

Haringey Local Plan

Site Allocations

Sustainability Appraisal (SA) and Habitats
Regulations (HRA) Assessment

Addendum **considering Inspector's Main
Modifications and Additional Modifications**

November 2016

Haringey
LONDON

www.haringey.gov.uk

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1 Background

- 1.1 On 24 May 2016 Haringey Council submitted four emerging Local Plan documents – **Alterations to Strategic Policies, Development Management, Site Allocations and Tottenham Area Action Plan** – to the Secretary of State. An independent Planning Inspector, Christine Thorby MRTPI IHBC, was then appointed to conduct an examination of the Local Plan documents.
- 1.2 Examination hearings on the Local Plan documents were held between August and September 2016, subsequent to which the Inspector set out a series of Main Modifications considered necessary to ensure the emerging Local Plans are sound. A series of other Additional (Minor) Modifications have also been proposed, aimed mainly at improving the legibility and readability of the documents.
- 1.3 The Main and Additional Modifications will be subject to a statutory 6-week public consultation.
- 1.4 The Main and Additional Modifications have not previously been assessed through the **Sustainability Appraisal (SA)** and **Habitats Regulations Assessment (HRA)** process and therefore need to be appropriately considered. The modifications are the focus of this SA Report Addendum, discussed in further detail below.

Consultation

- 1.5 The Council has prepared this SA/HRA Report Addendum for public consultation alongside the proposed Main and Additional Modifications.
- 1.6 The Council invites consultation responses on any aspect on the content and processes set out in this SA report. The consultation runs from 18 November 2016 to 13 January 2017.
- 1.7 Responses should be sent -

By email:
localplan@haringey.gov.uk

By post:
**Planning Policy
Haringey Council
6th Floor - River Park House
225 High Road, London
N22 8HQ**
- 1.8 Responses must be received by **5 pm on 13 January 2017**

2 This SA/HRA Report Addendum

- 2.1 The Local Plan is being developed alongside an iterative process of Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA). SA is used to ensure that the significant social, economic and environmental effects of the emerging Local Plans are systematically identified, considered and reported on. It is a requirement that SA is undertaken in line with the procedures set out in the Environmental Assessment of Plans and Programmes **Regulations (the 'SEA Regulations') 2004**. HRA considers the effects of the Local Plan on protected European habitats or species, in line with the Conservation of Habitats and Species Regulations 2010 (as amended).
- 2.2 This is an Addendum to the 'Pre-submission' SA/HRA Report (2015). It should be read alongside previous SA Reports, as relevant. Reports have been published throughout the different stages of the plan making process, including initial Scoping Reports, Interim SA Reports (published at the Regulation 18 stages) and Draft Final Reports (published at the Regulation 19 stage). An HRA Report was prepared at the Regulation 19 stage.
- 2.3 All reports are available to access online from the individual plan pages at: www.haringey.gov.uk/localplan

- 2.4 The aim of this Addendum is to present information on the proposed Main and Additional Modifications with a view to informing the post-examination hearing public consultation and subsequent finalisation of the Local Plans. Specifically, this report seeks to screen the modifications to consider whether any further sustainability issues or implications are likely to arise from these.
- 2.5 As an addendum this report is concerned principally with presenting an appraisal of the modifications, rather than the draft Local Plan as a whole. However, consideration is given to the cumulative effects of the modifications in terms of their overall influence across the entirety of the plan, where appropriate.

3 Appraisal Methodology

Sustainability Appraisal

- 3.1 The scope of the Sustainability Appraisal (i.e. the sustainability issues and objectives that should be a focus of the appraisal) and methodology for carrying out the appraisal has been established through previous SA reporting on the Local Plan. Accordingly, this Addendum continues to apply the SA Framework established therein. Further details on scoping are available in previous reports and the SA Framework is re-provided in **Appendix A**.

Screening

3.2 The first step in appraisal of the proposed modifications is screening. This involves consideration of whether the modifications will substantively affect the policy approach or impact significantly on the strategic sustainability objectives.

3.3 A precautionary approach to screening is taken here. This ensures that any uncertainty as to whether a modification could lead to new or different significant social, economic or environmental effects is appropriately addressed. Modifications are 'screened in' where there is such uncertainty.

3.4 The exercise is set against the following screening categories:

Screen 1 (S1) - Technical clarification (e.g. factual update, grammatical/spelling correction, updates to signposted policies or documents, such as planning consents or legislation/policy, etc.) or a contextual amendment (e.g. changes to text within introductory sections which set the context for subsequent policies).

Screen 2 (S2) - Procedural clarification/change (e.g. amended supporting text on how a policy would be implemented, where the policy wording itself is not changed by the modification).

Screen 3 (S3) - Change to policy wording that would not alter how a policy would be expected to be interpreted and/or implemented (e.g. changes to policy wording and/or the supporting text to improve legibility).

3.5 Where one of these 3 screening criteria applies, modifications have been 'screened out' from further detailed sustainability appraisal consideration. This is on the basis that the modifications are unlikely to have potential significant effects and/or are unlikely to have implications for **the appraisal of the draft plan as set out in the 'Pre-Submission' SA Report (2015)**.

3.6 Where a modification has not been 'screened out' then it has been subject to further sustainability appraisal having regard to the SA Framework discussed above.

3.7 Outcomes of the screening and iterative sustainability appraisal process are set out in **Appendix B**. A high level summary of findings is also set out in the next section of this report.

3.8 It is important to be clear that the appraisal below relates to the proposed Main and Additional Modifications and there is **no discussion of 'reasonable alternatives' to the preferred approaches taken therein**, unlike in previous reports. Where particular policy issues have been addressed through Main Modifications, it is appropriate that these are not subject to **formal 'alternatives appraisal' through the SA process**, given that these have been considered and established through the public examination process and are necessary to make the Plan sound.

Habitats Regulations Assessment

- 3.9 For HRA screening the modifications have been subject to an initial screening exercise according to the criteria set out in paragraph 3.4 above.
- 3.10 Where one of the 3 screening criteria applies, modifications have been screened out from further detailed HRA consideration. This is on the basis that the modifications are unlikely to have significant effects on protected sites and/or are unlikely to have implications for the (baseline) **assessment of the draft plan as set out in the 'Pre-Submission' HRA report (2015).**
- 3.11 **Where a modification has not been 'screened out' through this initial exercise, then it has been subject to further HRA consideration. The intention here is to establish whether an additional assessment of 'likely significant effects' is needed,** having regard to findings of the baseline assessment. The methodology for considering potential significant effects is **set out in Section 2 of the 'Pre-Submission' HRA Report.**
- 3.12 A precautionary approach to screening is taken here. This ensures that any uncertainty as to whether a modification could lead to new or different significant effects on protected sites **is appropriately addressed. Modifications are 'screened in' where there is such uncertainty.**
- 3.13 Outcomes of the initial screening and iterative assessment process are set out in **Appendix B**. A high level summary of findings is also set out in the next section of this report.

4 Summary

- 4.1 The following section summarises key findings of the Sustainability Appraisal and Habitats Regulations Assessment screening of the Main and Additional **Modifications to Haringey's Local Plan.**
- 4.2 It is important to note that neither the quantum of growth planned for the Borough over the plan period, nor the spatial distribution of this growth, has changed as a result of the Main Modifications. This SA/HRA Addendum is therefore set in the context of the same overall strategic framework (i.e. **Haringey's spatial strategy) that was set out and considered at the Regulation 19 'Pre-Submission' stage. Where** Modifications have been proposed for the Plan, these are principally changes to the detailed development requirements and guidelines which are considered necessary for reasons of soundness.

Sustainability Appraisal

- 4.3 The **majority of modifications proposed were 'screened out'** from further sustainability appraisal consideration. For the most part, this is owing to the modifications consisting of changes to policy wording, or procedural clarifications within the supporting text, which did not substantively alter the overall development principles or corresponding implementation points.

- 4.4 **Where modifications were ‘screened in’ it was often the case** that the likely effects were assessed as being limited or insignificant in scope and the revised policy therefore did not impact on the baseline appraisal.
- 4.5 It is noteworthy that for a number of site allocations, the modifications introduced additional site requirements or development guidelines to ensure appropriate consideration for conserving the significance of heritage assets, in line with other Local Plan policies. These changes provided for greater certainty of likely significant, positive effects on environmental sustainability objectives, particularly townscape and cultural heritage. However, the modifications did not substantively change the findings of the sustainability appraisal overall as such significant positive effects were already identified through the SA.
- 4.6 The iterative appraisal process has demonstrated that the modifications do not significantly impact on the overall appraisal of the Plan, or trigger the need for new mitigation measures to manage effects. Furthermore, the modifications are not expected to result in any significant negative social, environmental or economic effects.
- 4.8 **The ‘Pre-Submission’ HRA Report identified only one policy** (SA65 Leabank and Lemsford Close) that had the potential to result in impact pathways that link to the Lee Valley SPA and Ramsar site. The Report concluded that the identified impact pathways could be screened out.
- 4.9 As this Addendum has previously set out, the proposed modifications do not change the overall scale or location of development expected to be delivered in Haringey over the plan period. Furthermore, the site development principles for the site allocations remain intact. The bulk of modifications are principally changes to the detailed site requirements and **development guidelines, most of which have been ‘screened out’ from further HRA consideration, using the methodology** set out in paragraph 3.4. The remaining modifications have been considered against the findings of the baseline assessment. It is considered that these findings remain applicable to the policies as modified.
- 4.10 In light of all of the above points, it is concluded that the proposed modifications will not result in any likely significant effects on European sites, either alone or in combination with other projects or plans.

Habitats Regulations Assessment

- 4.7 **A screening assessment on the ‘Pre-Submission’ HRA** Report was undertaken for the Site Allocations document. This concluded that the Plan would not result in likely significant effects on European sites, either alone and in combination with other projects or plans.

5 Appendix A – SA Framework

Topic	SA Objective	Appraisal criteria <i>Will the policy approach under consideration help to...</i>
Social		
Crime	Reduce crime, disorder and the fear of crime	<ul style="list-style-type: none"> • Encourage safety by design? • Reduce levels of crime? • Reduce the fear of crime? • Reduce levels of antisocial behaviour?
Education	Improve levels of educational attainment for all age groups and all sectors of society	<ul style="list-style-type: none"> • Increase levels of participation and attainment in education for all members of society? • Improve the provision of and access to education and training facilities? • Ensure educational facilities are accessible to residential areas? • Enhance education provision in-step with new housing?
Health	Improve physical and mental health for all and reduce health inequalities	<ul style="list-style-type: none"> • Improve access to health and social care services? • Prolong life expectancy and improve well-being? • Promote a network of quality, accessible open spaces? • Promote healthy lifestyles? • Provide good quality outdoor sports facilities and sites?

Topic	SA Objective	Appraisal criteria <i>Will the policy approach under consideration help to...</i>
Housing	Provide greater choice, quality and diversity of housing across all tenures to meet the needs of residents	<ul style="list-style-type: none"> • Reduce homelessness? • Increase the availability of affordable housing? • Improve the condition of Local Authority housing stock? • Improve the diversity of the housing stock? • Promote the efficient reuse of existing housing stock whilst minimising the impact on residential amenity and character? • Create balanced communities of different affordable housing types, densities and tenures? • Create integrated, mixed-use tenure developments?
Community Cohesion	Protect and enhance community spirit and cohesion	<ul style="list-style-type: none"> • Promote a sense of cultural identity, belonging and well-being? • Develop opportunities for community involvement? • Support strong relationships between people from different backgrounds and communities?
Accessibility	Improve access to services and amenities for all groups	<ul style="list-style-type: none"> • Improve access to cultural and leisure facilities? • Maintain and improve access to essential services (banking, health, education) facilities?
Economic		
Economic Growth	Encourage sustainable economic growth and business development across the borough	<ul style="list-style-type: none"> • Retain existing local employment and create local employment opportunities? • Diversify employment opportunities? • Meet the needs of different sectors of the economy? • To facilitate new land and business development?
Skills and Training	Develop the skills and training needed to establish and maintain a healthy labour pool	<ul style="list-style-type: none"> • Improve lifelong learning opportunities and work related training? • Reduce high levels of unemployment and worklessness? • Facilitate development of new and improved training facilities in high unemployment areas?
Economic Inclusion	Encourage economic inclusion	<ul style="list-style-type: none"> • Improve physical accessibility to local and London-wide jobs? • Support flexible working patterns? • Encourage new businesses?

Topic	SA Objective	Appraisal criteria <i>Will the policy approach under consideration help to...</i>
Town Centres	Improve the vitality and vibrancy of town centres	<ul style="list-style-type: none"> • Enhance the environmental quality of the borough's town centres? • Promote the borough's town centres as a place to live, work and visit? • Ensure that the borough's town centres are easily accessible and meet local needs and requirements? • Promote high quality buildings and public realm?
Environmental		
Biodiversity	Protect and enhance biodiversity	<ul style="list-style-type: none"> • Protect and enhance biodiversity at designated and non-designated sites? • Link and enhance habitats and wildlife corridors? • Provide opportunities for people to access wildlife and diverse open green spaces?
Townscape and Cultural Heritage	Protect and enhance the borough's townscape and cultural heritage resources and the wider London townscape	<ul style="list-style-type: none"> • Promote townscape character and quality? • Preserve or enhance buildings and areas of architectural and historic interest?
Open Space	Protect and enhance the borough's landscape resources	<ul style="list-style-type: none"> • Promote a network of quality, accessible open spaces? • Address deficiencies in open space provision?
Water Resources	Protect and enhance the quality of water features and resources	<ul style="list-style-type: none"> • Preserve ground and surface water quality? • Conserve water resources? • Incorporate measures to reduce water consumption?
Soil and Land Quality	Encourage the use of previously developed land	<ul style="list-style-type: none"> • Encourage the development and remediation of brownfield land? • Promote the efficient and effective use of land whilst minimising environmental impacts?
Flood Risk and Climate Change	Mitigate and adapt to climate change	<ul style="list-style-type: none"> • Reduce and manage flood risk from all sources? • Encourage the inclusion of SUDS in new development?
Air Quality	Protect and improve air quality	<ul style="list-style-type: none"> • Manage air quality within the borough? • Encourage businesses to produce travel plans?
Noise	Minimise the impact of the ambient noise environment	<ul style="list-style-type: none"> • Minimise the impact of the ambient noise environment?

Topic	SA Objective	Appraisal criteria <i>Will the policy approach under consideration help to...</i>
Energy and Carbon	Limit climate change by minimising energy use reducing CO2 emissions	<ul style="list-style-type: none"> • Minimise the use of energy? • Increase energy efficiency and support affordable warmth initiatives? • Increase the use of renewable energy? • Mitigate against the urban heat island effect? • Ensure type and capacity of infrastructure is known for future development?
Waste Management	Ensure the sustainable use of natural resources	<ul style="list-style-type: none"> • Reduce the consumption of raw materials (particularly those from finite or unsustainable sources)? • Encourage the re-use of goods? • Reduce the production of waste? • Support the use of sustainable materials and construction methods? • Increase the proportion of waste recycling and composting across all sectors?
Sustainable Transport	Promote the use of sustainable modes of transport	<ul style="list-style-type: none"> • Improve the amenity and connectivity of walking and cycling routes? • Promote the use of public transport? • Reduce the use of the private car? • Encourage development in growth areas and town centres and reduce commuting?

6 Appendix B – Screening / Iterative Appraisal

Site Allocations				
Main Modifications				
Modification Reference	Policy / Para / Page	Description of Change	SA Screening	HRA Screening
SAMod1	SA18, SA19, SA20, SA21, SA24, SA30, SA31, SA32, SA33, SA34, SA47	<p>All sites which fall within DEA- Regeneration Area, include Site Requirement stating (including deletion of similar Site Requirements where appropriate):</p> <ul style="list-style-type: none"> <u>This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.</u> 	<p>S1/S3</p> <p>This is a clarification, and does not alter the intent of the site allocations policy which seeks employment uses. No changes to appraisal are therefore necessary.</p>	<p>S1/S3</p> <p>No change</p>
SAMod2	Whole Plan	<p>Replace reference to “capped rents” with “affordable rent may be sought having regard to the viability of the scheme as a whole”.</p>	S3	<p>S3</p> <p>No change</p>
SAMod3	Whole Plan	<p>Move from ‘Site Requirement’, and change all relevant ‘Development Guidelines’ to read:</p> <ul style="list-style-type: none"> In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial <u>compensation will contribution may</u> be required as set out in the Planning Obligations SPD. 	S1/S2	S1/S2
SAMod4	Whole Plan	<p>Change all relevant Development Guidelines to read:</p> <ul style="list-style-type: none"> This site is identified as being in an area with potential for being part of a decentralised energy network. <u>This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network. Proposals should reference the</u> 	S2	S2

		<u>Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.</u>		
SAMod5	Whole Plan	<i>When sites make reference to "subsidise/cross subsidise", replace making reference to "using viability".</i>	S2	S2
SAMod6	Paragraph 1.1	<p><i>Amend paragraph 1.1 as follows:</i></p> <p><u>The Strategic Policies DPD (2013), as amended, sets out the long term vision of how Haringey, and the places within it, should develop by 2026 and sets out the Council's spatial strategy for achieving that vision. In particular, it identifies the broad locations for delivering housing and other strategic development needs such as employment, retail, infrastructure and other uses (see Table 3.1 and Appendix 2 and 4 of the Strategic Policies DPD). The Site Allocations development plan document (DPD) gives effect to the spatial strategy by forms part of Haringey's Local Plan and allocating sufficient sites to accommodate the objectively identified development needs of those parts of the borough. It covers sites outside the growth area of Tottenham, which is covered by the Tottenham Area Action Plan (AAP). Both the Site Allocations DPD and the Tottenham AAP amend a number of town centre and employment designations in response to the Strategic Policies, updated evidence base studies, and other sources, including planning permissions and monitoring. All sites allocated for development and the revised designations are shown graphically on the adopted Policies Map.</u></p>	S1	S1
SAMod7	Paragraph 1.2	<p><i>Delete the first sentence in paragraph 1.2 as follows:</i></p> <p><u>The Site Allocations DPD identifies strategic sites which will make a significant contribution to meeting the</u></p>	S1	S1

		<u>growth aspirations set out in the Local Plan Strategic Policies</u>		
SAMod8	Introduction to Document	<p><i>Insert a new paragraph following paragraph 1.13 to read:</i></p> <p><u>The Council has commissioned a gypsy and traveller accommodation needs assessment, taking into account the Government's revised definition of need. The study is programmed to be completed by the end of 2016 and will be published on the Council website. The study findings will inform the next steps, which may include the identification of further sites to meet identified needs for pitch provision. The proposed further actions will be set out on the website and reported in the Authority's Monitoring Report.</u></p>	S1	S1
SAMod9	SA1	<p><i>Amend the first bullet point of the Policy to read:</i></p> <ul style="list-style-type: none"> • Sites required for the construction <u>and operation</u> of Crossrail 2 will be protected as necessary' 	<p>S3</p> <p>The additional wording is for clarity and the modification does not therefore impact on the appraisal.</p>	S3
SAMod10	SA1	<p><i>Amend the first bullet point of the Policy to read:</i></p> <ul style="list-style-type: none"> • Sites required for the construction <u>and operation</u> of Crossrail 2 will be protected as necessary' 	<p>S3</p> <p>The additional wording is for clarity and the modification does not therefore impact on the appraisal.</p>	S3
SAMod11	SA2 Table 1	<i>Amend Cranford Way, N8 from Local Employment Area: Regeneration Area to Locally Significant Industrial Site</i>	S1	S1
SAMod12	SA2 Table 1	<i>Add Campsbourne, N8 to the table as Local Employment Area: Regeneration Area</i>	S1	S1
SAMod13	SA2 Figure 1.4	<i>Amend White Hart Lane, N17, and Queen Street, N17, Lindens/ Roseberry Works, and Cranford Way N8, and the residual Harringay Industrial Area, from dual-designated Locally Significant Industrial Site and Local Employment Area: Employment Land to Locally Significant Industrial</i>	S1	S1

		<i>Site only.</i>		
SAMod14	SA2 Figure 1.4	<i>Amend Vale/Eade Rds, Wood Green, Hale Wharf, Ashley Rd, Campsbourne N8, Fountayne Rd, Constable Crescent, Herbert Rd, and Eade/Overbury Rds from dual designated Local Employment Area: Employment Land and Local Employment Area: Regeneration Area to Local Employment Area: Regeneration Area only.</i>	S1	S1
SAMod15	SA2 Figure 1.4	<i>Amend South Tottenham Industrial area from part dual designated Locally Significant Industrial Site/ Local Employment Area: Employment Land, to Locally significant Industrial Site only.</i>	S1	S1
SAMod16	SA2 Figure 1.4	<i>Amend Ashley Rd employment area as per Tottenham AAP</i>	S1	S1
SAMod17	SA2 Figure 1.4	<i>Change Willoughby Rd from Local Employment Area: Employment Land to Locally significant Industrial Site.</i>	S1	S1
SAMod18	SA2 Figure 1.4	<i>Add Brantwood Rd, North East Tottenham, Marsh Lane, and Millmeade/Lockwood to the map as SIL.</i>	S1	S1
SAMod19	SA2 Figure 1.4	<i>Remove High Rd West and High Rd East from the map</i>	S1	S1
SAMod20	SA3 Figure 1.9 p.14	<p><i>Amend SA to delete the 11th bullet point as follows:</i></p> <ul style="list-style-type: none"> <u>Through redevelopment of Arena Retail Park, extension of the primary shopping area and secondary shopping frontage at the southern end of Green Lanes, with a reduction in the town centre boundary to reduce the envelope from that of the existing Retail Park to the Green Lane frontage.</u> <p><i>Delete Figure 1.9 in its entirety and renumber subsequent figures throughout the document</i></p>	S3	S3 No change
SAMod21	SA4 Table 2, page 15 and Figure 1.11	<i>Amend Table 2: Safeguarding Waste Sites as set out in the Table at the end of this schedule, and update Figure 1.11 to illustrate the existing waste site.</i>	S1	S1

SAMod22	Paragraph 2.6	<p><i>Amend paragraph 2.6 as follows:</i></p> <p>A Wood Green Area Action Plan is being prepared with the aims of enabling growth, generating increased employment and types of employment, adding new housing and redesigning public spaces. <u>It will necessarily revisit and reassess the site allocations for the Wood Green area contained within this Site Allocations DPD, which will all be superseded when the Wood Green AAP is formally adopted by the Council in Spring of 2018. This document will refresh the Site Allocations in this section.</u> The document is at an early stage <u>of preparation, and will be subject to further consultation and refinement,</u> but includes the following vision for Wood Green:</p>	S1/S2	S1/S2
SAMod23	Paragraph 2.22	<p><i>Amend the Site Allocation to read:</i></p> <p><i>...redeveloped for <u>mixed-use development, residential use.</u></i></p>	The modification is for clarification which better reflects the principle of mixed use development already set out in the allocation.	No change.
SAMod24	SA6	<i>Delete Site Requirement 3.</i>	S2	S2
SAMod25	SA6	<p><i>Amend Development Guideline 5 to read:</i></p> <ul style="list-style-type: none"> • Planning Obligations will be sought Opportunities to improve the public space fronting the site <u>should be explored through any development. ,and enhance its ecological credentials.</u> 	S2	S2
SAMod26	Sites SA6, SA7, SA14, SA15, SA17, SA26, SA27, SA28, SA29, SA30, SA31, SA32, SA33,	<p><i>Update text on groundwater source protection zones within each of the site allocations listed to read:</i></p> <p><u>This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination</u></p>	This additional text will further strengthen the plans protection and enhancement of the environment. It will not however improve upon the baseline as it is a protectionist policy, and the submitted SA conclusion of a significant positive	No change

	SA34, SA35, SA47, SA53, SA57	there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.	effect is still therefore appropriate.	
SAMod27	SA8, Para 2.28	<i>Amend paragraph 2.28 to read as follows:</i> ... uses at ground floor, replacement employment floorspace , and new public realm.	The modification clarifies the scope of acceptable uses within mixed use schemes, which the allocation provides support for. Employment floorspace considerations are presented elsewhere in the policy requirements and supporting text, so the change provides for consistency and improved legibility. The change is not considered to impact on the baseline appraisal.	No change
SAMod28	SA9	<i>Add the following 'Site Requirement':</i> <ul style="list-style-type: none"> • This site will need to contribute positively to the adjoining Noel Park conservation area and its significance. 	S3 This modification will help to ensure that proposals have regard to the significance of assets and their setting, consistent with other policies in the Local Plan. The change is likely to have positive effects, particularly on environmental sustainability objectives.	S3 No change
SAMod29	SA11	<i>Reword the second bullet point under 'Development Guidelines' as follows:</i> <ul style="list-style-type: none"> • Heights should be restricted Development heights on parts of the site directly opposite residential buildings on Caxton and Mayes Roads to should respect their residential amenity. 	This modification has been made to ensure a more positive policy position whilst still preserving the intent of the policy to protect neighbouring amenity and character. There is therefore no change to the appraisal findings.	No change
SAMod30	SA12	<i>Amend the sixth bullet point under the 'Development Guidelines' to read:</i>	S2	S2

		<ul style="list-style-type: none"> <u>The amenity of the Mayes Road side of the Mall should be improved where feasible-Development on parts of the site directly opposite residential buildings on Caxton and Mayes Road should respect their residential amenity.</u> 		
SAMod31	SA14	<p>Include a new 'Development Guideline' as follows:</p> <ul style="list-style-type: none"> <u>Evidence will be required to ensure proposed uses contribute positively to the vitality of Wood Green Metropolitan Town Centre.</u> 	The addition of this guideline will help to ensure proposals improve the town centre vitality and viability. The modification is not considered to change the baseline appraisal of a significant positive effect in this regard.	No change
SAMod32	SA15	<p>Amend 'Current/Previous use' to read:</p> <p><u>Predominantly residential Ground floor town centre uses with predominantly residential above.</u></p>	S3 This change of wording has no effect on the overall findings of the appraisal given the policy intent remains the same.	S3
SAMod33	SA15, Para 2.42	<p>Amend the paragraph 2.42 to remove the reference to Crossrail as follows:</p> <p>Redevelopment of existing town centre buildings to create a landmark building marking Turnpike Lane <u>Crossrail</u> Station, with town centre uses at ground and first floor levels and residential above.</p>	S1	S1
SAMod34	SA17	<p>Amend the third bullet point under 'Site Requirements' to read:</p> <ul style="list-style-type: none"> <u>Consult with Thames Water regarding E enhancement of the New River path <u>should be provided</u> as part of the development.</u> 	S3 This modification adds clarity for effective policy implementation, but still seeks river path enhancements and so the overall findings of the appraisal are unaffected in finding	S3 No change

			positive improvements from the baseline.	
SAMod35	SA17	<p>Amend the fifth bullet under 'Site Requirements' to read:</p> <ul style="list-style-type: none"> <u>Development should be used as an enabler to improve access to the bridge over the rail line between the site and Hornsey station. This will involve improvements to Hampden Road and consideration of how access to Hornsey station can be made more accessible Engage in pre-application consultation with Network Rail regarding how the design of the site can benefit access improvements to Hornsey station, including through enabling works.</u> 	<p>S3</p> <p>This change whilst not requiring development to be an enabler for improvement works, still requires engagement to help deliver improvements. The effect upon the baseline is not considered significant in the context of the plan overall, and so the appraisal findings are unaffected.</p>	<p>S3</p> <p>No change</p>
SAMod36	SA18	<p>Amend 5th Site Requirement to read:</p> <ul style="list-style-type: none"> <u>The development should demonstrate that the the maximum quantum of employment floorspace feasible should be provided on this site, has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	<p>The modification provides for consideration of development viability however the policy intention to maximise employment floor space remains. Therefore the modification is not considered to impact on the appraisal.</p>	<p>No change</p>
SAMod37	SA18, Paragraph 2.48	<p>Add the following sentence to the beginning of paragraph 2.48:</p> <p><u>Comprehensive redevelopment of the site for employment-led mixed use development with residential.</u></p>	<p>S3</p> <p>This change improves plan legibility by clarifying the policy principles which are set out elsewhere in the site requirements and development guidelines. The modification is not considered to impact on the appraisal findings.</p>	<p>S3</p> <p>No change</p>
SAMod38	SA18, Paragraph	<p>Amend paragraph 2.49 to read as follows:</p>	<p>S2</p>	<p>S2</p>

	2.49	The Wood Green Cultural Quarter represents a significant opportunity for improvement in the greater Wood Green Area. The redevelopment of the existing employment area will play a key role in supporting the realisation of new employment floorspace in the Borough through attractive and complementary employment uses with <u>ancillary enabling</u> residential use. Development will create a high quality public realm which supports opportunities to visit and gather. <u>In order to facilitate</u> a new connection from the Cultural Quarter towards Alexandra Palace Station, <u>a new pedestrian/cycle link</u> should be <u>designed created</u> as part of comprehensive <u>or otherwise phased</u> development on this site <u>to be delivered by a masterplan approach.</u>		
SAMod39	SA18	<p><i>Amend the third bullet point of the 'Site Requirements' to read as follows:</i></p> <ul style="list-style-type: none"> • <u>An extension of Clarendon Road, from its current cul-de-sac, through the site, to link with Wood Green Common should be created The opportunity to extend Clarendon Road as a pedestrian and cycle link through the site allocation to link with Wood Green Common should be explored as part of the Masterplan</u> 	S3	S3 No change
SAMod40	SA18	<p><i>Amend the fourth bullet point under 'Site Requirement' to read:</i></p> <ul style="list-style-type: none"> • In collaboration with <u>other local neighbouring</u> sites <u>SA19 & SA20, a coordinated approach will be sought to the provision of</u> an enhanced public realm <u>will</u> to be created at the south of this site, which will act as the focal point of the Cultural Quarter around Clarendon Road. Active frontages to both sides of 	S3	S3 No change

		Clarendon Road will be required, to contribute to this vision.		
SAMod41	SA18	<p>Delete the 9th bullet point under 'Site Requirement' and amend the fifth bullet point under the 'Site Requirement' to read:</p> <ul style="list-style-type: none"> The maximum quantum of employment floorspace feasible should be provided on this site <u>subject to viability which must be assessed looking at the mix of uses, the provision of affordable commercial rents, and the scheme as a whole.</u> 	<p>S3</p> <p>This clarifies that viability must be assessed with regard to a number of factors, but does not change the requirement for the maximum feasible amount of employment floorspace to be provided, and so does not alter the appraisal findings with regards to jobs and employment</p>	<p>S3</p> <p>No change</p>
SAMod42	SA18	<p>Amend the 8th bullet point under 'Site Requirement' to read:</p> <ul style="list-style-type: none"> Development should <u>have regard to the adjoining site allocations (SA19 & SA20) and</u> follow the principles set out in any future <u>Council approved masterplan for the area, and /or the</u> Wood Green AAP. 	<p>S3</p> <p>This modification is for clarity and to support effective implementation, and does not change the policy position. The modification does not therefore impact on the appraisal.</p>	<p>S3</p> <p>No change</p>
SAMod43	SA18	<p>Combine first two bullet points under 'Development Guideline' to read:</p> <ul style="list-style-type: none"> Clarendon Road will be extended as a pedestrian and cycling link through Guillemot Place and the Job Centre site to connect the Cultural Quarter to Wood Green Common and Alexandra Palace rail station. <u>The connection of this route at the confluence of Mayes Rd and Western Rd should be carefully managed to ensure that an optimal new junction is created.</u> <u>The confluence of Mayes Rd, Clarendon Rd, and Western Rd will need to be carefully managed to ensure that a safe and efficient junction is created.</u> 	<p>S1/S3</p> <p>Rewording for clarity – the intent of the policy remains and thus there is no impact on the appraisal findings.</p>	<p>S1/S3</p> <p>No change</p>

SAMod44	SA19	<p>Replace Site Requirement 4 with:</p> <ul style="list-style-type: none"> • <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	<p>This modification still provides for employment floorspace however the requirement is not for an equivalent replacement. This change could therefore result in more or less floorspace being delivered on this site, subject to viability. The overall objective of employment floorspace provision remains, and as such the overall appraisal conclusions are not considered to be impacted.</p>	No change
SAMod45	SA19	<p>Add the following 'Site Requirements':</p> <ul style="list-style-type: none"> • <u>This site will need to contribute positively to the adjoining Wood Green Common conservation area and its significance.</u> • <u>In collaboration with neighbouring sites SA18 & SA20, a coordinated approach will be sought to the provision of an enhanced public realm to be created in the north of this site, which will act as the focal point of the Cultural Quarter around Clarendon Road. Active frontages to both sides of Clarendon Road will be required, to contribute to this vision.</u> 	<p>The modifications help strengthen the approach on conservation (ensuring proposals have regard to the significance of the adjacent conservation area) and clarify expectations in respect of delivery of public realm enhancements. Both of these additions build on and reinforce the already positive findings of the SA which are found to have significant positive effects on the environmental objectives, including for historic environment and townscape.</p>	No change
SAMod46	SA20	<p>Replace Site Requirement 3 with:</p> <ul style="list-style-type: none"> • <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	<p>This modification still provides for employment floorspace however the requirement is not for an equivalent replacement. This change could therefore result in more or less floorspace being delivered on this site, subject to viability. The</p>	No change

			overall objective of employment floorspace provision remains, and as such the overall appraisal conclusions are not considered to be impacted.	
SAMod47	SA20	<p>Add new Site Requirement as follows:</p> <ul style="list-style-type: none"> <u>In collaboration with neighbouring sites SA18 & SA19, a coordinated approach will be sought to the provision of an enhanced public realm to be created in the west of this site, which will act as the focal point of the Cultural Quarter around Clarendon Road. Active frontages to both sides of Clarendon Road will be required, to contribute to this vision.</u> 	The modification clarifies expectations in respect of delivery of public realm enhancements. Both of these additions build on and reinforce the already positive findings of the SA which are found to have significant positive effects on the environmental objectives, including for townscape.	No change
SAMod48	SA21	<p>Replace Site Requirement 4 with:</p> <ul style="list-style-type: none"> <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	This modification still provides for employment floorspace however the requirement is not for an equivalent replacement. This change could therefore result in more or less floorspace being delivered on this site, subject to viability. The overall objective of employment floorspace provision remains, and as such the overall appraisal conclusions are not considered to be impacted.	No change
SAMod49	SA22	<p>Replace Site Allocation at 2.59 with:</p> <p><u>Along with other site allocations in this document the site allocation for this site is a reflection of the extant planning permission. Whilst any new planning application would have to be subject to development control considerations and be determined on its own</u></p>	S1/S3	S1/S3
			The modifications comprise a factual update in respect of reference to the existing planning consent, along with clarification points to aid in the delivery of the policy. These changes	No change

		<u>merits, and in particular the impacts on local View 21 of Alexandra Palace from Downhills Park will need to be taken into account, the PTAL accessibility of this site (now confirmed to be PTAL 4-6) and its Central character setting applying Table 3.2 of the London Plan Density Matrix, could mean that the site could support increased scale and densities beyond that already approved, subject to achieving an acceptable overall land use mix.</u>	are not considered to affect how the policy would be expected to be implemented, and are therefore not considered to impact on the baseline appraisal.	
SAMod50	SA23	<p>Add a further 'Site Requirement' as follows:</p> <ul style="list-style-type: none"> <u>The site adjoins a north-south ecological corridor running along the rail line, and this should be preserved and where possible enhanced through the development.</u> 	This additional requirement strengthens the policy protection for biodiversity, and so reinforces the baseline appraisal conclusion of a significant positive effect.	No change
SAMod51	SA24	<p>Replace Site Requirement 2 with:</p> <ul style="list-style-type: none"> <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	This modification still provides for employment floorspace however the requirement is not for an equivalent replacement. This change could therefore result in more or less floorspace being delivered on this site, subject to viability. The overall objective of employment floorspace provision remains, and as such the overall appraisal conclusions are not considered to be impacted.	No change
SAMod52	SA25	<p>Add additional Development Guideline:</p> <ul style="list-style-type: none"> <u>The impacts on local views from the within Alexandra Palace Park, and of Alexandra Palace from the new development should be assessed.</u> 	<p>S2</p> <p>The guideline helps to ensure consideration for strategic and local views consistent with other Local Plan policies. However it does not change the policy intent and is</p>	S2

			therefore not considered to impact on the appraisal.	
SAMod53	SA27	<p>Amend 4th Site Requirement to read:</p> <ul style="list-style-type: none"> This development should <u>help to fund an improvement investigate opportunities to improve</u> the bridge at Harringay station, to improve... 	This clarifies that improvements to the bridge are still sought, but that this will be subject to feasibility, this change does not impact on the appraisal findings regarding transport	No change
SAMod54	SA28	<p>Amend the seventh bullet point under the 'Site Requirements' to read:</p> <ul style="list-style-type: none"> The site lies within the St Ann's Conservation Area and the development should preserve <u>and enhance the character of the conservation area, its significance, and its setting or enhance its appearance</u> as per the statutory requirements. 	<p>S3</p> <p>This modification seeks to ensure the allocation accurately reflects statutory requirements, and does not alter the intent of the text, and so the modification does not therefore impact on the appraisal.</p>	<p>S3</p> <p>No change</p>
SAMod55	SA29	<p>Add an additional Planning Designation:</p> <ul style="list-style-type: none"> <u>Metropolitan Open Land</u> 	S1	S1
SAMod56	SA29	<p>Include an additional 'Development Guideline' as follows:</p> <ul style="list-style-type: none"> <u>Evidence will be required to ensure proposed uses contribute positively to the vitality of Green Lanes District Centre.</u> 	S2	S2
SAMod57	Paragraph 2.83 and Figure 2.7	<p>Provide a better map at Figure 2.7 defining the Warehouse Living Area, covering sites SA30-34 and insert the following after the first sentence of paragraph 2.83:</p> <p><u>The location and sites that fall within the Warehouse Living Area are set out in Figure 2.7.</u></p>	S1	S1
SAMod58	Harringay Warehouse	<p>Include a new paragraph following paragraph 2.85 to read as follows:</p>	S1	S1

	District introduction	<u>Due to the inherent uncertainty regarding the existing non-conventional housing on these sites, it is not possible to assign an indicative capacity for each site in this area. For monitoring purposes, the indicative capacity for the area is considered to be 386 net additional residential units, and approx. 13,300m² of gross new commercial floorspace.</u>		
SAMod59	SA30, SA31, SA32, SA33, SA34	<i>Remove indicative capacity figure, and replace with '<u>not identified</u>'</i>	S1	S1
SAMod60	SA30, SA32, SA34	<i>Amend the first 'Site Requirement' to read as follows:</i> <ul style="list-style-type: none"> A site-wide <u>management plan masterplan</u> will be required as part of any planning application <u>in accordance with Policy DM39 and having regard to site circumstances.</u> 	S1/S3	S1/S3
SAMod61	SA30 paragraph 2.88	<i>Amend the Site Allocation as follows:</i> Potential development to increase accessibility, providing increased <u>employment mixed use</u> floorspace <u>and provide including</u> warehouse living accommodation.	The modification clarifies the range of acceptable uses on this site. The baseline appraisal has been premised on the site allocation policy providing for a mixed use development. Therefore the modification is not considered to impact on the appraisal.	No change
SAMod62	SA30	<i>Replace Site Requirement 2 with:</i> <ul style="list-style-type: none"> <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	This modification still provides for employment floorspace however the requirement is not for an equivalent replacement. This change could therefore result in more or less floorspace being delivered on this site, subject to viability. The overall objective of employment	No change

			<p>floorspace provision remains, and as such the overall appraisal conclusions are not considered to be impacted.</p>	
SAMod63	SA31	<p><i>Insert new Site Requirement:</i></p> <p>The principles of Policy DM39 apply to the site.</p>	S1	S1
SAMod64	SA32	<p><i>Replace Site Requirement 3 with:</i></p> <ul style="list-style-type: none"> • The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole. 	<p>This modification still provides for employment floorspace however the requirement is not for an equivalent replacement. This change could therefore result in more or less floorspace being delivered on this site, subject to viability. The overall objective of employment floorspace provision remains, and as such the overall appraisal conclusions are not considered to be impacted.</p>	No change
SAMod65	SA33	<p><i>Replace Site Requirement 2 with:</i></p> <ul style="list-style-type: none"> • The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole. 	<p>This modification still provides for employment floorspace however the requirement is not for an equivalent replacement. This change could therefore result in more or less floorspace being delivered on this site, subject to viability. The overall objective of employment floorspace provision remains, and as such the overall appraisal conclusions are not considered to be impacted.</p>	No change
SAMod66	SA34	<p><i>Update Site Size to 2.3Ha</i></p>	S1	S1
SAMod67	SA34	<p><i>Replace Site Requirement 8 with:</i></p>	This modification still provides for	No change

		<ul style="list-style-type: none"> <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	employment floorspace however the requirement is not for an equivalent replacement. This change could therefore result in more or less floorspace being delivered on this site, subject to viability. The overall objective of employment floorspace provision remains, and as such the overall appraisal conclusions are not considered to be impacted.	
SAMod68	SA36	<p><i>Amend the fifth bullet point in 'Site Requirements' to read:</i></p> <ul style="list-style-type: none"> Taller buildings will be permitted on either side of the new entrance which will help mark Finsbury Park as a destination. This site may be suitable for a tall building if designed in accordance with <u>Policy</u> DM6 	The modification clarifies that proposals for tall and taller buildings will be considered having regard to DM6. The in-principle support for tall buildings at this site has not changed, however, so the thrust of the policy intent remains. The modification is not considered to significantly impact on the baseline appraisal.	No change
SAMod69	SA36	<i>Amend the site allocation boundary to include the secure cycle park facility, located on the Finsbury Park side of the current site allocation, within the red line boundary.</i>	S1	S1
SAMod70	SA36	<i>Delete "<u>community</u>" from 6th bullet of the 'Site Requirements'.</i>	S1	S1
SAMod71	SA36	<p><i>Amend the 11 bullet point under 'Development Guideline' to read:</i></p> <ul style="list-style-type: none"> New development should be of the highest quality and <u>preserve and</u> enhance the setting of the conservation area and registered park. 	S2	S2
SAMod72	SA37	<i>Add a further 'Site Requirement' as follows:</i>	This addition seeks to conserve and	No change

		<ul style="list-style-type: none"> • <u>Development of the site will need to contribute positively to the adjoining Stroud Green conservation area and its significance.</u> 	enhance the significance of the adjacent conservation area, consistent with other Local Plan policies. This builds on the already positive findings of the SA which are found to have significant positive effects on townscape. The addition will help reinforce this, but will not substantially alter the plan and so the SA findings.	
SAMod73	SA37	<p>Include a further 'Development Guideline' to read as follows:</p> <ul style="list-style-type: none"> • <u>The design of buildings should have regard to the long views, and prominence of the site from Finsbury Park, which is designated MOL.</u> 	S2	S2
SAMod74	SA38	<p>Move the penultimate 'Development Guideline' to a 'Site Requirement' and amend it to read as follows:</p> <ul style="list-style-type: none"> • <u>New development should be of the highest quality and enhance the character and appearance of the conservation area along with demonstrable public benefit-Development on this site will need to contribute positively to the adjoining Highgate conservation area and its significance.</u> 	This modification retains the thrust of the intent for the site allocation, ensuring any development preserves and enhances the significance of the Conservation Area and its setting. The modification is not considered to impact the appraisal findings, however it gives more certainty to the likely effects as the criterion is elevated to a site requirement.	No change
SAMod75	SA39	<p>Amend the second bullet point under the 'Site Requirements' to read as follows:</p> <ul style="list-style-type: none"> • The site lies within the Highgate Conservation Area and development should preserve or enhance its appearance as per the statutory requirements on this 	S3	S3

		<u>site will need to contribute positively to the character of conservation area and its significance.</u>		
SAMod76	SA39	<p><i>Amend the third bullet point under the 'Site Requirements' to read as follows:</i></p> <ul style="list-style-type: none"> • <u>Development should seek to ensure open space provision within the site links with the surrounding open space network.</u> New pedestrian access up the banking around ... 	This modification will help implement the Green Grid network through the development of this site, to the benefit of the local area, and so reinforces the baseline appraisal conclusion of a significant positive effect on open space.	No change
SAMod77	SA40	<p><i>Add Development Guideline:</i></p> <ul style="list-style-type: none"> • <u>An aim of this allocation is to optimize access through open spaces in this area. The requirement to retain or reprovide Coleridge Gardens should be considered against the value of providing improved access between open space(s) elsewhere on this site.</u> 	S2	S2
SAMod78	SA41	<p><i>Amend the site boundary to reflect the land in the School's ownership or management. Enlarge the map within the site allocation SA41: Highgate School to show all Highgate School's landholdings. The new Site Allocations map for SA41 is provided at the end of this schedule.</i></p>	S1	S1
SAMod79	SA41	<p><i>Add a further 'Site Requirement' to read as follows:</i></p> <ul style="list-style-type: none"> • <u>Development should contribute positively to the setting of the statutorily and locally listed buildings on the site and neighbouring the School, having regard to their significance. Historic England has also highlight the potential for significant archaeology including a medieval settlement and recorded pre-school chapel.</u> 	This addition will help to preserve and enhance the setting of the area's listed buildings and ensure due regard to potential archaeology. This builds on the already positive findings of the SA which are found to have significant positive effects on townscape and cultural heritage. The modification will help reinforce this, but is not considered to substantially impact on the appraisal findings.	No change

SAMod80	SA 42	<i>Amend the site allocations map for Site Allocation SA42: Highgate Bowl to show the potential open space boundary within the site as set out in the Preferred Option consultation document.</i>	S1	S1
SAMod81	SA42	<p><i>Amend the third 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> • <u>Development offers the opportunity to secure the area identified by the green line on the site allocation and Policies Map as open space Highgate Bowl itself will be redefined as Significant Local Open Land.</u> 	This modification does not secure the identified land as open space however the policy continues to seek provision for this open space over the long term. As a result, the policy objectives are largely unchanged and so the appraisal findings remain valid. There is slightly less certainty on the likelihood of positive environmental sustainability objectives, given that this will ultimately be subject to the open space being secured.	No change
SAMod82	SA42	<p><i>Amend the fifth 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> • Enhanced access to the Bowl will be <u>required supported</u> through the arch of Duke's Head Yard, and through Townsend Yard. 	S3 The change of wording does not impact upon the appraisal findings – the requirement is not considered significant in terms of the overall SA conclusions.	S3 No change
SAMod83	SA42	<p><i>Amend the sixth 'Site Requirement' to read:</i></p> <ul style="list-style-type: none"> • Public routes through the various land parcels that make up the Bowl could be introduced to unify the open space, <u>subject to the operational requirements of existing landowners and/or occupiers.</u> 	S3 Amendment for clarity and for effectiveness, this does not alter the appraisal findings, including likely positive impacts on open space objectives.	S3 No change
SAMod84	SA42	<i>Amend the sixth 'Development Guideline' to read:</i>	S2	S2

		<ul style="list-style-type: none"> <u>Provision of public access to the area to be designated as open space is encouraged should be within the New users of the open space will be encouraged, while generally keeping it open for public use.</u> 		
SAMod85		<p>Amend the third 'Development Guideline' to read:</p> <ul style="list-style-type: none"> <u>Due to the proximity of public amenity offered by the newly designated open space, Due to the site's backland location,</u> development should reflecting a mews-typology. 	S2	S2
SAMod86	SA43	<p>Amend the second sentence of the sixth bullet point under 'Site Guidelines' to read:</p> <ul style="list-style-type: none"> Development adjoining <u>Summersby Rd and</u> the properties at 28-36 Musewell Hill Rd should be designed with regard to the amenity of neighbouring properties. 	S1	S1
SAMod87	SA45	<p>Amend the third bullet point under the 'Site Requirements' to read:</p> <ul style="list-style-type: none"> <u>Vehicle and servicing access should be located off the TfL Road Network. Noting that</u> this site would benefit from a car free or low level of parking development. 	S1/S3	S1/S3
SAMod88	SA46	<p>Add a further 'Site Requirements' to read as follows:</p> <ul style="list-style-type: none"> <u>Development on this site will need to contribute positively to the adjoining Hornsey conservation area and its significance.</u> 	<p>This addition seeks to conserve and enhance the significance of the adjacent conservation area, consistent with other Local Plan policies. This builds on the already positive findings of the SA which are found to have significant positive effects on townscape and cultural heritage. The addition will help</p>	No change

			reinforce this, but will not substantially alter the plan and so the appraisal.	
SAMod89	SA47	<p>Replace Site Requirement 3 with:</p> <ul style="list-style-type: none"> <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	<p>S3</p> <p>This modification still provides for employment floorspace however the requirement is not for an equivalent replacement. This change could therefore result in more or less floorspace being delivered on this site, subject to viability. The overall objective of employment floorspace provision remains, and as such the overall appraisal conclusions are not considered to be impacted.</p>	<p>S3</p> <p>No change</p>
SAMod90	SA48	<p>Amend the second bullet point under the 'Site Requirements' to read as follows:</p> <ul style="list-style-type: none"> <u>Enabling development will be permissible subject to it being appropriate where the impact on the impact on the setting of the existing Town Hall building. The significance of the Town Hall should be the primary consideration when assessing the appropriateness of new enabling development in its setting.</u> 	<p>S3</p> <p>Modification for clarity – this does not alter the policy intent and so does not impact upon the appraisal conclusions.</p>	<p>S3</p> <p>No change</p>
SAMod91	SA48	<p>Add the following additional 'Site Requirements':</p> <ul style="list-style-type: none"> <u>Any development or disposal of the site will need to have regard to the August 2015 determination of the Town Hall and Square as an 'Asset of Community Value'.</u> <u>The public square and mature trees should be retained and public access maintained</u> 	<p>S3</p> <p>Factual additions that will further support the conclusions of the appraisal through reinforcing the need to consider townscape and community facilities.</p>	<p>S3</p> <p>No change</p>

SAMod92	SA49	<p><i>Amend the final 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> No buildings need to be retained on this site <u>subject to a review of the historic merit of the old Piano Factory building.</u> 	<p>S3</p> <p>This addition is to ensure heritage assets are properly considered consistent with other Local Plan policies, but does not alter the appraisal findings given the scope for potential loss of the building in question.</p>	<p>S/3</p> <p>No change</p>
SAMod93	SA49	<p><i>Include a further 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> <u>The green space on the corner of Lynton Road and the Grove is in Council's ownership and provides local amenity and must be retained including the mature stand of trees.</u> 	<p>S1/S3</p> <p>This modification provides for retention of open space and other biodiversity assets in helping implement the Green Grid, and so reinforces the appraisal conclusion of a significant positive effect on environmental objectives, including open space.</p>	<p>S1/S3</p> <p>No change</p>
SAMod94	SA49	<p><i>Amend the third 'Development Guideline' to replace '<u>will</u>' with '<u>may</u>'</i></p>	<p>S1</p>	<p>S1</p>
SAMod95	SA49	<p><i>Delete the fourth 'Development Guideline' as follows:</i></p> <ul style="list-style-type: none"> <u>Any jobs lost through development of the site should be reprovided on the site</u> 	<p>S2</p> <p>The policy continues to seek employment floorspace provision, however without specifying a requisite number of jobs. The modification is therefore not considered to impact on the overall appraisal findings, which identify positive effects on economic sustainability objectives.</p>	<p>S2</p> <p>No change</p>
SAMod96	SA49	<p><i>Amend the fifth 'Development Guideline' to add the</i></p>	<p>S2</p>	<p>S2</p>

		<p>following to the end of the guideline:</p> <p><u>“and the properties on Lynton Rd at the point where it becomes residential”</u></p>		
SAMod97	SA49	<p>Delete the eight ‘Development Guideline’ as follows:</p> <ul style="list-style-type: none"> <u>The site contains a number of mature trees and these should be retained on site where possible.</u> 	Provision regarding existing biodiversity on site has been elevated into the site requirements.	No change
SAMod98	SA50	<p>Add two a further ‘Site Requirements’ to read as follows:</p> <ul style="list-style-type: none"> <u>This site will need to contribute positively to the adjoining Muswell Hill conservation area and its significance.</u> <u>Development should contribute positively to the setting of the statutorily and locally listed buildings on the site, and their significance.</u> 	This addition seeks to enhance the setting of the area’s conservation area, listed buildings and potential archaeology consistent with other Local Plan policies. This builds on the already positive findings of the SA which are found to have significant positive effects on environmental objectives including townscape and cultural heritage. The addition will help reinforce this, but will not substantially alter the plan and so the appraisal findings.	No change
SAMod99	SA52	Remove Policy SA 52 from the document	Whilst the site allocation has been removed, there is no change to the existing designations for employment and nature conservation sites. The modification is therefore not considered to impact on the appraisal.	No change
SAMod100	SA54	<p>Amend the first bullet point of the ‘Development Guidelines’ to read:</p> <ul style="list-style-type: none"> Development should respect the back gardens of neighbouring properties on Winton Gardens. 	S1	S1

		<u>Wroxham Gardens and Blake Rd.</u>		
SAMod101	SA59	<p><i>Amend thr3 Proposed Site Allocation to read</i></p> <p>Conversion of the existing centre with potential development of the land to the rear to create residential and/or community uses <u>including potentially education.</u></p>	S2	S2
SAMod102	SA60 Paragraph 2.165	<p><i>Amend the Site Allocation set out at paragraph 2.165 as follows:</i></p> <p>Subject to reprovision of <u>the existing nursery & day centre uses a community use</u>, redevelopment for residential.</p>	<p>S3</p> <p>This change gives more flexibility to delivery of community uses – the overall objective of the requirement to provide a community use though remains, and so there is no significant impact on the appraisal findings.</p>	<p>S3</p> <p>No change</p>
SAMod103	SA60 Paragraph 2.166	<p><i>Amend the second sentence in the site commentary at paragraph 2.166 as follows:</i></p> <p>This policy seeks to ensure that the loss or reprovision of <u>the existing a</u> community use is managed appropriately.</p>	<p>S3</p> <p>This change gives more flexibility to delivery of community uses – the overall objective of the requirement to provide a community use though remains, and so there is no significant impact on the appraisal findings.</p>	S3
SAMod104	SA60	<p><i>Amend the first 'Site Requirement' as follows, and delete the final 'Development Guideline':</i></p> <ul style="list-style-type: none"> <u>No buildings need to be retained. The Keston Centre has some heritage merit, and retention of this building should be considered, but the existing uses should be reprovided prior to any development taking place. A community use should be provided on this site.</u> 	<p>The modification elevates the criterion giving consideration to the significance of heritage assets into the development guidelines. This is expected to have a positive effect on sustainability objectives for cultural heritage, however recognising that retention of the building in question is not a</p>	No change

			requirement.	
SAMod105	SA60	<p><i>Amend the second 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> • <u>If access to the site requires the use of, or impacts any element of</u> MOL it will need to justify how the <u>benefits provided by the</u> benefits of the development justify any and mitigate any impact <u>by consideration against relevant policies.</u> 	Modification for clarity and effectiveness that does not alter the protection given to MOL, and so there is no impact on the positive appraisal findings, including those relevant to open space.	No change
SAMod106	SA62	<p><i>Amend the northern boundary of SA62 to exclude the properties located between Lordship Recreation ground and Lordship Lane</i></p>	<p>S3</p> <p>This change excludes properties not necessary to the realisation of the allocations objectives, and so does not impact on the appraisal</p>	<p>S3</p> <p>No change</p>
SAMod107	SA62	<p><i>Amend the first 'Site Requirement' as follows:</i></p> <p>... (SPD) guiding <u>how</u> development in the area should be met.</p>	S1	S1
SAMod108	SA62	<p><i>Add a further 'Site Requirement' setting out a list of principles that the SPD will achieve:</i></p> <ul style="list-style-type: none"> • <u>The SPD will be prepared in consultation with existing residents and will assess existing issues within the area and options to address these have regard to the following:</u> <ul style="list-style-type: none"> - <u>the form, function and quality of existing buildings on site;</u> - <u>the potential for refurbishment;</u> - <u>the principles under which demolitions would be considered;</u> - <u>the different and distinct characteristics of areas within the Allocation, including (but not limited to) Lido Square, Moira Place, and Somerset</u> 	<p>S1/ S3</p> <p>This modification merely flags up the considerations that a future SPD will expand upon – it does not therefore introduce policy or amend existing policy, and so has no impact upon the appraisal findings.</p>	S1/S3

		<p><u>Close:</u></p> <ul style="list-style-type: none"> - <u>the management and maintenance arrangements;</u> - <u>the community groups active on the site and their aspirations and needs;</u> - <u>opportunities to further improve the urban realm across the site;</u> <p><u>Where new development is proposed:</u></p> <ul style="list-style-type: none"> - <u>the optimum quantum of development to be provided;</u> - <u>the requirement to replace affordable residential floorspace in accordance with Policy SP2;</u> - <u>the housing mix in accordance with Policy DM11 and Council’s Housing Strategy;</u> - <u>the achievement of a high quality development that integrates with its surroundings;</u> - <u>Housing decant considerations;</u> - <u>the capacity of the existing community facilities to match any development, including existing shortfalls where they exist;</u> - <u>the need to improve the transport accessibility of the site to serve the new development and the existing community, including public transport, cycling and walking, and alterations to the surrounding road network;</u> - <u>consideration of feasibility and viability constraints; and</u> - <u>the delivery/implementation plan, including phasing strategy if necessary;</u> 		
SAMod109	SA62	Delete the second ‘Development Guideline’.	S2	S2
SAMod110	SA63 Paragraph	Amend the Site Allocation at paragraph 2.171 as follows:	The modification brings the site allocation in line with the	No change

	2.171	<u>Community-led mixed use development including consolidation of community uses with potential housing development.</u>	corresponding development principles and guidelines, so to clarify that policy is for community-led mixed use development. The appraisal has already taken account of the principles for mixed use development, including consolidation of community uses, so the change is not considered to impact on the overall findings.	
SAMod111	SA63 Paragraph 2.172	<i>Amend the commentary at paragraph 2.172 as follows:</i> The site operates on a <u>long</u> lease from the Council, providing a range of community uses on a large site in the north of the Borough. As part of the Council's review of its landowning, and premises which provide community uses to determine how best use of them can be made. <u>Development that can be shown to maximise public utility while minimising land use, thereby creating space for new housing, will be supported.</u>	S1/S2	S1/S2
SAMod112	SA63	<i>Amend the first 'Site Requirement' as follows:</i> <ul style="list-style-type: none"> The future consolidated re-provision of all of the existing community uses <u>on or off site</u> should be secured before redevelopment can occur. 	The modification retains the objective of the policy for re-provision of community uses, which the appraisal has already taken into account. The modification is therefore not considered to impact on the appraisal.	No change
SAMod113	SA63	<i>Amend the second 'Site Requirement' as follows:</i> <ul style="list-style-type: none"> Land should be restructured to make the best use of the land, with the potential for <u>cross subsidy from residential to achieve this re-provision/enhancement of a community use taking account of existing uses.</u> 	S3 This change gives more flexibility to delivery of community uses – the overall objective of the requirement to provide a community use though	No change

			remains, and so there is no impact on the appraisal findings.	
SAMod114	SA63	<p>Add new development guideline as follows:</p> <ul style="list-style-type: none"> The Selby Trust should be consulted with regarding the development of future community uses on this site. 	S2	S2
SAMod115	SA64	<p>Add a further 'Development Guideline' as follows:</p> <ul style="list-style-type: none"> The site has potential for significant archaeology, given its location opposite Bruce Castle and within the historic medieval core, which will require assessment. 	This modification provides that proposals should assess and where appropriate preserve any potential archaeological assets, consistent with other Local Plan policies. This builds on the already positive findings of the SA which are found to have significant positive effects on townscape and cultural heritage. The addition will help reinforce this, but will not substantially alter the plan and so the appraisal findings.	No change
SAMod116	SA65	<p>Amend the first 'Site Requirement' to read:</p> <ul style="list-style-type: none"> Development will be required to be in accordance with a masterplan, prepared with the involvement of residents and the Canal and River Trust involvement. 	S3	S3
SAMod117	SA65	<p>Amend the fourth bullet point under 'Site Requirements to read:</p> <ul style="list-style-type: none"> Development on this site should enhance improve access to the towpath along the River Lea in accordance with London Plan policies 7.28: Restoration of the Blue Ribbon Network and 7.30: London's Canal's and other River and Waterspaces. 	S1/S3	S1/S3
SAMod118	Schedule 1,	Table 5 (Site Allocations) to be removed and included in	S1	S1

	Table 5	<i>the Development Management DPD.</i>		
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Minor Modifications				
Modification Reference	Policy / Para / Page	Description of Change	SA Screening	HRA Screening
SAMinor1	Whole Plan	<i>Throughout document: Replace “Consequentially” with “Consequently”</i>	S1	S1
SAMinor2	Whole Plan	<i>Throughout the document: Where appropriate, include a cross reference to the relevant Strategic Policy and/or Development Management Policy within the ‘Site Requirement’ or ‘Development Guidelines’.</i>	S1	S1
SAMinor3	Whole Plan	<i>When sites require a masterplanned approach, add a cross reference in the relevant Site Requirement to Policy DM55.</i>	S1	S1
SAMinor4	Figure 1.4, p.10	<i>Amend Figure 1.4 to reflect the changes to the classifications to employment land designations as set out in the Employment Land Review 2015</i>	S1	S1
SAMinor5	Figure 2.2	<i>Amend the heading of Figure 2.2 to correct the spelling of “Heartland”</i>	S1	S1
SAMinor6		<i>Amend the heading and subsequent references to ‘Tall buildings clusters’ to read Potential tall buildings clusters’.</i>	S2	S2
SAMinor7	Paragraph 2.19	<i>Amend the date of the grant of approval from 2011 to 2012 at the beginning of paragraph 2.19</i>	S1	S1
SAMinor8	Paragraph 2.21	<i>Amend the first sentence of paragraph 2.21 to read: Buildings in this area are permitted up to nine ten storeys were permitted in the 2012 permission for Clarendon Square.</i>	S1	S1
SAMinor9	SA15	<i>Amend the third bullet point under ‘Site Requirements’ to replace the reference to “Westbourne” with “Westbury”</i>	S1	S1

SAMinor10	SA18, SA19, SA20, SA21, SA24, SA30, SA31, SA32, SA33, SA34, SA47	<p>Add a further site requirement as follows:</p> <ul style="list-style-type: none"> This site is subject to the requirements of Policy DM38- Employment-Led Regeneration. 	S1/S3	S1/S3
SAMinor11	SA21	Move the sixth 'Site Requirement' into the 'Development Guidelines' for this allocation.	S1	S1
SAMinor12	SA22	<p>Amend the site's PTAL Rating as follows:</p> <p>3-4-6</p>	S1	S1
SAMinor13	SA39 & SA40	Swap the maps over for site allocation SA39: Gonnermann Antiques Site and Goldsmith's Court and that for SA40: Former Highgate Rail Station.	S1	S1
SAMinor14	SA42	<p>Amend first 'Site Requirement' as follows:</p> <ul style="list-style-type: none"> Development proposals will be required to be accompanied by a site-wide masterplan should showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation. 	S3	No change
SAMinor15	SA43	Amend the site size to read 0.5 Ha and not 1.7 Ha	S1	S1
SAMinor16	SA49	Under ownership include " and LBH "	S1	S1
SAMinor17	SA49 paragraph 2.140	In the commentary, change " five storeys" to " four storeys".	S1	S1
SAMinor18	SA53	Amend the site address to read:	S1	S1

		Alexandra Park and Palace, Alexandra Palace Way, Muswell Hill N8		
SAMinor19	SA53	<p><i>Amend the Planning Designation to read:</i></p> <p>Listed Building: Alexandra Palace (Grade II) and Alexandra Park (Grade II Listed Park and Garden of Special Historic Interest in England).</p>	S1	S1
SAMinor20	SA53 paragraph 2.150	<p><i>Amend the first sentence of paragraph 2.150 to read:</i></p> <p>Conservation of original facades, while enabling a range of uses, including but not limited to Hotel/restaurant, making use ...</p>	S1	S1
SAMinor21	SA53	<p><i>Amend the seventh bullet point under the 'Site Requirements' to read:</i></p> <ul style="list-style-type: none"> • The site Alexandra Palace is the centrepiece of the Alexandra Park and Palace Conservation Area, and development should preserve or enhance its appearance and avoid harm to the significance of the listed building as per statutory requirements. 	S1/S3	S1/S3 No change
SAMinor22	SA55	<p><i>Update the section on 'Current/Previous use' to read:</i></p> <p>Football changing facilities, former hospital, former school</p>	S1	S1
SAMinor23	SA62	<p><i>Amend the 'ownership' section of the site allocation to read:</i></p> <p>LBH Mix of public and private freeholds and leaseholds</p>	S1	S1

Modifications to the Policies Map	
MapMod1	Add Highgate Bowl Open Space to SA42, and Policies Map (set out below)
MapMod2	Amend SA41 as set out below
MapMod3	Amend SA31, SA33, SA 34, TH11, and TH13 to be only Local Employment Area: Regeneration Area, from dual designation as Local Employment Area: Regeneration Area and Locally Significant Industrial Site.
MapMod4	Amend Cranford Way, White Hart Lane, Queen Street, Willoughby Lane, Roseberry Works/Lindens and the residual DEA16 (apart from SA33 & SA34) to be only Locally Significant Industrial Site, from Locally Significant Industrial Site and Local Employment Area: Employment Land.
MapMod5	Amend South Tottenham from part dual designated Locally Significant Industrial Site/ Local Employment Area: Employment Land, to Locally Significant Employment Site only. TH11, 12 & 13 to be Local Employment area: Regeneration Area only as per existing/amendment MapMod3)
MapMod6	Remove High Rd West from Locally Significant Industrial Site.
MapMod7	Amend the Seven Sisters Rd Area of change boundary to be more consistent with the description in SP1.
MapMod8	Correct green chains (change some proposed to existing, and fix mapping error in the Wood Green area).

Map 1: Highgate Bowl Site Allocation & Open Space



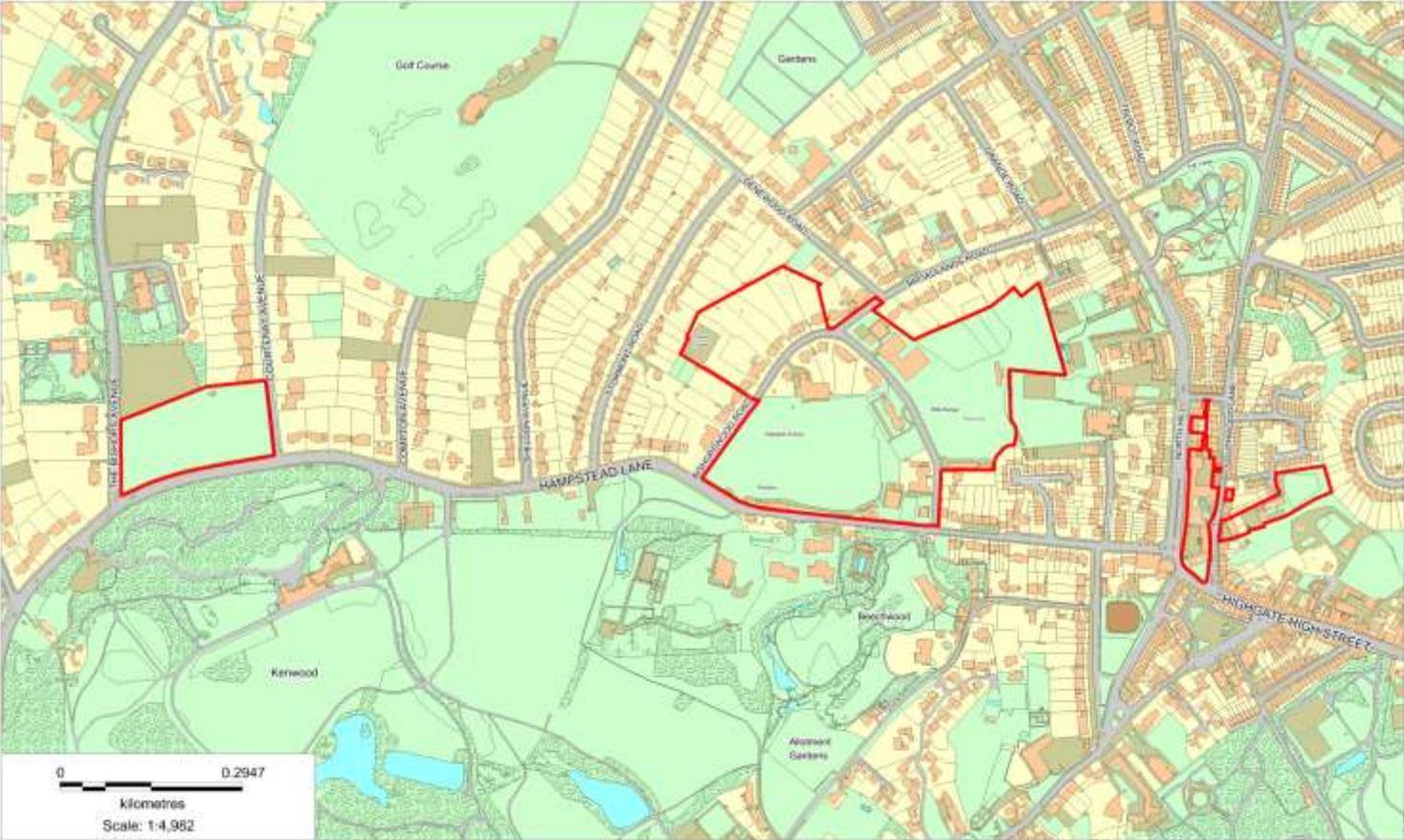
Amend Table 2 as shown below:

TABLE2: Safeguarding Existing Waste Sites

Site and address	Size	Current use	<u>Licensed waste</u> <u>Maximum</u> <u>throughput</u> capacity (tonnes/annum)
Western Road Depot, Wood Green N22	0.3	A13: Household Waste Amenity Site, Waste Transfer Station, Non- Hazardous Waste Transfer Station	24,999 <u>2,526</u>
81 Garman Road, Tottenham, N17	0.2	A11: Household, Commercial & Industrial Waste Transfer Station	75,000 <u>39,773</u>
O'Donovan, 100a Markfield Road, Tottenham, N15	0.8	A16: Physical Treatment Facility – the site is dealing with wood waste	24,000 <u>11,143</u>
<u>44 White Hart Lane,</u> <u>Tottenham, N17</u>	<u>1.1</u>	<u>A19: Metal Recycling Site (Vehicle</u> <u>Dismantler)</u>	23,852
Brantwood House, 175 Willoughby Lane, Tottenham	1.1	A19: Metal Recycling Site (Vehicle Dismantler)	36,486 <u>60,000</u>
O'Donovan, 82 Markfield Road, Tottenham, N15	0.1	A11: Household, Commercial & Industrial Waste Transfer Station	75,000 <u>31,460</u>
Civic Amenity Site, Park View Road, Tottenham, N17	0.1	A13: Household Waste Amenity Site	6,525 <u>6,326</u>
<u>Restore Community</u> <u>Projects, unit 18</u> <u>Ashley Road</u> <u>Tottenham Hale</u> <u>London N17 9LJ</u>	<u>0.2</u>	<u>(metals)</u>	<u>2,215</u>

Amended Site Allocation SA41: Highgate School

HIGHGATE SCHOOL - SITE ALLOCATIONS



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