversion of the existing offices into flats would not be compatible with the aim of creating exemplar design for new homes in the borough.	No change necessary.
3. HDV		
One person objected to these offices being transferred from public ownership into the Haringey Development Vehicle.	The transfer of land into the Haringey Development Vehicle is not a planning issue.	No change necessary.

SA5: Vue Cinema

Issue	Council Response	Change Required
1. Objection to demolition of the cinema		
There were several objections to the demolition of the Vue Cinema building - one person felt that it was a waste of money to demolish a building that has only built relatively recently, another noted that this would undermine the evening economy policy, and one other person noted that this is currently well-used.	The current site includes a significant amount of “dead” space within it, and a redevelopment creates an opportunity to increase, rather than decrease the overall town centre offer on this site, including the contribution it makes to the evening economy.	No change necessary.
	With regards timeframes, this site is likely to come forward alongside Crossrail 2, as a works site to create an interchange station at Wood Green.	No change necessary.
2. Provision for a replacement cinema		

Issue	Council Response	Change Required
One person did not mind the Vue cinema being knocked down, but asked that there was provision elsewhere in the plans for a good quality replacement cinema to be built.	It is agreed that there needs to be an appropriate balance of leisure uses in Wood Green.	Include reference to ensuring there will remain a suitable quantum and mix of leisure uses in Wood Green when proposals that include the potential loss of an existing asset come forward.
3. Objection to tall building		
One person objected to a tall building on this site	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.
4. Upgrade the Vue		
One person wanted to see the ‘ugly’ metal front of the Vue removed and replaced with brickwork, and a bowling alley, bar and eating area added.	These uses are supported by the planning framework.	No change necessary.
Another person commented that the whole Vue complex is ‘awful’ and needs replacing with something impressive, which could include housing.	This is noted.	No change necessary.
5. Support for new plaza		
Another person wanted to see more open spaces and meeting places like the new spaces around King’s Cross Station.	Support for the principle of a plaza/ urban realm space is noted.	No change necessary.

SA6: Mecca Bingo

Issue	Council Response	Change Required
1. Litter		
One person was concerned that replacing Mecca Bingo with businesses with late opening hours, such as bars and restaurants, would increase litter in the town centre.	This is potentially an issue with all development sites, and ultimately an issue for licensing.	No change necessary.
2. Objection to redevelopment		
One person objected to the Mecca Bingo building being demolished.	The reason for the redevelopment of this site is that it is making a poor use of the site, being a single storey building with little or no architectural merit, and a large surface car park.	No change necessary.
3. Urban realm improvements		
One person wanted to see this area become more family-orientated with playgrounds, nicer shops and cafes, and trees planted along Lordship Lane and outside Wood Green tube station.	There may be opportunities for the development to facilitate an improvement to the piece of Lordship Lane outside it. This is the same as for any redevelopment site, and will be picked up in the Urban Design Framework Policy.	Add detail about how sites can contribute to their surrounding road layout in the Urban Design Framework Policy.
4. Owner's Issues		
The owners of the Mecca Bingo site - U + I Plc - supported developing this site as part of the town centre along Lordship Lane, but wanted to see more flexibility in the type of buildings that would be permitted - not just shops. The type and amount of office floorspace required on different sites should also remain flexible. They agreed that this area was less appropriate for family housing, but felt that it could accommodate a tall building as a key arrival point into the town centre. U + I also felt that the requirement for the heights of new buildings to rise	Noted.	No change necessary.

Issue	Council Response	Change Required
from east to west to match the heights of buildings on either side was too restrictive, and should be removed.		

SA7: Morrison's

Issue	Council Response	Change Required
1. Loss of existing facility		
Several people objected to Morrison's being demolished, as it is currently the only large supermarket in Wood Green. People were concerned about where local residents would shop during and after the regeneration of this site, and that a replacement supermarket would be more expensive to shop at, and further away, forcing people to travel by car and increasing road traffic. One person commented that based on the plans to increase the population of Wood Green, Morrison's should either be expanded or new large supermarkets built - rather than knocking down an existing one. Another person noted that Morrison's currently contains a pharmacy that is open till 9pm, and this would be missed if Morrison's closed. One person noted that a decent-sized affordable replacement supermarket with enough parking should be built, as the other supermarkets in Wood Green are not big enough for a weekly shop.	It is important that there is a sufficiency of convenience retail provision in the town centre, including whilst regeneration is ongoing. Policy WG1 will make reference to this.	Include reference in WG1 to ensuring there is a sufficiency of convenience retail prior to the loss of an existing convenience retail asset.
2. High Rd alignment		

Issue	Council Response	Change Required
One person questioned whether it would be physically possible for a new supermarket to be built on this site to line up better with the High Road as suggested in the policy, given that only a small amount of the site borders the High Road at present.	There is certainly an opportunity for the new development to better address the High Rd than the current entrance does. This is currently referenced in the Policy.	No change necessary.
3. Access to the supermarket		
Two people noted that the site allocation does not mention transport or access to the new supermarket, including car parking and where the car park entrance will be, and whether or not a hopper bus will be provided for.	The Transport Study will determine the most appropriate quantum of town centre car parking for the centre as a whole.	Include reference to the Transport Study's findings.
4. Potential for new open space		
Two people asked that instead of - or in addition to - housing, this site looks to provide green spaces, and a square with shops or cafes.	It is agreed that due to the size of the site, that an element of public realm could be provided on this site.	Add reference to the potential to create a new element of public urban realm on this site.

Wood Green Central

121 comments were made on different aspects of this policy and how it could be improved

110 comments came from individuals

1 from a statutory consultation body (the Greater London Authority)

3 from landowner/developers

7 from other groups and organisations

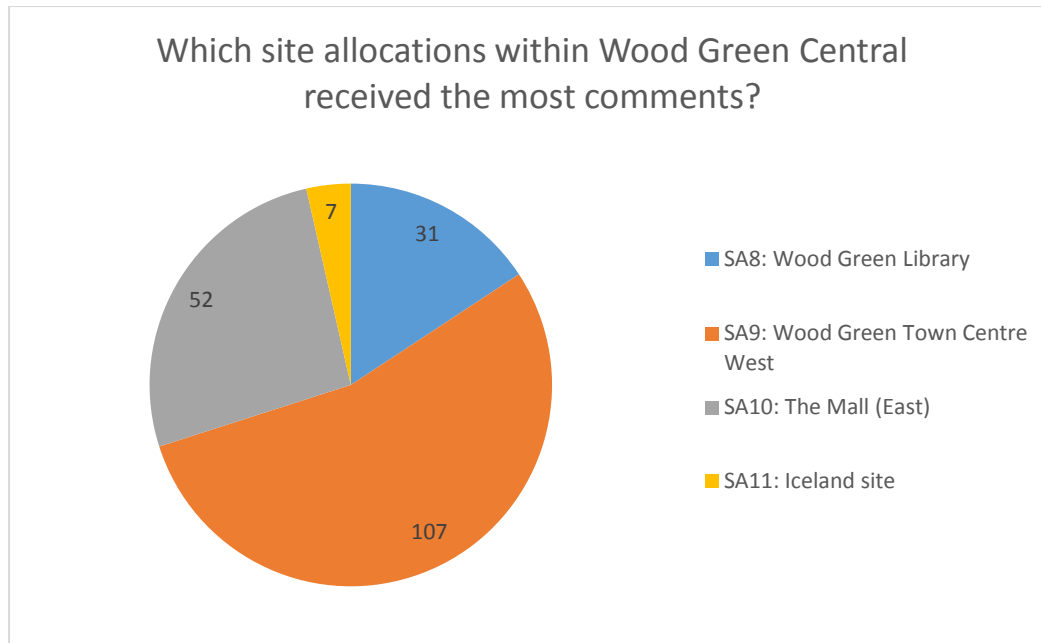
Comments on the Wood Green Central area overall

Issue	Council Response	Change Required
1. General Comments		
<p>All except one of the comments made about this area were about one of the four site allocations. One person commented more generally that the town centre needed to become more ‘modern and sophisticated’ with lots of plants and greenery, art and a water feature, to draw people back to the high street and improve mental health. This person also wanted to see many more different leisure and entertainment options within the town centre, including workshops, a fitness studio, spa, swimming pool, games arcade and ice cream parlour, to create a sense of fun and excitement.</p>	<p>There are undoubtedly opportunities to make Wood Green more green, and a more pleasant destination.</p>	<p>Explore opportunities for supporting “green” interventions in the Wood Green Urban Design Framework policy.</p>
	<p>It is recognised that a significant improvement in the quantum and range of leisure uses is required in Wood Green. The Policy WG1 will be modified to support a greater range of leisure uses, while also allowing retail uses to be supported in the centre.</p>	<p>Modify WG1 to provide greater support for leisure uses.</p>

Wood Green Central contains 4 site allocations:

- SA8: Wood Green Library

- SA9: Wood Green Town Centre West
- SA10: The Mall (East)
- SA11: Iceland site



Comments that were made about each of these individual sites are listed below.

WG SA8: Wood Green Library

Issue	Council Response	Change Required
1. Objection to demolition of the existing Library building		
A large number of people objected to the current library building being demolished. Different arguments were made to support this view,	This building falls some way short of being a building with the significant design interest of heritage significance for	No change necessary.

Issue	Council Response	Change Required
<p>including: Wood Green Library is already a distinctive, landmark building and should become a feature of the newly created town square, it was not built that long ago and demolishing it would be a waste of money, it is currently well-used and in a convenient central location, and a different less well-used building further back from the High Road could be demolished to create a new town square.</p>	<p>preservation.</p>	
	<p>The redevelopment of this building, in the context of creating developable land for new uses, including affordable housing, is not considered to be a waste of money.</p>	<p>No change necessary.</p>
	<p>The Library is in a convenient location, and it is agreed that its replacement should be accessible also. The proposal to move it into the Heartlands sub-area is not considered to be a conflict in this regard, when associated with improved pedestrian routes.</p>	<p>No change necessary.</p>
<p>2. Retain the library on this site</p>		
<p>A smaller number of people did not object to the current building being demolished, but wanted to see it replaced on its current site rather than moved away from the High Road, where it is easy for older people and people with physical disabilities to walk to from bus and tube stops. Another person said that bus routes would need to be carefully planned so that the new library and other civic buildings were easy to reach by bus.</p>	<p>The Library is in a convenient location, and it is agreed that its replacement should be accessible also. The proposal to move it into the Heartlands sub-area is not considered to be a conflict in this regard, when associated with improved pedestrian routes, and proposed modification to bus routes.</p>	<p>No change necessary.</p>
<p>3. Make new building accessible</p>		
<p>Another person simply commented that the replacement library would need to be accessible.</p>	<p>It is a requirement of new development that it is accessible. This is controlled by nationwide building standards.</p>	<p>No change necessary.</p>
<p>4. Potential for partial demolition</p>		

Issue	Council Response	Change Required
Some people felt that parts of the library complex could be demolished - such as the shopping arcade - while the main library is refurbished with more greenery on the front, the Customer Service Centre located elsewhere and additional floors built on top of the current building to create more space.	This building falls some way short of being a building with the significant design interest of heritage significance for preservation.	No change necessary.
5. Wider range of uses		
A few people wanted to see the library building fulfil a wider range of functions. One person suggested turning it into a leisure centre, combining a library with a café, gym and swimming pool, or alternatively a community arts centre, with an art-house cinema, theatre, gig venue and performing arts classes. One person wanted to see it better used as an education centre, where people can access different training courses and classes.	All of these uses are suitable for a town centre, but the AAP has no requirement to identify that specific buildings have these specific uses. Instead a flexible stock of town centre floorspace will be allocated which enables a sufficiency of overall town centre uses to be delivered.	No change necessary.
6. Objection to tall building		
One person did not want to see high rise buildings on this site.	The height of any future development will be determined at the point of a planning permission, and determined using Local Plan Policy DM6.	No change necessary.
7. HDV		
Two people objected to the Library being transferred from public ownership into the Haringey Development Vehicle.	The HDV is not the subject of this consultation.	No change necessary.
8. Town Square		
The Mall owners, Capital and Regional, did not support the plan to create a single, large town square, and would prefer to see a series of smaller public spaces connected by streets.	This is noted. The Council's view is that there is a need for a focal point for the town centre, and that the proposal would dilute this.	No change necessary.

WG SA9: Wood Green Town Centre West

Number of comments: 107

Issue	Council Response	Change Required
1. Objections to demolishing Victorian homes on Caxton, Coburg and Mayes Roads		
Number of comments: 55		
<p>A very large number of objections were made to the proposals to demolish Victorian terraced homes as part of site allocation WG SA9: Wood Green Town Centre West. A co-ordinated campaign, led by affected residents, attracted wider support from local people and both Haringey MPs. This issue dominated the Commonplace heat-map, where 8 of the 10 ‘most agreed with’ comments all concerned these homes, attracting 138 agreements in total.</p>	<p>It is acknowledged that there is significant objection.</p>	<p>The Council has commissioned additional evidence into the costs and benefits of redeveloping the housing on Caxton, Mayes, and Coburg Rds. After reviewing this information, the Council does not believe that there is sufficient justification to allocate these buildings that would robustly meet the requirements of a compulsory purchase argument, and as such, they will be removed from the next version of the AAP.</p>

Issue	Council Response	Change Required
<p>Objections were raised on the grounds that these are attractive buildings, part of the historic character of the area, meet a need identified elsewhere in the AAP for family-sized housing and support a thriving mixed community.</p>	<p>It is noted that the houses in question are of fine quality, being of a typical type and quality for Wood Green/ Haringey more widely. They are not special however, and while they do form part of the historical urban grain of Wood Green from the past 100 years, they are not of such a high quality that they need to be preserved as heritage assets. Nor do they have the consistency or quality required for this area to be granted a Conservation Area status.</p>	<p>No change necessary.</p>
<p>Some people argued that these homes should be offered Conservation Area status to protect them from future demolition.</p>		
<p>Several people suggested that the east-west route and the new town square proposed in this area could be repositioned. Representation made on behalf of affected residents living in the homes that would be demolished argued that the new east-west shopping street could be located further south, to avoid the need to demolish these homes.</p> <p>Others felt that the town square was not needed at all, particularly if a new Crossrail 2 station was not opened in Wood Green. One person suggested that Mayes Road could be improved as an east-west link instead.</p>	<p>The alternative route options provided by the community in their representation has been analysed by independent consultants, creating a comparison of what the developmental benefit would be for the loss of each residential parcel.</p>	<p>After the removal of the residential properties from the document, additional pedestrian pressure will fall on Brook and Coburg Rds. The northern route to/from Wood Green Underground station from the Cultural Quarter will also rise in importance.</p>
<p>The Greater London Authority (GLA), in their response, did not object, but questioned the proposal to demolish these homes, as they add value to the urban landscape and show the history of the area. The GLA would like to explore with Haringey Council options for keeping these buildings, while also achieving the overall aims of</p>	<p>The Council will continue to discuss this with the GLA.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
the site allocation.		
2. Guarantees for residents in social housing above the Mall and Bury Road car park		
Number of comments: 33		
<p>Although fewer objections were made to the demolition of the two social housing estates in the town centre - Sky City above the Mall, and Page High above the Bury Road car park - there were a large number of concerns expressed, including from tenants themselves, about what would happen to current residents, and what guarantees would be offered to them.</p> <p>Local residents, and groups such as Defend Council Housing, requested that a public policy should be adopted alongside the AAP, guaranteeing that all affected tenants and leaseholders would be rehoused in suitable replacement homes within the AAP area, with the same tenancy rights, at equivalent rent levels, and that displaced residents would have first choice of new homes.</p>	<p>The Council is consulting on its guarantee for residents who are affected by estate regenerations, including those whose estates are managed by Housing Associations. This includes a guarantee that they will be found a new home which meets their needs, at a price no higher than they already pay.</p> <p>Haringey Local Plan Policy SP2 requires any housing estate renewal to replace the existing amount of social housing floorspace as part of any development.</p>	<p>Continue to progress the Council's commitment on council led estate renewal schemes to Housing Association tenants, and appropriately reference in the AAP.</p>
<p>The consultation received 5 written responses from residents of Page High (4 of which directly related to the issue of demolishing Page High), and 13 from residents of Sky City, including a formal response from the Sky City Tenants Association.</p> <p>All 4 residents from Page High objected to their</p>	<p>These objections are noted, and the Council acknowledges that there are a range of views on each estate about how to take forward redevelopment in the centre.</p> <p>While there is widespread concern about</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
flats being demolished. Among Sky City residents, only 2 responses outright objected to the flats being demolished, with one of these going on to ask for a legally binding transfer guarantee for residents if the demolition did go ahead.	tenancy guarantees, there is seen to be a mixed view about whether a redevelopment is desirable from a resident's perspective, ranging from those who understandably do not want the redevelopment to go ahead, to those who may wish to have a new home on this or another local site.	
Some people felt that there had been a lack of information and consultation with residents in these flats about plans to demolish their homes, and that strong engagement with residents would be necessary as the plans continue to take shape.	The Council has gone to significant lengths to consult affected residents through this process, going beyond what is required statutorily, and in the Council's SCI. We will continue to engage with affected residents, and have organised regular meetings to this end.	No change necessary.
3. Alternative uses for the Mall		
Several people objected to the demolition of the Mall for reasons other than the impact on Sky City residents. These people argued that knocking down the Mall was a waste of money when it was still a useful building that could be updated and made into a trendy urban space. People were also concerned that demolishing the Mall would be disruptive to local businesses - with the Market Hall stallholders being mentioned particularly - and the local economy, as it could lead to the loss of some of the	The Mall's owners are of the view that the redevelopment of this site makes sound financial sense from an investment point of view.	No change necessary.

Issue	Council Response	Change Required
<p>current national retailers who occupy this space. Ideas for the Mall included: a slope or escalator to an upper floor entrance, adding more windows, creating a new public space on the west side of the top floor of the Mall with a picture window and views to Alexandra Palace, halving the width of the bridge and making it into a glazed walkway, covering some of the walls with plants, and using the Mall for evening events.</p>	<p>Clearly, the redevelopment of the Mall will affect existing businesses. The AAP sets out a plan which will increase opportunities within the Town Centre overall, however, including for existing stallholders, through the provision of a new market square.</p>	<p>No change necessary.</p>
4. Mosque		
<p>A few people asked for more information on how the Fatih Mosque and Efdal Community Centre would be affected by the plans.</p>	<p>There is a need to replace community assets through redevelopment.</p>	<p>Add a site requirement to this Site Allocations stating that the community uses need to be adequately reprovided prior to demolition.</p>
5. Retention of the bridge		
<p>A few people suggested that the bridge over the High Road should be kept as it provides a safe pedestrian crossing over the busy High Road, encourages people to visit shops on both sides of the road, and is a good location for a café with a view over the road.</p>	<p>It is not considered that the bridge makes a significantly positive impact on the central stretch of the High Road, and on balance its removal would be appropriate. On the issue of crossing the High Rd, it is noted that crossings should be improved through new development, rather than worsened, and this should be a requirement of the policy.</p>	<p>Add reference to the redevelopment of the site ultimately improving pedestrian crossing of the High Rd rather than worsening it.</p>
6. Need to improve maps		
<p>One person commented about the lack of detail in the maps in the draft AAP. This currently makes it difficult to understand where exactly new routes will go, and to judge the implications of this.</p>	<p>The AAP will not set out detailed proposals for where each route will go, instead it will establish the principles under which planning consents will be granted. It is</p>	<p>Review maps for clarity.</p>

Issue	Council Response	Change Required
	good practice to ensure maps are as clear as possible however, and they will be reviewed with this in mind.	
7. More outdoor seating		
One person was keen to see more outdoor seating and rest spaces encouraged within this site allocation.	It is agreed that this is something that needs improving in Wood Green.	Include reference to increasing outdoor dwell space in the urban design framework policy.
8. Privacy for surrounding residential properties		
One person suggested a change or addition to bullet point 5 of the Development Guidelines for this site allocation to say that privacy of residential buildings on Parklands and Mayes Road should be respected, as well as amenity, when considering the heights of new buildings.	The development guideline is consistent with those included on other Ste Allocation in the Local Plan.	No change necessary.
9. Noise		
One person was concerned about noise and disruption caused by deliveries to shops and markets in the town centre.	It is likely that more of the deliveries to the redeveloped shops will be underground. This matter will be considered at the planning application stage.	No change necessary.

WG SA10: The Mall (East)

Number of comments: 52

Issue	Council Response	Change Required
1. Refurbishing the Mall		

Issue	Council Response	Change Required
<p>Many of the comments made on this site allocation echoed those made about the west side of the Mall covered in the previous site allocation: a preference for refurbishing and repurposing the Mall, and attracting better quality shops (though some people disagreed and were happy to see it demolished), the need for the Market Hall traders to be offered new space, concerns about what protections would be offered to Sky City tenants who would need to move, and concerns about how the demolition would impact on local businesses and the local economy.</p>	<p>It is noted that there are a range of views over the suitability of the Mall for its current use in future. It is the Council's view that it's redevelopment offers the best opportunity to reinvigorate the Town Centre.</p>	<p>No change necessary.</p>
	<p>It is considered that the amount of space for market traders will be increased through the redevelopment.</p>	<p>No change necessary.</p>
<p>2. Preference for covered Mall</p>		
<p>In addition, two people expressed a preference for covered shopping in Malls, as it is better for pedestrians and keeps the weather out.</p>	<p>It is considered that the benefits of opening up the area with a collection of permeable shopping streets will exceed those of keeping the weather out. New sites will be designed with opportunities to shelter.</p>	<p>No change necessary.</p>
<p>3. Cinema provision</p>		
<p>One person wanted to see at least one new cinema opened in Wood Green if both the Cineworld in the Mall and the Vue are potentially going to be demolished. The cinemas are one of the few things that currently attract people to Wood Green in the evenings.</p>	<p>Finding the appropriate balance of leisure uses is important in a Town Centre. At present Wood Green's leisure offer is relatively poor compared to other equivalent town centres, and new proposals should seek to improve this, not reduce it, including cinema provision.</p>	<p>Include reference to requiring an overall increase in the leisure offer of the centre.</p>

WG SA11: Iceland site

Number of comments: 7

Issue	Council Response	Change Required
1. Landowner Response		
<p>Austringer Capital Ltd - who have planning permission to build on this site - welcomed it being designated as less suitable for family housing and building heights not being capped, and supported a mix of uses on the site. However, they believed that the indicative capacity for number of new homes on the site could be increased to 160-70, while conversations with the NHS suggested that the floorspace for the new health centre could be reduced.</p>	<p>The indicative capacities identified are not prescriptive, but are designed to explain the overall growth and infrastructure provision over the whole plan.</p>	<p>No change necessary.</p>
2. Support for retaining Iceland		
<p>Meanwhile, two people did not want to lose the Iceland shop, as it is useful for residents' shopping.</p>	<p>The Council is seeking to increase retail provision in Wood Green, including the provision of convenience retail. It is recognised that there is a need to ensure sufficiency of convenience retail provision.</p>	<p>Include a section in Policy WG1 that ensures that there is adequate convenience retail provision in the centre when an existing asset is lost.</p>
3. Objection to height proposed		
<p>One of these people also objected to the height of the new buildings being proposed.</p>	<p>The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.</p>	<p>No change necessary.</p>
4. Not suitable for health centre		
<p>One person felt that this site was unsuitable for a health centre as it is not currently well-connected</p>	<p>The Iceland site is a suitable town-centre location for a health facility. Pedestrian</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
to local bus routes. This would cause more people to drive to the health centre, and create traffic and parking issues. They suggested that a better place for this would be in the Heartlands area, with a temporary health facility provided as a short-term measure.	connections to the High Street (where the buses are) will be improved as part of the development of surrounding sites.	
5. Affordable Housing		
One person wanted to see 50% of new homes on this site offered at social/target rents.	The Council's target is for 40% affordable housing on all sites of 10 units or more.	No change necessary.

Turnpike Lane

65 comments were made on different aspects of this policy and how it could be improved

58 comments came from individuals

2 from statutory consultation bodies (Historic England, Transport for London)

4 from landowner/developers

1 from other groups and organisations

Comments on the Turnpike Lane area overall

Around a third of all the comments made on the Turnpike Lane area (18 out of 65 comments) were to do with the area overall rather than any one specific site allocation, and mainly reflected issues around transport and the general neglect of the area (at present and in the AAP) compared to other parts of Wood Green.

Issue	Council Response	Change Required
1. Turnpike Lane being neglected in the document		
The general theme of comments about Turnpike Lane overall was that this area is currently being neglected, and more attention should be paid in the AAP to improving the physical environment. On the consultation map website, a comment about the poor mix of shops and general appearance of the Turnpike Lane end of the High Road was the second most agreed with comment, attracting 35 agreements.	Turnpike Lane itself doesn't have any significant redevelopment parcels, and as such there are no site allocations in this area. The Council support investment in the street as a whole, but this is not a land use issue that requires an intervention in the AAP.	No change necessary.
2. Transport		

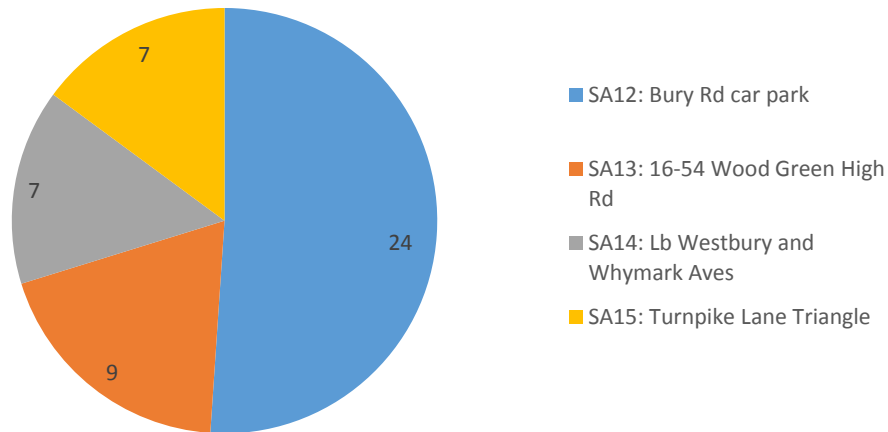
Issue	Council Response	Change Required
<p>Most comments about the Turnpike Lane area centred on transport, and echoed feedback on the WG11: Transport policy. Two people expressed the view that there should be a Crossrail 2 station at Turnpike Lane to 'lift' this end of the High Road as well as the town centre. Two people wanted to see improvements to the station building itself, including cleaning it and making it more accessible for people with disabilities, pushchairs or heavy cases. Two people highlighted the poor junction design at Turnpike Lane, which was described as 'complicated and dangerous' especially for pedestrians trying to cross; the junction should favour pedestrians, cyclists and buses. Another person was concerned about the way Turnpike Lane narrows as it approaches the traffic lights, which is dangerous for cyclists. Two people wanted to see a cycle lane along Turnpike Lane. When addressing the issues raised under the WG11: Transport policy, Haringey Council should ensure that equal attention is paid to all four subareas within the AAP, including Turnpike Lane.</p>	<p>The Council does not believe that there is any significant development opportunity at this end of the High Street which is comparable to the development likely at the northern end, and for this reason will continue to support a single central Wood Green CR2 station option.</p>	<p>No change necessary.</p>
	<p>The AAP will support improvements to the junction of Turnpike Lane/ Westbury Ave and Wood Green High Rd.</p>	<p>Ensure that opportunities to improve major junctions, and transport interchanges within the AAP area are supported.</p>
<p>3. Crime & Security</p>		
<p>Several people raised the issue of crime and security in this area, with drug dealing, violence and homelessness all mentioned as issues that can make the area feel intimidating for residents and visitors. One person blamed this on the casino and betting shops at this end of the High Road, which should be closed as they attract 'shady characters'. Another person highlighted Frome Road as a</p>	<p>Many of these issues are beyond the remit of the planning system. There is already a policy governing the control of betting shops in the borough.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
particular trouble spot for crime and anti-social behaviour.		
4. Improving general appearance		
<p>Finally, there were a set of comments that focused on improving the general appearance of the area, particularly along Turnpike Lane, which is currently a 'mess'. Buildings need to be improved, better quality shops and restaurants encouraged, and rubbish tidied up. One person also wanted to see the area immediately outside of the tube station improved, with better shops, trees and benches. One person requested more improvements to open spaces, such as Ducketts Common.</p>	<p>It is noted that Turnpike Lane can be improved, including the area around Wood Green Station.</p>	<p>Include a policy aimed at supporting investments around Turnpike Lane.</p>

Turnpike Lane has 4 site allocations:

- SA12: Bury Road car park
- SA13: 16-54 Wood Green High Road
- SA14: Land between Westbury and Whymark Avenues
- SA15: Turnpike Lane Triangle

Which site allocations within Turnpike Lane received the most comments?



Comments that were made about each of these individual sites are listed below.

WG SA12: Bury Road car park

Number of comments: 24

Issue	Council Response	Change Required
1. Objection to demolition		
One current Page High resident objected outright to the demolition of the car park with the Page High estate on top.	This objection is noted. The Council will continue to engage with residents of Page High.	No change necessary.

Issue	Council Response	Change Required
Comments and concerns about the rights of social housing tenants currently living in the Page High flats above Bury Road car park noted under site allocation WG SA9 will also need to be considered under this site allocation.	This is addressed in relation to Policy WG SA9.	
2. Support for demolition		
However, two other people agreed that the car park should be demolished, as the space could be much better used for shops, offices and homes with more public space. Getting rid of the car park would also make the area look nicer and make it easier to get to the High Road from Wood Green.	Noted.	No change necessary.
3. Family homes on the High Rd		
One person objected to family homes not being built on town centre sites like this one, as this may mean that families who move out of the Page High flats above the car park will not be able to return to such a central location. Families should be free to choose whether they are happy to live above shops in the town centre.	The Council is in the process of guaranteeing the right of return to all residents affected by regeneration projects. AS such the design of the flats, including bedroom numbers of the new stock, will be in consultation with existing residents. The Council does not feel that the current place principle that the most suitable locations for family housing are away from the High Street is incorrect.	Amend the policy to reflect the design of this and the Mall West as being redesigned such that it has the potential to accommodate all existing residents who wish to return to the site.
4. Snooker Club		
Longmead Capital, who own the old snooker club within the car park building, felt that they would need to better understand Haringey Council's plans for the car park before they could decide on the potential for the snooker club space.	Noted, the Council will continue to engage with local landowners.	No change necessary.
5. Document is unclear		

Issue	Council Response	Change Required
One person commented that the language used to describe the changes to this site seemed to be deliberately unclear.	The document has been written in as plainer English as possible, and the Council will continue to try and improve upon this.	Ensure plain English is used wherever possible.

WG SA13: 16-54 Wood Green High Road

Number of comments: 9

Issue	Council Response	Change Required
1. What does the Site refer to?		
Many people responding to the consultation seemed confused about exactly which stretch of shops this site allocation refers to, with one person asking whether the photo shown on page 134 of the draft AAP was of the shops in the site allocation or ones further up the High Road. As a result, several comments are not connected to this site allocation - one person wanted the Big Green Book Shop to be preserved, and another said that the parade of shops with the old Gaumont cinema building in between them should be listed and not demolished.	The picture is of WG SA 12, not WG SA 13	Change the picture.
	This allocation has nothing to do with the Big Green book shop, which does not have a site allocation.	No change necessary.
	The Gaumont Cinema is a listed building, and the terraces of Wood Green are preserved in as separate policy.	No change necessary.
2. High Rd Layout		
Two people commented on the High Road layout more broadly, with one person requesting more pedestrian crossings, and another asking for the High Road to be closed to all traffic except buses and bikes.	It is not possible to close the High Road due to the significant adverse impacts it would have on the surrounding road network. Improved pedestrian and cycling connectivity will be supported however.	Include mitigations from the Transport Study into Policy WG11.
3. Lazari (BHS landowner) response		

Issue	Council Response	Change Required
<p>Lazari, the freehold owners of 26-42 High Road, welcomed the allocation of this site for comprehensive rebuilding with more and taller buildings, and agreed that this should be for a mix of uses. However, they felt the focus should be on both retail and other town centre uses at ground floor level, and residential and town centre uses on the upper floors. In particular, they felt their site was appropriate for a new hotel, which would help create new jobs in the area. Lazari agreed that there was potential for new shopfronts along Whymark Avenue, but not along the new laneways, which would have lower footfall and would not be seen as an attractive location to prospective retailers. They suggested residential mews housing could be built along laneways instead.</p>	<p>The Council will support proposals for hotels where they demonstrate that they will benefit the town centre to a greater extent than the residential and/or commercial use that it is displacing.</p>	
	<p>The Council is aware of the need to increase, not decrease the number and range of town centre uses within the centre. The promotion of laneways will help to achieve this, as well as providing a breaking up of the currently overly long and monotonous retail frontages on the eastern side of the High Rd in this area.</p>	<p>No change necessary.</p>
<p>4. Longmead (snooker club leaseholder) Response</p>		
<p>Longmead Capital, the leaseholder for 16-54 High Road, questioned the need to rebuild these shops, as the ones that are there are already suitable for national retailers - and indeed are already occupied by two of these, Sainsbury's and Peacocks.</p>	<p>It will be important that through future redevelopments, the functioning of existing and/or retained premises is considered. This will be achieved through detailed design proposals.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
<p>Demolishing the building would mean that these shops may move out. In Longmead's view, there is limited potential for alternative town centre uses or office space on the first floor of new or existing buildings on this site, and low demand for office space in Wood Green generally. They were concerned that access to the back of Sainsbury's should be maintained during work in the town centre, and that flats or offices above the existing shops would occupy space currently used as the Sainsbury's stock room, and would also eat into the area of the supermarket, as an entrance and stairs would need to be added.</p>	<p>The Council will work with commercial investors to promote Wood Green as a commercial investment destination.</p>	<p>No change necessary.</p>
<p>5. Sainsbury's response</p>		
<p>Sainsbury's themselves also pointed out that their shop at 54-58 Wood Green High Road attracts shoppers to this part of the town centre, and stated that they would like to continue to operate a supermarket at this location in future. They asked that the site requirements should include a replacement space for a supermarket in the same location.</p>	<p>The site requirement will not be so specific as to require replacement "supermarket" provision, but there will be an addition to Policy WG1 to identify the need to replace any convenience retail lost as part of redevelopments.</p>	<p>Ensure retention of convenience retail floorspace is included in Policy WG1.</p>

WG SA14: Land between Westbury and Whymark Avenues

Number of comments: 7

Issue	Council Response	Change Required
<p>1. Support for retaining these buildings</p>		

Issue	Council Response	Change Required
<p>Two people felt there was no need to do anything with these buildings, as there is nothing wrong with them, they fit well with the buildings around them and are well-used. On person noted that Turnpike Lane station is already a listed landmark building, so another one is not needed on this site, especially not a tall one, which would be out of keeping with the area and would dominate the station building.</p>	<p>There is an opportunity to improve the outlook of Wood Green to visitors arriving from Turnpike Lane Station.</p>	<p>No change necessary.</p>
	<p>It is noted that Turnpike Lane is a listed building, which acts as a landmark in its own right.</p>	<p>Remove reference to a landmark building on this site.</p>
<p>2. Height parameters</p>		
<p>Heritage England also commented that allowing landmark buildings with no height parameters to be built next to a heritage asset (Turnpike Lane station) will create ‘a challenging design environment’ on this site allocation and the next one, WG SA15: Turnpike Lane Triangle. They suggested that the site allocations should more clearly define an appropriate scale for new buildings next to the station.</p>	<p>It is noted that Turnpike Lane is a listed building, which acts as a landmark in its own right.</p>	<p>Remove reference to a landmark building on this site.</p>
<p>3. Support for Crossrail 2 station</p>		
<p>Two people thought there would be a stronger argument for demolishing these buildings and improving this end of the High Road, if Crossrail 2 were to come to Turnpike Lane.</p>	<p>The council does not support the Turnpike Lane option for a Crossrail 2 station as the land use benefits are too small compared to the Wood Green Central option.</p>	<p>No change necessary.</p>
<p>4. Significance of Westbury Avenue?</p>		
<p>One person questioned why the Westbury Avenue approach to the town centre was being given more attention than Turnpike Lane itself, which is currently very run down and gives a poor first impression of Wood Green when travelling from Hornsey and the west. This person thought that focusing on Turnpike Lane instead of Westbury</p>	<p>This is noted, a new Policy for the shopping promenade on Turnpike Lane itself will be drafted in the next version of the document.</p>	<p>Add new policy enabling investment on Turnpike Lane.</p>

Issue	Council Response	Change Required
Avenue would make more sense for improving the town centre.		
5. Whymark House (Poundland) Landowner Rep		
The owners of Whymark House, at 12-14 Wood Green High Road (currently occupied by Poundland) support replacing the existing buildings on this site, but suggest the wording - particularly of paragraph 8.27 - is changed to make it clear that other town centre uses will be considered on upper floors, not just flats. The owners of this building feel it would be a good location for a hotel, and note that currently none of the proposed site allocations specifically indicate where hotels would be suitable. The owners also strongly support a phased approach to replacing buildings on this site, as different buildings are owned by different people.	The Policies support other town centre uses such as offices and retail uses above ground floor level. Determination on the suitability for hotel use will be based on the impact on delivering other uses such as housing and office, and the need for hotels in the town centre.	Quantify the need for hotels in the town centre.

WG SA15: Turnpike Lane Triangle

Number of comments: 7

Issue	Council Response	Change Required
1. Objection to tall buildings		
Of these 7 comments, two objected to tall buildings being built on this site. New buildings should respect the current low-rise human scale of this area.	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.
2. Support for improvement		

Issue	Council Response	Change Required
Others expressed more general support for improving this triangle of shops, with one person asking for the Tennessee Chicken building to be demolished. Another person felt these shops currently give a poor first impression of the area when walking out of Turnpike Lane tube.	The standard of food at Tennessee Chicken is not a planning matter, but the Council's view is that the site could make a better first impression for entrants to the Town Centre from the north.	No change necessary.
3. Bring forward sooner		
One person noted that this site is relatively out-of-the-way and suggested that work here could be brought forward from the third phase of works to the first or second.	Noted, the Council is open to this, but the timing of development is in part down to the owner of the site, and at present we do not have an indication that the site will come forward in the first five years.	No change necessary.
4. High Quality Design needed		
This person said that they did not object to a new landmark building, but asked that the council spend time and money on a building that is well-designed and well-built, and will not age badly as other landmark buildings in London have.	All buildings will be built to a high quality, as required by Policy DM1.	No change necessary.

Heartlands

99 comments were made on different aspects of this subarea and how it could be improved

72 comments came from individuals

4 from statutory consultation bodies (Environment Agency, Historic England, Metropolitan Police, Greater London Authority)

13 from landowner/developers

10 from other groups and organisations

Comments on the Heartlands area overall

There were a handful of comments that related to multiple site allocations, or to the vision for the subarea overall. As in the Turnpike Lane subarea, some people made comments about specific site allocations that were actually intended as more general comments about the Heartlands area, or the regeneration of Wood Green as a whole. Issues that have not already been covered elsewhere in the report and relate to the Heartlands area are described here.

Issue	Council Response	Change Required
1. Celebrating Rivers		
The Environment Agency wanted to see a more explicit focus on not just celebrating but deculverting the Moselle River within the Heartlands area, and asked that a sentence be added to the final bullet point under Haringey Heartlands on page 66 within the Spatial Development Strategy chapter of the AAP to read 'The deculverting of the Moselle Brook to make this a feature of the open space with improved habitat enhancement will be a key aim'.	The Council's existing Policies support deculverting rivers wherever possible. This will be supported, subject to viability and feasibility on all relevant sites.	Ensure comment is added seeking deculverting where possible and feasible.
2. Local spending of CIL		

Issue	Council Response	Change Required
<p>Parkside Malvern Residents Association felt that specific measures were needed in the AAP to allow Community Infrastructure Levy (CIL) money to be spent on maintaining residential streets in the west of the AAP area as distinct from the town centre - for example creating barrier spaces such as a 'pocket park' on Alexandra Road, and restricting traffic on residential roads.</p>	<p>CIL revenue is to be spent on infrastructure that supports growth. The creation of a new element of parkland as part of the Clarendon Rd development is supported. CIL could be spent on transport improvements, but these are realistically most likely to be ones which support mode shift to pedestrian, cycling, and public transport.</p>	<p>Include where feasible transport improvements from the Transport Study's recommendations.</p>
<p>3. CIL for Alexandra Palace Park?</p>		
<p>Alexandra Park and Palace Charitable Trust also asked to be involved in planning discussions around how CIL money from new developments in the Heartlands area could be spent on improving Alexandra Park.</p>	<p>Alexandra Palace Park represents a key piece of open space infrastructure for Wood Green residents, and as such it is logical that CIL revenues arising from growth in Wood Green should be directed in part to improving Alexandra Palace Park.</p>	<p>This relationship will principally be established through the Development Infrastructure Investment Strategy.</p>
<p>4. Finsbury Park as an example</p>		
<p>One person drew attention to the small-scale regeneration of the area behind Finsbury Park station, based on the Park Theatre and other local arts buildings. They felt that this successful strategy could be replicated in the area around the Chocolate Factory.</p>	<p>The Council welcomes this as an example, and will seek to introduce other community regeneration projects through the Strategic Regeneration Framework and AAP.</p>	<p>Add reference to supporting community infrastructure projects in Policies WG9 and WG12.</p>
<p>5. Support for cultural activities</p>		
<p>One person was pleased that the aim of the AAP appeared to be to foster a more cultural and alternative vibe in the Heartlands area, as the town centre appeared to be destined to become more mainstream. This person also wanted to see better</p>	<p>Noted.</p>	<p>No change necessary.</p>

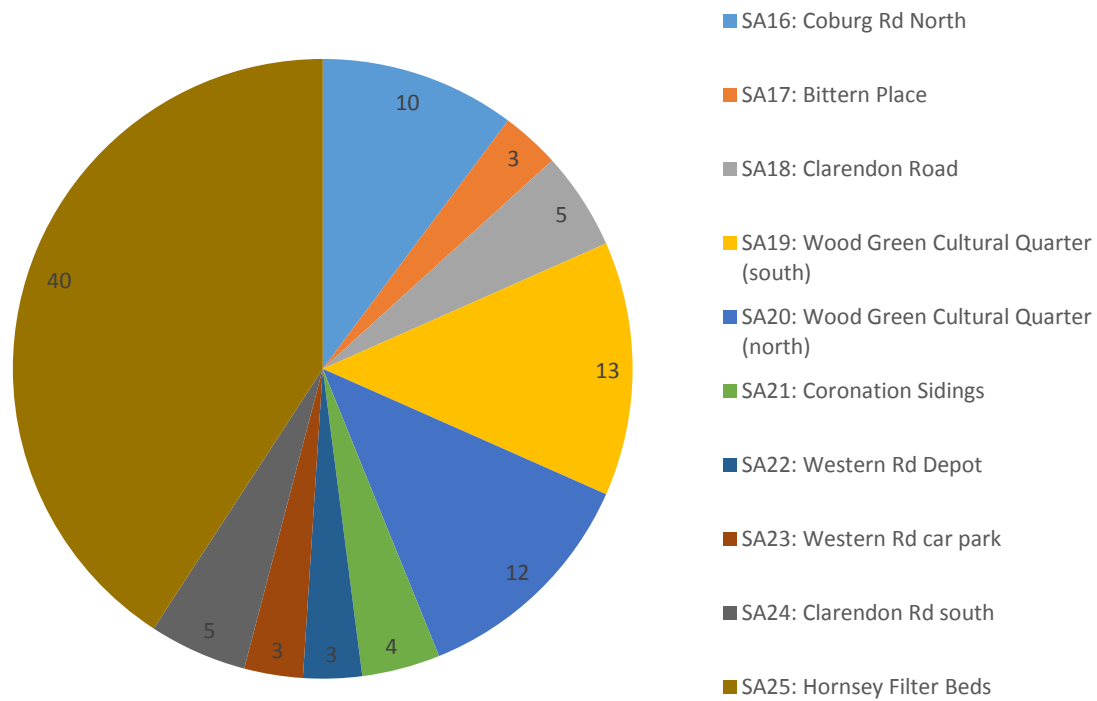
Issue	Council Response	Change Required
links between the town centre and the Cultural Quarter, as very few people visit it at present.		
6. Confusion		
One person was unclear whether the plans for this area included demolishing the main Chocolate Factory building or the homes on Caxton Road (which they objected to), and was frustrated with the confusing language and lack of plain English in the consultation draft of the AAP.	The Chocolate Factory is not envisioned to be demolished as it is a locally listed building.	
	Every effort has been taken to write the document in an accessible way, and we will continue to do so. There is a need in part to use technical language, so as to ensure appropriate planning decisions are made.	Continue to make policy documents as accessible as possible.

The Hornsey Filter Beds site received three times the number of comments of any other site allocation within this area - almost all of these were objections.

Heartlands contains 10 site allocations:

- SA16: Coburg Road North
- SA17: Bittern Place
- SA18: Clarendon Road
- SA19: Wood Green Cultural Quarter (south)
- SA20: Wood Green Cultural Quarter (north)
- SA21: Land adjoining Coronation Sidings
- SA22: Western Road Depot
- SA23: Western Road car park
- SA24: Clarendon Road South
- SA25: Hornsey Filter Beds

Which site allocations with Heartlands received the most comments?



Comments that were made about each of the individual site allocations are listed below.

WG SA16: Coburg Road North

Number of comments: 10

Issue	Council Response	Change Required
1. Objection to tall buildings		
Two people objected to new tall blocks of flats on this site, on the grounds that these would overlook neighbouring homes on Mayes Road, lead to overcrowding in the area, putting pressure on services and facilities and would spoil the view from Alexandra Palace.	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.
2. Replacement community facilities		
Both the Board of Governors of Area 51 Education, and a separate person who commented on the consultation website, requested that a suitable building be provided for Area 51 (which currently leases a building in Mallard Place, off Coburg Road) to continue - ideally, this would be a new purpose-built building.	The use here is noted, including its social value as an education provider across north London. The Council will seek to ensure that this use is appropriately reprovided prior to redevelopment of the current premises.	Add development guideline stating that the existing education use will need to be adequately reprovided prior to redevelopment.

WG SA17: Bittern Place

Number of comments: 3

Issue	Council Response	Change Required
1. Objection to Council Offices here		
Two people objected to new council offices being built on this site, suggesting that it would be more cost-effective to refurbish the existing offices, with savings spent on more affordable housing. One person felt it was inappropriate for the council to spend money on building itself new offices, when local services are being cut.	The benefit of locating the council's offices on (this)single site, is that it frees up multiple other sites in Wood Green to create new jobs and homes. This is also in the benefit of the public purse by reducing ongoing maintenance costs.	No change necessary.
2. Long Leaseholder Response		

Issue	Council Response	Change Required
<p>LaSalle Investment Management - acting on behalf of the leaseholders of 1-3 Guillemot Place and 1-4 Bittern Place - reiterated their concern that the requirement to provide office space for small businesses and start-ups could be prohibitively expensive, and developers should be freer to offer a mix of appropriate uses, including town centre uses as this site falls within the town centre boundary. LaSalle also asked that the part of point 4 under the development guidelines that says Brook Road would need to be kept open as an access road should be removed, as there is no justification for it and it would again make the site less profitable to developers. They also recommended that a Masterplan should be drawn up for the new 'civic square' in this area, as this covers multiple sites and landowners, and will need to be well co-ordinated.</p>	An element of town centre floorspace is already included in the indicative capacity for this site.	No change necessary.
	The Policy aim is for the site to accommodate a mix of commercial (B-class) uses in addition to the town centre (A class) and residential uses. The site is in a Regeneration Area, and as such this is in conformity with the rest of the Plan.	No change necessary.
	It is considered that Brook Road will need to be open to vehicular traffic to serve this site, the Iceland Site, and Clarendon Road site.	No change necessary.
	The Council support the principal of working with landowners to co-ordinate masterplans.	Work with landowners to establish masterplans where necessary to bring forward allocated development.

WG SA18: Clarendon Road

Number of comments: 5

Issue	Council Response	Change Required
1. Landowner Response		
<p>St William - the developers for the Clarendon Gas Works site - were concerned that a number of new site requirements have been added to the AAP, which were not in the planning permission they have already been granted. These include the decentralised energy hub, supported housing with a new adult day centre,</p>	<p>The Council's view is that it wants the redeveloped site to offer as much benefit to the local area as possible, and as such will seek to explore all avenues to maximise benefit in the development.</p>	<p>No change necessary., albeit if a new planning application is determined, the allocation will be updated to reflect it.</p>

Issue	Council Response	Change Required
replacement community space for the Asian Centre (now known as the Community Hub) and a huge increase in the amount of commercial and town centre floorspace required on the site. St William are concerned that the new requirements are not realistic and have been added without justification. In addition, they noted that planning permission has also been given for tall buildings on this site, and this should be reflected in the site allocation.		
2. Deculverting the Moselle		
One person expressed support for the idea of uncovering the Moselle Brook where it flows underground through this site, and making this into an attractive feature in the area.	Existing Local Plan policies support deculverting the Moselle, where it is feasible and viable.	No change necessary.
3. Development should be sensitive to the Park		
The Alexandra Park and Palace Charitable Trust noted that any landmark buildings on this site would need to be sensitive to the Palace, its conservation area and local viewing corridors.	There is already reference to the views from within the Park, and of the Palace.	No change necessary.

WG SA19: Wood Green Cultural Quarter (south)

Number of comments: 13

Issue	Council Response	Change Required
1. Artists being priced out		
Most of the comments on this site allocation echo those already made under the WG4: Wood Green Cultural Quarter policy - fears that the existing creative community managed by Collage Arts in the	The Council are looking into the benefits that come from having a local concentration of artists, and what preconditions may be needed to ensure	Include the findings of the emerging Employment Study in relation to balancing affordable

Issue	Council Response	Change Required
Chocolate Factory will be dispersed, that studio space will no longer be affordable, that artists are not being consulted and that their unique needs are being ignored by planners and developers were all expressed.	they remain in the area. Planning policy will seek to provide a range of types of spaces, for a range of types of users, and part of this could be providing workshops for artists.	workspace for artists, as well as the need for new employment space for small and larger businesses.
2. Landowner Rep		
Workspace - the owners of the Chocolate Factory buildings - questioned why the amount of floorspace required within this site allocation has more than doubled between the January and February versions of the AAP, and why the floorspace figures do not match with pre-application discussions they have already had with Haringey Council. Workspace also asked that point 7 of the site requirements should be removed, as the conditions for demolishing Parma House are too vague and providing new buildings for the existing Parma House tenants is not a planning matter.	The AAP is seeking to create employment-led regeneration in Wood Green. As this site is in a Designated Employment Area, it is logical that it should make a significant contribution to the overall employment offer in the area. Where there is an agreed employment figure between the applicant and the Council, it will be included in the AAP document. At the time of writing there is not.	The quantum's will be balanced across similar sites in the next version of the document.
3. Support for improving urban realm		
One person supported improving the appearance of the area around the Chocolate Factory, making it greener and more pleasant.	The Council would support proposals generally which improve the appearance and sustainability of local areas.	No change necessary.

WG SA20: Wood Green Cultural Quarter (north)

Number of comments: 12

Issue	Council Response	Change Required
1. Objection to tall building		

Issue	Council Response	Change Required
Alexandra Park and Palace Charitable Trust welcomed the development guideline which states this site is not considered suitable for a tall building, due to the potential impact on views to Alexandra Palace	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.
2. Cambridge House		
Historic England noted that this site allocation includes Cambridge House, which is a locally listed building. The site allocation should clarify that this building is excluded from any works.	The allocation is next door to Cambridge House.	Ensure that the setting of Cambridge House is responded to in the development guidelines.
3. Use on Workspace site		
Workspace (the owners of the Chocolate Factory) noted that the site requirements for this site allocation seemed to suggest a preference for business premises and public space over affordable housing, and stressed that there was a need for all schemes to be mixed and balanced.	Existing policies acknowledge that all sites providing residential accommodation should be seeking to make an affordable housing contribution. As this site is within a designated Regeneration Area, Policy DM38 is clear that it should also be seeking to maximise employment floorspace.	No change necessary.
4. Landowner Rep (Guillemot Place)		
LaSalle Investment Management - whose clients own units within Guillemot Place - asked for paragraph 8.39 of the site allocation to include a reference to 'mixed use development' for this site, and for the site commentary to mention that homes would also be built on this site. LaSalle also had a number of objections to the draft site allocation including: the requirement for a new pedestrian and cycle route through Guillemot Place (the development guideline	This site is a Regeneration Area, and as such mixed use development is acceptable in principle throughout.	No change necessary.
	The requirement for the route to connect the Cultural Quarter with Wood Green Common to the north is considered to be a necessary intervention to enable the precinct to succeed as a mixed-use location.	No change necessary.

Issue	Council Response	Change Required
that specifies this exact route should be removed), vehicle access to the site being from Mayes Road and Western Road (current access from Clarendon Road should be maintained) and the potential for early building work by other landowners within the site allocation to negatively affect the attractiveness of their own property to developers. They also felt that the requirement to find a new building for the Jobcentre should be the responsibility of the owners of the current building, rather than a requirement of any landowner or developer within the site allocation. Finally, LaSalle noted that Heartlands is identified as a Tall Buildings Growth Area, and so the development guidelines for this site should not say that tall buildings are unsuitable, just that buildings would need to be designed so that they did not impact on protected views.	It is agreed that the duty to reprovide the jobcentre use is the responsibility of the owner of that site, and not others within the allocation. It is however, considered to be necessary to have a co-ordinating site allocation.	No change necessary.
	It is agreed that the Development Guideline is overly prescriptive. Development should be guided having regard to the proximity of the site to the Wood Green Common Conservation Area and the viewing corridor to Alexandra Palace.	Amend Development Guideline to reflect the need to respond to Wood Green Conservation Area and views to Alexandra Palace, rather than excluding a tall building.

WG SA21: Land adjoining Coronation Sidings

Number of comments: 4

Issue	Council Response	Change Required
1. Penstock Foot tunnel		
Two people, as well as the Alexandra Park and Palace Charitable Trust, welcomed aspects of this site allocation, with one person and the Trust welcoming improvements to the Penstock foot tunnel, which is currently scary to walk through, and another	Support is noted.	No change necessary.

Issue	Council Response	Change Required
<p>describing building on this land as a good use of space to provide much needed affordable housing. Improvement to the Penstock foot tunnel were also welcomed on the online consultation 'map'. Nine comments were made about the tunnel, attracting 37 agreements between them. Everyone who commented wanted the tunnel to be improved to make it feel safer, including better lighting, fewer fences around it so that it feels less enclosed, redesigning the tunnel so that the end can be seen when entering it, and generally keeping it clean and tidy.</p>		
<p>2. Sensitivity to the Palace</p>		
<p>Alexandra Park and Palace Charitable Trust also noted that a landmark building on this site would need to be sensitive to the Palace, its Conservation Area and local viewing corridors.</p>	<p>While no landmark building was proposed for this site, there is already a site requirement aimed at ensuring any design on this site respects the setting and context of the Alexandra Palace and Park Conservation Area.</p>	<p>No change necessary.</p>
<p>3. Potential for a new school</p>		
<p>Electoral Reform Services, a company currently based within the WG SA24: Clarendon Road South site allocation, argued that this site would be a better location for a primary school than their own.</p>	<p>It is not clear on what basis this recommendation is made. The Clarendon Rd South site has the benefit of helping to alleviate place planning pressure in the Harringay area as well as catering to the growing needs of Wood Green. The Council will however, continue to explore all options to ensure that the demand for school places is met in full.</p>	<p>No change necessary.</p>

WG SA22: Western Road Depot

Number of comments: 3

Issue	Council Response	Change Required
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Issue	Council Response	Change Required
1. Recycling needed		
Two people wanted to see the current Reuse and Recycling Centre on this site reprovided locally. One of these people noted that the Centre will soon be the only one in the borough, and questioned how realistic it was for the Centre to serve the whole of Haringey on a smaller site than it currently has, to allow space for homes and offices. The other commenter was keen to see Haringey Council work with Veolia to come up with innovative solutions that tackle the issues of fly tipping and rubbish collection around the borough.	The aim of this site is not to reduce the recycling capacity, but to enable an additional use above it.	No change necessary.

WG SA23: Western Road Car Park

Number of comments: 3

Issue	Council Response	Change Required
1. Patrol Base next door		
The Metropolitan Police (Met) noted that there is a police patrol base immediately next to this site allocation. The Met would need to be made aware at the earliest possible opportunity of any planning applications made within 150m of the base to make sure that security levels can be maintained.	This is noted. We will make a requirement of redevelopment of this site that the infrastructure use has adequately been reprovided prior to any redevelopment being granted planning permission.	Add a condition that the police response use is adequately reprovided.

WG SA24: Clarendon Road South

Number of comments: 5

Issue	Council Response	Change Required
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Issue	Council Response	Change Required
1. Secondary Provision?		
One person welcomed the new primary school planned for this site - though questioned why a new secondary school was not also included in the draft AAP, given that there will be an increased demand for school places for older children as well.	There is not an identified need for additional secondary school provision at the area at the current time.	No change necessary.
2. Objection to new primary School provision		
However, three local businesses and landowners objected to the new primary school being located in this area: Cengiz Rifat, the owner of Unit 2, 25-27 Clarendon Road, argued that he would like to be able to put in a planning application on his own site in future and the	The employment function on this site is valued, and it is hoped that any redevelopment will be able to increase, and not decrease the number of jobs in the local area. The policy as written seeks to create additional employment floorspace.	No change necessary.

Issue	Council Response	Change Required
<p>requirement for a school would prevent this. He suggested the school should be located within the new housing being built on the former Clarendon Gas Works site instead. Hertie Ltd, the owner and freeholder of Unit 1, 25-27 Clarendon Road, agreed that this would be a better location for the new primary school. Electoral Reform Services, a company that employs between 200 and 250 local people at any one time and is located at 33 Clarendon Road, objected on the grounds that relocation would be extremely disruptive to their business and cause them to lose work.</p>	<p>The Council will carry out further work to identify whether this site is suitable for provision of a primary school. It is certainly located in an appropriate location to meet need arising in both the AAP area and in Harringay.</p>	<p>After further investigation, the Council is proposing to change the preferred location of new primary school provision to extend Alexandra Primary School.</p>
3. Landowner Rep (WICC)		
<p>Three organisations who are promoting the redevelopment of the West Indian Cultural Centre and surrounding buildings, were supportive of a new primary school in principle, but alongside this wanted to see the number of homes specified for this site allocation increased to a similar density as in the WG SA18: Clarendon Road site allocation. That would mean more than 500 homes instead of 298. They also wanted to see the site allocation designated</p>	<p>The capacities included are indicative, with the actual quantum's determined at the time of granting planning consent, based on detailed designs. It is considered appropriate that densities should decrease with distance from the centre of a regenerated Wood Green.</p>	<p>No change necessary.</p>

Issue	Council Response	Change Required
as 'central' not 'urban' due to the Heartlands area being given Opportunity Area status within the London Plan. And lastly, they felt that the Tall Buildings SPD (Supplementary Planning Document) should explore potential for buildings on this site that are taller than 14 stories.		

WG SA25: Hornsey Filter Beds

Number of comments: 40

Issue	Council Response	Change Required
1. Objection to building on the Filter Beds		
Of the 39 comments made on this site allocation, 27 objected outright to any new building on the Hornsey Filter Beds, which are currently designated as Metropolitan Open Land. A number of arguments were made to support this position, including: the London Plan states that Metropolitan Open Land should be given the same level of protection as Green Belt, new buildings would impact negatively on wildlife habitats and natural drainage systems, it would impact negatively on people's enjoyment of walking through this area and into Alexandra Park, and there is already an acknowledged lack of open space in the western part of the Wood Green AAP area - building on the filter beds would make this problem worse. Others pointed out that this site is not part of Wood Green and questioned why it had been included in the Wood Green AAP.	It is acknowledged that the site is on Metropolitan Open Land. The Council will continue to discuss this point with the GLA, who are the responsible authority for allocating MOL.	No change necessary.
	The site is currently concrete and buildings, as such any redevelopment has the potential to improve how the local area operates from a drainage perspective.	No change necessary.
	The site at present does not contribute to useable open space in the borough, indeed the redevelopment proposed increases open space, and access between open spaces.	No change necessary.
	This site has the potential to benefit the current and future residents of Wood Green significantly, by improving their access to open space. This is why it is included in the Wood Green AAP.	No change necessary.

Issue	Council Response	Change Required
The Greater London Authority (GLA), in its response, noted that building housing on this site would be in conflict with London Plan Policy 7.17, which protects the openness of Metropolitan Open Land. The GLA acknowledged that improving access to the open space of Alexandra Park would be a benefit, but would welcome further discussion with Haringey Council on this site allocation.	The Council will continue to discuss this point with the GLA, who are the responsible authority for allocating MOL.	No change necessary.
2. Make into a wetland		
A few people felt that the filter beds should be converted into additional wetland wildlife refuge, and used for wildlife purposes only. Others felt that 50% of the site should be used for habitat creation to compensate for any building or other works.	The Council expects that the northern edge of the site should have a use complementary to the adjacent reservoir. This should have a biodiversity benefit, as well as improving connections to open space, and potentially creating an improved edge to the open space.	No change necessary.
3. Resident Objection (amenity)		
Two current residents of the New River Village objected to any new buildings that would increase noise and traffic congestion, restrict light to current flats, put pressure on local services and damage the peace and quiet of the area with building works.	All development will be met with appropriate infrastructure, and designs will be in accordance with Policy DM1, which ensures that an impact to surrounding properties is adequately managed.	No change necessary.
4. Concern from Alexandra Palace Trust		
Alexandra Park and Palace Charitable Trust had concerns about building new homes on the Filter Beds, as this area currently acts as a buffer to the Park and enhances the nature conservation area, though they did not completely object, as long as the type and scale of new housing could be made to complement the aims of nature conservation and improved public access to the Park through the Penstock foot tunnel.	It is agreed that this site should form an appropriate edge to the Park. The Council consider that works to the site could mean that it makes a better, more useful, more natural edge to the park than what is on the site at present.	No change necessary.
	The Council agrees that there is an interesting challenge regarding the improvement of access and managing of	No change necessary.

Issue	Council Response	Change Required
	biodiversity and openness, as well as how any other development would be designed. The Council is developing a design brief for the western end of the Penstock foot tunnel which will investigate the options in this issue.	
5. Objection from Conservation Area Advisory Committees		
In contrast, both the Alexandra Park and Palace Conservation Area Advisory Committee and the Friends of Alexandra Palace did object - with the Advisory Committee noting that this site was not included in the Site Allocations DPD (Development Plan Documents) and seemed like a “hasty addition” to the AAP which would reduce the amount of open space in the area, something that is already in short supply. The Friends added that 300 new homes are not needed to pay for works to improve the foot tunnel.	The site has been included as it represents a unique opportunity to improve connections between Wood Green and the west of the borough, access to the Park, and amenity of the reservoir.	No change necessary.
	If this site is to go ahead, the number of homes will be determined at the time of planning application, according to how much development is possible, as well as what is needed to create the openness, access, and biodiversity outcomes sought.	No change necessary.
6. Change the Conservation Area boundary		
The Hornsey Conservation Areas Advisory Committee requested that the northern part of the Water Works and Filter Beds Conservation Area should be added to the Alexandra Park and Palace Conservation Area, while the southern part (excluding the New River Village) should be added to the Hornsey High Street Conservation Area. The Committee had no objections to building new housing on this site, as long as views to and from Alexandra Palace and Park are protected, no buildings are taller than 3 stories, and some clarification is provided on road access to the new homes and how traffic will be managed.	The AAP will not be the vehicle for changing Conservation Area boundaries.	No change necessary.
	The height of any future development will be determined at the point of a planning permission, and determined using Policy DM6.	No change necessary.

Issue	Council Response	Change Required
7. Landowner Rep (Support)		
Kennet Properties Ltd - a subsidiary of Thames Water that promotes surplus land to developers - currently owns part of the Hornsey Water Treatment Works. They see this site as having the potential for new building, as it was previously built on and serves no Metropolitan Open Land function. However, they asked that the number of new homes expected be expressed as a range rather than a single number; 250-350 was considered a sensible range.	Noted.	No change necessary.
8. Improve Penstock tunnel		
A few comments expressed support for improving the Penstock foot tunnel, with bins and lighting a particular priority, on the proviso that this is used by pedestrians and cyclists only and does not become a vehicle route.	Noted, there is no scope to turn this into a motorised vehicular route.	No change necessary.
9. Deculvert the Moselle		
Two people also used this as an opportunity to highlight support for deculverting the Moselle Brook.	Existing policies support deculverting the Moselle wherever possible and feasible.	No change necessary.

Appendices

Appendix 1 – list of all representations made to Haringey Council planning department

Responses received from the following 9 specific consultation bodies - these are organisations the local planning team are legally obliged to seek representation from, according to the Town and Country Planning (Local Planning) Regulations 2012:

Enfield Council

Environment Agency

Greater London Authority (GLA)

Highways England

Historic England

Metropolitan Police

Natural England

Thames Water

Transport for London (TfL)

In addition, representations were made directly to Haringey Council by the following 176 individuals, groups and organisations:

11 Pemberton Road

90 Mayes Road

A N Xiaxiguris

A S Grieve

Aboli Naleye

Achet Feisal Coowar

Adrian Chapman

Affected residents (Caxton Road, Mayes Road and Coburg Road)

Aggie Mackenzie

Alex Georgion

Alex King

Alexandra Park and Palace Charitable Trust
Alexandra Park and Palace Conservation Area Advisory Committee
Alice DeVille
Alison Johnston
Alison Woodcraft
Allan Davies
Andy and Claire Ayres
Anita Chudasama
Ann Anderson
Annabel Gregory
Anne Green
Annette Johnson
Anon
Anthony Roberts
Area 51
Arriva
Artemis ArtemiouBarton Willmore on behalf of Capital and Regional
Barton Willmore on behalf of Workspace
Bee Peak
Bella Powell
Ben and Steph Williams
Beryl White
Beth Procter
Boady Shouls
Brigid McKeivith
Bsrat Yemane
Caroline Beattie-Merriman
Catherine West MP (2 representations)
Cengiz Rifat
Ceri Williams and Richard Hawkins

Cihan Altan
Clare Naphine and Graeme Dunn
Cliff Brown
Cllr Charles Wright (2 representations)
Constance Ryland
Councillor Charles Wright
Daniel Jaeggi
Daryl Moody
Dave Kingett
David Cassidy
David Jones
Debra and Ann Thompson
Deepa Shah
Defend Council Housing (Haringey)
Diana Wolzak
Dick Harris
Dominic O'Neill
DP9 (On behalf of Austringer Capital Ltd)
Edel and Dominic Brosnan
Edward Dewhirst
Elaine Thompson
Elizabeth and Patrick Adams
Emma Louise Ryan, Massimo Ferrara, Sarah Mittica
Emma Saunders
Eva Hanson
Fred Asquith
Frederick Guy
Frederike Luepke
Friends of Alexandra Park
Friends of the Earth (Tottenham & Wood Green)

G P Lorimer
G S Rounce
Gemma Jarman
Gerald Eve (On behalf of Lazari)
Grant Gahagan
H Planning LTD (On behalf of 3 clients)
Haringey Aquatics (including a petition for a new swimming pool signed by 1,198 people at time of writing)
Haringey Cycling Campaign
Haringey Liberal Democrats (including a petition for a new swimming pool signed by 241 people)
Harringay Ward Councillors
Hayri Ucar
Heather Tarrant
Hertie Ltd
Hornsey Conservation Areas Advisory Committee
Hornsey Pensioners Action Group
Iceni (On behalf of Longmead Capital)
Indigo (On behalf of Sainsbury's)
Indra Turner
Jack Lane
James Powell
James Rowe
Jan Bolla
Janet Brewer
Janet Shapiro (2 representations)
Jason Hetherington
Jason Williams
Jean Smith
Jennifer Cooper
Joanna Bornat

John Fazakerley
Joseph Nicholas
Judith Fairlie
Julia Smith
Julie Bartley
Julie Crouch
June Louch
Juoizh Grieve
Karen and Mark Alexander
Karen Smith
Kaye De Moura Castanheira
Keshavlal K Raval
Kubilay Ozpalas
Ladder Community Safety Partnership
Laura Haynes
Leila Sellers
Leo Zancani
Libby Blackett
Linda Samworth
Lisa Stockley
Living Wightman petition to reduce traffic on Wightman Road (signed by 54 people)
Lukas Lehmann
Madeleine Dewhirst
Maggi Machado
Margaret Macrory (2 Representations)
Marie Carr
Mark Trafeli
Mary Cayhill
Mary Fabin
Mehrat Neguse

Mel Dymond
Mel Perkins
Metin Boyraz
Michael Proctor
Middlesex County Amateur Swimming Association
Mikail Serttokat
Montagu Evans (on behalf of Fennels Bay Services Ltd)
Mr and Mrs Lambrou
Mr and Mrs M J Fox
Mr and Mrs Ouilliec
Mr and Mrs P Ortiz
Mr and Mrs Rock
Mr P Rossetti
Mrs J Geoghegan
Mrs M Lane
Ms C S Stanley
Mustafa Korkmaz
Natasha Sivanandan
Neil Harlan
Nicholas Ruddick
Nick Rau
Nick Vallaris
Nigel Errington
Noel Park Primary School
North Middlesex University Hospital
Our Tottenham
Øyvind Aamli
Panayi family
Paul Higgins
Parkside Malvern Residents Association (2 representations)

Penny Andrews
Peter Chalk
Peter Corley
Peter Holtby
Phil Mongredien
Planning Co-operative (On behalf of Electoral Reform Services)
Planning Potential (On behalf of owners of Whymark House)
Polly Betton
Quentin Given
Quod (on behalf of St. William)
Quod (on behalf of U + I Plc)
R Roberts
Rachel Booth-Clibborn
Rapleys (on behalf of LaSalle Investment Management)
Richard Matz
Rod Wells
Rose and Robert Berni
Roslyn Byfield
Ruma Nawaz, Mrs H Nawaz
Russell Thomas
Saba Choudhury
Sabrina Osbourne
Saeed Rahim
Samantha Harvey
Sandra Felix
Sandy Schofield (2 representations)
Sara Verghese (2 representations)
Sarah Stubbs
Savills (On behalf of Kennet Properties Ltd)
Semiha Korkmaz

Sharon Lukom
Sheena Patel
Shomesh Chowdhury
Simon Fedida and Colin Kerr
Simon Garner, Anne Geraghty and Milo Garner
Sky City Tenants Association
Sophia Butler
Stella Embliss
Steven Burrows
Sue Leveson (2 representations)
Susan Backhouse
Susan Rosenberg
Therese Delbarny
Tim Foscett
Tim Ireland
Tony Hopkins
Trinity Primary Academy
Ursula Riniker
Victoria Jolliffe
Yildiz Aslan
Yonas Eshetu Tesfaye
Yvonne Brogan
Zoe Hart

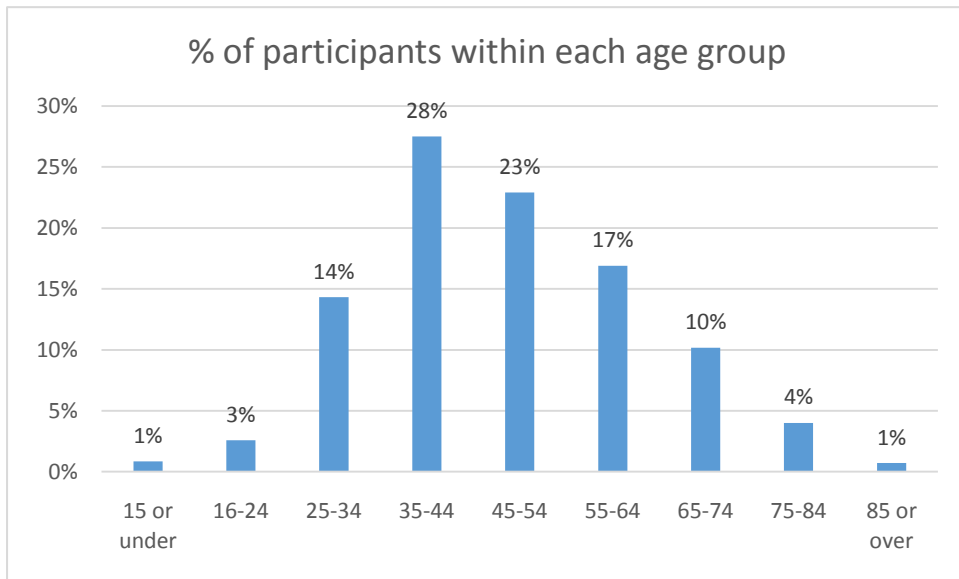
Appendix 2 – full demographics

Note on compiling the demographic information

Public Voice collected demographic information from people who attended consultation workshops. In addition, users who registered on either part of the consultation website (the ‘map’ or the ‘Wood Green’s Future’ platform for feeding back on the AAP policies) were asked to provide some demographic data. Although not complete (as some people opted not to share demographic information with the consultation team, or shared some information but not others), in total we gathered at least some information from 936 individuals.

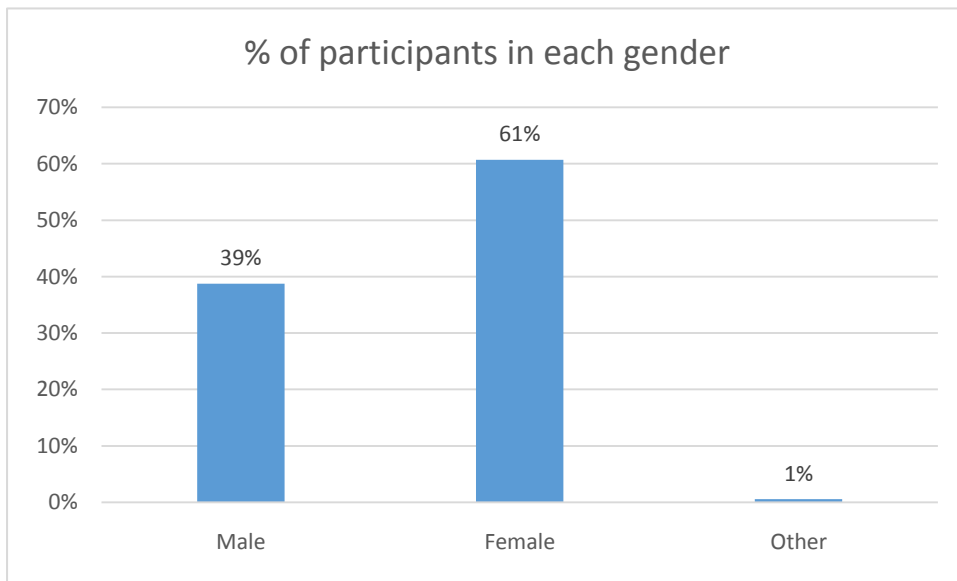
- Public Voice removed 121 duplicates from the demographic data, where people had either registered on both parts of the consultation website and provided this information twice, attended more than one consultation workshop, or attended a workshop and also contributed online - these duplicates were identified by Commonplace unique ID number, name or e-mail address, where this was possible.
- Where additional demographic information was provided in one of the duplicates, the two sets of information were combined to give the most complete possible data. Where a person had provided different information in one duplicate to the other, the information from the Commonplace consultation website was used.
- However despite these precautions, a small number of duplicates may still remain, as there was not always enough information to identify where two contributors were the same person. This especially applied where registered website users had not provided a name or e-mail address and where there were spelling mistakes in one copy of the name or e-mail address, which could only be spotted by eye.

Age group



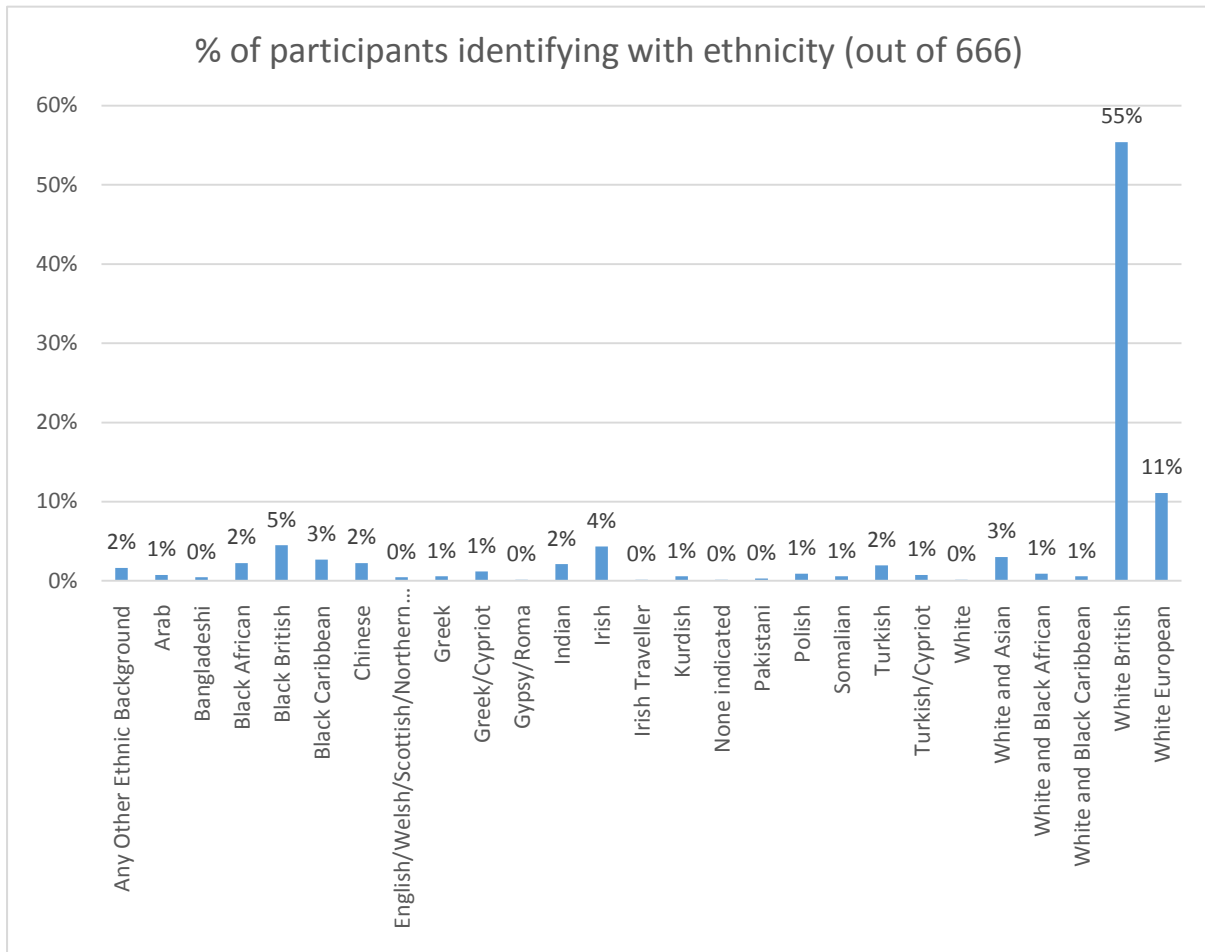
Total participants: 698 [238 missing data]

Gender



Total participants: 710 [226 missing data]

Ethnicity

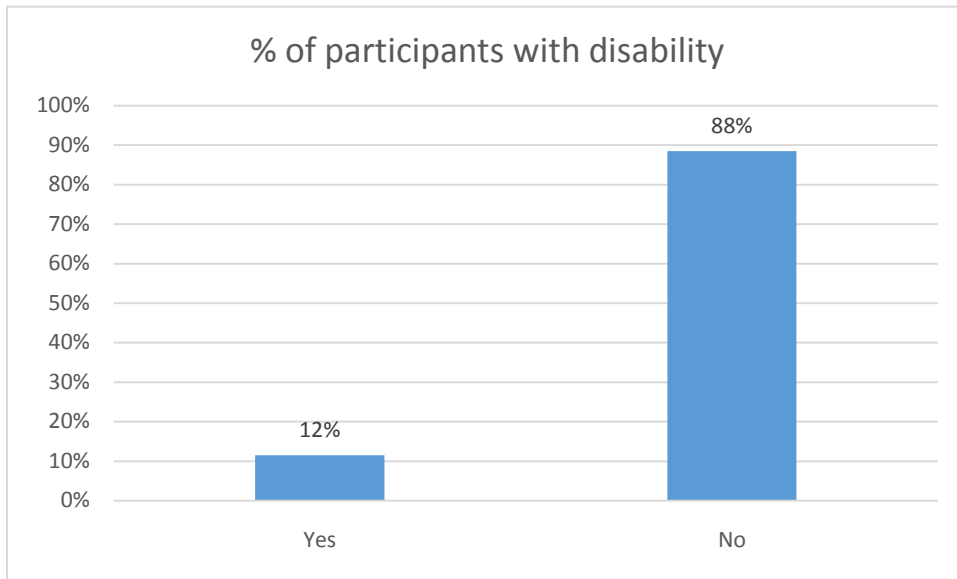


Total participants: 666 [270 missing data]

In total, 45% of respondents came from black and minority ethnic (BME) backgrounds:

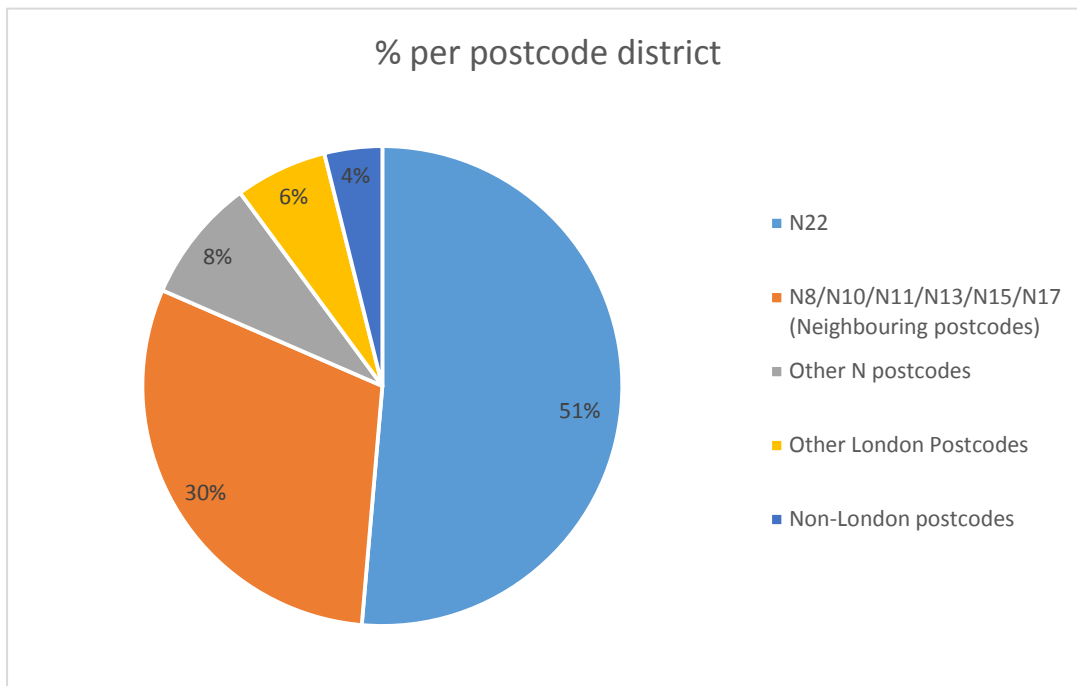
- 12% of respondents were black, or white and black African/Caribbean
- 12% were Polish or White European
- 6% were Turkish, Kurdish, Turkish/Kurdish, Turkish/Cypriot or Greek/Cypriot

Disability



Total participants: 669 [267 missing data]

Postcode



Total participants: 693 [243 missing data]

Connection to Wood Green

Total participants: 722 [214 missing data]

	I live here	I work here	I own a business here	I study here	I'm just visiting	I do my shopping here	Other
%	67	14	4	1	5	28	14

Appendix 3 – Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Preparation of a local plan

18.—(1) A local planning authority must—

(a) notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and

(b) invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.

(2) The bodies or persons referred to in paragraph (1) are—

(a) such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;

(b) such of the general consultation bodies as the local planning authority consider appropriate; and

(c) such residents or other persons carrying on business in the local planning authority's area from which the local planning authority consider it appropriate to invite representations.

(3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1).

The full Regulations can be viewed at

<http://www.legislation.gov.uk/uksi/2012/767/made>.

Marketing plan and schedule

Week one - 13 to 19 February 2017

- Soft Launch
- Newsletter in circulation (digital and print).
- General posters promoting the main URL displayed on High Road.
- General posters promoting the main URL displayed in The Mall.
- General posters promoting the main URL displayed in Libraries.
- Exhibition displayed in The Podium at River Park House.
- Tweets to promote Commonplace and Wood Green URLs.

Week two - 20 to 26 February 2017

- Exhibition displayed at The Mall.
- Tweets to promote exhibition at The Mall.
- Tweets to promote Commonplace and Wood Green URLs.
- Door to door engagement with Sky City and Page High residents (Monday to Friday).
- Direct workshop marketing to Sky City and Page High residents.

- Exhibition information with dates, venues and feedback options shared digitally (for cascading) with:
 - Parkside Malvern Residents Association
 - Community Impact Bulletin (Bridge Renewal Trust)
 - Noel Park Big Local
 - Team Noel Park
 - Noel Park Net
 - Local Schools
 - Haringey Advice Partnership
 - Haringey Over 50's Forum
 - Public Voice Mailing List (500 local people)
 - Libraries
 - Friends of Alexandra Park
 - Harringay Online
 - Opinion8
 - Alexandra Park Neighbours
 - Bowes & Bounds Connected
 - Healthwatch Haringey
 - Local Ward Councillors

- Workshop posters (printed) and info sheets (digital) distributed to workshop venues:
 - Community Hub, N22 6TB
 - Turkish Cypriot Community Association (TCCA), N8 OSD
 - Heartlands School, N22 7ST
 - West Indian Cultural Centre, N8 ODJ
 - Shine Enterprise Centre, N8 ODY
 - *Sky City Community Centre*, N22 6SR
 - Winkfield Resource Centre, N22 5RP
 - Wood Green Library, N22 6XD
 - Salvation Army, N22 6JA
- Resident workshop publicity posters (printed) displayed in and around Sky City and Page High.
- Targeted workshop marketing to older people via:
 - Community Hub (venue)
 - Local churches
 - Haringey Over 50s Forum (postal mail out to full mailing list)
 - Haringey Advice Partnership Coffee mornings
 - Haringey Advice Partnership Coffee & Computers sessions
 - Friends of Alexandra Park
 - Local Lunch Clubs
- Targeted workshop marketing to the Turkish community via:
 - Turkish Cypriot Community Association (venue)
 - Local mosques
 - Haringay Online
 - Turkish restaurants in Wood Green

Week three - 27 February to 5 March 2017

- Exhibition displayed at the Community Hub.
- Tweets to promote exhibition at the Community Hub.
- Tweets to promote Commonplace and Wood Green URLs.
- Door to door resident engagement (Monday to Friday).
- Direct workshop marketing to Sky City and Page High residents.
- **01/03/17:** Parents coffee morning with exhibition at Noel Park School.
- Targeted workshop marketing to local parents via:
 - Heartlands School (venue)
 - Parents coffee morning at Noel Park School
 - Noel Park School
 - Alexandra School
 - St Paul's Catholic School

- Mailchimp (direct mailing to schools)

Week four - 6 March to 12 March 2017

- Distribution of 15k to 20k leaflets, further promoting ways to feedback and the final exhibitions at Morrisons and Wood Green Library.
- Exhibition displayed at the Morrisons.
- **06/03/17:** Older People's Workshop at the Asian Centre/Community Hub.
- **06/03/17:** Turkish Community Workshop at the TCCA.
- Tweets to promote exhibition at Morrisons.
- Tweets to promote Commonplace and Wood Green URLs.

- General marketing to community groups, community networks, and schools promoting 'open door' workshops at the Shine Enterprise Centre and Wood Green Library for those unable to attend the other workshops.

- Targeted workshop marketing to the African and Caribbean community via:
 - West Indian Cultural Centre (venue)
 - African and Caribbean Leadership Company
 - Marcus Garvey Library
 - Bernie Grant Arts Centre
 - Local Churches
 - Chestnuts Community Centre

- Targeted workshop marketing to physically disabled people via:
 - Winkfield Resource Centre (venue)
 - Physical Disabilities Group
 - Wheelchair Users Forum
 - Personal Budget Holders Forum
 - HAIL
 - Markfield Project

Week five - 13 March to 19 March 2017

- Exhibition displayed at Wood Green Library.
- **13/03/17:** Parents Workshop at the Heartlands School.
- **14/03/17:** African and Caribbean Community Workshop at the West Indian Cultural Centre.
- **14/03/17:** 'Open door' community evening workshop at the Shine Enterprise Centre.
- Tweets to promote exhibition at Wood Green Library.
- Tweets to promote Commonplace and Wood Green URLs.
- Further engagement Sky City residents if upcoming workshop is not fully booked.

- Targeted workshop marketing to the Polish community via:
 - Salvation Army (venue)

- Polish and Eastern European Community (PEEC at the Irish Centre)
- Salvation Army - Polish Parent and Toddler Group
- Polish services at local Catholic Churches
- Zloty Deli (146 High Road, Wood Green)

Week Six - 20 March to 26 March 2017

- **20/03/17:** Workshop for Sky City Residents at Sky City Community Centre.
- **21/03/17:** Workshop for people with physical disabilities at the Winkfield Resource Centre.
- Further engagement with Page High residents if upcoming workshop is not fully booked.
- Final call for 'open door' workshop.

Final days - 27 March to 31 March 2017

- **27/03/17:** Workshop for Page High Residents at TBC.
- **29/03/17:** 'Open door' community morning workshop at Wood Green Library.
- **29/03/17:** Workshop for the Polish Community at Salvation Army.
- Final call to action for anyone who may not have provided their comments and feedback.

People, responses and comments

At the beginning of the report, we presented the number of people we heard from during the consultation. This is the number of people who came to workshops and exhibitions, the number of individual people who wrote a letter or e-mail to Haringey Council and the number of individual users who left feedback (a comment or an agreement) on the consultation website.

However, as some people wrote more than one letter, or posted multiple times on the consultation website, we have also counted number of individual responses (i.e. the total number of separate communications we heard from people and organisations). This number was higher than the number of people who responded.

Within responses, many people commented on multiple areas of the plan. We have split these up into comments, so that we could more easily count the number of comments made about different policies or sites within the AAP.

So for example, where one person wrote a letter to Haringey Council to support attracting a better range and quality of shops in the town centre, oppose the demolition of the Library and ask for more green space in Wood Green, this was divided into three comments - on shops, the Library and green space. This example would be counted as one person, one response, three comments.

Throughout the report, we have referred to the number of comments made on different topics rather than the number of people who commented. When counting up comments on a policy, we cannot claim that this is always the same as the number of people who commented, as some people may have made multiple

comments on the same policy area (e.g. commenting on both Crossrail 2 and cycle lanes within the transport policy).

Assigning policies, site allocations and topics to comments

The 'Wood Green's Future' consultation website allowed users to select which policy or site allocation they wanted to comment on. Wherever possible, we tried not to change how people had categorised their own comments when counting up comments on different policies and sites, even when the section under which the comment was made was not quite the best fit for the content or theme of the comment.

The three exceptions to this were:

- When longer responses were divided into multiple comments - these subdivided comments were assigned to the policy, site allocation or sub-area considered most appropriate to the comment
- When comments from comment cards were transferred onto the consultation website, these were also assigned to the policy, site allocation or sub-area considered most appropriate to the comment
- When comments had been posted by website users to a particular policy or site allocation but were actually more general comments about the AAP as a whole

Comments made in writing to Haringey Council were also assigned to the policy or site allocation most appropriate to the comment, including some that were categorised as 'overall' comments and are covered at the beginning of Section 3.

The policy or site allocation was chosen on the basis of which bit of the AAP would need to change as a result of the comment.

Glossary

This list explains the meaning of some of the technical words and expressions used in the AAP and in this consultation report:

AAP (Area Action Plan) - the Wood Green Area Action Plan (AAP) is the document that this consultation is about. It sets out the planning rules that will guide what buildings Haringey Council allows developers to build in future. Local councils need to prepare an AAP for any area that is being regenerated. Where we refer to ‘the draft AAP’ in this report, we are talking about the Wood Green AAP, which is being rewritten through consultation with local people, businesses and visitors to the area.

Amenity, loss of amenity - amenity is something positive in the physical environment, such as light, space, greenery or the way that different buildings complement each other. Loss of amenity can happen, for example, when new buildings restrict the light or space of nearby buildings and homes.

Biodiversity: Biodiversity encompasses the whole variety of life on earth (including on or under water) including all species of plants and animals and the variety of habitats within which they live. It also includes the genetic variation within each species.

Census: A ten-yearly comprehensive nation-wide sample survey of population, housing and socio-economic data. The latest one was conducted in 2011.

Commercial uses - use by any kind of business that sells goods or services (e.g. shop, restaurant, business offices)

Community Infrastructure: Facilities and services including health provision, green infrastructure, early years provision, schools, colleges and universities, transport, community, cultural, recreation and sports facilities, policing and other criminal justice or community safety facilities, children and young people’s play and informal recreation facilities. This list is not intended to be exhaustive and other facilities can be included as social infrastructure. Also referred to as “Social and Physical Infrastructure”.

Community Infrastructure Levy (CIL) - a charge that developers must pay for each square metre of new building - the money goes towards paying for new or improved facilities for local people

Conservation Area: Area designated by the Council under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historic interest. The Council will seek to preserve and enhance the character and appearance of these areas.

Deculvert, culvert - deculverting means uncovering a river or stream that currently runs underground. A culvert is the man-made covering that is built over a river or stream to turn it into an underground stream

Density, housing density - the amount of new building space that will be created within a specific area. High density building can either mean lots of buildings close to each other, or tall buildings

Developer - a company that buys land, builds and sells new buildings

Development - new buildings, either on empty land or replacing existing buildings, which may include homes, shops, business space, social and community spaces and open space

Development Management (formerly Development Control): These are the policies which are required to ensure that all development in the borough meet the spatial vision and objectives set out in the Local Plan Strategic Policies 2013.

Development Plan Documents (DPD): Statutory planning documents that form part of the Local Development Framework including the Local Plan Strategic Policies 2013, Development Management DPD and Sites Allocation DPD.

Floorspace - the overall amount of floor area that will be created in new buildings, across all floors (not just the ground floor); this may have a dedicated use such as residential floorspace (homes) or commercial floorspace (shops, offices and other money-making businesses)

Greater London Authority (GLA): The GLA is a strategic citywide government for London. It is made up of a directly elected Mayor and a separately elected Assembly.

Growth Area: Specific areas for new residential development to accommodate future population growth. In Haringey, there are two including Tottenham Hale, Opportunity Area, and Haringey Heartlands, Area of Intensification

Infrastructure - all physical facilities and services that help communities to run smoothly, including public services like GPs, schools and hospitals, community centres and leisure venues, as well as roads, open space, street lighting, plumbing, sewers and phone lines

Landmark building - an interesting or attractive building that stands out from those around it

Leaseholder - person or organisation who has permission to use a building for a fixed period of time; the leaseholder buys this permission from the freeholder or landlord

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Local Plan Strategic Policies and other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies.

Local Plan: Strategic Policies: (formerly Core Strategy): This is a Development Plan Document setting out the vision and key policies for the future development of the borough up to 2026.

London Plan (The Spatial Development Strategy): The London Plan is the name given to the Mayor's spatial development strategy for London.

Masterplan - a plan that sets out how a specific site will look in future

National Planning Policy Framework (NPPF): Sets out the Government's planning policies for England and how they are expected to be applied. The NPPF replaced 44 planning documents, primarily Planning Policy Statements (PPS) and Planning Policy Guidance (PPGs), which previously formed Government policy towards planning.

Opportunity Area - London's principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and /or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility.

Planning - the planning system is how local councils shape what their areas will look like in future, by following a set of planning rules or policies. These act as guidelines that the council will follow when deciding whether to give 'planning permission' to developers who approach them to ask for permission to build.

Pocket park - small area of public space containing plants and trees that people can spend time and relax in

Podium level - a level within or around the base of a building that is raised above 'street level'

Policy - in the context of the AAP, a policy means a set of rules that describe what kinds of new building or refurbishment the council will support, and what kinds they will not allow. In this way, planning policies 'describe' the kind of area that the council would like to see in future.

Protected view - a legal requirement to preserve the view of one specific place of interest (e.g. a historic building) from another specific place

Redevelopment - new building on a site where there are already buildings, usually involving demolishing the existing buildings

Regeneration: The economic, social and environmental renewal and improvement of an area

Representation - written feedback on a planning document that is being consulted on sent directly to the local council; this can be in the form of a letter or e-mail, and is known as 'making a representation'

Site allocation - an area within a defined boundary that the council has identified as having potential for new buildings

Spatial Vision: A statement of long term shared goals for the spatial structure of an area

Strategic Environmental Assessment (SEA): an assessment of the environmental impact of policies, plans and programmes, as required under European Union (EU) law

Supplementary Planning Document (SPD) - a planning document in addition to the policies in Development Plan Documents (such as an AAP) that deals in more detail with a specific policy or issue such as tall buildings. They do not form part of the DPDs and are not subject to independent examination

Sustainability Appraisal (SA) - an ongoing assessment of all the potential social, environmental and economic effects of strategies and policies contained in the DPDs, which complies with the EU Directive for Strategic Environmental Assessment

Statutory (or specific) consultation body - organisations that the local council has to consult with where relevant when preparing a planning document like an AAP (e.g. Historic England, Thames Water, Highways England)

Town centre uses - any use of a building that allows shoppers and visitors to go in and buy something (e.g. a shop, restaurant, hotel, cinema), but not offices or other spaces that are closed to the public, or spaces where money is not exchanged (e.g. community centres, churches).

Urban realm - the physical environment of streets and public spaces within towns and cities; creating a new 'piece of urban realm' means creating a new public space within a town or city

Viability - how profitable a new building project will be (e.g. how much money will be made when new flats are sold off). If a developer feels a project is not viable enough (e.g. because planning policy says it needs to contain too much space that will not make them any money), they may choose not to go ahead with the project