

New Local Plan

First Steps Engagement

November 2020

Haringey
LONDON



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Foreword



"Our existing Local Plan was adopted over three years ago. Since then, the Council has published a new Borough Plan, driven by the administration's manifesto commitments to reducing inequality.

In 2019, Haringey Council declared a Climate Emergency.

We need a new Local Plan to provide a robust and fit-for-purpose planning framework for the borough. It is the framework by which we will make planning decisions for the long-term future of our borough. We need to deliver on the Borough Plan's commitment to genuinely affordable housing for Haringey residents. We need to hard-wire sustainability into planning decisions to achieve our ambitious target of carbon neutrality by 2041. We need to deliver community-led growth for our residents and businesses, and reflect the New London Plan as we do so. The new Local Plan will help us achieve these things.

All of this must be done in the light of the COVID-19 pandemic. The new Local Plan will help us make a broad and lasting recovery.

This First Steps document allows us to engage and consult with residents, businesses and other stakeholders from the very beginning, so that this Local Plan will be shaped at every stage by the people it serves".

A handwritten signature in white ink, appearing to be 'M White', on a green background.

Councillor Matt White - Cabinet Member for Planning and Corporate Services



1. The New Local Plan: What, why, how and when?

1.1. What is the Local Plan?

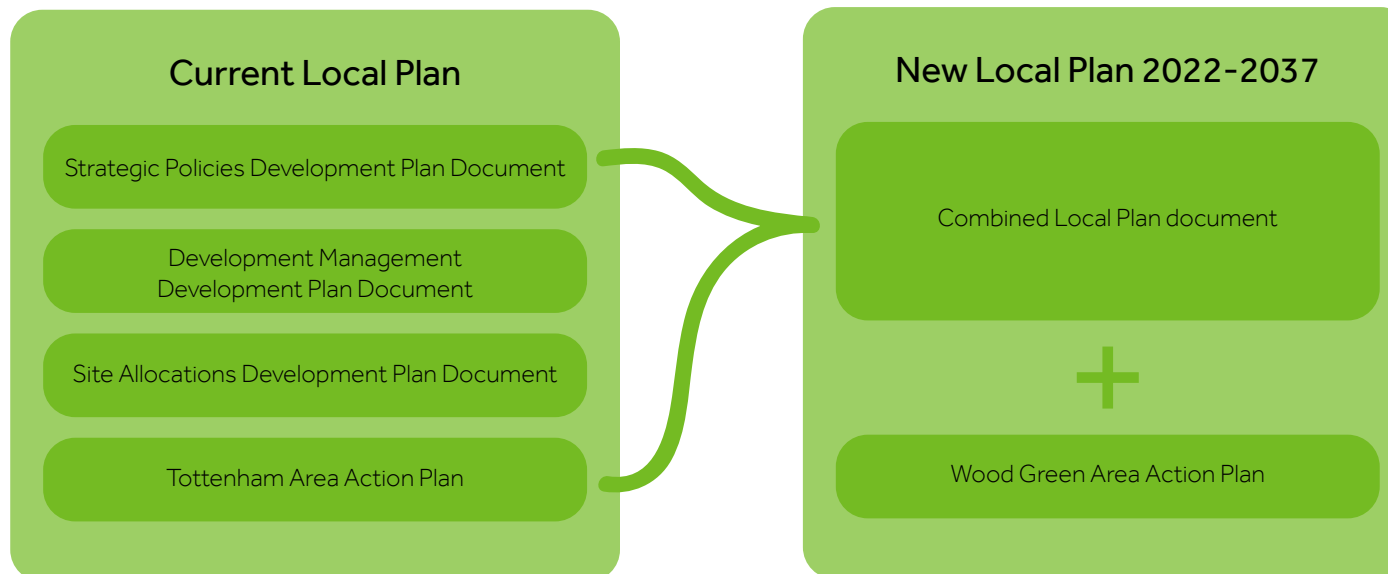
The Local Plan is a document that sets out the vision and objectives for future development of the borough. It provides a positive strategy and policies to enable significant growth such as new homes, employment, leisure and cultural facilities and infrastructure, while protecting and enhancing our heritage and natural environment. The Local Plan is used to decide planning applications for new buildings and changes of use in the borough.

Haringey has a current Local Plan which is made up of four separate documents. This was adopted in 2017 and covers the period until 2026. The Council is now looking to develop a New Local Plan covering the period up to 2037. We propose to replace all existing Local Plan documents with a single document (New Local Plan).

Alongside the New Local Plan, the Council is preparing a Wood Green Area Action Plan which

sets out an area specific strategy for growth in Wood Green.

This engagement is your opportunity to influence future planning policies that will affect how the borough changes and how we address some of our biggest challenges like fighting climate change, improving housing affordability and reducing inequality.



Once adopted, the New Local Plan will form part of Haringey's wider 'Development Plan' which is the starting point for determining applications for planning applications. It will also help to deliver the Council's wider aspirations in the Borough Plan and in other local strategies and policies.



1.2. Why a New Local Plan?

We need to ensure the Local Plan is up to date so that we continue to have a robust basis for deciding planning applications that incorporate our overall aspirations.

The main reasons for undertaking this now are:

Reason 1: A New Borough Plan



A new Borough Plan for Haringey was adopted in 2019 setting out our priorities for four years to 2023. New policies within the Local Plan will

be integral to help achieve these priorities and associated outcomes. These priorities, which all have equality at their heart, are:

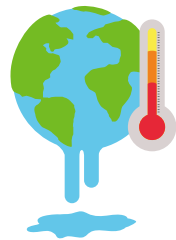
Housing: A safe, stable and affordable home for everyone, whatever their circumstances.

People: Our vision is a Haringey where strong families, strong networks and strong communities nurture all residents to live well and achieve their potential.

Place: A place with strong, resilient and connected communities where people can lead active and healthy lives in an environment that is safe, clean and green.

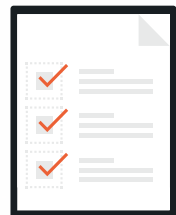
Economy: A growing economy which provides opportunities for all our residents and supports our businesses to thrive.

Reason 2: Declaration of Climate Emergency



In March 2019 we declared a Climate Emergency to tackle climate change and improve the environment now and for future generations. We need to drastically reduce carbon emissions in the borough and become a zero-carbon borough as soon as possible. The Local Plan is a key tool for the Council to address the causes and effects of climate change.

Reason 3: Changes to National Planning Policy and Guidance



It is important to keep the Local Plan up to date so that it can reflect changes in national legislation and recent world events that can have a significant impact on the need for homes, jobs and infrastructure.

In preparing a Local Plan we must have regard to the National Planning Policy Framework (NPPF) and advice contained in guidance issued by the Secretary of State. The NPPF was updated in 2019 and the New Local Plan needs to respond to these changes.

The national Use Classes Order, which puts different 'uses' of buildings and land into different categories, has also been updated in 2020 and so the Local Plan's policies need to reflect this.

Reason 4: New London Plan



A new London Plan is due to be published in late 2020. The Plan has a number of strategic London wide growth objectives including setting housing targets and identifying Spatial Development Patterns & Opportunity Areas,

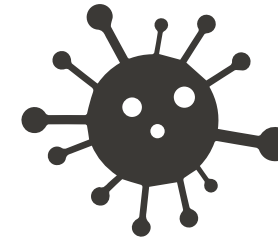
which include Wood Green & Lee Valley Opportunity Areas. The Plan also contains detailed policies on design, housing, social infrastructure, heritage & culture, green infrastructure & natural environment, sustainable infrastructure, and transport.

The London Plan forms part of Haringey's 'Development Plan' and our Local Plan is required to be in general conformity with it. The New Local Plan doesn't need to repeat policies that are already included in the London Plan but can signpost them instead. The New Local Plan will focus on policies where a specific Haringey variation is needed to achieve our local aspirations.

It is also our priority to maximise the amount of affordable housing built in the borough, with a specific emphasis on the provision of social housing that is genuinely affordable. We are taking ambitious steps to help with this in committing to deliver 1,000 new Council homes at Council rents, and the Local Plan will contain policies to support this.

With changes to the NPPF, notably in ensuring local planning authorities can demonstrate a deliverable five-year housing land supply and the introduction of the housing delivery test, it is essential that we have pro-active policies in place that can help us meet our housing targets in a sustainable way, and not be subject to the Government's 'presumption in favour of sustainable development'. This applies if we do not have an up to date plan, cannot demonstrate a five year housing land supply, or fail the housing delivery test. If we are subject to the 'presumption in favour of sustainable development' it will make it harder for us to prevent development that conflicts with our local policies and aspirations.

Reason 6: Support recovery and renewal from Covid-19



Haringey has been impacted greatly by the COVID-19 pandemic. Our communities have rapidly come together to support each other in a time of crisis, mobilising around the most urgent issues, but there are going to be a range of long-term changes that we will need to respond to through a New Local Plan including changes to our places, travel patterns and the economy.

Reason 5: Respond to housing delivery challenges

challenges



The London Plan sets a range of targets and policy requirements for our New Local Plan.

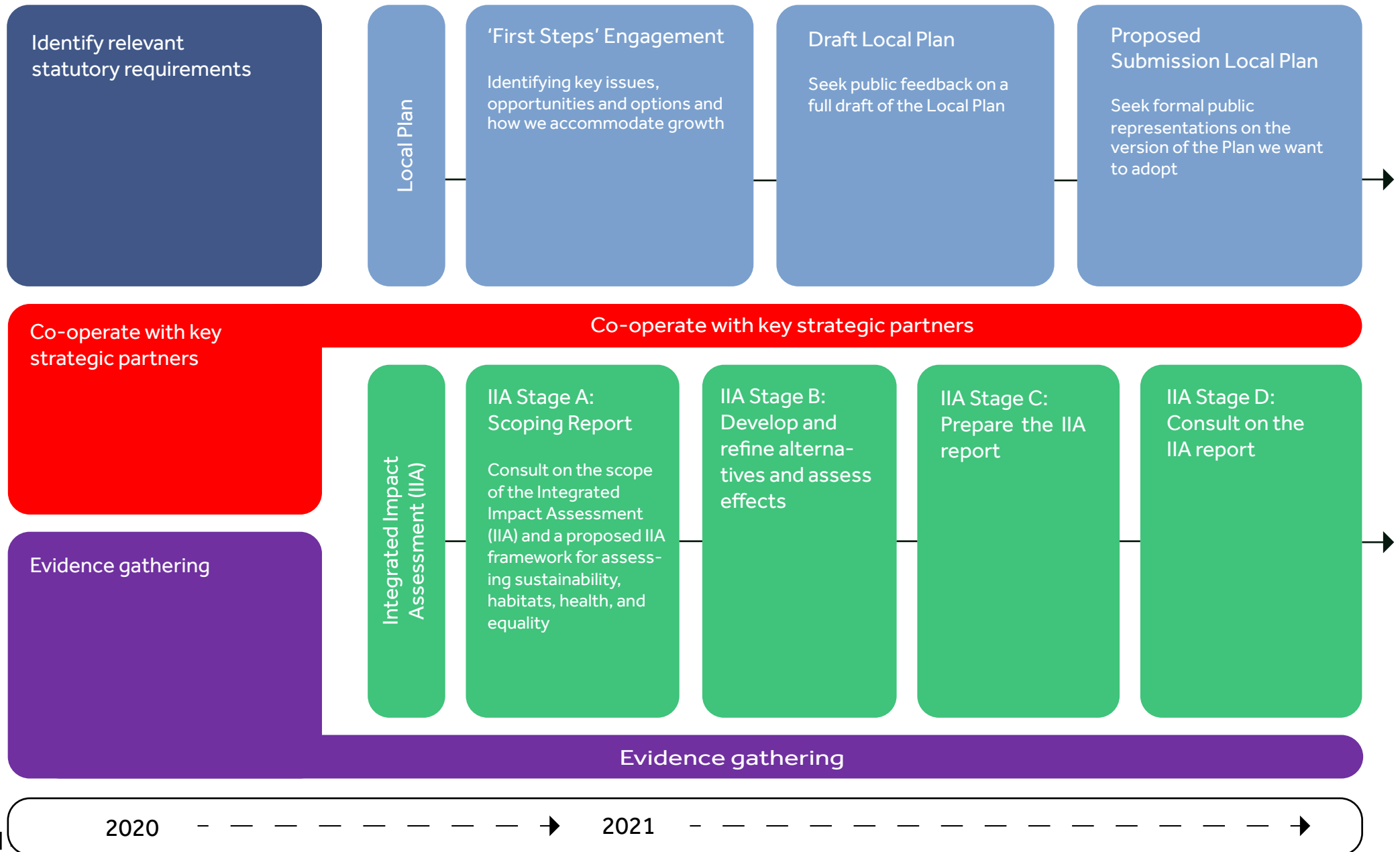
Of particular note are:

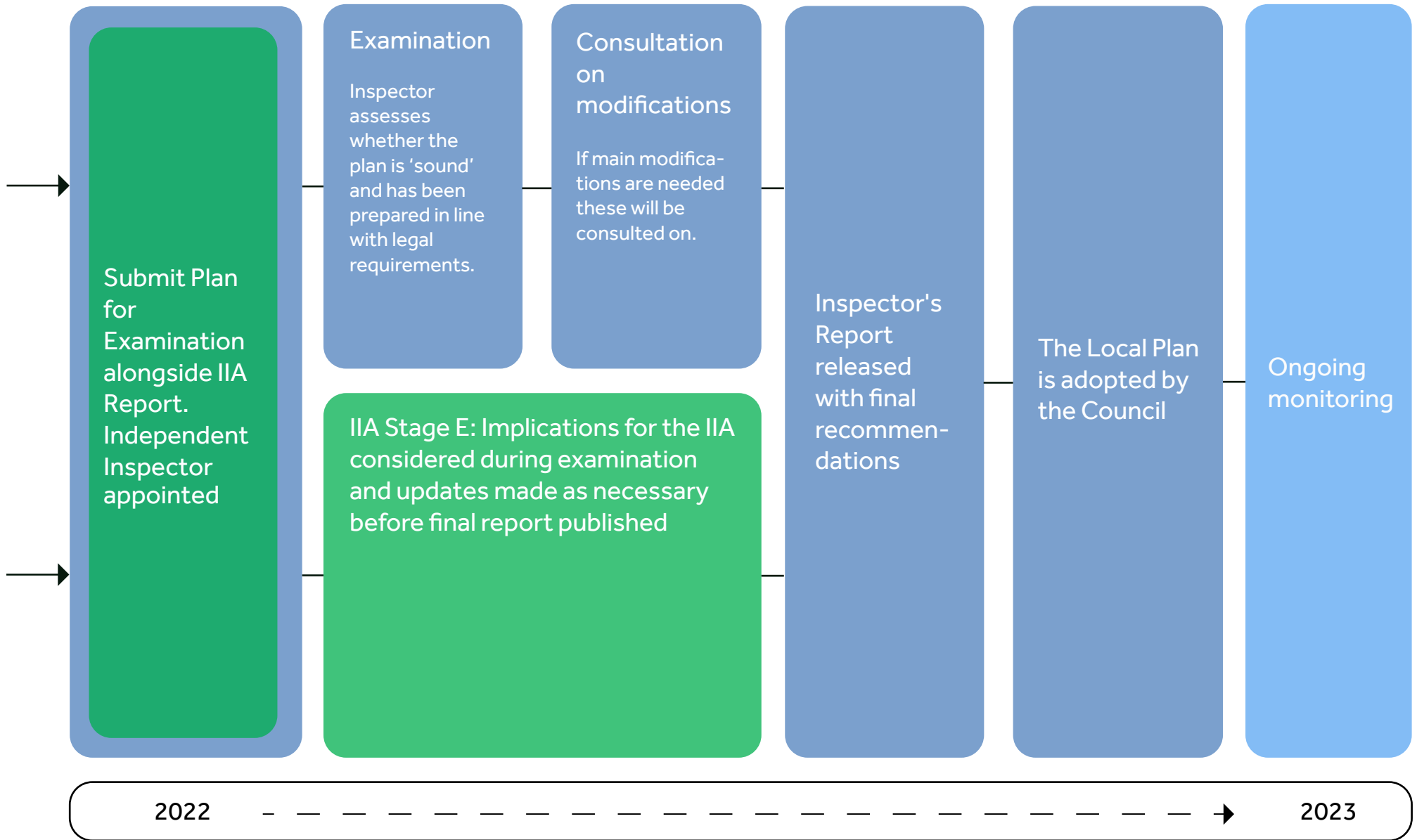
- A ten-year minimum housing target of 15,920 homes over the period 2019/20 to 2028/29
- A ten-year minimum housing target of 2,600 homes on small sites over the same period



1.3. How and when will we develop the New Local Plan?

Developing the New Local Plan will take time as there is a lot to consider. The key components of the process are set out below together with the anticipated timeframes:





Meeting statutory and policy requirements

We want the New Local Plan to reflect the aspirations and choices of the local community as far as possible. In doing so the Local Plan must comply with specific requirements set out in national planning policy and legislation. It must:

- Be in general conformity with national planning policies set out in the National Planning Policy Framework and associated guidance and the London Plan
- Contribute to the achievement of sustainable development and be supported by a Sustainability Appraisal and Habitat Regulations Assessment
- Meet objectively assessed need for housing, employment, and infrastructure requirements
- Demonstrate joint working on strategic cross-boundary issues
- Be deliverable taking account of infrastructure requirements and viability considerations

In addition, the plan must be prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 which set out the statutory process for plan-making together with a range of other specific requirements of Local Plans.

In August 2020 the Government published a 'Planning for the Future: White Paper' consultation document setting out a package of proposed reforms to the English planning system. If implemented these would involve major changes to how Local Plans should be produced and their contents. As we are at the very beginning stage of

preparing the New Local Plan we consider that there will be opportunity to take account of future changes as we move forward in the plan-making process. We therefore intend to proceed with preparing our New Local Plan.

Developing an evidence base

National policy requires that Local Plans are underpinned by relevant and up-to-date evidence. We are proposing that the following studies will be undertaken to help underpin future versions of this Plan:

- Whole Plan Viability Assessment (including Affordable Housing)
- Strategic Housing Market Assessment (SHMA)
- Gypsy & Traveller Accommodation Needs Assessment (GTANA)
- Strategic Housing Land Availability Assessment (SHLAA)
- Small Sites Study
- Employment Land Study (ELS)
- Retail & Leisure Needs Study (RLNS)
- Parks and Green Spaces Strategy and associated Action Plans
- Strategic Flood Risk Assessment (SFRA), Surface Water Management Plan (SWMP) and Sequential & Exception Site Testing
- Transport Assessment / Study
- Archaeological Priority Area (APA) Review
- Infrastructure Delivery Plan (IDP) / Infrastructure Funding Statement (IFS)

At this early stage we are still considering what additional evidence is required to inform the New Local Plan, particularly in light of the COVID-19 pandemic which has had major impacts on the borough and its people. Depending on responses received to this initial consultation, we may consider additional evidence necessary.

The Local Plan is also informed by, and supports, a range of other strategies for the borough including:

- Housing Strategy 2017-2022
- Economic Development and Growth Strategy (adopted January 2015)
- Health and Wellbeing Strategy 2015-2018
- Transport Strategy (adopted March 2018)
- Physical Activity and Sport Strategy 2019-2023
- Young People at Risk Strategy 2019-2023
- Air Quality Action Plan 2019-2024

The following documents are currently in the process of being prepared or revised and updated and will also be taken account of as part of the Local Plan preparation process:

- Good Economy Recovery Plan
- Housing Strategy
- Economic Development Strategy
- Parks and Open Space Strategy
- Climate Change Action Plan
- Walking and Cycling Action Plan
- Health and Wellbeing Strategy

Public engagement

The public have a right to influence decisions that affect them and bring invaluable knowledge of their neighbourhoods that will help create good planning policies. This 'First Steps' engagement is to make sure the public have a chance to get involved as early as possible. We will continue to seek public input at each of the key stages in the development of the New Local Plan. We will publish a consultation statement after each consultation, detailing the feedback we have received on the document and what we propose to do as a result.

Co-operating with key strategic partners

We are subject to a statutory requirement to cooperate with neighbouring boroughs and other prescribed bodies on strategic matters that cross administrative boundaries. This is known as the 'Duty to Cooperate'.

Our neighbouring boroughs, the Mayor of London, Transport for London and prescribed national bodies like the Environment Agency and Natural England are examples of our key strategic partners.

Ensuring we meet sustainability and equality objectives

To ensure the Local Plan contributes positively to sustainability, health and equality objectives it will be informed throughout its preparation by an Integrated Impact Assessment (IIA) - The IIA is

designed to ensure that through the development of the Local Plan the effects of its policies, need for any mitigation, and reasonable alternatives are adequately considered so that the decision-making process is an informed one. It brings together the following assessments, some of which are requirements and others which are good practice:

- **Sustainability Appraisal** – Promotes sustainable development by assessing the extent to which the emerging plan will help to achieve relevant environmental, economic and social objectives when judged against reasonable alternatives
- **Equalities Impact Assessment** – Aims to ensure the policies do not unlawfully discriminate, promote equality of opportunity and foster good relations between people with a protected characteristic and those who do not

→ **Health Impact Assessment** – Ensures the plan promotes health gains for the local population, reduces inequality and avoids actively damaging health

A **Habitats Regulation Assessment** will also be undertaken as a parallel process to the IIA, to consider whether the plan is likely to have significant effects on a site designated at a European level for its nature conservation interest.

Alongside this First Steps document, we are consulting on the Scoping Report for the IIA of the New Local Plan. The Scoping Report is the first stage in developing the IIA and seeks to identify the scope and level of detail of the information to be included. It sets out the context, objectives and approach of the assessment and identifies relevant environmental, economic and social issues and objectives.



2. How do I have my say?

We want your views on the how the borough can continue to grow and develop. The New Local Plan will affect decisions about your neighbourhood, where you live, work, spend your leisure time and your experiences travelling to these places. It will also make a difference in taking on some of the big challenges we face as a community, such as a lack of affordable housing, climate change and COVID-19.

Please encourage your friends and families to get involved. We would like to receive input from as many people as possible so that the New Local Plan can reflect the aspirations of our diverse community.

Our Statement of Community Involvement (SCI) (March 2017) sets out our aim that consultation will be effective, transparent, proportional, inclusive, accountable and coherent.

This focus of this 'First Steps' document is on engaging early with our stakeholders and communities to be sure that we have captured the main issues and opportunities the borough faces and understand community preferences as to how we address them.

Each section contains information on relevant plans and policies that should be considered, currently identified issues and opportunities, and ideas and options for addressing/ implementing them. At the

end of each section is a list of questions we would like your thoughts on. Your response does not need to address all these questions and does not need to be limited by them.

The SCI contains a commitment that we will publish all Local Plan documents for at least a six-week period. As this is the first opportunity for residents, business and other local stakeholders to help shape the New Local Plan and the scope of the consultation is very broad this document and accompanying Integrated Impact Assessment (IIA) Scoping Report are published for public consultation for 11 weeks. It is also considered that this extra time is necessary to support effective engagement in a period where COVID-19 is having major impacts on the lives of residents.

Engagement is open from 16 November 2020 until 1 February 2021.

The main source of information on the New Local Plan First Steps Engagement is our website:

www.haringey.gov.uk/newlocalplan

We would prefer to receive your comments through the website or via email to:

Planning.Policy@haringey.gov.uk

Alternatively, you can submit comments via post to:

Planning Policy, Haringey Council, 6th Floor, River Park House, Wood Green, London, N22 8HQ

To respect social distancing requirements and reduce health risks, we will be providing additional consultation material through our New Local Plan website, including videos, presentations, and virtual questions and answer seminars with Council staff. Details on when these events will take place and how to register are set out on the website.

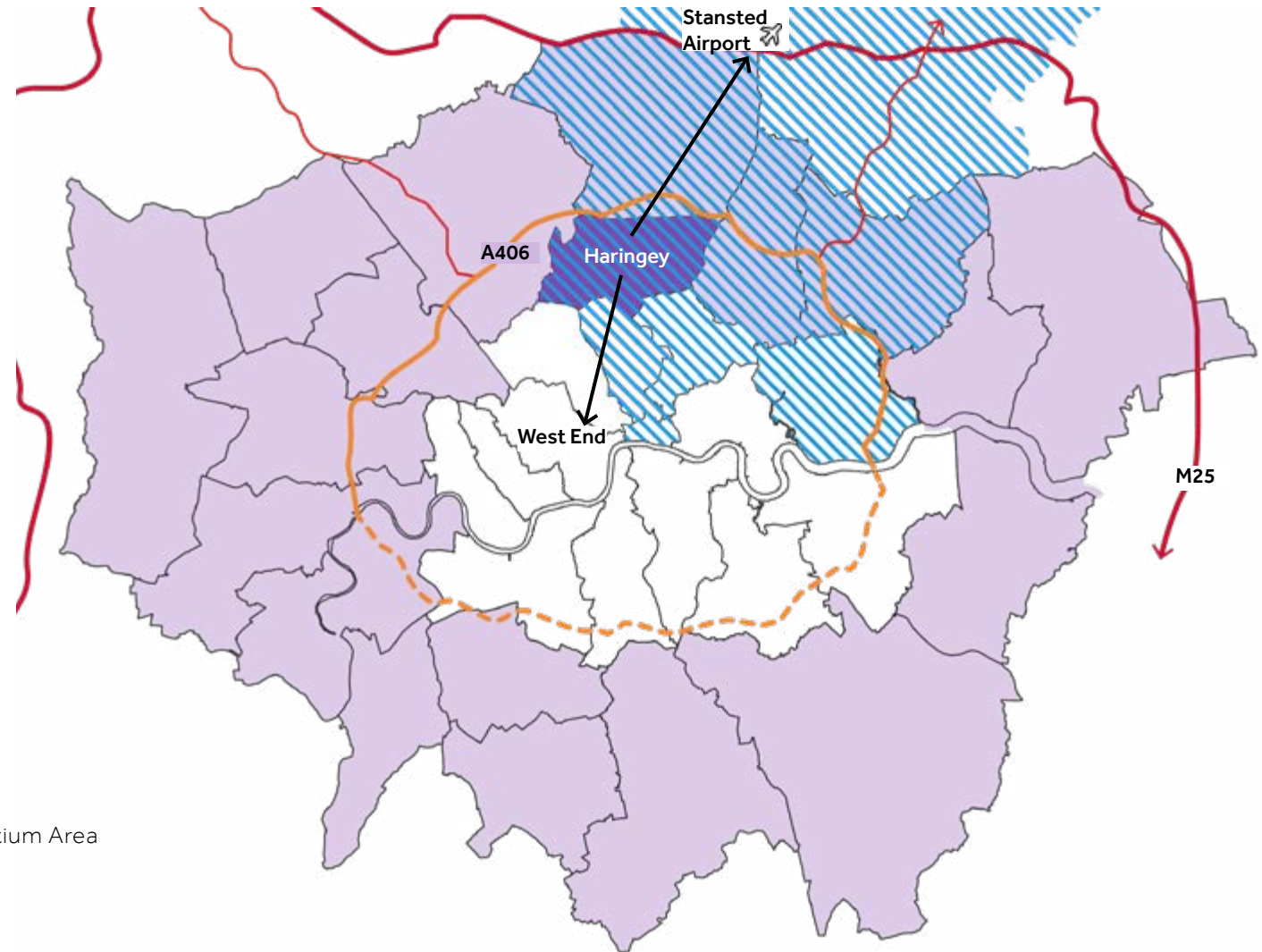
Hard copies of the documents will be available at libraries where open to the public. Further information on the libraries open and their opening hours can be found here: www.haringey.gov.uk/libraries

If you have any questions or experience any difficulty in accessing consultation material or submitting your representations, please contact us via email at **Planning.Policy@haringey.gov.uk** or by telephone on **020 8489 5965**.

3. The Big Picture

Haringey is situated in north London within the Outer London group of boroughs, although it has good links to central London. It covers an area of more than 11 square miles and was estimated in 2018 to have a population of almost 283,000.

The borough lies in a strategic location with strong links to the City, West End and Stansted Airport. It falls within the London-Stansted-Cambridge Consortium area, referred to as the UK's innovation corridor.



KEY

- Outer London
- London-Stansted-Cambridge Consortium Area

3.1. State of the borough

It is important that the New Local Plan is prepared based on a robust understanding of the borough and a sound knowledge of how it is likely to change.

In the first instance, it is necessary to acknowledge the enormous impacts which the COVID-19 pandemic has had on Haringey. While the virus itself is primarily a public health issue, the unprecedented responses the pandemic has necessitated means that is also an economic and social crisis. COVID-19 has caused a variety of urgent issues and resulted in rapid changes to how people live and work. Many of the urgent issues have wide-ranging and long-reaching consequences and it is likely that many of the changes could remain in the medium to longer-term. The Council has been collecting data and information to support its emergency response to COVID-19 and this is ongoing to support the actions we are taking.

The following infographics provide an overview of key issues facing the borough and the related challenges and include detail on COVID-19 impacts where the Council has evidence in this regard.

Housing

London

Has not been building enough new homes to meet its housing needs



HOUSE PRICES AND RENT

House prices and rents have never been higher compared to incomes

OVER THE LAST

40

YEARS



shrinking supply of genuinely affordable housing



There are issues with both over-crowding and under-occupation

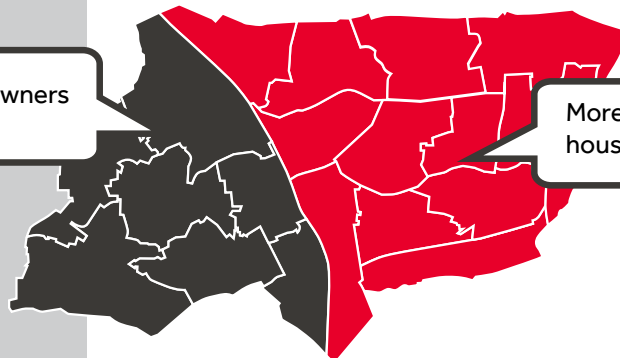
A result of these failures in Haringey has been

- ↓ Major decline in owner occupation
- ↓ Decline in social rented housing
- ↑ Private rented sector going up

The consequences of which are:

- ↑ Growth in overcrowding, homelessness and rough sleeping.
- ↑ Increased levels of poverty, indebtedness, evictions and forced relocations.

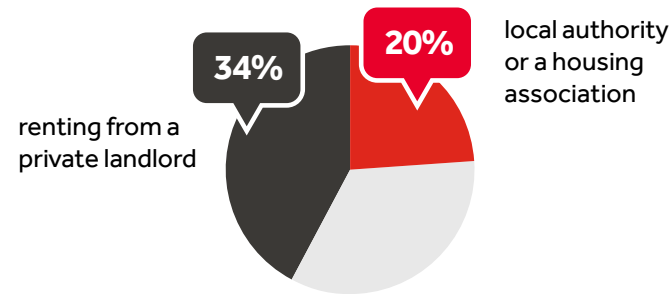
More homeowners in west



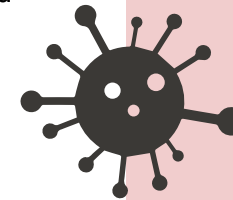
More social rented housing in the east

Haringey

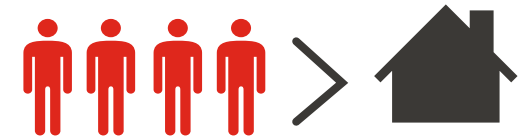
As of 2018 most residents lived in a rented property



The proportion of renters has increased while the proportion of home owners decreased



The COVID-19 pandemic has demonstrated very clearly the **essential role of housing in supporting public health.** Social tenants and private renters have been particularly exposed to the crisis



Rising private rent levels in Haringey have increased the number of households who need assistance from the Council



There are major risks to wellbeing from living in overcrowded homes without access to quality open spaces

Home ownership is out of reach for many of Haringey's existing residents.

Rising private rent levels in Haringey have increased the number of households who need assistance from the Council.

IN 2019 MORE THAN

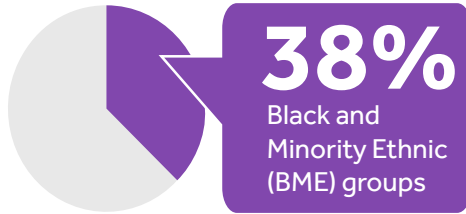
3,000

households in Haringey were living in temporary accommodation (statutory homeless)

People

DIVERSITY

HARINGEY IS A HIGHLY DIVERSE BOROUGH



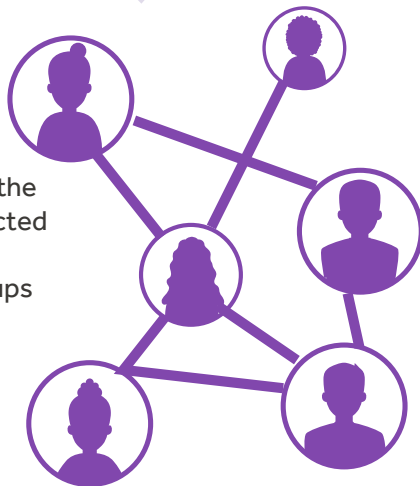
LANGUAGE

30%
of residents do not speak English as their main language



OVER **180** languages are spoken by Haringey residents

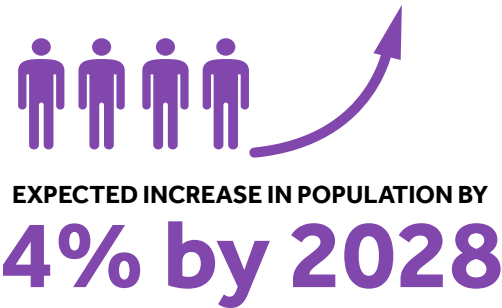
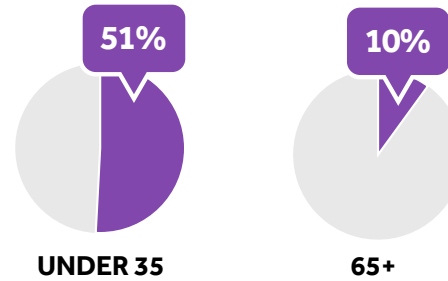
The diversity of the borough is reflected by a mosaic of community groups and networks



AGE

The borough has a young population

IN **2018**



LARGEST INCREASE WILL BE IN OLDER AGE GROUPS

12%



However the over 65 population is only projected to account for 12% of the population in 2028

INEQUALITY

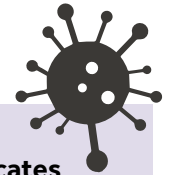


Haringey is a relatively deprived borough, ranking **49 out of 317** Local Authorities in England and 4th in London.



Levels of deprivation are uneven across the borough with the most deprived areas more heavily concentrated in the east.

Emerging evidence indicates that COVID-19 will have disproportionate impacts upon already vulnerable and disadvantaged groups'



Haringey's most familiar local landmarks include **Alexandra Palace, Bruce Castle** and **Tottenham Hotspur Football Stadium**

It benefits from a varied historic environment which includes **28** conservation areas, **286** statutory listed buildings and **36** Historic Parks and Gardens

Wood Green is one of **13** Metropolitan Centres across London

We have over **120** venues where cultural activity take place

over **70** annually occurring cultural events

As of 2019 there were **2,700** creative and cultural industry enterprises in Haringey making a key contribution to the local economy

Crime has been steadily declining in Haringey but some neighbourhoods and some groups remain much more likely to fall victim to crime than others with knife crime a key issue. Feelings of safety after dark, particularly in some parts of the east of the borough, are a key concern for people in the borough

Haringey has many **unique town centres** and **high streets** including Green Lanes, Tottenham High Road historic corridor and specialist centres like Crouch End

Residents report a **strong sense of place and community.**

78% say they have good friendships and/or associations in their local area

83% say relations between different ethnic and religious communities are good.



Haringey has good radial transport links into central London by



Convenient access to **Heathrow** and **Stansted** airports.

3

UNDERGROUND LINES

3

NATIONAL RAIL LINES



serve **four underground stations, nine rail stations and three rail/underground interchanges.**



Cycle Superhighway 1

runs through the east of the borough providing a safe and convenient route into the City, however, the borough's cycling infrastructure is not as developed as many other London boroughs

Congestion

is a key issue for our main road network particularly at key hotspots such as town centres contributing to health concerns arising from poor air quality and noise



We declared a

Climate Emergency

in March 2019 reflecting our desire to drastically reduce carbon emissions in the borough and become a zero-carbon borough as soon as possible

We published a draft

Climate Change Action Plan

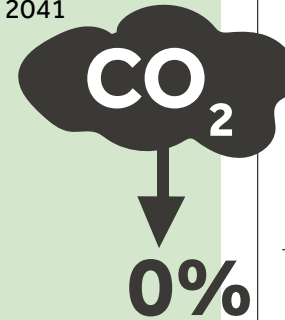
in March 2020 with a 2027 target for the Council to be zero-carbon and a 2041 target for Haringey as a whole

ZERO-CARBON COUNCIL BY

2027

ZERO-CARBON BOROUGH BY

2041



THE BOROUGH HAS

25 Green Flag Parks

which include **Alexandra Park** and **Finsbury Park**

There is, however, substantial variation in the amount of open space in different wards.

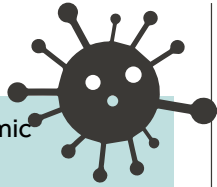


HARINGEY HAS REDUCED ITS CARBON EMISSIONS BY

35.9%

since 2005

Economy



The COVID-19 crisis has had severe economic impacts on the borough and its residents

Haringey's economy has been highly exposed due to high numbers of employees in sectors adversely affected by social distancing.

AS OF JUNE 2020

50,400

employees living in Haringey had been furloughed and

19,400

new residents were claiming unemployment benefits

up to **1/3**

of all jobs are at risk based on furlough data



IN 2017 HARINGEY HAD

92,000 JOBS

below that of statistical neighbours and London averages

HARINGEY HAS

4TH

lowest jobs density of the 32 London boroughs



More than three-quarters of Haringey's working age population were economically active before COVID-19

Until the onset of COVID-19 the borough had a relatively strong labour market, with high levels of participation, low levels of unemployment and strong skills levels

However, rates of economic participation are not equal



HARINGEY WORKERS AND RESIDENTS TEND TO EARN LESS THAN THE LONDON AVERAGE



HARINGEY LONDON

The proportion of residents earning below the London Living Wage is higher

In-work poverty is an issue for some residents. There are significant differences in average income levels between the east and west of the borough.

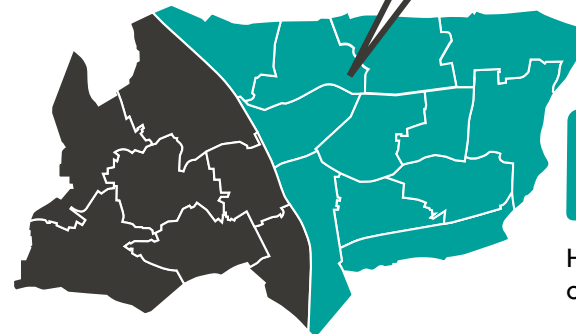


Haringey has a high net-outflow of commuters, particularly into Central London

Haringey has a strong local service offering. Key sectors are public services, retail, arts and entertainment and accommodation and food.



Industrial estates are the most significant employment location in the borough and accommodate some of the largest employers. There is a high concentration in the east of the borough.



Tottenham is one of only six London areas to be designated a Creative Enterprise Zone.



However, like many other London boroughs, the level of industrial floorspace has declined in recent years

Challenges and Opportunities

The New Local Plan will cover the period 2022 to 2037. In developing a strategy to guide change and development during this time, we need to respond to the social, environmental and economic challenges that the borough is facing and the opportunities available to address them. The key challenges/opportunities are cross-cutting and include the following:

Reducing inequality and making Haringey a fairer place



There is an extremely wide variation in outcomes across the borough. This inequality is a root cause of many problems. It is essential that equality of opportunity, fairness and quality of life for all is at the forefront of the future action and change in Haringey.

Housing Haringey's people



There is substantial need for housing of all types in Haringey. There is a particular need for genuinely affordable housing as high house prices mean that home ownership is out of reach for many existing residents and rising rent costs mean an increasing number of households cannot afford their current accommodation.

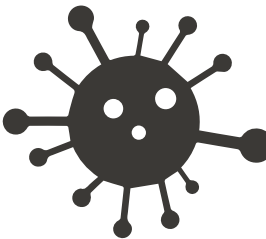
Helping prevent Climate Change and address potential effects



Climate change will affect all our lives and those of future generations, with global changes having local impacts. The Council declared a Climate Emergency in 2019.

Action is needed to reduce Haringey's carbon emissions as far and as quickly as possible and to deal with the effects of climate change in the borough including heat waves, increased flood risk, and impacts on biodiversity, energy and food. It is particularly important because climate change will disproportionately affect those least able to bear it.

Supporting Haringey's recovery and renewal from the effects of COVID-19



The COVID-19 crisis has had an enormous impact on the borough with major social and economic consequences. A concerted effort is required to support recovery and renewal.

There is a need to respond to the changes which result from the virus such as changing work and travel patterns including ensuring our employment land and buildings are fit for a post-COVID economy and that our town centres provide the shops and services our residents need.

Building and retaining wealth in Haringey's communities



The Council is committed to a community wealth-building approach which creates an economy that is rooted in the community, with the Council leading by example. A key part of this is ensuring that regeneration delivers social and economic renewal of existing communities and that these continue to be an integral part of the community after work is done.

Creating better places and improved local environments which are attractive, sustainable and safe



New development must be high quality and contribute to a sense of place. It should conserve and enhance the borough's historic environment as well as protect and enhance the natural environment. There is a particular need to support the continued vitality and vibrancy of the borough's centres. New development must also help create and enhance a sense of community fostering cohesion and unity.

Improving facilities and services and accessibility to them



Haringey has a wide variety of services and facilities. It will be necessary to improve these to support the borough's growing population and also to ensure more equitable access (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities.

Delivering a transport system which is better connected, has greater capacity and is more accessible



The borough has a good transport system already but this will need to improve in response to growth and to reduce carbon emissions and create an environment which is pleasant to get around by walking cycling and public transport.

Ensuring growth in Haringey benefits everyone and is sustainable



Haringey is required by the new London Plan to accommodate a significant amount of growth, particularly in terms of the delivery of new homes. It is important that this growth is something that everyone in the borough can benefit from and that produces attractive, accessible high-quality buildings, streets, parks and other public spaces.

Supporting active and healthy lifestyles across Haringey



There is an important link between how places are planned and the health of people who live in them. Haringey should be a healthy environment that contributes to the vitality and wellbeing of its communities. It is key that development and change supports a shift towards walking and cycling as the primary transport modes in the borough.

What do you think?

BP1. What challenges/ opportunities does Haringey face now and in the future?

BP2. Have we covered all the overarching challenges/ opportunities facing the borough? Is there anything missing?



3.2. Vision

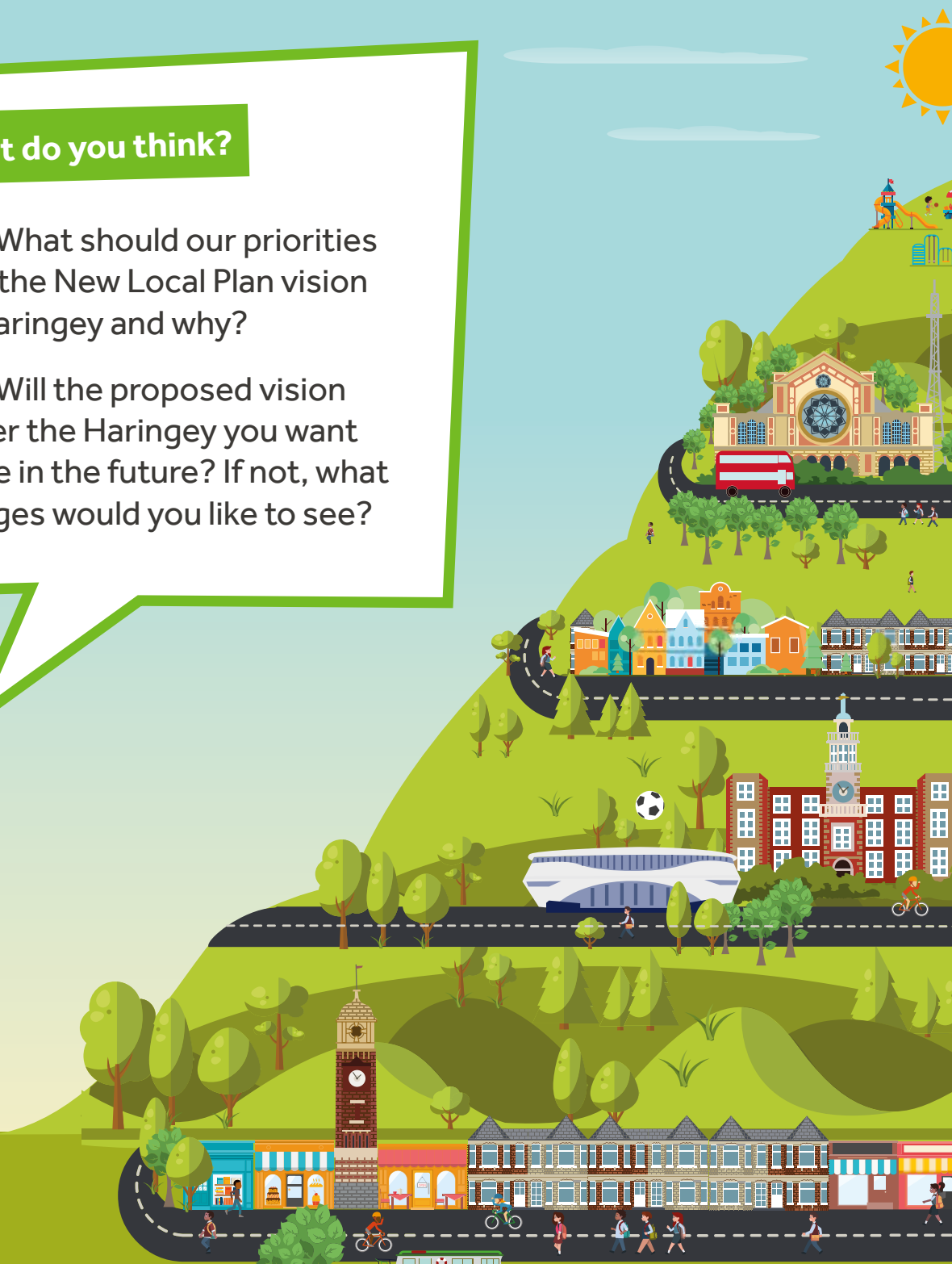
Haringey will have to accommodate a significant amount of growth to meet our local needs. We need to be realistic that Haringey will change. Our vision should be positive, focusing on what we want to see rather than what we do not. It should provide a clear picture of the role that new development will play in creating the borough we want to see in the future.

We would like your views on how bold and ambitious the New Local Plan should be. A suggested vision is set out on the next page and we would like to know your thoughts on it.

What do you think?

BP3. What should our priorities be in the New Local Plan vision for Haringey and why?

BP4. Will the proposed vision deliver the Haringey you want to see in the future? If not, what changes would you like to see?



Suggested Vision

In **2037** Haringey has a strong track record of addressing our key **challenges**

Is a **proud** borough where our unique natural, physical and cultural assets have been **enhanced** and are **celebrated**

Continues to **empower** our diverse and talented people, in particular our children, to live healthy, enriched lives, and achieve their potential



Inequality

A fairer borough which has significantly reduced inequalities and considerably narrowed the gap in outcomes



Climate Emergency

On target to be a zero-carbon borough by 2041, playing a leading role in taking action to address climate change and developing resilience to its effects



Housing

Everyone has a safe, stable and affordable home, regardless of their circumstances



A network of thriving town centres and high streets which are fit for 21st century needs



Has expanded its exciting cultural and creative offer



A leader in adapting to, and adopting, new technologies and innovations that support a sustainable borough



Has an excellent range of services and facilities that are equally accessible to all



Well connected in physical terms and benefitting from a network of connected communities



An environment that has benefited from development of the highest design quality



A healthy borough where walking and cycling are the preferred transport modes for local trips



A conserved and enhanced historic environment whose value to residents is maximised



Has a good local economy which provides opportunities for all residents and supports our local businesses to thrive



Has benefitted from the renewal of Wood Green and Tottenham as part of a borough-wide community wealth-building approach that puts local people at the heart of regeneration



People can lead active and healthy lives in an environment that is clean and green and supports community safety and cohesion

3.3. Level of growth

The London Plan sets out a spatial strategy to plan for London's growth between 2019 and 2041. It identifies the overall level of growth that London is expected to accommodate in the first ten years of the plan and Policy H1 apportions annual housing targets to each of the 32 London Boroughs for this period using a capacity-based methodology.

Policy H1 sets Haringey a ten-year minimum housing target of 15,920 homes over the period 2019/20 to 2028/29 (an annual average of 1592 homes). It states that this target must be included in the development plans of boroughs. We therefore propose that the New Local Plan should plan for and seek to ensure the delivery of this target. We still need to find out what specific housing mix is needed in Haringey and will undertake a Strategic Housing Market Assessment to establish what the appropriate mix is, including affordable housing.

The London Plan does not set any borough targets in relation to non-housing uses such as employment and retail. We will commission bespoke evidence to find out what the projected need is for these uses over the plan period.

3.4. Sustainable development

The National Planning Policy Framework (NPPF) (2019) sets out that the purpose of the planning system is to achieve sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are an economic objective, a social objective and an environmental objective.

At the heart of the NPPF is a presumption in favour of sustainable development. This means that the New Local Plan should seek opportunities to meet the development needs of our area. We must therefore plan for and deliver new development in the future but this has to be achieved in a sustainable way, and this is the starting point for the New Local Plan.

What do you think?

BP5. Do you consider that planning for the level of housing growth required by the London Plan is the appropriate approach in the New Local Plan?

BP6. If you do not agree, please tell us how we should decide what level of growth to plan for and why?

3.5. Good growth

Dealing with high levels of growth is undoubtedly one of the biggest challenges of our times, putting pressure on land, housing, infrastructure and the environment. The London Plan is clear that growth should not be supported at any cost and instead stresses that boroughs should achieve “good growth” – growth that is socially and economically sustainable and is focused on sustainable development.

In this regard, the London Plan sets out six core good growth objectives which should be taken into account for all planning and development in London. They are as follows:

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG4 Delivering the homes Londoners need
- GG5 Growing a good economy
- GG6 Increasing efficiency and resilience

We broadly support these objectives and do not propose to repeat them in the New Local Plan as the London Plan already forms part of the development plan for our borough. We do however consider that there may be merit in including specific good growth objectives for Haringey within the New Local Plan. These would provide further detail about what good growth means in a Haringey context including:

- The affordable housing needs of residents of the borough
- The best use of land having regard to the varied character of the borough
- Local interpretation of high-quality design
- Our definition of a good economy
- The needs of our town centres and high streets
- Reducing carbon emissions and mitigating climate change

What do you think?

BP7. Do you support the London Plan Good Growth objectives? If not, why?

BP8. Do you consider that there is a need for specific Good Growth objectives for Haringey within the New Local Plan?

BP9. If so, what do you think these Good Growth objectives should be?



4. Our Neighbourhoods

The borough comprises a series of places, at a variety of scales, each with different issues, challenges, and opportunities. This section considers our borough's places and seeks your input as to how they can best be addressed within the New Local Plan.



4.1. Opportunity Areas and Regeneration

The London Plan identifies two Opportunity Areas in Haringey. These are at Wood Green (referred to as Haringey Heartlands), and the Lee Valley which includes Tottenham Hale. These areas have the potential to deliver a substantial amount of the new homes and jobs that Haringey and London needs. They are the areas of the borough which are expected to see the most change.

Tottenham and Wood Green are also identified in our Borough Plan as focuses for regeneration with social and economic renewal at its heart. Our objective is to deliver new homes and jobs in these locations for the benefit of the existing communities. We will seek to maximise benefits for local residents and businesses and deliver new investment and improvements as set out in their Strategic Regeneration Frameworks, including to public spaces and community facilities.

Coordinated development in Opportunity and Regeneration Areas and on key sites provides opportunities for developments to deliver greater benefits than the sum of their individual parts. To ensure maximum delivery and benefits for residents and businesses, and to avoid piecemeal development, the New Local Plan will look to require comprehensive masterplanning and site assembly in these areas where appropriate.

Lee Valley Opportunity Area

The Lee Valley occupies a strategic position in the London-Stansted-Cambridge-Peterborough growth corridor and provides a range of opportunities for higher density development. Within Haringey this is predominantly in the Tottenham Hale and North Tottenham area, with major schemes in Tottenham Hale already on-site and the Tottenham Hotspur Stadium and associated development substantially built. The potential arrival of Crossrail 2 will transform transport connectivity and capacity in the Upper Lee Valley to support this additional growth, with recent improvements including a four-trains-per-hour service on the West Anglia Main Line at Northumberland Park.

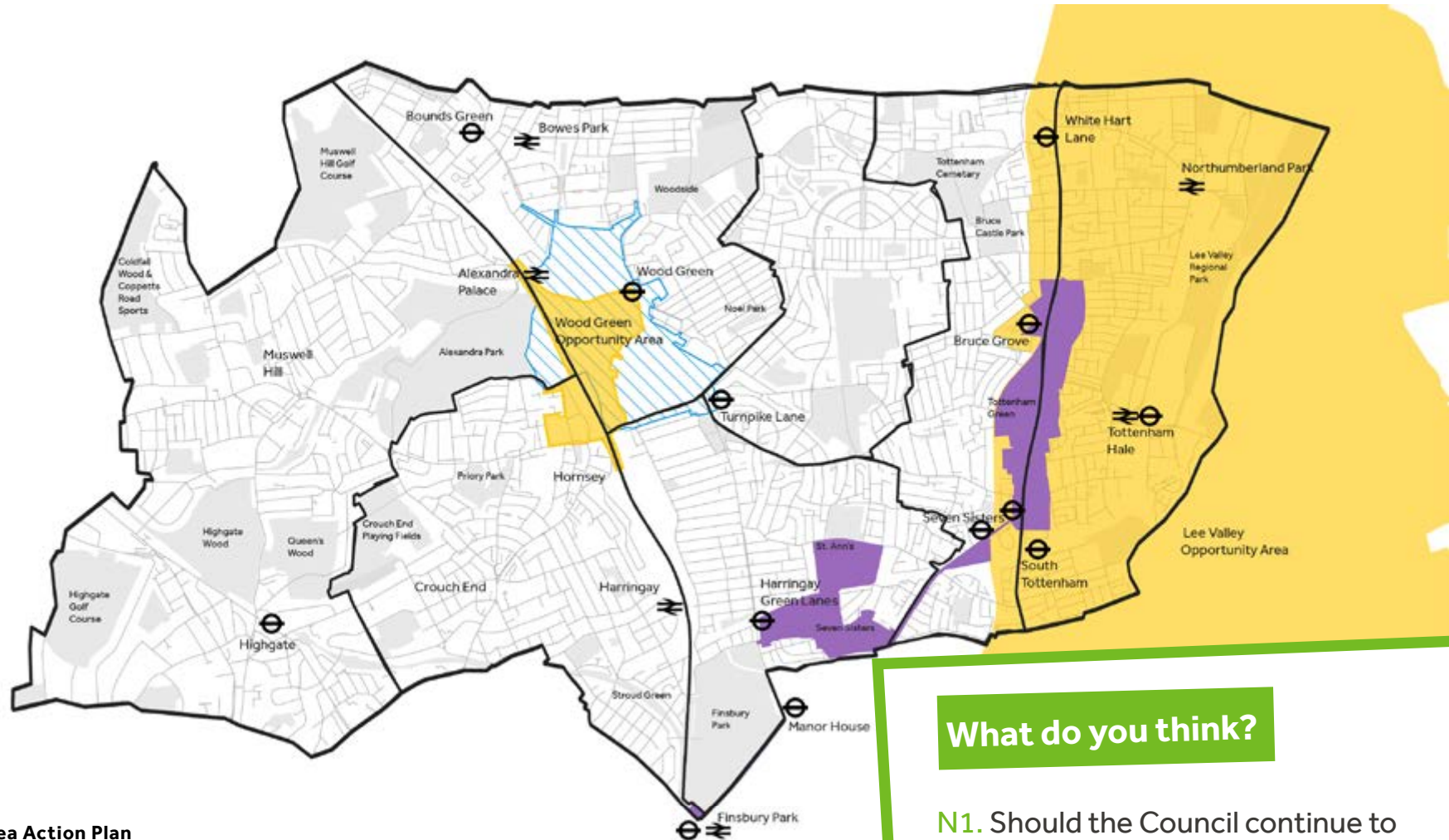
The London Plan identifies that this Opportunity Area has the capacity for around 21,000 new homes and 13,000 new jobs, of which 10,000 new homes and 5,000 new jobs are currently planned for within Haringey, as identified in the Tottenham Area Action Plan (AAP). A large number of the major development sites within the Tottenham AAP have been completed, are substantially underway or now have planning permission. We are therefore proposing to incorporate the remaining sites in the Area Action Plan within the New Local Plan.

Wood Green / Haringey Heartlands

Opportunity Area

Wood Green is identified as an Opportunity Area in the London Plan due to the range of sites suitable for redevelopment to support a rejuvenated employment-led Metropolitan town centre. The area benefits from excellent public transport connections, and subject to confirmation of Crossrail 2 coming to the area, these will be further improved, making it an ideal location for growth in employment and service provision to serve the central portion of Haringey and the wider region. The London Plan identifies that the area has the capacity for around 4,500 new homes and 2,500 new jobs.

Due to the extent of redevelopment planned, with many sites expected to come forward in the near future, we decided a number of years ago it would be appropriate to prepare a separate planning policy document to help manage and direct change in Wood Green. The emerging Wood Green Area Action Plan (AAP), which was last consulted on in March 2018, details the key sites and aspirations for redevelopment within the Wood Green Opportunity Area.



KEY

- Area Action Plan**
 - 1 Wood Green
 - 2 Tottenham
- Opportunity Area**
 - 1 Wood Green/Haringey Heartlands
 - 2 Lee Valley
- Area of Change**
 - 1 Tottenham High Road
 - 2 Seven Sisters
 - 3 Finsbury Park

Other
Green space

What do you think?

N1. Should the Council continue to require a comprehensive approach to development of key site allocations and other regeneration opportunities including masterplanning and site acquisition where appropriate? Or should each site only be looked at individually?

4.2. Town centres and high streets

The changing nature of Town Centres

For most of the recent past, town centres have been primarily focused around retail. However, as with other centres across the UK, our centres face major competition from online shopping. As shopping habits change retailers are increasingly looking to concentrate their stores in a smaller number of larger centres with larger department stores struggling to compete. Some of these changes have been further accelerated by the COVID-19 pandemic. There has however been a trend towards more local shopping during the pandemic which could be a key future opportunity for the town centres and high streets in the borough provided they deliver the right offer.

In the future, successful centres will need to move beyond a reliance on retail and provide a more diverse set of activities to encourage visitors. Our centres have already begun to successfully shift their focus beyond retail but this will need to expand further in the future to ensure they remain thriving places. Each centre will need to find the right balance between retail, employment, leisure, hospitality,

community and cultural uses. Allowing more homes to be built in and around town centres can also help support them by bringing in more local footfall.

It is important to note that the Government has significantly changed the 'Use Classes Order' and increased permitted development rights that apply to common town centre uses such as shops, cafes, restaurants and offices. This means they can change to a variety of other uses without planning permission, or subject to limited assessment through a process called 'prior approval'. The effect of this is that our ability to control the mix of uses is substantially more limited than it was in the past.

Town centres and high streets are particularly complex areas to plan for. They cut across the Borough Plan priorities and require the balancing of many different planning and non-planning issues. Making them successful places requires close collaboration between the local community, business, property and landowners, the Council, and a range of other key stakeholders.

Today our town centres and high streets face many challenges and the New Local Plan will need to take a positive approach to their management and adaptation, maximising available opportunities. In doing so it will need to:

- Define the network and hierarchy of town centres and their extent
- Set policies for land use and development in the centres and the edge of centres
- Allocate suitable sites to accommodate new development and infrastructure that is needed such as civic, cultural, community and leisure facilities

Haringey's Town Centres and High Streets

Wood Green, Muswell Hill, Crouch End, Tottenham High Road/Bruce Grove, Green Lanes, and West Green Road/Seven Sisters Road are the main shopping centres within Haringey, with Stroud Green forming part of the Finsbury Park shopping area which straddles the border with Islington and Hackney. These centres are supported by Tottenham Hale Retail Park, which is part of a future District Centre at Tottenham Hale associated with redevelopment there.

The London Plan sets out a hierarchy of town centres based on their role and function.

Wood Green Metropolitan Centre is one of 13 Metropolitan Centres across London, and is the largest centre in the borough, and serves a wider catchment which extends over several boroughs. It contains over 100,000 square metres of retail, leisure and service floorspace. It has very good accessibility and significant employment, service and leisure functions including two cinemas.

The remaining town centres listed above are all classified as District Centres and provide a range of shops, restaurants and services, including

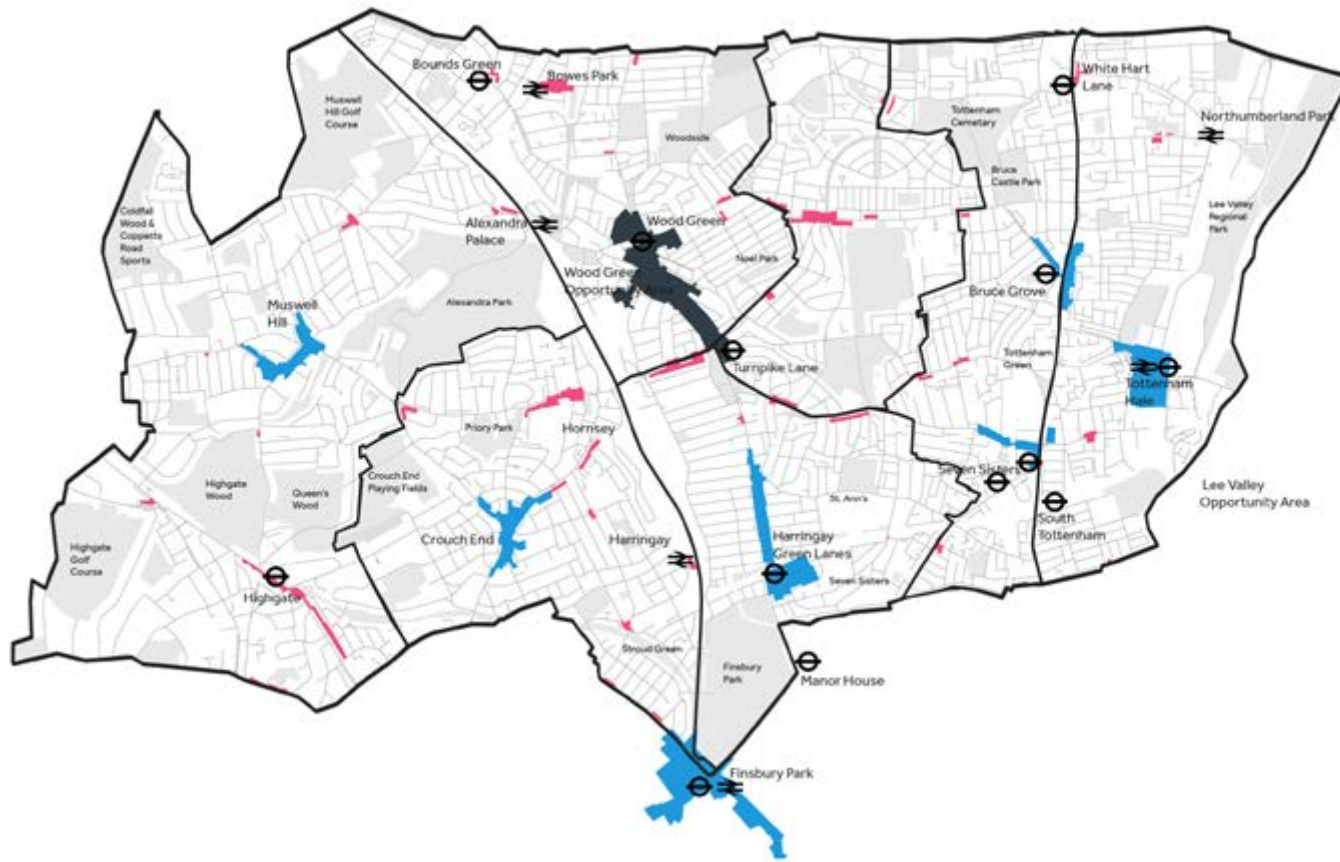
employment space, and attract people from a moderate distance. Some of them have developed specialist shopping functions, such as Green Lanes which has a unique Turkish food offering.

In addition to these larger shopping centres, there are 38 local shopping centres in the borough which provide a varying range of functions from small parades with essential services, to significant stretches of high street with a wider range of shops and services such as Myddleton Road centre and Highgate High Street which stretches into Camden. Many of these smaller centres contain independent businesses and important local community facilities.

Existing Local Plan Policy

The existing Local Plan sets out a hierarchy of centres in the borough. Policy directs development to centres consistent with their size, role and function and catchment. We currently have a town centre first emphasis and discourage out of centre retail development except where there is evidence of a specific need.

The existing Local Plan helps ensure there is sufficient core retailing space and that centres remain viable and vibrant by designating shopping frontages and controlling changes of use within these. Primary retail frontage is typically designated in the heart of a centre where there is a key cluster of shopping uses, and secondary frontages are on the edges of centres where there is more of a mix of retail, and cafe, restaurant and other uses. Existing Local Plan policies resist loss of retail floorspace in primary shopping frontages to no more than 35% in non-retail use and allows for some more flexibility within secondary frontages and local centres to allow for up to 50% in non-retail use. With regards to primary frontages, with the exception of Wood Green, most centres in Haringey are at or just below this threshold. Recent national changes to the Use Classes Order mean that changes of use between retail and other commercial and business uses may not need planning permission and so the New Local Plan policies may not be able to support or discourage certain changes of use.



KEY

- Metropolitan centre** - serve wide catchments which can extend over several boroughs. They have significant employment, service and leisure functions and generally offer a relatively high proportion of comparison goods relative to convenience goods
 - District centre** - provide largely convenience goods and services, and social infrastructure for more local communities. Some District centres have developed specialist shopping functions
 - Local shopping area** - serve local neighbourhoods catchments and provide for the day-to-day needs of people living, working and staying nearby
- Other
- Green space** - All vegetated open space of public value (whether publicly or privately owned), including parks, woodlands, nature reserves, gardens and sports fields, which offer opportunities for sport and recreation, wildlife conservation and other benefits such as storing flood water, and can provide an important visual amenity in the urban landscape



Challenges and Opportunities

Preserve space for key activities while

allowing for flexible use



The New Local Plan will need to consider whether we have set aside the right amount of space for retail activities in appropriate locations, while still encouraging other activities, and allowing for some flexibility as the way we use our centres continues to change.

Enhance safety



We want our town centres to be spaces for everyone in the community. Recent surveys suggest that improved safety was the thing Haringey residents and workers felt would make the biggest difference in encouraging them to visit their town centre more often. There are a number of ways in which the New Local Plan policies could assist in this way, for example by requiring new developments to support crime prevention through urban design principles, improved public realm lighting and through close collaboration with local businesses and the police.

Create healthy environments



The current Local Plan contains policies to avoid clustering of hot food takeaways and betting shops to address health concerns over obesity and gambling. It also encourages new development to support more active travel like walking and cycling. The New Local Plan will need to consider if more needs to be done to address health issues, including encouraging more people to walk or cycle to their town centres.

Create inclusive centres



Having an inclusive town centre, means being easily accessible to everyone. Having places for people to sit and relax, and for children to play is important for people's physical and mental wellbeing and means that town centres are not just spaces reserved for those who have money to spend.

Enhance and celebrate our unique character



Town centres are places where a neighbourhood's character and identity are shaped. They contain our local historic buildings and landmarks and house our popular restaurants, shops, markets, and festivals. These unique characteristics help create a strong community identity as well as allow our centres to stand out when competing with centres in neighbouring boroughs.

The New Local Plan will need to create policies that encourage new development to protect, embrace and enhance our local attributes while allowing enough flexibility for our centres' character to develop positively over time.

Gathering evidence

Our existing Retail and Town Centres Study, which was completed in 2013, assessed town centre boundaries, frontages and the need for additional floorspace. Due to the COVID-19 pandemic, it is a difficult time to predict future needs. However, we intend to update our retail and town centres evidence base to inform the New Local Plan. This will help us find out how much floorspace we need for a range of town centres uses and determine whether the extent of our existing town centres is appropriate.

What do you think?

N2. What do you think are the key issues and challenges our town centres face and how should the New Local Plan address them?

Things to consider

How do you currently use Haringey's town centres and what activities would you like to use them for in the future?

How do you think the Council should respond to major changes to the Use Classes Order which mean that a range of commercial uses in town centres (e.g. shops, café, restaurants and offices) can change to other commercial uses without the need for planning permission?

Should we be allowing more non-retail use in town centres, if so, what?

Are some of our town centres too large and need to be made smaller to free up land and buildings for other uses? Which ones?

Are some too small and require greater opportunity for commercial space to expand their offering?

What are the attributes of Haringey's different town centres that make them special and should be protected and/ or enhanced?

Are there things that currently discourage you from visiting our town centres and if so what should be done to improve it?

4.3. Neighbourhood planning

Neighbourhood Planning allows communities to influence the development and growth of their local area through the production of a neighbourhood development plan, a neighbourhood development order or a community right to build order.

Neighbourhood planning is led by 'neighbourhood forums' who with support from the Council are able to designate a 'neighbourhood area' within which to focus their plan or proposals.

To date there are three Neighbourhood Forums with designated areas. These are in Highgate, Crouch End, and Finsbury Park/Stroud Green. Only one has an adopted Neighbourhood Plan – Highgate, which is used to help determine planning applications within that area.

The NPPF sets out that neighbourhood plans must be in general conformity with the strategic policies contained in the Development Plan for the area. They should support the delivery of strategic policies and should shape and direct development that is outside of these strategic policies.

Strategic policies are those which set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for housing, employment, and other development, infrastructure, community facilities and conservation of the natural, built and historic environment. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.

As the New Local Plan progresses, adopted neighbourhood plans may need to be reviewed to bring them in line with the strategic policies of the emerging Plan. As part of the process of preparing the New Local Plan, we will have discussions with each neighbourhood forum to agree if changes are considered likely to be necessary and how the Local Plan could support neighbourhood plans.

We encourage neighbourhoods to engage in the Local Plan process as it can often achieve similar outcomes as might be sought in a neighbourhood plan.

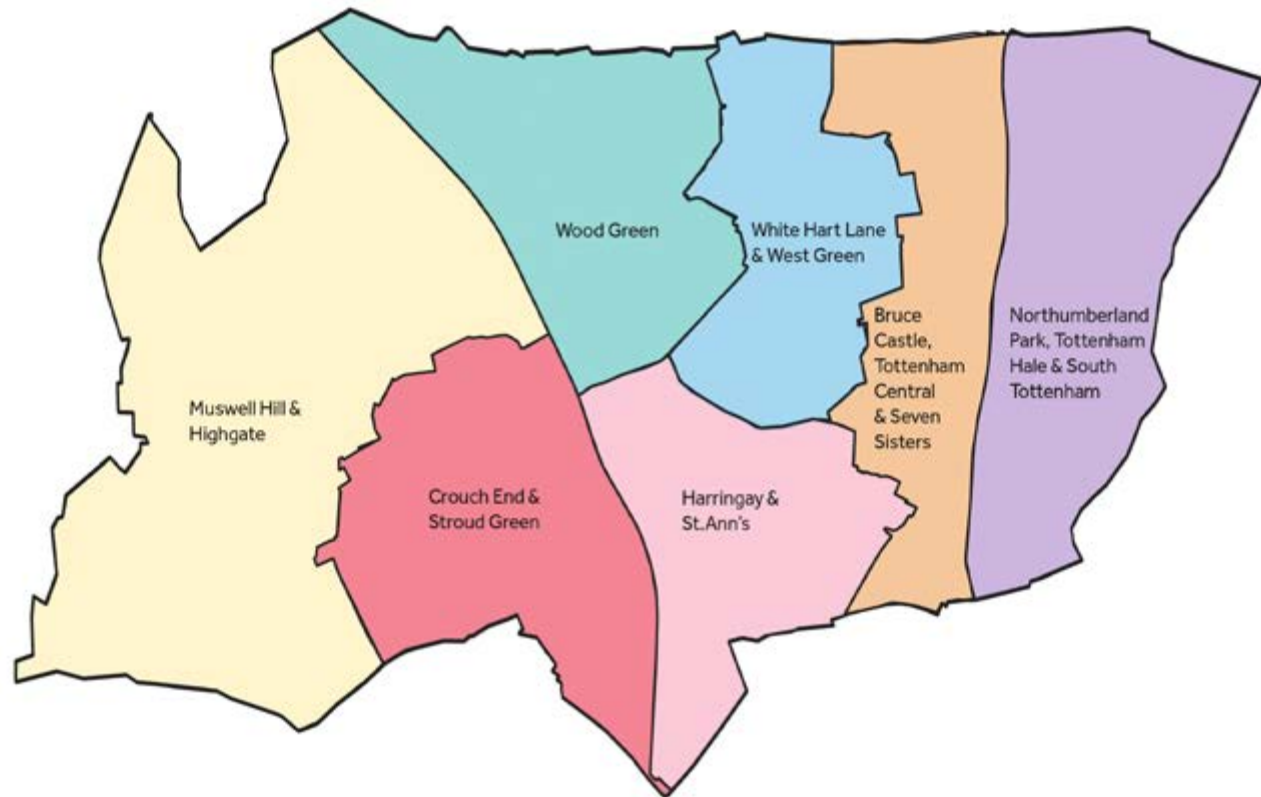
What do you think?

N3. Which policies in the New Local Plan do you think are strategic policies and therefore will be policies that Neighbourhood Plans should be in general conformity with?

4.4. Areas

The New Local Plan will respond to local needs and it is therefore appropriate to consider the issues, challenges and opportunities of the different areas within the borough.

The existing Local Plan divides the borough up into seven areas based upon current ward boundaries. However, following the completion of an Electoral Review in late 2019, the future electoral arrangements in Haringey are set to change. The number of wards in the borough will increase from 19 to 21 and there will be changes to the boundaries of most wards. As the ward boundary changes will come into effect before the New Local Plan is adopted, we propose to base the areas in the New Local Plan on the new ward boundaries. The below sections identify 7 areas in the borough and set out a snapshot of each together with key opportunities.







4.5. Area 1: Wood Green

This area covers the central northern portion of the borough and includes Wood Green Metropolitan Centre. Significant redevelopment and growth is planned for Wood Green, particularly along the High Road, Turnpike Lane and within the Cultural Quarter. This area is partially covered by the emerging Wood Green Area Action Plan, which covers the western half of Noel Park Ward including all of Wood Green Town Centre, and the south western corner of Woodside Ward from the Civic Centre heading south. The emerging Area Action Plan contains additional site allocations and policies to manage growth within this area and can be viewed on our website. For clarity, policies within the New Local Plan will also apply to the Wood Green AAP area.

KEY

Town Centre and Growth

-  Metropolitan centre
-  Local shopping centre
-  Wood Green AAP
-  Site Allocations

Heritage and Conservation

-  Statutory Listed Buildings
-  Conservation Areas

Employment Land

-  Local Employment Land
-  Local Employment Area - Regeneration

Other

-  Green space
-  Cultural Quarter



Housing

Key Characteristics

The large Noel Park Estate lies immediately to the east of the High Road. It was built in the late 19th century and forms a distinctive part of this area, having been designated as a Conservation Area. Victorian housing in the form of terraces and villas is the predominant existing housing stock across Noel Park and Woodside except the north western end of Bounds Green where interwar housing on larger plots is prevalent. There has been limited new development within Bounds Green and Woodside Wards in recent years. The central part of this area will likely house a significant proportion of new development in coming years and these sites are included in the emerging Wood Green AAP.

Opportunities

- Sites with capacity for around 6,000 homes, some of which are now under construction. The Wood Green AAP identifies significant opportunities for new housing within the part of this area it covers. Outside of this, there are still significant opportunities to be realised as set out below
- Potential for intensification of a number of blocks in Woodside and Bounds Green, particularly with frontages onto main streets where an apartment building typology may be more suitable
- A number of housing estates could be improved by reconnecting them better into the surrounding street network, enhancing wayfinding through the estates and through infill and intensification opportunities
- Opportunity for smaller infill developments that complement the predominant low-rise urban terrace character

People

Key Characteristics

This area is home to many talented young people and many enterprising business owners. The area's population is very diverse with significant Turkish and other European and Middle Eastern communities. Given the urban nature of the central part of this area there are a higher than average number of one person households, with family housing to the north and east of the area. There are higher levels of crime and deprivation in parts of Noel Park and Woodside than the borough average.

Opportunities

- Improved community facilities in accessible locations, and greater safety through redevelopment of existing sites
- New Civic hub and new library to serve the local community, as well as opportunities for new youth facilities in the area
- Revitalised Metropolitan Centre with better public realm and connectivity

Place

Key Characteristics

This area has both inner and outer London characteristics and qualities. It is bounded by the railway line to the west with views up to Alexandra Palace, Noel Park Estate to the east, the Civic Centre to the north and Turnpike Lane to the South.

Wood Green town centre is the focal point of this area and is characterised by its strategic location along the busy High Road, (A105). The High Road is lined, largely by 3 storey mixed use buildings and stretches for some 900 metres, with ground floor shops, local businesses, cinemas, bars, cafes and restaurants. The Mall is a significant and complex building that straddles both sides of the High Road joined by a distinctive footbridge overhead.

At either end of this section of the High Road are two historic Commons which today provide important green lungs and places of respite off the busy and hectic High Road. To the north lies Wood Green Common, and to the south lies Ducketts Common. Beyond this there are a number of local town centres and predominantly residential suburban housing.

In the east of the area is the New River sports complex in Woodside Ward which is an important and well used leisure venue for the whole borough, and includes an athletics track and stand, indoor tennis facilities, and extensive artificial playing pitches.

The area as a whole is well served by public transport, and there are stops on the Piccadilly line at Turnpike Lane, Wood Green and Bounds Green. National rail services stop at Alexandra Palace station and Hornsey on the western edges of this area and Bowes Park to the north. There is a proposal for Crossrail 2 to come through the area, with the Council's preferred location for a station being within Wood Green town centre. However, the existing railway acts as a barrier restricting access to Alexandra Palace and the west of the borough and in general there are poor east west transport connections.

The Council has commissioned a Wood Green Design Manual and Character Study to support the delivery of an improved local environment through new development.

Opportunities

- Significant redevelopment opportunities exist within the central part of this area
- Opportunity for new leisure and cultural provision within this area, to be made more competitive by the potential arrival of Crossrail 2.
- Potential for a new Leisure Centre within Wood Green and additional health care facilities
- Major redevelopment opportunities along High Road and Station Road, including on the Library site and River Park House which are both owned by the Council, which will provide opportunities for new office space for the Council, alongside potential leisure and improved library facilities
- Improve east west connectivity, particularly to Alexandra Palace
- Improve access to parks and new river connections and improve spaces (better quality and maintenance)
- Enhancement of local centres through community led plans, e.g. Turnpike Lane and Myddleton Road
- Improve safety and security through redevelopment

Economy

Key Characteristics

The Wood Green Employment and Economy Space Study provides a detailed assessment of the area's economy. The area has a strong existing creative economy that the Council is seeking to preserve and enhance. There is a particularly visible and active arts, creative and small business community west of the High Road and south of Wood Green Common, in an area known as the Cultural Quarter, and large redevelopments are underway, particularly on the former gas holdings site. Details of these are in the emerging Wood Green Area Action Plan.

The High Road, through Wood Green and along Turnpike Lane, forms the focal shopping destination in the borough, and contains two major cinemas, large floorplate retailers and a number of independent shops. There are large national retailers in the Mall, but along the High Road there has been a trend, exacerbated by COVID-19, of those types of retailers leaving Wood Green. The renewal of the High Road will re-attract such retailers and/or will reposition the High Road to have a broader appeal than simply shopping. The area also has a reasonable office market and is home to Haringey Council offices and Civic Centre. In light of ageing accommodation and changing workspace requirements from COVID-19, the Council is considering its office and civic accommodation options in Wood Green which will need to be reflected in the New Local Plan to better serve residents.

The area contains Bounds Green Industrial Estate, an important local employment area, and also the

Wood Green employment area, which is subject to regeneration as part of the emerging Cultural Quarter.

Within Wood Green Metropolitan Centre there are significant redevelopment opportunities, including recently granted major planning permissions at the former BHS and M&S stores for new retail and employment space with homes above, and wholesale change at Haringey Heartlands including redevelopment of the former Clarendon Gasworks site and the Chocolate Factory within the emerging Cultural Quarter.

Opportunities

- Sites with capacity for around 4,000 new jobs
- New creative industries and flexible workspace through significant redevelopment within Wood Green, including co-location with residential uses as part of mixed-use development
- Potential for additional employment and retail development within Wood Green Metropolitan Centre through major redevelopment as well as to develop the evening economy further
- More limited improvements and consolidation at other local centres, notably Bounds Green and Turnpike Lane

Please see the emerging Wood Green Area Action Plan for further details about draft policies and site-specific proposals within the AAP area.

What do you think?

N4. Do you agree with the challenges/opportunities that have been identified for Wood Green? Why/ why not?

N5. Are there any additional challenges/opportunities that the New Local Plan can help address and how?






N6. We would like your views on sites in the area that could support new development in the future. Please refer to section 6.2 where we are undertaking a 'call for sites' and section 6.3 where we are seeking views on sites that are already allocated for particular uses in our existing Local Plan.

4.6. Area 2: Northumberland Park, Tottenham Hale and South Tottenham

This area sits between the historically and culturally rich Tottenham High Road and the ecologically significant open spaces of the Lee Valley Regional Park. It also contains the majority of the borough's strategic employment land. Recent growth has unlocked opportunities to benefit from this strategic location, improve connectivity, and provide more affordable homes, jobs, and infrastructure to support local communities, particularly young people, in reaching their potential.

KEY





Town Centre and Growth

-  District centre
-  Local shopping centre
-  Tottenham AAP
-  Area of Change
-  Site Allocation

Heritage and Conservation

-  Statutory Listed Buildings
-  Conservation Areas

Employment Land

-  Strategic Industrial Land
-  Locally Significant Industrial Site (LSIS)
-  Local Employment Land
-  Local Employment Area - Regeneration

Other

-  Green space



Housing

Key Characteristics

There is a diverse range of housing types from the terraced housing west of Park View Road to 1960/70s housing estates like Chestnut Estate and the high-rise apartments of Hale Village. Northumberland Park contains a large proportion of social housing. There are issues with overcrowding in this part of the borough and need for family housing is high.

Tottenham Hale was awarded Housing Zone status in 2015 and is experiencing the development of a large number of new homes, with 5,000 units currently consented or under construction guided by the Tottenham Hale Strategic Regeneration Framework and the Tottenham Hale District Centre Framework. This includes the creation of 131 council owned homes (51 of which will be social rent) at the Welbourne Centre site, through a development partnership between the Council and Argent Related.

As previously identified development opportunities are being completed, a key challenge will be to identify new opportunities for additional homes.

Opportunities

- Support the creation of a range of affordable housing tenures and types but with opportunities for more mixed communities in some locations

- Support the conversion of Houses in Multiple Occupation (HMOs) and small flats back into family houses which are in strong demand
- Work with local communities to consider options for regenerating the Council's housing estates. The Council's land portfolio includes development at low densities, underutilised land, and opportunities to improve ground frontages, which could support an intensification of housing and enable the creation of more affordable homes for local residents
- Further support the creation of a vibrant mixed-use heart for the Hale around Tottenham Hale Station by delivering additional new affordable homes

People

Key Characteristics

This area is home to Ada, the National College for Digital Skills, a specialist college teaching a wide range of digital skills. Tottenham Hale has and continues to see significant investment in community infrastructure including The Engine Room in Hale Village, Harris Academy, and plans for a large new health centre at the corner of Monument Way, Chestnut Road and Park View Road. This investment is needed to support a growing population and help address educational achievement and health outcomes in the community.

In Northumberland Park, the new Tottenham Hotspur Stadium and associated development anchors what is becoming a premier sports and leisure destination and a local community hub, with a new supermarket, community health centre and educational establishments.

South Tottenham, together with parts of Hackney forms part of one of the largest Charedi Orthodox Jewish communities in the world (outside of New York and Israel), centred around Stamford Hill.

Opportunities

- Build on the work of excellent schools and colleges in the area by identifying sites for new educational facilities and opportunities for shared facilities
- Continue to support the provision of new and enhanced social infrastructure to enable residents to access the right support, training and education to improve their outcomes, health and wellbeing to meet the needs of an expanding population
- Further develop the role of local centres as community hubs and in serving the needs of residents

Place

Key Characteristics

This area contains part of the Lee Valley Regional Park an ecologically rich area designated as Green Belt, which has an abundance of bird life. In recent years access to this natural asset from the nearby urban areas has improved substantially including the opening of Walthamstow Wetlands to the public.

The area contains several significant open space assets including Markfield Park and Down Lane Park but there is an overall lack of access to usable open space.

The new Tottenham Hotspur Stadium is a key landmark for the area and establishes a precedent for high quality buildings which complement the historic setting of the High Road.

Recent improvements to the public transport network include upgrades to the Northumberland Park and Tottenham Hale Stations, increased frequency and reliability, three tracking of the West Anglia Main Line, and electrification of the Barking Gospel line. Although the funding remains uncertain, Crossrail 2 would deliver significantly improved links

to north east and south east London, with one of the route options running through both stations. Rail connectivity has further improved with the 2019 opening of the Meridian Water station, just north of the borough boundary in Enfield.

The area contains a high proportion of the borough's industrial land. A number of the estates contain poor quality buildings or otherwise a low quality environment which would benefit from improvements facilitated by new development.

Opportunities

- Continue improving the quality of green spaces and enhance the biodiversity of Lee Valley Regional Park and unused railway land
- Support the delivery of green links through Tottenham to enhance access to open spaces and nature
- Embrace the waterside/Lee Valley location of North Tottenham building on the development of Meridian Water

- Review the boundaries of designated areas of Green Belt to assess whether they remain appropriate in line with national planning policy and the London Plan
- Ensure that new development supports the creation of a more walkable and cycle friendly streetscape and layout
- Investigate and maximise opportunities to improve safe access across busy roads, railway lines and canals
- Bring out and reconnect to the lost history of the area using heritage trails, signage, educational material and references in new development
- Improve the quality of the area's industrial estates and their attractiveness and general environment

Economy

Key Characteristics

Northumberland Park, Tottenham Hale and South Tottenham contain a large proportion of the borough's industrial sites and employment areas. These include Millmead and Lockwood industrial estates by Watermead Way, areas alongside the Lee Valley, around Brantwood Road/ Garmin Road, and the South Tottenham Employment Area to the south east of Broad Lane.. The industrial estates in this area contain some of the borough's largest companies and important sectors and are a major source of jobs and opportunities for local people. There continues to be strong demand for industrial spaces which has led to rising rental values.

Proposals to create a new District Centre at Tottenham Hale are underway, as designated in the Tottenham AAP (2017). The framework covers the large floorspace retail of the Tottenham Retail Park as well as the Station. A number of major developments underway on Ashley Road and around the station area will support the creation of this new centre, and further work should be undertaken to help ensure the success of the centre as a business hub and support further improvements to its accessibility.

The West Green Road/Seven Sisters District Centre is home to the Seven Sisters Market. There is a need to address congestion in the centre and provide for more evening economy uses and community space.

The Seven Sisters and South Tottenham areas have the largest amount of active businesses in the

borough. All three wards have experienced emerging clusters of new creative businesses, as well as a large cluster of finance and professional business services focused in South Tottenham. South Tottenham has been designated as a Creative Enterprise Zone (CEZ) reflecting its strong creative economy.

The new Tottenham Hotspur Stadium is a key economic driver for this area of the borough.

Opportunities

- Support the development of a distinctive, vibrant and accessible future Tottenham Hale District Centre at the heart of the regeneration of Tottenham Hale
- Guide the mixed-use development of major future development opportunities including Tottenham Hale Retail Park to provide a diverse range of activities with high quality public spaces and a legible streetscape that will attract visitors
- Intensify and more efficiently use industrial land and estates and make these areas function better for businesses and create more attractive environments for those who work there and live in the surrounding areas
- Support the continued protection and enhancement of employment land around South Tottenham and Tottenham Hale and encourage the development of creative industries and finance and professional business service hubs

- Encourage the development of creative industries, for example through the promotion of warehouse living in appropriate locations
- Investments, such as the stadium, and wider growth and regeneration provides an opportunity to bring more jobs and employment to the area for Haringey residents, and opportunities for local business to benefit from match day revenue

What do you think?

N7. Do you agree with the challenges/ opportunities that have been identified for Northumberland Park, Tottenham Hale and South Tottenham? Why/ why not?

N8. Are there any additional challenges/ opportunities that the New Local Plan can help address and how?

N9. We would like your views on sites in the area that could support new development in the future. Please refer to section 6.2 where we are undertaking a 'call for sites' and section 6.3 where we are seeking views on sites that are already allocated for particular uses in our existing Local Plan.

4.7. Area 3: Bruce Castle, Tottenham Central and Seven Sisters

Future growth and development in this area provides opportunities to embrace and enhance its wealth of heritage, characterful high streets and town centres, high quality open spaces and vibrant local communities.

KEY

Town Centre and Growth

- District centre
- Local shopping centre
- Tottenham AAP
- Area of Change
- Site Allocation

Heritage and Conservation

- Statutory Listed Buildings
- Conservation Areas

Employment Land

- Strategic Industrial Land
- Locally Significant Industrial Site (LSIS)
- Local Employment Land
- Local Employment Area - Regeneration

Other

- Green space



Housing

Key Characteristics

There are a mix of housing types, including significant areas of Victorian/Edwardian era urban terraces, with interwar, post-war and more housing development present in the Bruce Castle and Seven Sisters wards and between the High Road and railway line.

Households in these areas are more likely to be social rented and less likely to be owner occupied when compared with the Haringey or London average. There continues to be significant demand for new affordable housing to meet local needs. A key challenge will be to deliver new affordable homes in a way that respects and enhances the significant heritage attributes of the area.

The Council is committed to working in partnership with residents to determine the best approach for the regeneration of key areas. The provision of quality affordable homes and accompanying social infrastructure and public realm improvements at High Road West is a key focus for the Council.

Opportunities

- Increase densities in areas close to the High Road, particularly around District Centres, in a way that is sensitive to local heritage and character
- The High Road West regeneration scheme is an important redevelopment project to create a vibrant and sustainable neighbourhood and a new leisure destination at the heart of Tottenham
- A significant Council land portfolio provides an opportunity for new development to create more affordable homes for local residents for example on the Love Lane Estate
- Continue to work with the local community to investigate options for estate renewal
- Support the provision of a more diverse housing offer, in particular affordable housing

People

Key Characteristics

Tottenham Green serves as the civic and cultural heart of Tottenham, containing local assets such as the Tottenham Leisure Centre, Bernie Grant Arts Centre, College of North East London and Marcus Garvey Library. The Green itself underwent significant improvements in 2014, supporting its ability to host outdoor events like the Tottenham Green Market. The Council is currently working on a second phase of improvements.

Further to the north-west, the Selby Centre plays an important role in local volunteer and community services. Early engagement is occurring on proposals to deliver a new Selby Centre, alongside new sport facilities on Bull Lane Playing Fields and additional council housing in a community led redevelopment.

Opportunities

- Enhance and consolidate Tottenham Green's position as a civic heart by increasing its accessibility, supporting community uses and improving the public realm
- Delivery of a new Selby Centre to provide enhanced social infrastructure for local communities

Place

Key Characteristics

This area contains a large proportion of built heritage in the east of the borough, including local landmarks such as Bruce Castle. The bulk of listed buildings are located around High Road and Bruce Grove Road, including the large civic buildings next to the Green. This includes key landmarks such as Palace Cathedral and the Holy Trinity Church. The Clyde Circus Conservation Area, to the west, also contributes to the historic character of the area and includes the Seven Sisters/ West Green Road District Centre, with its own distinct local character. Over time many of the area's heritage assets have been neglected and some are in danger of being lost, particularly along the High Road.

The Council has recently been awarded a High Streets Heritage Action Zone grant of over £2 million from Historic England for the Bruce Grove Conservation Area. Together with £2.6m match funding from the Council this will fund:

- Undertaking physical works to buildings, including repair, reinstating lost features, supporting the conversion of historic buildings for new uses and improvement of shared spaces

- Facilitating cultural activities and events celebrating the history of the high street and its importance to local communities over the generations
- Empowering the local communities in decision making and implementation of the agreed works

Tottenham Green and Bruce Castle Park provide high quality open spaces with green flag award status, however, overall there is a lack of access to large green spaces.

Bruce Grove, Seven Sisters and White Hart Lane stations provide a high level of north-south public transport accessibility around the High Road in addition to regular bus routes. An upgrade of White Hart Lane station together with public realm improvements around the station was completed in 2019 and Seven Sisters is identified as a potential Crossrail 2 route.

The Cycle Superhighway 1, completed in 2016, runs north-south past Tottenham Hotspur Stadium via Bruce Castle Park, however beyond this there is limited cycling infrastructure in the area.

Opportunities

- Improve links to Lordship Recreation Ground, Downhills Park, Tottenham Green and Bruce Castle Park
- Improve the layout and urban design of Bruce Grove District Centre to promote better accessibility and land use
- Capitalise on the Cycle Superhighway to create an excellent cycle network
- Enhance the pedestrian experience along High Road and Phillip Lane and reduce existing high levels of traffic and pollution
- Protect views towards local landmarks
- Support heritage-led regeneration by retaining, repairing and reinstating historic shop fronts and facades

Economy

Key Characteristics

The area includes the West Green Road/Seven Sisters and the Bruce Grove District Centres. The High Road provides a key retail spine. To the west are a number of smaller local centres primarily along West Green Road, Lordship Lane and Philip Lane West.

The West Green Road/Seven Sisters District Centre is home to the Seven Sisters Market. There is a need to address congestion in the centre and provide for more evening economy uses and community space.

Our Strategy for Tottenham High Road 2019-2029 identifies a series of visions and aims and objectives for the High Road and its town centres and outlines a range of projects and interventions to respond to the needs of all sectors of the local community, transforming the High Road so that local people can be proud and confident for its future health and sustainability.

Tottenham has been designated as a Creative Enterprise Zone (CEZ) by the GLA reflecting its strong creative economy including a cluster of fashion businesses and small-scale manufacturing.

The area benefits from support from the Tottenham Green Enterprise Centre which provides 1-2-1 advice, training workshops and business incubation.

Opportunities

- Encourage a more diverse retail offer at West Green Road, in particular more evening economy uses and community/children spaces
- Consolidate and strengthen the role of Bruce Grove as the retail heart of the High Road and support a more diverse offer. There is potential to deliver a greater range of shops to cater to local needs and side roads and alleyways could be enhanced to provide affordable commercial and community space.
- A key opportunity is presented by the £2m High Streets Heritage Action Zone grant the Council recently received which it is match funding with a further £2.6m
- Use urban design principles and collaboration with police and local businesses to help people feel safer in the District Centres
- Encourage new development which enhances the existing character of the West Green Road/Seven Sisters District Centre, improves the public realm, and provides a more diverse retail offer
- Improve branding, gateways and signage of the West Green Road/Seven Sisters District Centre

What do you think?

N10. Do you agree with the challenges/opportunities that have been identified for Bruce Castle, Tottenham Central and Seven Sisters? Why/ why not?

N11. Are there any additional challenges/opportunities that the New Local Plan can help address and how?

N12. We would like your views on sites in the area that could support new development in the future. Please refer to section 6.2 where we are undertaking a 'call for sites' and section 6.3 where we are seeking views on sites that are already allocated for particular uses in our existing Local Plan.

4.8. Area 4: White Hart Lane and West Green

Largely residential and suburban in nature, there are opportunities for future growth and development, and delivery of enhanced connections to the area's high quality large open spaces. Working collaboratively with the local community will be key to improving the provision of quality housing, social infrastructure and employment and training opportunities at the Broadwater Farm estate.

KEY

Town Centre and Growth

- District centre
- Local shopping centre
- Site Allocation

Heritage and Conservation

- Statutory Listed Buildings
- Conservation Areas

Employment Land

- Locally Significant Industrial Site (LSIS)

Other

- Green space



Housing

Key Characteristics

White Hart Lane and West Green is largely residential in nature. The predominant style of housing is suburban inter-war terraces and semi-detached homes. Notable exceptions to this are the Broadwater Farm estate and the Tower Gardens and Peabody Cottages Conservation Areas.

The Council is currently working with residents and stakeholders to develop options for new housing and public spaces on the Broadwater Farm Estate as well as improving the existing housing stock creating high quality homes with reduced carbon emissions.

Opportunities

- Work with the community to deliver significant improvement in the quality of housing on the Broadwater Farm estate including refurbishing existing homes to reduce carbon emissions and connect to green energy
- Explore options for delivering an increase in social rented, affordable and other housing on the Tangmere, Northolt and former Moselle school sites
- Identify opportunities and provide guidelines to encourage sensitive suburban intensification to support the provision of new homes

People

Key Characteristics

There are a number of community buildings on Broadwater Farm Estate including an integrated schools campus comprising of a Children's Centre and nursery, primary school and a special needs school, a separate community centre, a health centre and the neighbourhood housing office. Additionally, there are two church facilities and enterprise workshops.

The continued provision of social infrastructure will help address low levels of educational attainment and high levels of deprivation in the area.

Opportunities

- Support the continued development of a range of integrated neighbourhood facilities at Broadwater Farm, where employment, education, leisure, culture and care are all within a short walking/cycling distance for the wider community, bringing everyday necessities closer to people
- Explore opportunities to deliver new community amenities to support a young and growing population

Place

Key Characteristics

West Green benefits from the large central green expanse of Lordship Recreation Ground and Downhills Park, in addition to the Belmont Recreation Ground, all of which have Green Flag Award status. However, in many cases these quality open spaces are not well integrated and connected to the surrounding neighbourhoods and there are further steps that can be taken to improve safety.

Connectivity in this area is relatively poor. There are no railway or underground stations and public transit is reliant on key bus route. The White Hart Lane area has the highest proportion of residents in the borough using a car or van to get to work.

There is potential for improved walking and cycling in the area, capitalising on the large areas of open space, however, a number of barriers remain, in particular difficulties crossing high traffic roads like the A10.

The area contains two conservation areas, Tower Gardens and Peabody Cottages.

Opportunities

- Support the creation of a strategic green link to Finsbury Park
- Improve connection east towards Tottenham Marshes to link into the Lea Valley Regional Park
- Improve links between the Broadwater Farm estate and surrounding areas, particularly access to Downhills Park
- Improve connections between Broadwater Farm and nearby district centres whilst establishing the Community Campus as a destination with a broader local offer
- Consider improved bus routes to Broadwater Farm estate to enhance connectivity and integrate the housing estate to the wider neighbourhood
- Consider opportunities for improving and enhancing neighbourhood safety so residents feel safe

Economy

Key Characteristics

There are limited employment areas here aside from a Locally Significant Industrial Site north of White Hart Lane and south of Devonshire Hill Lane.

There are a number of small local centres primarily along Lordship Lane, Philip Lane West and Great Cambridge Road (the A10).

Broadwater Farm estate benefits from a number of retail and enterprise workshops, which provide space for start-ups and small businesses, as well as providing retail for local residents.

Opportunities

- Support the development of opportunities for retail and enterprise to create vibrancy, add to local amenities and increase employment on the Broadwater Farm estate
- Encourage mixed uses in residential areas to create vibrant, active, and safe neighbourhoods where small businesses and 'working away from home' spaces can flourish
- Facilitate local centres to adapt to trends in retail habits to best serve their community's future needs

What do you think?

N13. Do you agree with the challenges/ opportunities that have been identified for White Hart Lane and West Green? Why/ why not?

N14. Are there any additional challenges/ opportunities that the New Local Plan can help address and how?

N15. We would like your views on sites in the area that could support new development in the future. Please refer to section 6.2 where we are undertaking a 'call for sites' and section 6.3 where we are seeking views on sites that are already allocated for particular uses in our existing Local Plan.

4.9. Area 5: Harringay and St Ann's

This area is located towards the south of the borough, with the Great North Railway to its west and Seven Sisters area to the east. Green Lanes is the main route through the area connecting Islington and Stoke Newington with the north of the borough and is a renowned cultural destination. The neighbourhood consists of the Harringay Ladder to the west of Green Lanes and residential and industrial areas to its east.

KEY

Town Centre and Growth

- District centre
- Local shopping centre
- Tottenham AAP
- Area of Change
- Site Allocation

Heritage and Conservation

- Statutory Listed Buildings
- Conservation Areas

Employment Land

- Locally Significant Industrial Site (LSIS)
- Local Employment Area - Regeneration

Other

- Green space



Housing

Key Characteristics

The Harringay ladder forms a large component of the residential area of this part of the borough, with uniformity of terraces creating a distinctive and legible character to the area. These provide valuable family housing, and the area is popular with young creative people. To the east of the area, away from the industrial areas there are quiet residential streets. This area also contains the Harringay warehouse district which is a unique area where many former warehouses have been converted to provide a communal way of living and working, and is recognised as producing creative communities, being an affordable way for people to find housing, and makes a positive contribution to employment.

Opportunities

- A key redevelopment opportunity exists at St Ann's hospital site with the potential for a significant number of well-designed new family and affordable homes
- New homes could also be delivered as part of mixed use, employment led redevelopment in designated employment locations, and along Green Lanes on other strategic sites close to public transport

People

Key Characteristics

As with much of Haringey, this area's population is very diverse with significant Turkish and other European and Middle Eastern communities. There are clusters of young creative people attracted to Green Lanes and Harringay warehouse living areas, with families living along many of the more suburban streets. The area has the highest proportion of private renters in the borough.

Opportunities

- Improve the public realm / lighting along Green Lanes to help safety and security
- Improve connectivity through new green links through parks and street-side green interventions to support active travel by walking and cycling
- Create mini green space and civic space to help balance out the highly urban development form in the central part of this area

Place

Key Characteristics

To the south the area is flanked by Finsbury Park to the west Green Lanes and the New River to the east. The area is served by the Piccadilly Line at Manor House Station to the south and Turnpike Lane Station to the north. It is also served by London Overground at Harringay Green Lanes Station and the Great Northern trains at Harringay Station.

St Ann's Hospital defines the eastern end of the area along with Chestnuts Park. The park is a well-used community space characterised by impressive open views. This area is also home to the St Ann's Conservation Area.

The Woodberry Down estate in Hackney forms a landmark defining this edge. Just north of this, to the east of Green Lanes, the late Victorian and inter-war industrial buildings form a key part of the area and are important economic hubs. The Harringay warehouse district falls within part of this area.

Opportunities

- Significant redevelopment opportunities exist at the St Ann's hospital site and in certain employment areas, with opportunities to improve legibility and walking and cycling opportunities in the area
- Potential to improve paths and extend them such as the Harringay passage and New River Parks
- Address parking and traffic congestion and the poor areas of public realm along Green Lanes

Economy

Key Characteristics

The retail parades along Green Lanes are vibrant and a noted destination for food, with many restaurants situated along them. Some shop fronts, however, are in poor condition with cluttered facades. The 'box' style retail park south of Harringay Green Lanes Station and the railway is popular, but opportunities exist to redevelop.

The area is also home to six industrial and employment areas, which provide redevelopment potential to accommodate new, flexible workspace and add to the creative energy and vibrancy of the Harringay warehouse district where many creative people live and work. These areas also house many small to medium sized businesses with storage and distribution prominent.

Opportunities

- New creative industries and flexible workspace through redevelopment within the five identified Local Employment Area: Regeneration Areas, alongside the potential for additional housing
- Support new industrial and employment floorspace opportunities through redevelopment of older units at the Vale and Tewkesbury Road Locally Significant Industrial Site
- Potential for improvements to the public realm, street frontages and vitality along Green Lanes to improve its attractiveness as a destination
- Redevelopment of the Green Lanes retail park

What do you think?

N16. Do you agree with the challenges/ opportunities that have been identified for Harringay & St Ann's? Why/ why not?

N17. Are there any additional challenges/ opportunities that the New Local Plan can help address and how?

N18. We would like your views on sites in the area that could support new development in the future. Please refer to section 6.2 where we are undertaking a 'call for sites' and section 6.3 where we are seeking views on sites that are already allocated for particular uses in our existing Local Plan.

4.10. Area 6: Muswell Hill and Highgate

This western area of the borough includes Alexandra Palace, Fortis Green, Muswell Hill and Highgate. These areas have a largely residential character but are home to a number of lively town centres and elegant shopping parades, as well as some of Haringey's best natural and cultural assets, including Alexandra Palace.

The Highgate Neighbourhood Plan was made (adopted) by the Council in July 2017 and forms part of the borough's statutory Development Plan. The Plan, prepared by the Highgate Neighbourhood Forum, sets out the Forum's vision for Highgate to 2031 and contains core objectives relating to social and community needs, economic activity, traffic and transport, open spaces and public realm and development and heritage. The Council will have regard to these when preparing the New Local Plan.

KEY

Town Centre and Growth

- District centre
- Local shopping centre
- AAP
- Area of Change
- Site Allocation

Heritage and Conservation

- Statutory Listed Buildings
- Conservation Areas

Employment Land

- Locally Significant Industrial Site (LSIS)
- Local Employment Area - Regeneration
- Local Employment Land

Other

- Green space



Housing

Key Characteristics

The area is primarily residential area with a varying mix of compact and dense urban villas and townhouses, spacious inter-war suburban housing, and purpose-built mansion blocks and apartments. There are more owner-occupied households in the area compared to the borough as a whole. Across the area, there is a lack of affordable housing and limited land available for intensification.

Opportunities

- There are opportunities, such as the Aylmer Road and Archway Road gyratory, to create clusters of taller buildings to provide an opportunity for new development and create significantly more affordable homes for local residents
- Infill sites are available for residential opportunities, including for affordable housing
- Small families, couples or single people in larger Edwardian houses could be willing to downsize if provided with attractive alternatives

People

Key Characteristics

This area has an older and less diverse population than Haringey as a whole. It is one of the affluent areas of the borough, with higher education and skills levels, and good health outcomes.

Opportunities

- Continue the improvement of Alexandra Palace as the People's Palace – a place for leisure, retail, exhibitions, events, recreation, attractions, museum and a heritage focal point
- Highgate School has an important role in shaping the area's character with spacious grounds and listed buildings such as the Chapel. A Supplementary Planning Document is currently being prepared to help manage the school's future development

Place

Key Characteristics

Its geographic location, high up on the northern heights, helps to define the area, providing it with an urban village feel. Within this uniform set piece townscape, buildings such as the art-deco Everyman Cinema (Grade II listed) mark nodal points. The area has a strong independent character and sense of itself. Alexandra Palace stands proudly and solidly on the highest point of the area, with unsurpassed panoramic views of London.

The wider area is not very well connected. While Highgate to the south enjoys good north south and east west connections with underground (Highgate Station) and road transport, the rest of the area does not. Coldfall Wood, Highgate Woods, and Queen's Wood, as well as Cherry Tree Wood in Barnet, are ancient woodlands with high ecological significance. Highgate village core has an organic and fine grain form with narrow street frontages and deep plots running into back land spaces. Beyond this the area has a compact and fine grain urban terrace form. Many landmark buildings such as Highpoint 1 and 2, Cholmeley Lodge, Southwood Park and Northwood Hall act as key wayfinders within the area.

Opportunities

- The existing homogeneity of residential terraces, rhythmic roof forms and decorative architectural features should be retained and maintained.
- Along retail parades, especially Archway Road, de-cluttering of facades, appropriate and limited signage and improvements to shop fronts would highlight the architectural quality of the buildings.
- The individuality of shops along Archway Road and Highgate High Street is unique to the area and should be retained.
- Improvement of public transport through Muswell Hill and Alexandra Palace would help to improve wider accessibility.
- Further improvement of the Parkland Walk having regard to the need to protect biodiversity

Economy

Key Characteristics

The area has some of the lowest levels of unemployment in the borough and the median household income is substantially higher than the Haringey and London averages.

The high streets in the area mostly have a strong retail offer, especially along Archway Road, where there are many specialist and independent shops. The centre and heart of Muswell Hill is comprised of 3-4 storey buildings, including elegant shopping parades. The area is home to Alexandra Palace, which is a key cultural and economic node in the borough.

Opportunities

- Continue working with Alexandra Palace to improve the 'Peoples Palace' as a place for leisure, retail, hotel, exhibitions, events, recreation, attractions, museum and a heritage focal point
- Some town centres in the wider area would benefit from public realm and landscape improvements to enhance the shopping experience

What do you think?

N19. Do you agree with the challenges/opportunities that have been identified for Muswell Hill and Highgate? Why/ why not?

N20. Are there any additional challenges/opportunities that the New Local Plan can help address and how?

N21. We would like your views on sites in the area that could support new development in the future. Please refer to section 6.2 where we are undertaking a 'call for sites' and section 6.3 where we are seeking views on sites that are already allocated for particular uses in our existing Local Plan.

4.11. Area 7: Crouch End and Stroud Green

This area is located in the central western part of the borough and comprises Hornsey, Crouch End and Stroud Green. The area is predominantly residential with a green, leafy character. It is home to a number of thriving centres and some important natural and cultural assets.

The area is home to two designated Neighbourhood Forums. Crouch End Neighbourhood Forum is currently proposing to prepare a Neighbourhood Plan based on six key areas: design and character, housing, environment, transport, economy, and social and community. Finsbury Park and Stroud Green Neighbourhood Forum is currently seeking to prepare a Neighbourhood Plan based around a vision of making their neighbourhood a sustainable, liveable and prosperous community. Key focuses include designating areas for regeneration and conservation, improving the environment, transport and connectivity, delivering community facilities in line with growth and ensuring that change befits everyone.

KEY

Town Centre and Growth

- District centre
- Local shopping centre
- Site Allocation

Heritage and Conservation

- Statutory Listed Buildings
- Conservation Areas

Employment Land

- Locally Significant Industrial Site (LSIS)
- Local Employment Area - Regeneration

Other

- Green space



Housing

Key Characteristics

The area contains a good stock of quality terraced houses lining pleasant and well-designed streets. The wards have small, compact, urban village characters. Across the wider area, the level of socially rented households varies considerably. Socially rented households are under-represented in Crouch End and Stroud Green compared to Haringey, while Hornsey households are slightly more likely to be social rented.

Opportunities

- The homogeneity in scale and roofline is the most important characteristic of the area and should be preserved
- There is scope for new development within estates or at sites along the railway line, which are currently in employment use
- New development should generally adhere to the low-rise medium density character of established Victorian and Edwardian street-based layouts, but there is opportunity for family-sized houses on small plots drawing upon the existing urban form
- The Hornsey Town Hall redevelopment scheme will deliver 146 new homes including 11 affordable homes

People

Key Characteristics

The area's population spread broadly mirrors that seen in Haringey but with an under-representation of younger people. It is one of the more affluent areas of the borough, with higher education and skills levels, and good health outcomes. There is a strong local art and creative scene.

Opportunities

- Additional sites can be identified to accommodate new social infrastructure, such as the Water Works site which could be converted for recreation and enhance connections with Alexandra Park
- Improved access to Parkland Walk as a recreation resource, having regard to the need to protect biodiversity
- Reinforce the strong community identity across Stroud Green Road through cross-borough cooperation

Place

Key Characteristics

The wider area includes the open environments of Alexandra Park as well as Finsbury Park. These settings, along with many more local open spaces and parks, play a role in making the area a leisure and recreation destination. The small, compact, urban village character makes it a walkable neighbourhood with a comfortable scale and feel. There is good transport connectivity around Finsbury Park Station.

Opportunities

- The Hornsey Town Hall redevelopment scheme will secure the restoration of a Grade II* listed building and enable continued public access to the Town Hall in the long term together with new housing, a hotel, arts activity, workspace and related uses
- Create a node with activity and improved pedestrian environment at the northern end of Tottenham Lane by Hornsey Station
- Improve access to Alexandra Park and Finsbury Park from surrounding residential areas
- Strengthen Priory Road as a green link
- The Clock Tower landmark space in Crouch End could be improved

- Protect and enhance Broadway Parade to include an excellent run of consistent shops and flats
- Better connections and entrances to Finsbury Park from Stroud Green Road, Upper Tollington Park and from Parklands Walk
- Reinforce the activity node at Haringay station – improve the public realm, better design of bridge, shopfront improvements and wider community led enhancements
- Make use of the Mount View Road covered reservoir – potential to create a neighbourhood park or wildflower meadow
- Enhance the distinctive avenues street tree planting, seating and homezone style improvements. Improvements along Stroud Green Road, especially under the railway bridges – improve lighting, public realm

Economy

Key Characteristics

Overall, the area has an unemployment rate lower than both the borough-wide and London levels, and median household income is substantially higher than the Haringey and London averages. The high streets within the wider area contain a wide variety of shops,

businesses, cafes and restaurants. There is a diverse mix of local independents that give the centres their distinctive community characters. Local arts and creative scenes are evident with Crypt, King's Head Pub (live music venue), and an Arthouse Cinema all within Crouch End alone.

Opportunities

- Consolidating the uses along the High Street in Hornsey would create a more centralised retail centre, enhanced by existing open spaces such as the St Mary's Churchyard and Priory Park at either end
- Public realm improvements could further improve the quality of the centre with enhancement of existing landscape features
- Meet demand for more commercial space and improve the range of offers in the town centre in Crouch End by expanding the defined District Centre down Tottenham Lane
- Encouraging well-designed mixed use developments with lively, active frontage will enhance the shopping experience
- Continued cross-borough collaboration for Finsbury Park District Centre including through the Finsbury Park Business Network

What do you think?

N22. Do you agree with the challenges/opportunities that have been identified for Crouch End and Stroud Green? Why/why not?

N23. Are there any additional challenges/opportunities that the New Local Plan can help address and how?

N24. We would like your views on sites in the area that could support new development in the future. Please refer to section 6.2 where we are undertaking a 'call for sites' and section 6.3 where we are seeking views on sites that are already allocated for particular uses in our existing Local Plan.

5. Our Borough Priorities

In this section, the key topics to be addressed in the New Local Plan have been categorised under each of the Borough Plan Priorities: Housing, People, Place and Economy.

Each topic sets out:



What the New Local Plan should do, in particular, the national and regional policy requirements



The current situation: what do we know about the current and future issues and opportunities the borough faces



Our initial ideas on **How the New Local Plan could help** to address these issues and opportunities through policy



What **Evidence** currently exists or will be gathered to support the New Local Plan



The Big Questions we want you to answer as part of this engagement and some **things to consider** when answering

5.1. Housing

Addressing the housing crisis is one of the biggest and most urgent challenges facing the borough. As such the Borough Plan identifies Housing as Priority 1 with a stated aspiration of “a safe, stable and affordable home for everyone, whatever their circumstances”. We prioritise housing not because buildings or estates are important in themselves, but because the home in which a family lives is one of the most important factors in determining their prosperity and wellbeing.

The New Local Plan is a crucial tool for addressing the multiple housing failures that are impacting the borough. It should support the delivery of good quality homes of all kinds, in good quality neighbourhoods, and ensure that new developments provide affordable homes with the right mix of tenures to meet the wide range of needs across the borough.

It's about Fairness

The Haringey Fairness Commission Report set out that secure, good quality housing is a foundation of a decent life and highlighted housing disadvantage as a key factor that contributes to inequalities between different groups of residents in the borough. The Council recognises that the home in which a family lives is one of the most important factors in determining their prosperity and wellbeing and is therefore committed to ensuring that there are enough homes available in Haringey which people can afford, and which are all of a decent quality across all tenures. By ensuring every resident has a safe, stable and affordable home, we ensure they can participate in community life and achieve their full potential, and in turn build communities in which everyone can thrive, side by side, as equals.



5.1.1. Housing Supply

What should the New Local Plan do?



London has consistently failed to deliver the new homes its population needs for over thirty years therefore as a starting point the New Local Plan must help significantly boost the supply of new housing in the borough.

The London Plan sets minimum housing targets that must be included in our New Local Plan. Our existing Local Plan contains a borough wide housing target of 19,802 homes for the period 2011-2026 derived from the London Plan 2011 and the London Plan 2016. Since 2015 our annual housing target has been 1,502 homes per year.

The London Plan 2019 includes a minimum ten-year minimum housing target of 15,920 homes which equates to 1,592 homes per year, 6% more than the Council's current annual target. Of this new minimum annual target, the London Plan requires at least 260 new homes (based on a ten-year housing target of 2,600 homes) to come from small sites (defined as being below 0.25 hectares in size).

We are able to set higher housing targets in the New Local Plan, but we need to make sure we don't overpromise because we will need to be able to pass the two key housing tests set by national government. The Housing Delivery Test measures whether we have met our target for building new homes over the past 3 years. The Five Year Supply

Test looks at whether we have enough new homes anticipated to be built in the next 5 years so that we can meet our housing targets for that period.

Not meeting these national tests will impact our ability to control new development coming forward in the borough.

The current situation



Between April 2011 to March 2019 7,129 new homes were delivered in the borough (net). While this is a substantial number, this is a considerable shortfall versus our target over that period of 9,288 new homes.

Annual completions on small sites have been consistently over 300 but it may be harder to meet this target over time.

In the past three years the borough has only delivered an average of 55% of the Local Plan annual housing target as measured by the Government's Housing Delivery Test. As a result, we have been required to publish a Housing Delivery Test Action Plan setting out the steps we will take to boost housing delivery.

We currently have a five-year housing land supply but the New Local Plan must go further than our existing Local Plan in supporting housing delivery so we stay on track with meeting Haringey's housing needs and providing additional housing choice in the borough.



Tottenham



Hale



Centre

How the New Local Plan could help



We propose including the minimum annual target of 1,592 homes per year in the New Local Plan. Not meeting this target will further exacerbate the lack of supply and affordability so it is important that the New Local Plan is focused on achieving it.

The target will be very challenging to deliver and the New Local Plan will have to set out a clear strategy for bringing enough land forward at a sufficient rate to deliver the 1,592 homes a year. To support delivery, we are considering having an additional policy in the New Local Plan specifically relating to housing development on small sites.

We are keen to hear your views about how the Council can support housing delivery. Section 6.1 sets out a range of growth approaches which could support the achievement of the target and focuses on how delivery can be achieved in a sustainable manner.

Gathering Evidence



We will review the site allocations within the existing Local Plan to assess what contribution they can make to housing supply in the New Local Plan.

We are carrying out a 'call for sites' exercise to help us find more potential housing sites (see Section 6.2).

We will carry out an assessment of potential housing sites to establish whether they would be suitable to be 'allocated' in the New Local Plan. This is called a Strategic Housing Land Availability Assessment (SHLAA).

We will commission a Small Sites Study to look at opportunities in the borough for meeting our small sites target in future.

The Big Question



H1. How should the New Local Plan support the delivery of an increased number of homes to meet the housing needs of the borough?

Things to consider:

How should we ensure a steady supply of new homes over the period of the New Local Plan?

How should the New Local Plan help ensure continued delivery of homes on small sites (0.25 hectares and smaller)?

5.1.2. Affordable housing

What should the New Local Plan do?



One of the key housing failures contributing to the housing crisis is a failure in affordability. House prices and rents have never been higher in Haringey compared to incomes and the supply of genuinely affordable housing has been shrinking for nearly forty years until recently.

The London Plan 2019 sets a strategic target for 50% of all new homes across London to be genuinely affordable (with a 35% viability threshold approach, explained later). It does not prescribe what affordable housing target we should set within our New Local Plan but it does expect that:

- Public sector land delivers at least 50% affordable housing
- Industrial land appropriate for residential use delivers at least 50% affordable housing where the scheme would result in a net loss of industrial capacity

Having regard to the London Strategic Housing Market Assessment, the London Plan 2020 sets out that the following split of affordable homes should be applied to residential development:

- A minimum of 30% low cost rented homes as either London Affordable Rent or Social Rent, allocated according to need and for Londoners on low incomes
- A minimum of 30% intermediate products which meet the definition of genuinely affordable housing, including London Living Rent and London Shared ownership
- The remaining 40 per cent to be determined by the borough as low cost rented homes or intermediate products based on identified need

This means that the New Local Plan cannot require all affordable homes to be social rented. There is a presumption in the London Plan though that the 40 per cent to be decided by boroughs will focus on Social Rent and London Affordable Rent given the level of need for this type of tenure across London.

The New Local Plan will be a key tool for helping increase the supply of genuinely affordable homes. It should ensure that new developments provide affordable housing with the right mix of tenures to meet the wide range of needs across the borough. While a choice of homes will be needed to address the borough's needs for affordable homes, we think the New Local Plan should prioritise the delivery of social rented homes.



The current situation



The existing Local Plan requires affordable housing on sites capable of delivering 10 units (usually major applications) or more based on the following policy approach:

- A borough wide affordable housing target of 40% (based on habitable rooms)
- A tenure split of 60% affordable rent (including social rent) and 40% intermediate housing (except within the area covered by the Tottenham Area Action Plan where these percentages are reversed)
- The affordable housing mix on individual schemes is negotiated based on scheme viability assessments and up to date assessments of local housing need as set out in the Haringey Housing Strategy

Under the above approach we have established a strong track record of securing affordable housing within new developments. Of the 7,129 new homes delivered since 2011, 1,899 of these were affordable equating to 33.5% of total homes (39% by habitable room). On major schemes, 58.3% of total homes delivered were affordable (52.5% by habitable room).

However, until recently the majority of affordable housing which has been secured has been shared ownership or 'Affordable Rent'. While these products both fall within the Government's definition of affordable housing, they are not affordable to the average Haringey household in affordable housing need.

The Council is committed to ensuring that there are enough homes available in Haringey which people can afford and which are of a decent quality across all tenures. The Borough Plan contains a commitment to deliver 1,000 new council homes at council rents by 2022.

The Council adopted a revised Appendix C to the current Housing Strategy (2017-22) in February 2019. This stated that the Council wishes to see as high a proportion as possible of the new affordable homes being delivered as homes for general needs. It also expressed an explicit preference for social rent homes with rents at target rent levels, especially for Council rented homes at Council rents, where possible. Although it does acknowledge that a large proportion of affordable rented homes delivered by Housing Associations will be London Affordable Rent.



Excerpt from Appendix C of Haringey Housing Strategy 2017-2022 setting out the preferred tenure mix the Council would like to see providing new affordable homes in the borough:

1. Low cost rented housing for general needs

This is low cost rented housing that is affordable housing for general needs rent, ie homes let to households in accordance with the Council's Allocations Policy. This includes:

- Social Rented housing, which is housing where the landlord is a Registered Provider, usually the Council or a housing association. Rents are significantly lower than market rents, and set in accordance with a formula set by Government. This is the Council's preferred low cost rented option
- Affordable Rent, which is a type of low cost rented housing, targeted at the same groups as Social Rent, but with rents set at a maximum of 80% of market rents. This tenure is no longer funded by the GLA and so is likely to become increasingly obsolete

- London Affordable Rent, which is a type of low cost rented housing, also targeted at the same groups as Social Rent, with rents based on, but in Haringey higher than, Social Rented housing (although the differential goes down as the number of bedroom increases) – ie somewhere between Social Rent and Affordable Rent. This tenure is now the main low cost affordable rented housing that the GLA currently expects to fund

2. Intermediate housing

Intermediate housing is affordable housing for sale and rent at a cost above social rent, but below market levels, which is intended for those not eligible for, or not a priority for, social rented housing, but not able easily to access market housing. This includes, but is not limited to:

- Shared ownership and shared equity, which are forms of intermediate home ownership, the former being part rent: part buy and the latter usually an interest free equity loan
- London Living Rent, which is a type of intermediate rented housing developed by the Mayor of London, with rents set at a third of local incomes. After a set period the occupant must purchase the property or move on

- Discounted Market Rent, which is a type of intermediate rented housing where rents can be calculated by a range of methods but cannot exceed 80% of local market rents. The Council's preferred intermediate option is Discounted Market Rent with rents set at London Living Rent levels
- Affordable Private Rent, which is the type of affordable housing that should be provided on Built to Rent schemes, with rents no more than 80% of local market rents. The Council would prefer the rents on these homes to be set at London Living Rent level

While the above are the Council's preferred options, acceptable forms of intermediate housing can also include a range of other forms of low cost home ownership or routes to home ownership such as Starter Homes, Discounted Market Sale and Rent to Buy.

Affordability

The Council expects providers to ensure that all new affordable homes being developed are affordable for Haringey residents.

With regard to intermediate housing, it is noted that, in many cases, intermediate rent will generally be the more affordable intermediate product for Haringey residents. The Council's preference for intermediate housing is Discounted Market Rent with rent levels set at the equivalent London Living Rent. But in all cases, the rent on intermediate homes should never exceed the percentages of local market rents set out below.

With regard to low cost rented housing for general needs, while the Council's preference is for Social Rent, it recognises that the general needs homes delivered by most Registered Providers on schemes funded by the Mayor of London are likely to be at London Affordable Rent. Where there are also existing schemes still being built out as Affordable Rent, ie tied to local rents, the maximum acceptable rent levels that should be charged are set out below.

The maximum rent for any intermediate or Affordable Rent home should not exceed the following: for 1 bedroom homes, 80% of local market rents; for 2 bedroom homes, 65% of local market rents; for 3 bedroom homes, 55% of local market rents; and for 4 bedroom homes and larger, 45% of local market rents. In addition, all rents for any general needs housing must always be below the applicable Local Housing Allowance threshold.

In addition, the overall affordability requirement for intermediate housing, to buy and to rent, is that net housing costs, including mortgage costs, rents, and service charges, should not exceed 40% of the net income received by a household.

The Council is committed to delivering genuinely affordable housing and is in the process of preparing a new Housing Strategy setting out its approach to delivering the right mix of affordable homes, including reviewing what is meant by 'affordability'. The Strategy will seek to prioritise the delivery of social rented homes and homes at London Affordable Rent consistent with the revised Appendix C of the current Haringey Housing Strategy.

Since the revised Appendix C of the Haringey Housing Strategy was published the Government has begun promoting a new affordable housing product called 'First Homes'. This is a form of Discounted Market Sale housing which would fall under the definition of intermediate housing as set out in the Appendix C excerpt above. The Government's intention is that these homes would be sold at a minimum of a 30% discount off market price. First Homes are not a preferred affordable housing tenure of the Council at present.

How the New Local Plan could help



We want the New Local Plan to deliver as much affordable housing as possible with a focus on genuinely affordable homes.

Raise the affordable housing target



The New Local Plan will consider whether it is possible to increase the current Haringey affordable housing target of 40%. National planning policy requires that planning policies do not make development financially

unviable therefore the New Local Plan will need to balance the delivery of:

- A higher percentage of affordable homes versus more homes
- Low-cost rented homes versus the overall affordable percentage
- Social rent versus affordable rent/London affordable rent as the low-cost rented offer

Secure affordable housing on smaller sites



Following direction set out in the National Planning Policy Framework, the existing Local Plan does not require affordable housing on sites only capable of delivering fewer than 10 units.

However, some local planning authorities have used local evidence to justify at examination the inclusion of policies in their Local Plans which secure affordable housing contributions from smaller sites. Given the acute need for affordable housing in Haringey we will explore whether there is local evidence to support securing affordable housing contributions from all new residential development regardless of size. This would most likely be in the form of off-site provision or payment in lieu as it tends to be impractical to deliver affordable housing units on sites of under 10 units.

Deliver the right tenure mix



The New Local Plan will set out clear priorities for delivering genuinely affordable homes grounded in an understanding of local housing needs to ensure that the right mix of housing is delivered providing a range of tenure types and property sizes for different households.

In line with the Haringey Housing Strategy we think that the New Local Plan should prioritise the delivery of social rented homes and homes at London Affordable Rent. We want to hear what types of affordable housing you think we should be prioritising in development and what trade-offs you think would be most acceptable to make in the New Local Plan.

We are considering a specific Haringey policy on what is genuinely affordable for different households.

Vacant building credit



The National Planning Policy Framework seeks to incentivise landowners to bring brownfield land back into use via a Vacant Building Credit. This requires that where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

As part of preparing the New Local Plan we will assemble a local evidence base to assess whether it is appropriate to apply Vacant Building Credit in Haringey. Subject to the findings, we are considering a policy in the New Local Plan which will set out whether the Vacant Building Credit will apply and if it will in what circumstances it will apply. Appropriate application of the Vacant Building Credit will help ensure that affordable housing is maximised, only genuinely vacant buildings benefit from it and that delays are avoided at planning application stage.

Viability/threshold approach/review

mechanisms



The existing Local Plan takes a robust approach to challenging viability evidence to maximise delivery. We propose that the New Local Plan will take a similarly robust approach, taking account of latest policy and guidance at a London-wide level.

The London Plan expects boroughs to take a 'threshold approach' to major development proposals which trigger affordable housing requirements. This means that where a scheme provides a minimum of 35% affordable housing (or 50% on public sector land or industrial land) and meets other related criteria such as providing an acceptable tenure mix the application is fast tracked and the applicant is not required to provide a viability assessment. This is called the 'Fast Track Route'. We would like to know if you support this approach and whether you think it will incentivise developers to deliver higher levels of affordable housing by offering a fast track route through planning.

Schemes which do not meet the London Plan threshold are required to submit detailed viability information which will be scrutinised and treated transparently. This is called the 'Viability Tested Route'. A comprehensive review mechanism is

applied to schemes that do not meet the relevant threshold to ensure that affordable housing contributions are increased if viability improves over time. This comprises an Early Stage Viability Review (which we carry out if development is not commenced within 18 months of the permission being granted) and a Late Stage Viability Review (which we carry out when 75% of units in a scheme are sold or let). We would like to know your views on the Viability Tested Route and whether it supports delivery of affordable homes in Haringey.

Use commuted sums/payment in lieu only in

exceptional circumstances



The existing Local Plan is clear that on-site provision is the Council's preference for how affordable housing will be provided by developers. Only where exceptional circumstances exist, and where the Council is satisfied that it would be appropriate, will off-site provision or a cash in lieu of provision contribution be suitable. The London Plan reinforces this position and sets out further that cash in lieu contributions should be used in even more limited circumstances than off-site contributions. We propose that the New Local Plan will reflect the London Plan approach for major applications.

We intend to review whether sites of under 10 units could contribute to affordable housing. If this is found to be the case, then this would most likely be through off-site provision or payment in lieu.

Ensure tenures are integrated



It is important that the New Local Plan delivers mixed communities and inclusivity. In addition to policies to secure mixed tenure developments, the New Local Plan will contain policies to maximise tenure integration and deliver key design and placemaking principles such as tenure blindness which ensure affordable homes have the same external appearance as private homes.

Gathering Evidence



We have commissioned a Strategic Housing Market Assessment (SHMA) which, among other things, will establish the overall need for affordable homes in the borough as well as identify the specific needs for each affordable housing tenure including Social Rented homes and intermediate tenures.

We will commission a Whole Plan Viability Assessment to provide an evidence base to inform the Council's new affordable housing policies to ensure the policies do not make development financially unviable.

The Big Question



H2. How can the New Local Plan increase the number of high quality affordable homes delivered in the borough?

Things to consider:

What percentage of new homes in the borough need to be affordable?

What should the New Local Plan affordable housing target percentage be?

What percentage of affordable housing is financially viable to deliver in Haringey?

In addition to requiring affordable housing from sites of 10 units or more, should the Council have a policy to secure affordable housing from smaller sites too, if it can be demonstrated that this is justified including being financially viable? If viable do you think that contribution should be via off-site contributions or payment in lieu?

What types of affordable homes are most needed in the borough?

Should more affordable rented homes be provided at Social Rents or London Affordable Rent (which are lower level rents) rather than 'intermediate' tenures, even if this reduces the number of affordable homes delivered?

Should low-cost rented affordable homes be provided as social rented homes or London Affordable Rent?

Intermediate affordable homes include shared ownership and shared equity, London Living Rent, Discounted Market Rent, Affordable Private Rent and First Homes (a type of Discounted Market Sale). What types of intermediate affordable homes are most needed in the borough?

Do you support the London Plan threshold approach which reduces or removes viability assessments for developments that meet a certain level of affordable housing?

Do you support the New Local Plan providing policy on how the Vacant Building Credit will be applied in the borough?

5.1.3. Existing stock

What should the New Local Plan do?



One of the key housing failures in London is one of distribution with large amounts of homes either under-occupied or over-crowded. In order to deliver our housing aspirations, the New Local Plan will need to help get the best use out of the borough's existing housing stock.

The current situation



Our existing Local Plan contains policies to resist the loss of all existing housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floorspace.

It also seeks to maintain a supply of larger family homes to meet Haringey's housing need. It does this by designating a Family Housing Protection Zone and only allowing conversions to small units in limited circumstances.

The borough contains over 10,000 private sector Houses in Multiple Occupation (HMOs) which play an important role in meeting local and strategic housing. To help ensure these are appropriately managed we introduced an Article 4 Direction in November 2013, which removed permitted development rights for conversion to small HMOs (3-6 unrelated people) within the east of the borough. Linked to this, the existing Local Plan contains a policy setting out the criteria that must be met for HMO proposals to be permitted.

Highpoint 2, Highgate



Leaside Avenue, Muswell Hill



How the New Local Plan could help



The New Local Plan will continue to protect against the loss of existing housing, including affordable housing and specialist forms of accommodation, unless the housing is suitably replaced.

The London Plan sets out that the demolition of affordable housing, including as part of an estate redevelopment programme, should not be permitted unless it is replaced by an equivalent amount of affordable housing floorspace. We support this approach and propose to include a policy in the New Local Plan giving further clarity about the criteria which must be met when seeking to demolish and replace affordable housing. Further policies on this will be set out in the Council's new Housing Strategy to ensure residents are fully supported.

Subject to evidence that the need for family housing remains high, the Council proposes to continue with the current policy approach of maintaining a supply of larger family homes. We will review whether the existing Family Housing Protection Zone remains appropriate.

The Article 4 Direction applying to small HMOs within the eastern part of the borough has proven to be an important tool for controlling the impacts of HMOs on local communities. We intend to continue with a criteria-based approach to assessing applications for small HMOs in this part of the borough. We would like your views as to whether this policy need to be amended to further control impacts of HMOs on local communities.

The Big Question



H3. How can the New Local Plan get the best use out of the borough's housing stock?

Things to consider:

Should the existing policy approach to HMOs be further strengthened to control impacts and if so how should it seek to do this?

5.1.4. Housing mix, housing quality and accessible housing

What should the New Local Plan do?



The New Local Plan should set out the mix of housing to be achieved on sites around the borough, including setting out where smaller and larger homes are best provided. This will help to ensure new homes meet local housing need

as well as ensure inclusive and mixed sustainable neighbourhoods.

It should also set out accessibility and space standards for new homes to ensure new homes are of a suitable quality and reflect specific housing needs of residents. In their Final Report the Haringey Fairness Commission specifically recommended that:

- The Council should ensure that the highest standards of safe, inclusive and accessible design are secured in all new developments, recognising the frustration that disabled people and other residents feel when new local developments and businesses are inaccessible (recommendation 10)
- The Council should do more to recognise and respond to the specific housing issues affecting disabled people (recommendation 17)

The importance of adequately sized homes to the health and wellbeing of residents has been particularly highlighted by the COVID-19 pandemic.



Welbourne



White Hart Lane



The current situation

Over the period 2011 to 2018 the housing mix delivered in the borough has been as follows:

- 5.5% bedsit/studio
- 40.4% one bedroom homes
- 45.6% two bedroom homes
- 8.4% three bedroom or more homes
- There has been an overall loss of 4 or more-bedroom housing in the borough, with 206 family homes taken out of Haringey's overall housing stock in the past 8 years. This loss in family housing is mainly attributed to conversions and Certificates of Lawful Use. However, the losses in recent years have not been as high as earlier in the plan period, which is partly attributable to policies the Council introduced limiting the conversion of family housing in certain parts of the borough

Over the period 2011-2018 the affordable housing mix delivered in the borough is as follows:

- 33.8% one bedroom homes
- 47.7% two bedroom homes
- 14% three bedroom homes
- 4.5% four or more bedrooms

The existing Local Plan adopted in 2017 requires that proposals for schemes involving new residential development should provide a mix of housing. It sets out a presumption against proposals which will result in an over-concentration of 1 or 2 beds homes unless there is appropriate justification for this.

Appendix C of the Haringey Housing Strategy sets out the Council's target dwelling mix for affordable housing. The target dwelling mix for Social Rent and other low cost rented housing is:

- 10% one bedroom homes
- 45% two bedroom homes
- 45% three bedroom or more homes (10% being four bed or more)

The target dwelling mix for intermediate housing is:

- 30% one bedroom homes
- 60% two bedroom homes
- 10% three bedroom (or more) homes

The existing Local Plan requires that new development meets or exceeds the minimum internal and external space standards of the London Plan and associated guidance.

The London Plan contains a detailed policy on housing quality and standards requiring that housing development should be of high quality design, and provide adequately-sized rooms, with comfortable and functional layouts, which are fit for purpose and meet the needs of Londoners, without differentiating between tenures. It requires homes to meet minimum private internal space standards as well as setting minimum private outside space standards.

The existing Local Plan requires 90% of new housing to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and 10% to meet Building Regulations requirement M4(3) 'wheelchair user dwelling', ensuring they are designed to be wheelchair accessible or easily adaptable for wheelchair users. Appendix C of the Housing Strategy also sets out that a minimum of 10% of all affordable homes should be wheelchair accessible, with an aspiration of 20%.

The London Plan contains a specific policy on accessible housing in order to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children. This sets out that residential development should comply with the same Building Regulation requirements our existing Local Plan requires.

How the New Local Plan could help



The New Local Plan will contain policies setting out the housing mix that should be delivered in the borough, including for affordable housing, to achieve communities that are inclusive to everyone and are appropriately mixed in terms of demographics, household types and tenure.

We propose that the New Local Plan will follow the space standards set out in London Plan. We propose also that it will continue to follow the accessibility standards set out by Building Regulations.

Gathering Evidence



We have commissioned a Strategic Housing Market Assessment (SHMA) to identify the specific mix of housing needed in Haringey over the period of the New Local Plan. This will include consideration of the needs of specific user groups.

The Big Question



H4. What do you think are priorities for the type and size of new homes in Haringey?

Things to consider:

The existing affordable housing stock in Haringey contains a high proportion of larger properties. Do you think the New Local Plan should focus on the provision of smaller affordable housing units to help get better use out of the Council's housing stock as a whole and to help meet acute needs of those currently in temporary accommodation?

How can the New Local Plan help address specific housing issues affecting disabled people?

Do you agree that the New Local Plan should follow the minimum space standards in the London Plan?

Do you agree the New Local Plan should continue to opt-in to Building Regulation standards in relation to accessible dwellings?

5.1.5. Specialist housing

What should the New Local Plan do?



Specialist housing models make a key contribution to meeting housing needs at a local level. These include but are not limited to:

- Supported and specialised accommodation
- Specialist older persons housing
- Gypsy and Traveller accommodation
- Purpose-built student accommodation
- Build to Rent
- Large-scale purpose-built shared living
- Self-build and custom build housing
- Warehouse living

It is important that the New Local Plan helps secure the provision of a full range of housing types. At the same time, it is essential that robust policies are in place to ensure specialist housing offers high quality accommodation that meets the requirements of the specific use or group it is intended for. It is a particular priority for the Council to provide safe environments which facilitate independent living for vulnerable residents and older people in Haringey.



'Trees' Extra Care Housing Scheme

There are 40 apartments for older people on what is a beautiful site located in Highgate's Conservation Area. The scheme is unique in that it is the first 100% affordable housing project in this part of Haringey.



Lorenzo House

Lorenzo House is an exemplar extra care housing scheme which provides affordable homes for older people in Haringey.

The current situation



Supported and specialised accommodation



Supported and specialised accommodation comes in a variety of models or types and can be defined differently within the Use Class Order.

The existing Local Plan contains a policy on special needs housing which sets out that proposals will be supported where there is an established local need and various criteria are met related to quality and design and location.

The Council completed a strategic review of Supported Housing in 2017 and assessed the current and required supply of specialist housing in the borough. The review shows that there is a shortfall in the supply of specialist supported housing for the following groups:

- Older people with complex needs such as learning disabilities, mental health and substance misuse, and accessible sheltered housing units for those with physical disabilities
- People with mental health conditions leaving hospital and/or secure units, and specific units for women being released / discharged from hospital. People with learning disabilities who require supported living units

- Single homeless adults requiring move on accommodation, including those with complex needs
- Vulnerable young people/care leavers with complex offending/gang related needs; young women at risk of exploitation; and smaller services for young people to learn independent living skills
- Survivors of domestic violence, and particularly provision for women from BAME backgrounds and for women with disabilities

Appendix C of the Haringey Housing Strategy sets out that all new and converted supported housing is required to be accessible or adaptable for those with physical disabilities.

The London Plan contains a specific policy for supported and specialised accommodation. This sets that supported and specialised accommodation could include:

- Accommodation for people leaving hostels, refuges and other supported housing, as well as care leavers and people leaving prison to enable them to live independently
- Accommodation for young people with support needs

- Reablement accommodation (intensive short-term) for people who are ready to be discharged from hospital but who require additional support to be able to return safely to live independently at home, or to move into appropriate long-term accommodation
- Accommodation for disabled people (including people with physical and sensory impairments and learning difficulties) who require additional support or for whom living independently is not possible
- Accommodation (short term or long term) for people with mental health issues who require intensive support
- Accommodation for rough sleepers
- Accommodation for victims of domestic abuse
- Accommodation for victims of violence against women and girls

The policy sets out that the delivery, retention and refurbishment of supported and specialised housing which meets an identified need should be supported. It requires that boroughs should undertake assessments of the need for short term, medium term and permanent supported and specialised accommodation within their borough.

Specialist older persons housing



The existing Local Plan addresses specialist older persons housing as part of a broader policy on special needs housing. This sets out that proposals will be supported where there is an established local need and various criteria are met related to quality and design and location.

The London Plan contains a specific policy for specialist older persons housing. This sets out how boroughs should seek to identify sites which may be suitable for specialist older persons housing and what specialist older persons housing provision should deliver including affordable housing.

Gypsy and Traveller accommodation



There are two existing permanent Gypsy and Traveller sites in Haringey, one at Wallman Place, N22 providing 6 pitches and one on Clyde Road, N15 providing four pitches.

The existing Local Plan contains a policy to protect these two sites and sets out criteria that a new site or substantial alteration to an existing site will have to meet. The Plan identifies that the borough requires four additional pitches up to 2017 to meet the need identified in the London Gypsy and Traveller Accommodation Needs Assessment 2008. It does not allocate any sites for further pitches but identifies one site which may be suitable for pitches.

The London Plan 2019 contains a specific policy on Gypsy and Traveller accommodation. It sets out that boroughs should plan to meet identified need

for permanent Gypsy and Traveller pitches and must include ten-year pitch targets in their Local Plans. The policy identifies the definition of 'Gypsies and Travellers' that boroughs should use as a basis for assessing need. The definition given conflicts with the Government's definition in the national Planning Policy for Traveller Sites. The London Plan definition is much wider and indicates that in assessing need those living in caravans, those with a cultural preference to not live in bricks and mortar accommodation and those that have ceased to travel for reasons of health, education or old age should all be included. The rationale for this is that the national definition excludes many of those who have ceased travelling but who identify with the cultural traditions of this group.

As a consequence, there are effects for under-counting and equality. The Inspectors' report on the London Plan stated that the definition in the Plan should be consistent with the Government's definition and recommended that this should be amended in the final London Plan. When preparing the Intend to Publish London Plan the Mayor chose to retain his original definition and the final wording of the Plan in this area is currently under negotiation between the Mayor of London and the Secretary of State for Housing following his issuing of a direction which among other things required the final policy to be amended in line with the Inspectors' recommendation.

Purpose-built student accommodation



The existing Local Plan has a policy addressing student accommodation under the broader category of specialist housing. This sets out

where student accommodation should be directed to if it is required to meet local and strategic need and the criteria proposals will need to meet to be considered acceptable. Affordable student housing is required if the accommodation is unsecured. The London Plan includes a policy on purpose-built student accommodation. The Plan identifies an overall target strategic target for purpose-built student accommodation but does not break this down into borough-level targets. Appendix C of the Haringey Housing Strategy sets out that there is no explicit identified need for additional student housing in the borough and proposals to develop student housing will not normally be supported.

Build to Rent

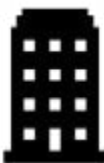


The existing Local Plan does not contain any specific policies on Build to Rent. However, the Haringey Housing Strategy 2017-2022 recognises that a reasonable supply of good quality housing for private rent, especially for families, is vital to meeting the needs of local households who cannot access home ownership or affordable housing. It also notes that the development of new private rented housing can also increase overall levels of supply by not competing with housing for sale. The Housing Strategy therefore aims to enable the development of new high quality, purpose built private rented accommodation for the long-term by encouraging new sources of private investment. Build to Rent is a key opportunity to provide better living conditions and longer tenancies within the private rented sector in Haringey.

In recent years, there has been significant growth of the Build to Rent sector, particularly in London. In response to this, the London Plan includes a detailed policy on Build to Rent setting out the criteria a scheme must meet to qualify as Build to Rent and the expected affordable housing offer within it (Discounted Market Rent).

Large-scale purpose-built shared living

(co-living)



In recent years a new 'co-living' housing model has emerged across London. This has been termed large-scale purpose-built shared living by the GLA and in response to its emergence, the London Plan includes

a detailed policy setting out the criteria it must meet including setting out the affordable contribution it will be expected to make. The existing Haringey Local Plan does not contain a policy which directly addresses this housing type. There is not currently any housing of this type in the borough.

Self build and custom build housing



The existing Local Plan contains a specific policy on self and custom build housing setting out the Council's general support for it as a housing type. The London Plan does not have a specific policy on this

housing type but it has a policy on Small Sites which states that boroughs should support well-designed

new homes on small site in order to support those wishing to bring forward self-build and community-led housing.

We are required by legislation to keep a register of individuals and associations of individuals who are seeking to acquire land in Haringey for their own self-build or custom housebuilding project. On 31 October 2019 we introduced two local eligibility criteria: a local connection test and an assessment of financial resources.

Warehouse living



The existing Local Plan identifies a specific type of land use called 'warehouse living' that has emerged over time in certain employment locations within Haringey. It comprises purpose built and genuine integrated, communal working and living accommodation specifically targeted at the creative

live/ work development – and is considered a 'Sui Generis' use. The Development Management DPD contains a specific policy for warehouse living which makes provision for proposals for warehouse living within selected areas. It sets out that the Council will support proposals for warehouse living that form part of an agreed masterplan to increase and diversify the employment offer of these employment areas whilst providing an appropriate standard of living for the integrated residential element. Warehouse living proposals will only be acceptable within those identified locations.

We propose that the New Local Plan will also have a specific policy for warehouse living to ensure existing and future occupants are provided with an appropriate standard of living, the existing creative industries and SME sectors are supported and given room to grow, and the creative living and working offer of these sites is maximised.



How the New Local Plan could help



We have commissioned evidence to understand what the future need is in Haringey for a range of specialist housing models. The New Local Plan will contain policies to promote and support the delivery of high-quality specialist housing types to meet local need.

The London Plan contains detailed policies for various specialist housing types. These already form part of our Development Plan so there is no need to duplicate these. We are keen to hear from you about how we can further support specialist housing types for which there is an identified need or whether you think a Haringey specific policy is required for any specialist housing type to ensure that local delivery is appropriate.

Gathering Evidence



We have commissioned a Strategic Housing Market Assessment (SHMA) to identify the need for various types of specialist housing over the plan period.

We have commissioned a Gypsy and Travellers Accommodation Needs Assessment (GTANA) to identify the specific needs of Gypsies and Travellers.

The Big Question



H5. How can the New Local Plan support the delivery of specialised housing models that will help to meet housing need in Haringey?

Things to consider:

How can the New Local Plan support the delivery of supported and specialised accommodation?

Are there any particular sites that should be allocated for any of these types of supported and specialised accommodation? (Also see Call for Sites)

How can the New Local Plan support the delivery of specialist older persons accommodation?

How can the New Local Plan support the delivery of Gypsy and Traveller Accommodation to meet local need?

When assessing the need for Gypsy and Traveller accommodation should we use the Government's definition set out within the national Planning Policy for Traveller Sites or should we use the Mayor's definition as set out in the Intend to Publish London Plan 2019?

How can the New Local Plan support the delivery of self-build and custom build housing?

Do you think there is any issue with or anything missing in the London Plan Build to Rent policy which would require a specific Haringey policy within the New Local Plan?

Do you think there is any issue with or anything missing in the London Plan purpose-built student accommodation policy which would require a specific Haringey policy within the New Local Plan?

Do you think that there is opportunity to improve the current policy approach to warehouse living?

Do you think there is any issue with or anything missing in the London Plan large-scale purpose-built shared living policy which would require a specific Haringey policy within the New Local Plan?

Are there any other types of home that the New Local Plan should be supporting that will help to meet housing need in Haringey?

5.2. People

The borough's people and its communities are what make Haringey a special place. Priority 2 of the Borough Plan is 'a Haringey where strong families, strong networks and strong communities nurture all residents to live well and achieve their potential.' We want Haringey to be a stable and family friendly borough, where people can increase their life opportunities, build their networks and stay in the area for the long-term.

Haringey's health care services are vital to maintaining and improving the health and well-being of life for our residents, and access to high quality education and training has a profound effect on the life chances of residents, and is one of the most powerful ways to break down inequalities and improve social mobility. Community facilities of various types play a key role in building strong communities and connecting communities within

and across the borough. The New Local Plan is an important tool to support the borough's people by helping ensure the right social infrastructure is in place to enable them to thrive.

Improving the wellbeing of residents is a fundamental priority for the Council. The Borough Plan (2019-2023) states that 'we will reduce the gap in outcomes for different residents and tackle the barriers that disproportionately affect the independence, health and wellbeing of some residents, using a social model to tackling disadvantage that looks at the systemic and other barriers that can prevent people from achieving their potential'. We will seek to enhance the wellbeing of residents through a holistic approach that recognises the contribution of a whole range of factors to this aim including housing, place and economy.

The COVID-19 pandemic has particularly highlighted the importance of housing to well-being including its size, quality and its location. We want to deliver good quality play space and open space through new development and to increase access to and quality of existing open spaces. Access to green space and nature supports healthy lifestyles and it can be uplifting, increasing social interactions and reducing isolation. The presence of trees and other vegetation can have a positive impact on wellbeing as many residents decide to walk or cycle through green spaces as part of their daily journeys. We also want to create healthy streets that support active travel as well as create better meeting places for people either through new/remodelled community facilities or within open spaces. Access to good quality work also has an important impact on residents' well-being. In Haringey, there is a great variation in income and wealth between wards, as well as jobs and employment opportunities with a sharp divide between the east and west of the borough.

A key aim set out in the Haringey Fairness Commission is that the borough provides a fair start in life for children and young people and in this regard it sets out a commitment to working with other public sector partners to attain a UNICEF child-friendly borough status.

It's about Fairness

The Council's vision is a Haringey where strong families, strong networks and strong communities nurture all residents to live well and achieve their potential. We recognise, however, that some people – children, young people and adults – will face additional barriers to achieving their ambitions and that there are stark inequalities between the experiences of different residents. The Borough Plan (2019-2023) states that 'we will reduce the gap in outcomes for different residents and tackle the barriers that disproportionately affect the independence, health and wellbeing of some residents, using a social model to tackling disadvantage that looks at the systemic and other barriers that can prevent people from achieving their potential'. We will seek to enhance the wellbeing of residents through a holistic approach that recognises the contribution of a whole range of factors to this aim including housing, place and economy.



5.2.1. Social infrastructure

What should the New Local Plan do?



The New Local Plan should set out a clear vision for social infrastructure in the borough, reflecting the needs of our diverse population to develop healthy, strong and inclusive communities. It should identify local and strategic needs for a full range of social infrastructure, including education, health and community facilities, and set out a credible delivery plan to ensure appropriate infrastructure is in place to support residents and local communities, including the delivery of improvements to existing infrastructure and/or new facilities where necessary.

Haringey has seen an increase in need for social infrastructure in recent years and this will continue to grow in the future as we experience high levels of growth in line with the London Plan housing targets. This will require fresh approaches to infrastructure provision to facilitate more integrated approaches to service delivery, with a focus on collaborative working with service providers.

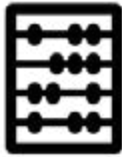
The New Local Plan should support provision of fully accessible facilities and services. This is both a function of where they are located and how easy they are to access including ability to walk, cycle or get public transport to them and their accessibility to people of all ages and abilities.



The current situation



Education



Recent years have seen greater volatility in school place projections as a result of changes to migration patterns, economic shifts, Brexit and further layers of policy on housing, universal credit and free schools. It is now clear however that we are over a recent rise in demand for primary school places and key future themes will be managing surpluses of places in primary schools, whilst safeguarding future provision and diversity in provision, alongside building additional capacity for Haringey secondary schools. There is a clear upward trend in the demand for secondary school places in the borough. Despite rises in planned admission numbers across secondary schools in the borough in recent years, in some circumstances, this is still resulting in a shortfall of capacity. Rises in planned admission numbers across secondary schools in the borough have taken place in recent years. Shortfalls of capacity are still projected until 2023/24 so additional capacity will need to be added.

There are 10 establishments in Haringey which offer post-16 (Years 12 and 13) capacity including 7 schools. Generally, schools in our borough with sixth forms are either full or near to capacity. The 2020 School Place Planning Report identified that 282 students from Haringey studied a vocational course in borough. This compares with 844 students from Haringey studying a vocational course out borough. As there are three times the numbers of students studying vocational courses out of borough than in borough, there are possibilities to absorb these numbers in borough in the future at the College of Haringey, Enfield and North East London (CONEL) and Haringey Sixth Form College and Ada National College of Digital Skills.

Health



There are 36 general practices in Haringey which currently deliver primary healthcare across the

borough. A recent Capacity Review of key wards within the borough has identified existing capacity pressures. The study shows that Haringey's primary care estate has relatively high rates of patients per room. However, this is not necessarily an indicator of the quality of patient care. The practice with the highest ratio of patients to clinical rooms, West Green, is the only practice in North Central London (NCL) to have an overall Care Quality Commission Outstanding rating. London has fourteen practices that have been rated by the Care Quality Commission as outstanding for their leadership and Haringey has three of them.

A key future focus is on securing high quality estate and moving away from practices being run in terraced houses and converted shop fronts. For example, a new health facility in the Council's Welbourne development in Tottenham Hale is currently on-site which will replace facilities operating out of a terraced house (Dowsett Road) and a portacabin (Tottenham Hale).

An estimated 7,842m² of space is required across the borough by 2026 to meet need. Based on 1,800 people per GP, there are identified future shortfalls in Wood Green and large parts of the east of the borough including Northumberland Park, Haringey, St. Ann's, Seven Sisters, West Green and Tottenham Hale. New health provision is currently being delivered on Green Lanes and within Muswell Hill and outline permission has been granted for a health use on the Tottenham Hotspur Stadium site.

There are two significant change factors relating to health: (1) Haringey has the highest proportion of GPs over 55 years old in North Central London. There are a number of practices where leading GPs are coming to retirement or working beyond retirement age. In some of those practices, the premises are converted houses or shop fronts. It is unrealistic to expect a younger generation of GPs to come and work in those practices in Partnership roles and these practices may not be sustainable going forward; (2) COVID-19 has led to a significant investment in IT. During the pandemic, GPs and patients moved away from a system where almost

all appointments were face to face to a system where only a very small proportion were. This may lead to a review of whether as much capacity is required. There is also likely to be a greater emphasis placed on the quality of the primary care estate. The direction of travel for primary care strategy is around an integrated workforce, with specialist staff sometimes employed by individual practices and sometimes working at scale.

Community facilities

Community facilities, such as community centres, places of worship, libraries and other cultural and civic uses, are the heart of the borough's communities. There are a wide range of facilities across the borough which contribute to its vibrancy. Haringey is home to 9 libraries. The borough's largest library, Wood Green Central Library, is one of the busiest public libraries in London and one of the top 10 busiest in the country. The borough is home to dozens of places of worship catering for a range of religions and faiths. It is likely that additional provision will be required to meet the future needs of faith communities.



How the New Local Plan could help



The key social infrastructure challenges for the future are set out below together with a range of ways which the New Local Plan could address them.

Achieving excellent education and training

provision



As a starting point, the New Local Plan will support the provision of new or improved facilities and services to meet the current and projected needs for primary and secondary school places, as well as pre-school,

post-16 and other education and training facilities. Additionally, the New Local Plan will:

- Safeguard existing facilities (including land and associated buildings) needed for educational and training use
- Support redevelopment or refurbishment of existing facilities where this is required to better meet educational and training requirements
- Identify new sites if needed working with landowners and developers to secure new sites
- Encourage existing and new facilities to be used flexibly to meet a full range of community needs where appropriate

- Support local employment and training opportunities and programmes to improve the life chances of local people and improve the local economy

We currently use the Greater London Authority's child yield calculator to determine the number of children a new development is likely to house. This informs the obligations new development will be required to contribute to support the children who will live there including high quality play space and open space. The Government has indicated it will be publishing a child yield calculator in the future which the Council could choose to use instead of the Greater London Authority's calculator.

Achieving excellent health care provision



The New Local Plan will support the provision of new or improved health care facilities and services to meet the needs for primary care and reduce health inequalities and create healthier residents.

Additionally, it will:

- Safeguard existing facilities (including land and associated buildings) needed for health uses
- Support redevelopment or refurbishment of existing facilities where this is required to better meet health needs
- Identify new sites if needed working with landowners and developers to secure new sites

- Encourage additional teaching practices in the borough. Teaching practices take GP trainees and are very effective at retaining GPs locally as most trainees end up taking a full-time job in the practice where they trained

Providing excellent community facilities



The New Local Plan will support existing and new community facilities which contribute to the quality of life for our residents. It will:

- Guard against the loss of existing community facilities
- Support alternative community uses for community facilities that are no longer needed for their current purpose
- Support the expansion or enhancement of existing facilities and services where this meets community need
- Support provision of new community facilities in appropriate locations where there are known gaps in provision
- Work with developers, partners, the community and voluntary sector, on the wider use of buildings, dual use and co-location of services in accessible places and also to address gaps in existing provision, particularly encouraging community uses within mixed use, residential-led developments

How the New Local Plan could help ...



The New Local Plan will support development that results in a pattern of land uses and facilities with good access to local infrastructure.

The New Local Plan must ensure that the relevant social infrastructure is in place to cater for local needs. We will review our infrastructure baseline and highlight areas of pressure or need for additional facilities. To aid in this, we will prepare an Infrastructure Funding Statement to accompany our New Local Plan. This will address existing infrastructure pressures and set out the infrastructure required to support the growth planned across the borough to 2037. It will also set out the ways this will be provided and when, the delivery mechanisms, possible funding sources and likely phasing.

The primary source of funding from new development towards new infrastructure is the Community Infrastructure Levy (CIL), which is already in place in our Borough. This will continue, and is not part of the new Local Plan, as it sits alongside it and is subject to separate governance processes.

Gathering Evidence



We currently have the following evidence relating to social infrastructure in the borough:

- Community Infrastructure Study (March 2010)
- Community Strategy (2015)
- Haringey Infrastructure Delivery Plan (IDP) update (2016)
- School Place Planning Report & Asset Management Plan (AMP) (Annual)
- Infrastructure Delivery Plan Update (April 2016)
- Upper Lee Valley Development Infrastructure Study (DIFS) (SDG, SQW, Carter Jonas) (Sep 2015)
- Planning Obligations Supplementary Planning Document (SPD) (March 2018)

We also use external data provided by the NHS, and in future will be able to consider reports generated through the North Central London Integrated Care System.

As part of the preparation of the New Local Plan we will carry out a comprehensive review of infrastructure need, funding and delivery mechanisms. We will compile all the findings into an Infrastructure Funding Statement (IFS).

We would like to hear your views on what additional evidence should be gathered to help inform the New Local Plan.

The Big Question



PE1. What social infrastructure is needed over the period of New Local Plan to meet community needs?

Things to consider:

Are there any gaps in social infrastructure that needed to be addressed by the New Local Plan?

Are there any barriers relating to social infrastructure that need to be addressed by the New Local Plan?

How can the Local Plan ensure sufficient social infrastructure is secured from new development to meet the needs of the communities?

Do you think the current infrastructure funding approaches will deliver the necessary infrastructure? If not, how do you think funding should be raised?

Do you think that social infrastructure provision may need to change in the future as a result of COVID-19 (e.g. because of the need to socially distance)? If so, what should the key considerations be when planning for new social infrastructure?

How can the New Local Plan ensure a more equal borough, for example meeting the needs of children, older people, and disabled people?

Should the Council use the Mayor of London's or the yet-to-be-published Government Child Yield calculator, or are there other more appropriate ways of working out child yield of new developments?

5.3. Place

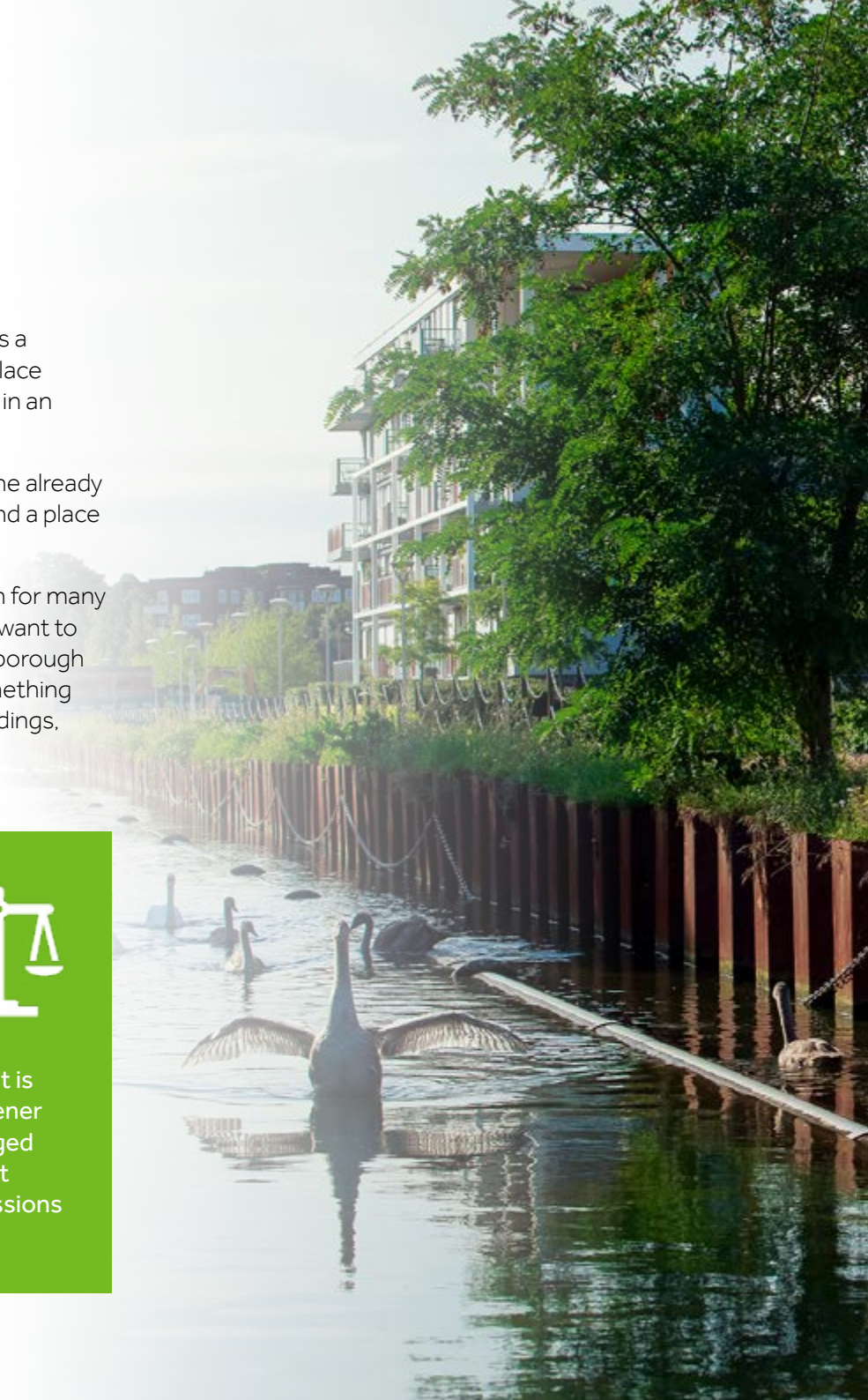
The quality of Haringey's environment is important to residents, businesses and employers and is a key attraction of the borough. In view of this, Priority 3 of the Borough Plan is that Haringey is 'a place with strong, resilient and connected communities where people can lead active and healthy lives in an environment that is safe, clean and green'.

We want Haringey to be a place of green open spaces that everyone can access; a place where the already excellent transport links get even better; where people are active and live longer, healthier lives and a place where people feel safe and secure in their own homes and neighbourhoods.

As the borough continues to grow, becomes better connected and continues to be a destination for many Londoners, we will need to ensure Haringey remains a safe and pleasant environment for all. We want to work with partners and the local community to achieve this and in defining and shaping how the borough looks and feels, both now and in the future. We want to ensure that growth in the borough is something that everyone can benefit from and produces sustainable, attractive, accessible high-quality buildings, homes, streets, parks and other open public spaces.

It's about Fairness

The quality of the local environment is very important to residents and businesses. The Council therefore seeks to ensure that Haringey is a place with strong, resilient and connected communities where people can lead active and healthy lives in an environment that is safe, clean and green. As it stands, the environment is not as fair and inclusive as it could be. We are committed to delivering a healthier and greener place, which is cleaner, more accessible and more attractive, safer and as culturally engaged as possible. The effects of climate change and air pollution will be felt hardest by our most vulnerable residents therefore it is essential that we take radical steps to reduce our emissions and ensure we are resilient to its impacts.



5.3.1. Design

What should the New Local Plan do?



The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.

Good design is a key aspect of sustainable development, it creates better places in which to live and work and it helps make development acceptable to communities. Delivering high quality buildings and public places is a fundamental priority of the New Local Plan.

At the same time, the New Local Plan must also deliver significant growth. The London Plan requires the borough to provide a minimum of 15,920 new homes over the next ten years. This will require fresh approaches

to accommodating development including at higher densities. It brings with it new challenges, including developing in areas with existing and valued local distinctiveness and character, some of which have not seen development in a long time.

The New Local Plan should set out a clear design vision and expectations for development, playing a proactive role in helping to secure good growth through good design which reconciles the high levels of growth and densification necessary over the forthcoming plan period whilst addressing inequalities and preserving and enhancing the borough's local character, natural and historic environments.

Woodside Square



Blue House Yard



Channing School Performing Arts Building



The current situation



The character of an area, as well as the quality of the public realm, plays a key role in making it unique and special. It gives a place its own identity. In Haringey, our historic and natural assets, including our conservation areas

or particular buildings or places that provide a sense of place and civic pride, play a fundamental role in making the borough unique. These characteristics ensure the borough is locally distinctive as well as making it a valued and unique part of London. It is of critical importance that these areas and qualities are identified, protected and enhanced.

Our existing Local Plan takes a robust approach to ensuring that new development is of a high quality design. Policy DM1 of the Development Management DPD (2017) sets out the 'Haringey Development Charter' to ensure all new development and changes of use achieve a high standard of design and contribute to the distinctive character and amenity of the local area. To assist in delivering high quality development we have established a Quality Review Panel (QRP) which brings together a team of independent professionals from a range of backgrounds to scrutinise major and controversial development proposals. The QRP advises applicants, Council officers and the Planning Committee on their consideration of how well a development scheme is meeting the principles of the Haringey Development Charter.

To champion good design in the borough and celebrate development of the highest quality the Council holds the Haringey Design Awards every two years. The awards cover a broad range of categories and are next scheduled for 2021. In June 2020 the

Council adopted the Haringey Housing Design Principles to provide design guidance for new council homes as part of the Council's programme of delivering 1000 Council homes at Council rents by 2022.

The Council has commissioned a Wood Green Design Manual and Character Study to support the delivery of an improved local environment in Wood Green through new development.

The London Plan contains a series of design policies seeking to ensure high-quality design whilst enabling the borough to meet borough-wide growth requirements. A key change of the new London Plan is that it no longer includes a density matrix for residential development. Instead it requires boroughs to optimise site capacity through a design-led approach that makes the best use of land. This approach is consistent with the already established design-led approach in the existing Local Plan. The London Plan seeks to support the use of modern methods of construction (MMC) to enable faster housing construction. MMC also offers the opportunity for a cheaper supply of housing and/or a greater level of affordable housing delivery.

In October 2019 the Government published a National Design Guide setting out the characteristics of well-designed places and demonstrates what good design means in practice. This indicated that a National Model Design Code would be subsequently published to set a baseline standard of quality and practice across England which local planning authorities will be expected to take into account when developing local design codes and guides and when determining planning applications.



How the New Local Plan could help



The New Local Plan is a key tool to address the design challenges facing the borough. The following section sets out three key challenges together with possible approaches to address them.

Achieving design excellence in building

architecture and the public realm



The New Local Plan will contain policies to secure high quality design and architecture to create attractive, locally distinctive and liveable places. Approaches to support this include:

- Protecting and enhancing our built heritage: the borough's built heritage plays a fundamental role in creating local distinctiveness. The New Local Plan will reinforce protection for statutorily designated areas and buildings, such as conservation areas and listed buildings
- Protecting and enhancing our natural assets: the borough's natural assets provide multiple health and well-being benefits, as well as environment and eco-system benefits for its inhabitants. The New Local Plan will reinforce protection, identify further areas at risk and provide additional protection where necessary, and it will help to identify, create and protect a network of sites and corridors, introduce improved management and promote greater biodiversity

- Introducing a new urban design strategy: this would encourage design excellence and could include new design codes, standards and controls in relation to architectural styles and materials, storey heights, use classes, density and the way in which we design our streets and public spaces. Such a strategy could help us better integrate new developments into existing contexts

Optimising densities



The New Local Plan must optimise densities and deliver high/higher density development for the borough to deliver its housing targets. In line with the London Plan, the New Local Plan will seek

to optimise site capacity through the design-led approach. It will include a policy (or policies) setting out how this should be achieved in Haringey. Specific approaches for optimising densities include:

- Tall buildings: tall buildings can make an important and positive contribution to providing densities and maximising the delivery of housing where there is limited new development land. The existing Local Plan has a policy on building heights which includes criteria for tall buildings and an accompanying figure setting out potential locations appropriate for tall buildings. As part of the New Local Plan it will be necessary to review whether the policy and Potential Locations Appropriate for Tall Buildings are still appropriate.

The New Local Plan should continue to ensure that taller buildings are realised in appropriate locations across the borough, taking into account local context and character. A robust approach to the design and delivery of tall buildings will result in the delivery of additional housing as well as the creation of interesting and high quality focal points in the urban environment which do not compromise local character, heritage and sense of place

- Medium-rise, high density development: encouraging more medium-rise, high density development, where appropriate, would help deliver the additional housing that the borough needs. These developments make more efficient use of brownfield land than lower-rise types of development whilst potentially integrating better with suburban and local character than tall buildings because of their reduced scale
- Small-scale infill and extension developments: development on small sites has potential to contribute significantly to delivering the additional housing that the borough needs. The New Local Plan could place particular emphasis on identifying appropriate locations for small-scale development

Designing for a safe, accessible, healthy and inclusive borough



The New Local Plan will support the design of public spaces and buildings which foster accessibility and inclusivity, as well as community cohesion and interaction, with a high standard of amenity for existing and future users all across the borough. High quality design can play an important role in ensuring that developments can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances. The New Local Plan will support more equal levels of safety, accessibility and inclusivity in design, which currently vary across the borough. It will help make the borough a healthier place and address existing health inequalities. Approaches to help achieve these aims include:

→ Design policies and standards for inclusive housing: The New Local Plan will include design policies and standards which encourage inclusive housing for older people and disabled people, as well as accessible and lifetime homes

- Design policies and standards for access and movement: the New Local Plan will ensure that pedestrian and transport linkages are designed to be inclusive. The principles of inclusive design are applied at the beginning of the design process so the needs of all individuals are considered at the very beginning
- Design policies and standards the public realm: The New Local Plan will help ensure that the public realm is fully inclusive. This include key areas such as town centres and open spaces as well as new publicly accessible spaces delivered through new development
- Design policies and requirements for healthy environments: The New Local Plan will ensure that all new development contributes to a healthy borough and addresses health inequalities as far as possible. The New Local Plan will set out the Council's requirements for Health Impact Assessment to support development proposals



Gathering Evidence



In recent years we have sought to better understand the issues and opportunities relating to design in the borough and have produced the following reports:

- Urban Character Study (2015)
- Potential Tall Buildings Locations Validations Study (2015)

We would like to hear your views on what additional evidence should be gathered to help inform the New Local Plan.

The Big Question



PL1. How can we secure high quality streets, buildings and public realm to enhance the borough?

Things to consider:

How should we promote the optimisation of densities of new development in the borough?

How should we promote safe, accessible and inclusive design?

How can the Council promote modern methods of construction (MMC) and ensure a high quality design outcome in MMC developments?

Should tall buildings be allowed across the borough or just locations with good public transport and facilities?

Should we amend the Potential Locations Appropriate for Tall Buildings set out in the existing Local Plan? If so, how do you think it should be amended?

Should the New Local Plan provide greater support for medium-rise, high density development?

What additional evidence should be gathered to help inform the New Local Plan?

Are there any other design issues we need to address?

5.3.2. Heritage and culture

What should the New Local Plan do?



Protecting and enhancing our

historic environment



The historic environment is a valued resource. People may value a place for many reasons: for the stories it tells about the past, its distinctive architecture or landscape, its connections with notable people or events, its landform, flora and fauna, its beauty, or for its role as a community landmark. The weight of value of a heritage asset to current and future generations helps us identify its significance and the level of protection that should be provided to it. Our historic environment should reflect the knowledge, beliefs, and traditions of our diverse communities.

The New Local Plan will need to set out a clear vision for ensuring our heritage values are sustained and enhanced for the enjoyment of present and future generations. This is not just a role for the Council or Historic England, but for everyone in the community. Learning about our historic environment is key to understanding its significance in order to sustain it.

Development should enable conservation by allowing for managed change in our historic environment that keeps its significance intact and makes use of its heritage values to deliver wider social and economic benefits, for example as a generator of tourism, a learning resource, or a means to stimulate economic investment.

Good Growth means respecting heritage



The New Local Plan will need to look at opportunities to accommodate growth in a way that protects and enhances our heritage assets. The area around Tottenham High Road, for example, has long been identified as a regeneration opportunity, while containing a large proportion of the borough's listed buildings and conservation areas which are 'at risk'. In Haringey, there are currently 14 buildings and historic structures and 5 conservation areas on the Historic England Heritage at Risk Register (2019) (in 2018 we had 16 entries).

Rather than preventing growth, the historic environment should be an enabling resource for existing and emerging economic activities and regeneration. The growth of online shopping has meant that high streets and town centres need to offer more than just goods and services to attract

visitors. Businesses and customers are increasingly attaching commercial value to premises and areas that provide a unique, authentic, and beautiful environment for work, leisure and/or retail. Our unique historic buildings and places are key to helping create the flexible, beautiful, and memorable places, rich in history, that attract new businesses, residents, workers, and visitors. When used as a tool for regeneration, our historic environment can be a competitive advantage, setting our town centres and high streets apart from those in other boroughs. A number of successful shopfront improvement schemes have been delivered in the borough in the recent past including along Green Lanes and in South Tottenham and new ones are planned along Turnpike Lane, Wood Green High Road and in North Tottenham.

The creative industries have undergone huge growth in recent years and there is a pattern of businesses forming clusters in conservation areas. 26% of England's creative companies are in conservation areas, with two thirds of those located in London. Muswell Hill, Crouch End, Stroud Green and Highgate are in the top 60 nation-wide conservation areas with the largest number of creative industry companies in the England. Recently, there has been significant growth in creative industries in the Tottenham High Road conservation area.

The New Local Plan provides an opportunity to set out a strategy for using our heritage in achieving good growth in a way that supports our town centres and businesses while creating pleasant and attractive environments to live, work and play. If the regenerative and commercial value of our heritage assets is appreciated, they are more likely to be preserved and enhanced through development.

The importance of understanding our heritage and its impact on society



The historic environment has benefits beyond its regenerative and commercial value. It can help shape our society, inform our identity, providing a sense of belonging, and enabling us to understand our

shared past, in all its diversity. By understanding the significance of our heritage we are better placed to use it to provide spaces for people to live, work, learn, interact and build social connectedness. The historic environment can also support art and culture industries, and a range of events and activities. Studies have shown visiting heritage sites has a positive effect on wellbeing.

The Council is already active in this space. We have recently been awarded a High Streets Heritage Action Zone grant of over £2 million from Historic England for the Bruce Grove Conservation Area in Tottenham. Together with £2.6m match funding from the Council this will fund:

- Undertaking physical works to buildings, including repair, reinstating lost features, supporting the conversion of historic buildings for new uses and improvement of shared spaces
- Facilitating cultural activities and events celebrating the history of the high street and its importance to local communities over the generations
- Empowering the local communities in decision making and implementation of the agreed works to make the high street the sort of place they want it to be

The New Local Plan offers an opportunity to set out a strategy for achieving key social and cultural benefits as well as rebalancing and minimise inequalities in access to and experience of our diverse cultural heritage.

There are several key challenges the strategy could address:

- Increasing engagement with heritage: The national 2018 'Taking Part Survey' collected data on which groups get the most benefit and enjoyment from visiting heritage sites. The top two reasons for visiting a heritage site were to spend time with other family and friends, or because of a general interest in history/ heritage. There were large disparities between some groups in how likely they were to have visited a heritage site in the past year. Adult Londoners were much less likely to have visited a heritage site (57.1%), compared with those in the South East (81.5%). Nationally, those of 'White' ethnicity (75.4%) were much more likely than ethnicities described as 'Asian' (56.3%) or 'Black' (42.3%), and homeowners (78.7%) were significantly more likely than social renters (50.7)

- Providing better access to heritage information: There is a lot of information available on Haringey's built heritage, for example Conservation Area Appraisal and Management Plans, Local Heritage Lists, and archaeological appraisals. It is important that this information is easy to access and in a format that is useful for the public
- Communication and promotion of our diverse and intangible heritage: The information we have tends to be focused on the built environment, when there are many intangible histories, particularly regarding our migrant communities. An example might be that a significant event occurred at a certain location. A local heritage asset may also be linked with a certain use or cultural practice which contributes to its significance. This diverse heritage should be treasured and celebrated
- Improving understanding of our local views: Views to and from our heritage assets can be part of their setting. In addition to the strategic view from Alexandra Palace to Central London, there are 44 local views which were identified in the Urban Characterisation Study produced to support the current Local Plan. There could be significant benefits to outlining the exact co-ordinates of these views and developing a greater understanding of the experience of the views that we are looking to protect

- Limited guidance on managing change around heritage assets: The value and significance of our heritage assets is linked to their setting. Currently there is not much borough specific guidance on how we manage change in the areas around our heritage assets to help enhance them

Despite our robust approach to protecting our heritage assets via planning policies and Article 4 directions, we note that there are some issues within the borough relating to implementation, such as within the Tower Gardens Conservation Area. We have made a number of new Article 4 Directions to seek to address these as well as updating our Conservation Area Appraisal and Management Plan (CAAMPs) to understand the full extent of the issue in order that we can enforce more efficiently within the constraints of our current resources.

Heritage and climate change

Our heritage assets are an important part of our building stock and have a key role to play in reducing carbon emissions. Historic England research indicates that carbon emissions of historic buildings could be reduced by over 60% through refurbishment and retrofit.

Historic England research shows that demolishing a historic building and replacing it with a new building can result in greater carbon emissions. If we reuse existing buildings, we can help minimise carbon emissions.



The current situation



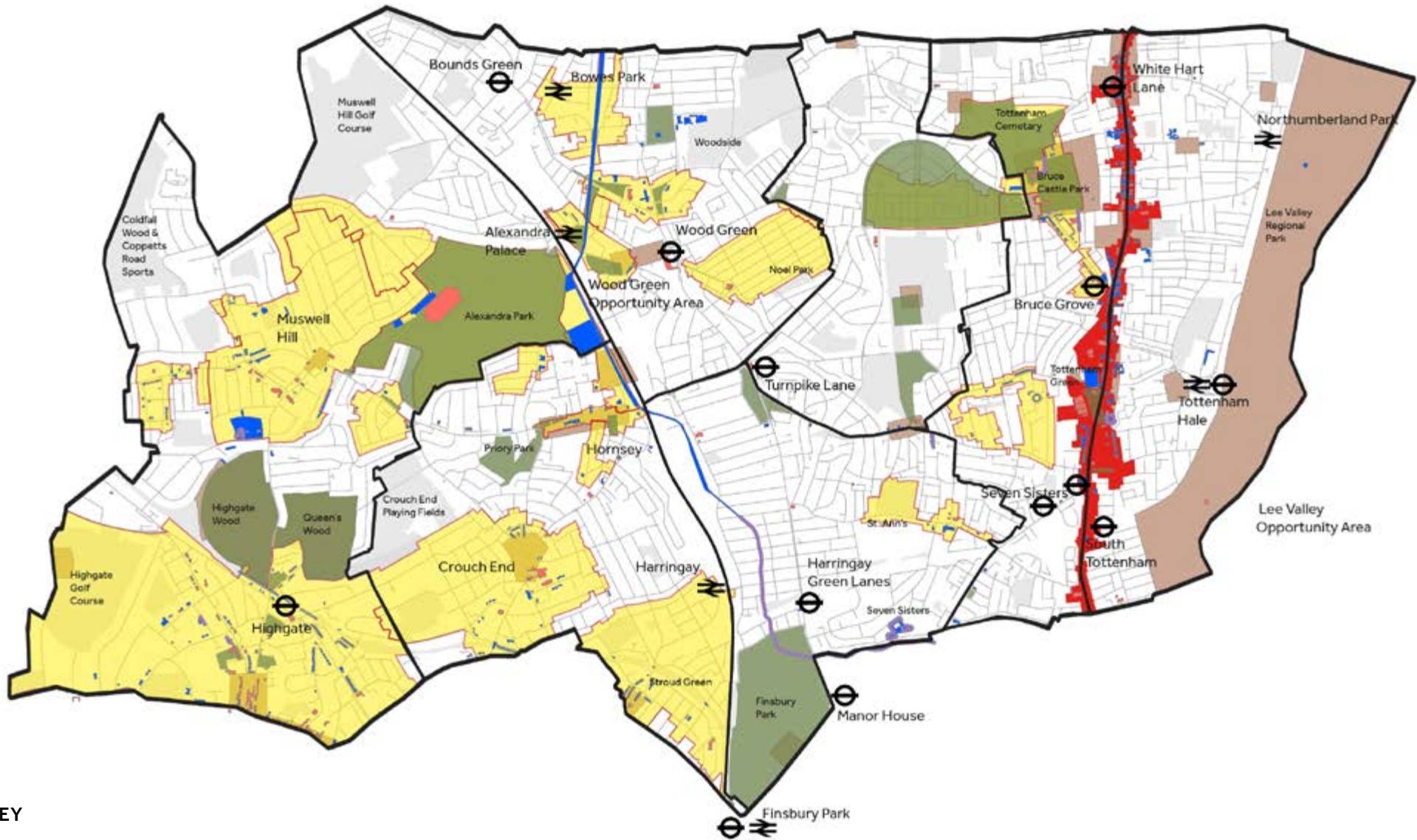
Our Wealth of Heritage Assets

- 28 Conservation Areas: A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Local authorities have a responsibility to identify such areas and designate them as conservation areas
- 286 Statutory Listed Buildings: A statutory listed building is a building of national historical or architectural interest. The Statutory List is administered and updated by Historic England. Listed buildings are considered 'designated heritage assets' and are protected through the planning system. They are protected from demolition and listed building consent is required in order to make any alterations
- 1,177 Locally Listed Buildings and Structures: A local listed building is a building or structure of architectural or historic interest which makes a valuable contribution to the character of an area, but does not qualify for inclusion on the statutory list. These are non-designated heritage assets. Additional conservation considerations are given to the alteration of these buildings and the council will seek to ensure that the special character of such buildings is protected and enhanced

- 36 Historical Parks and Gardens: Alexandra Palace Park and Finsbury Park are on the National Register of Parks and Gardens of Historic Interest. The remainder are on the Register of Public Parks, Gardens, Squares, Cemeteries and Churchyards of Local Historic Interest
- 22 Designated Sites of Industrial Heritage Interest
- 22 Areas of Archaeological Importance: These are areas where history indicates there is considerable likelihood that archaeological remains will be found. In addition there are known sites of archaeological finds throughout the borough for which detailed records are maintained by the Historic England Greater London Archaeology Advisory Service (GLAAS) ([external link](#))
- One Strategic View (from Alexandra Palace to Central London) and 44 Local Views identified in the current Local Plan

Haringey has 7 Conservation Area Advisory Committees which help the Council to manage and protect the historic environment. They assist us in the formulation of policies and guidance for their respective Conservation Areas and provide advice and updates on issues and challenges.





KEY

Heritage Assets

- Conservation Areas
- Tottenham Historic corridor
- Historic Parks
- Archaeological Priority Areas
- Statutory Listed buildings and monuments
- Locally Listed buildings and monuments
- Other
- Green space

How the New Local Plan could help



There are a range of ways in which the New Local Plan could contribute, including to:

Develop a strategic approach to heritage



This could set out how we improve local engagement and identify how we can achieve good growth in a way that maximises the commercial, regenerative, social, and cultural benefits our historic environment offers.

Look at ways to recognise intangible cultural heritage



Although there are no statutory protections for intangible cultural heritage, the New Local Plan could include policies to encourage recognition of our diverse and intangible heritage in the built environment through tools like design and public art.

Provide targeted heritage policies



The New Local Plan could provide more targeted area-specific policies, particularly for areas of likely regeneration like the Tottenham High Road. It could also provide policies to guide applications affecting specific types of heritage, for example Historical Parks and Gardens or buildings on the Local List.

Provide additional guidance on Climate Change



The New Local Plan could provide additional guidance and support for refurbishing/retrofitting heritage buildings (as set out in the Council's Draft Climate Change Action Plan) to reduce climate emissions and better recognise the carbon reduction benefits in reusing heritage buildings instead of building new.

Provide greater clarity and guidance on Local Views



The New Local Plan could better define our Local Views, for example by including reference to their co-ordinates and the attributes of those views that we are looking to protect.



Gathering Evidence



We are continually working to understand our historic environment.

Our Draft Local Heritage List is currently under review and we have a programme for preparing Conservation Area Appraisals and Management Plans (CAAMPs) for all our conservation areas. Haringey currently has 14 adopted appraisals which have been performing well, including 4 recently adopted in 2019. Work has also commenced on a further 7 appraisals: Trinity Gardens, Wood Green Common, Bowes Park, Muswell Hill, St Ann's, Lordship Lane and Clyde Circus Conservation Areas.

The Council is also working with the Greater London Archaeological Advisory Service to review its Archaeological Priority Areas.

We would like to hear your views on what additional evidence should be gathered to help inform the New Local Plan.

The Big Question



PL2. What should the New Local Plan strategy be for the conservation and enjoyment of the historic environment?

Things to consider:

What do you enjoy/ value about Haringey's historic environment?

How can we encourage developers, businesses and the public to invest in protecting and enhancing the historic environment?

How should the New Local Plan look to encourage more recognition of our diverse intangible cultural heritage in the built environment?

Should the New Local Plan provide more specific policy and guidance on areas, types of heritage assets and reducing carbon emissions?

Should we prepare a more detailed evidence base assessing local views to inform their protection?

What the New Local Plan should do?



Protecting and supporting our culture



Haringey's cultural offer enriches our lives, making the borough an exciting and engaging place to live, work and visit. Our list of cultural activities is immense and reflects the diversity of our community; from walking

the historical grounds of Alexandra Palace and Park to dancing at the Wireless Festival in Finsbury Park, comedy nights at the King's Head pub, browsing food and crafts at the Tottenham Green Market, dining out on excellent Turkish food in Green Lanes, or discovering the legacy of the famous Jamaican political activist, after whom the Marcus Garvey Library is named.

The night-time environment is an important part of our cultural offer that requires a strategic approach and good management. Night-time economic activities include eating, drinking, entertainment, shopping and spectator sports, as well as hospitality, cleaning, wholesale and distribution, transport and medical services, which employ a large number of workers.

Outcome 11 of the Borough Plan is for Haringey to be a culturally engaged place. From a planning perspective this means:

- Enabling the provision of spaces and facilities to support a range of events, from local markets to cultural festivals and music gigs
- Protecting and promoting the creative and cultural activities and infrastructure that enables people to gain skills and employment in the creative industries and brings investment into the borough
- Supporting and managing the development and diversification of the night-time economy in appropriate locations like town centres
- Everyone in the borough should be able to access, benefit from and contribute to our cultural offer

Food Festival



Blue House Yard - Creative Workspace



The current situation



The borough benefits from good cultural infrastructure, including:

- Over 120 venues where cultural activity take place
- Over 70 annually occurring cultural events
- More than 2,700 creative and cultural industry enterprises in Haringey making a key contribution to the local economy. Many of these are concentrated in key growth and regeneration areas like Wood Green and Tottenham
- The Wood Green Cultural Quarter is an innovative creative hub comprising many artists, studios and small business units
- Warehouse Living sites in the east of the borough are home to a large number of creative enterprises
- There is a quickly growing creative cluster in South Tottenham focused around the Markfield Road area

Our venues and events are spread well across the borough meaning that there is good access to culture for residents. Many are located in town centres but there are also some within industrial estates and areas mostly made up of housing.

The existing Local Plan recognises the important role of these venues to community life. It includes a specific policy on public houses (DM50) to resist their loss.

Our cultural sector is facing some difficult challenges however. The past decade has seen a London-wide trend of cultural venues and spaces closing down. This includes a 25% reduction in the number of pubs, a 35% reduction in grassroots music venues and a 58% reduction in Lesbian, Gay, Bisexual and Transgender plus (LGBT+) venues. Rising rents and business rates are forcing many artists and small businesses to move out as cheap workspaces are converted to other uses.

There is an opportunity for the New Local Plan to support our cultural sector and take advantage of the economic and social benefits it provides. The creative industries make up one in six London jobs, and these have been growing at a rate four times faster than the economy as a whole. They are also more long-term sustainable jobs, with 87% at low risk of automation.

The creative industries can be a tool for regeneration, supporting skills training and employment.

As a diverse, well connected borough, with large areas of regeneration, Haringey is well placed to take advantage of this. In early 2020, South Tottenham became one of six London areas to be designated a Creative Enterprise Zone (CEZ) by the Mayor. The creative industries are now Tottenham's fastest growing sector, experiencing growth of 125% over the past five years and accounting for 4,400 jobs and 660 businesses.

The CEZ funding will go towards supporting and strengthening a cluster of fashion and furniture manufacturing and is estimated to create an additional 300 new jobs, generating growth of around £26 million.

A recent survey of town centre users in support of the Council's emerging Economic Development Strategy identified that there was a desire for more events and attractions within town centres such as more bars, pubs and clubs. In addition to these more traditional night-time economy uses, town centres could benefit from a broader range of night time cultural events and activities that cater to our broad and diverse resident population.

How the New Local Plan could help



The New Local Plan could support our cultural sector by:

- Protecting existing cultural venues, facilities and uses where appropriate and supporting the development of new cultural venues in town centres and places with good public transport connectivity
- Identifying and promoting new, or enhance existing, locally-distinct clusters of cultural facilities, venues and related uses defined as Cultural Quarters, especially where they can provide an anchor for local regeneration and town centre renewal

- Identifying, protecting and enhancing strategic clusters of cultural attractions
- Considering the use of vacant and poorly used properties and land for pop-ups or meanwhile uses for cultural and creative activities during the day and at night-time to stimulate vibrancy and viability and promote diversity in town centres, Cultural Quarters and other areas
- Seeking to ensure that Opportunity Areas and large-scale mixed-use developments include new cultural venues and/or facilities and spaces for outdoor cultural events

- Considering opportunities for developments to provide affordable workspace and/or co-working and flexible workspaces through developments and/or Section 106 agreements
- Supporting the development of Haringey's identified warehouse living areas as creative industries hubs
- Supporting the creation of new evening and night-time uses to create more activity in the early and late evening which make a place feel safer to walk around



Gathering Evidence



We are continually working to understand our cultural environment. The following documents contains some information on our cultural infrastructure and the creative industries:

- Haringey Economic Development Strategy: Economic Baseline- Final Evidence Report (2020)
- Wood Green Employment and Economy Space Study (2020)
- Tottenham Creative Enterprises Study (2017)
- Urban Character Study (2015)

We would like to hear your views on what additional evidence should be gathered to help inform the New Local Plan.

The Big Question



PL3. How can we protect and enhance our culture and creative industries?

Things to consider:

What is unique or important to you when it comes to Haringey's cultural assets and activities?

What is preventing you from accessing or engaging with the borough's cultural assets and activities?

What kind of support, for example supporting the provision of affordable workspace, should the New Local Plan provide to our creative industries?

What kind of evening-time activities would you like to see more of in Haringey and where are the most appropriate locations for them?

How can the New Local Plan encourage the use of vacant and poorly-used properties and land for pop-ups or meanwhile uses? What are the negative effects that should be controlled?

Are there any new clusters of cultural facilities, venues and related uses that should be defined as Cultural Quarters such as within South Tottenham?

5.3.3. Climate change and sustainability

Addressing the climate emergency

What should the New Local Plan do?



Climate change is one of our biggest challenges and is already affecting our borough. Its impacts are particularly pronounced in an urban environment like Haringey, resulting in higher average temperatures, more frequent and intense heat waves, and more extreme rainfall, storms, and droughts. These events can cause damage to buildings and infrastructure, create, or exacerbate health problems for our residents, and result in higher energy and food costs.

Addressing the climate emergency is a matter of social justice and equality. This is because the effects of climate change will be felt hardest by our most vulnerable residents such as our less financially able, our children, the disabled and older persons.

For these reasons, and in acknowledgement that our current plans and actions are not enough to address this challenge, the Council declared a Climate Emergency in March 2019. It has produced a Draft Climate Change Action Plan (2020) with an ambition for the borough to be net zero carbon by 2041 and for the Council itself to be zero carbon in its core buildings and fleet by 2027.

The New Local Plan is an important tool for addressing the Climate Emergency by making sure that we:

- A) Reduce climate change by developing planning policies that support a radical reduction in greenhouse gas emissions
- B) Adapt to climate change by understanding its long-term implications on the borough and developing policies that help ensure the future resilience of our communities and infrastructure

The Climate Emergency affects all of us and everyone has a role to play in addressing it. This engagement is part of the Council's commitment to working collectively with our community and wider stakeholders in tackling this challenge.

Addressing the Climate Emergency cuts across all aspects of the New Local Plan. This section focuses on reducing climate emissions in the context of our buildings and waste management, as well as how we can adapt to climate change. Other key sections with particular relevance to climate change include transport and open spaces.



The current situation - Reducing our emissions



Haringey has one of the lowest annual emissions of carbon dioxide (CO₂) per person amongst our neighbouring boroughs, at 2.5 tons of CO₂ per person. This is much lower than the UK average of 4.5 tons per person. Half of Haringey's emissions (50%) come from the way we power and heat our homes. 24% of our emissions come from travel and 26% come from our businesses and industry.

We have made significant progress in reducing emissions. Between 2005 and 2017, Haringey's emissions decreased by 35.9%. We are working on creating District Energy Networks (DENs) in four areas; North Tottenham, Tottenham Hale, Broadwater Farm, and Wood Green. DENs facilitate greener, more affordable and more reliable heat than conventional heating systems by creating large heating systems that enable consumers to take advantage of heat technologies that only work at scale. The intention in Haringey is for the DENs to eventually supply homes with renewable energy for heat and power, generated from waste, through a new energy recovery facility at Edmonton EcoPark.

In addition to addressing emissions from transport and our buildings, we also need to consider the emissions generated by how we design, make and use products and food.

We need to transition to a 'low carbon circular economy'. That means an economy where materials are retained in use at their highest value for as long as possible before being re-used or recycled leaving only a minimum of remaining waste. By moving to a less wasteful economy our businesses will not only be more resource efficient but also reduce the carbon emissions caused through the production of resources.

The North London Waste Authority (NLWA) is the responsible authority for the disposal and treatment of waste generated in Haringey. The NLWA monitors progress across North London in meeting its goals for sustainable waste management. Between 2015/16 and 2018/19, the percentage of non-recyclable waste reduced from 13% to 8.5%. Between 2006/7 and 2018/19 the percentage of household waste being recycled or composted improved dramatically from 21% to 30.2%. However, despite these improvements the London Plan forecasts that overall household, commercial and industrial waste in Haringey will increase from 190,000 to 201,000 tonnes between 2021 and 2041 due to population growth.





Reducing emissions from energy use

in our buildings



The existing Local Plan (2017) requires all new development to be net zero carbon. We propose keeping this target and supporting it with a more comprehensive and ambitious set of policies designed

to promote net zero on-site. We want your input on how the New Local Plan can encourage a wider range of developments to meet this target, reducing emissions as much as possible on or near site.

For the purposes of the existing Local Plan, net zero refers to a building that reduces regulated emissions by 100% when compared with a hypothetical similar building that meets building regulation requirements. Regulated emissions are those linked to the basic energy usage of a building i.e. heating rooms, lighting, hot water heating. Unregulated building emissions depend on who uses the building and can make up to 50% of the total operational emissions, and include for example the energy used by laptops, cooking, and fridges. Developers have less control over end-user emissions and they can be more difficult to calculate because they may change throughout the long-term use of a building.

The current Local Plan also requires all development to prioritise connecting to DENs, and, where viable, reduce their CO2 emissions by 20% through use of on-site renewable energy like solar panels or local sources of renewable energy.

The London Plan contains an energy hierarchy which sets out the different stages where we can reduce regulated emissions from our buildings beyond what is already required as a minimum to comply with building regulations.

- **Be Lean:** The starting point is to reduce our energy demand in the first place to avoid the carbon it takes to produce it. One way this can be done is by designing buildings so that they use the (free and clean) sun's energy for heat and allow for natural ventilation to prevent over-heating. Another way is by using building materials that provide better insulation. Lower energy use will mean savings in energy bills, making a big difference to those who are struggling financially
- **Be Clean:** Next we should see if there are more efficient and lower carbon ways of providing heat and power to our buildings. In Haringey, there is a big opportunity to use DENs to help with this. Sharing an energy network with lots of other buildings is not just greener and more affordable, it also means it will be cheaper and easier in the future to swap out existing energy systems for lower carbon ones once they become viable because we won't have to swap out equipment in each individual building
- **Be Green:** Once we've tried to reduce our energy demands and ensure we are providing it in the most clean and efficient way, we should then consider if there are ways to generate renewable energy on the site, for example through the use of solar panels

- **Offsetting:** After we have used the above methods to reduce emissions as much as possible, developers need to 'offset' or 'make up for' the remaining regulated carbon emissions that the building will produce. Offsetting is usually in the form of a payment per tonne of carbon emitted, however, it can also be provided in-kind. For example, a developer could instead agree to retrofit a local school with solar panels to offset their emissions. Haringey currently charges £95/tonne/year over a 30-year period. This money is then used to support local programmes that help to reduce carbon i.e. retrofitting existing homes with cleaner energy systems
- **Be Seen:** Finally, it is important that we monitor and report back on whether our buildings are as energy efficient as predicted. Gathering this information will help to inform the development of future policy. Installing smart meters in individual homes and non-domestic buildings can also help users better understand their energy usage and make changes to reduce their use, saving money

The big question is what should the New Local Plan do to reduce emissions? Our current projections indicate that new developments need to be much better at reducing their emissions and existing buildings need to be retrofitted at a large scale to meet the borough's climate change targets by 2041.

Below are some key challenges we are facing in reducing carbon emissions from buildings and some ways in which we could address them. These are just for discussion and no decisions have been made yet.

We also need to consider the implications of more ambitious policies. Ambitious policies will encourage the building industry to upskill, attract funding and do things more efficiently. However, they can also add additional cost to developments which could either mean that they become unviable and we lose out on the other benefits they would bring, or we might have to trade off policy objectives against each other.

The Council will need to be conscious of Government proposals to bring in a new Future Homes Standard which will increase the energy efficiency requirements for new homes but may limit the ability of local authorities to set higher local standards for energy efficiency in residential buildings.

A) Achieving more on or near site carbon

emission reductions



The London Plan requires at least 35% of the carbon reductions (beyond Building Regulation requirements) to be achieved on site and/or near site (i.e. from Be Lean, Clean and Green). This should be a minimum, with a target to reduce 100% of the emissions, but in practice most applications do not seek to go any further and look to make up the remaining 65% by paying an offset.

This raises two problems:

- 1) It means our buildings are not as clean or efficient as they could be, are still emitting carbon, and will need to be retrofitted in the next ten years
- 2) The money paid as an offset does not cover the true costs of offsetting. This is outlined in greater detail in the report 'Towards Net Zero Carbon: Achieving greater carbon reductions on site (2020)'

Tools to address this problem include:

- 1) Raising the cost of offsetting from the current £95/tonne/year to encourage developers to make improvements to the buildings – our evidence base report suggests a tiered approach to offsetting (see our 'Towards Net Zero Carbon report' for more detail)
- 2) Raising the 35% target in Haringey to require cleaner more energy efficient buildings. The 'Towards Net Zero Carbon' states that 60% of residential emissions reductions and 50% of non-residential emissions reductions can be easily achieved on or near site
- 3) Require a higher proportion of low carbon and renewable energy to be provided on site and/or near site
- 4) Encouraging local in-kind offsetting rather than cash contributions

B) Addressing the 'hidden' carbon emissions



The net zero carbon target only focuses on regulated carbon emissions. The New Local Plan could look ways to reduce unregulated emissions and/or improve our understanding of them.

The net zero carbon target also does not consider the carbon emissions generated across a building's entire lifespan, the 'embodied carbon' of a building. For example, emissions are generated when producing building materials and transporting these, which both contribute to what is called the 'embodied carbon' of a building. We should also be thinking about the emissions created when a building is demolished and the extent to which materials can be reused or recycled.

The London Plan currently requires developers to calculate and minimise unregulated carbon for major developments (i.e. more than 10 dwellings) and for larger developments that are referable to the Mayor, this includes an assessment of carbon emissions across a development's whole life. The New Local Plan could go further in its requirements for developers to provide this information and minimise emissions.

C) Reducing emissions from all planning

applications



The London Plan focuses on achieving emissions reductions from major development, however, a lot of new development in Haringey is expected to occur on smaller sites and through changes in use, refurbishments, and extensions to existing buildings.

The New Local Plan will need to consider the expectations for emissions reductions for these development activities. Some of these sites will be in the Conservation Areas that cover around a quarter of Haringey or affect buildings that are locally or statutorily listed. Planning policies will need to find a way of encouraging improvements that reduce carbon emissions while preserving heritage attributes.

D) Allocating large-scale renewable energy

generation sites



Haringey generates one of the lowest amounts of renewable energy in London. Large-scale generation of solar, wind or other renewable energy will help Haringey meet its climate emergency target and will help decarbonise the national grid. The New Local Plan will need to consider updating previous evidence and feasibility studies of potential sites.

E) Measuring emissions



Current software does not adequately predict how much energy may be used once the building is in use - this is called the performance gap. The New Local Plan should investigate opportunities to reduce the performance gap.

Minimising waste and reducing

emissions from resource use



The planning framework for waste management in North London boroughs is primarily set out in the North London Waste Plan (NLWP). This document identifies sites for waste management use and includes policies for determining waste planning applications. The New Local Plan still has a role to play in reducing waste and emissions by setting expectations on how new developments should be designed.

To support waste reduction and a transition to a 'low carbon circular economy' the London Plan requires all large applications referred to it to provide a 'Circular Economy Statement' which demonstrates how the proposed development will minimise waste over its entire lifespan. This includes minimising the amount of resources used to construct it and demolish it; ensuring it is designed to support reuse/ recycling and composting; and designing the development to be adaptable and flexible so that it can be useful for as long as possible.

Through the New Local Plan, the Council could consider whether it should require circular economy statements, or something similar, for smaller applications.



Gathering Evidence



We've done a lot of work in recent years to understand our climate change emissions and how we can reduce them, and have produced the following reports:

- Annual Carbon Reports
- Carbon Reduction Scenarios Technical Report (2007)
- Climate Change, Site Development & Energy Infrastructure Study (2010)
- Energy Masterplan (2016)
- Zero by 2050: A Manifesto to Deliver Sustainable Regeneration in Haringey (2017)
- Zero Carbon Haringey: Direction of Travel (2018)

- Zero Carbon Haringey: Stage 1 Technical Report (2018)
- Stage 2 Report Climate Action Haringey: Towards a zero carbon future (2019)
- Haringey Climate Emergency Scenario Report (2019)
- Towards Net Zero Carbon: Achieving greater carbon reductions on site (2020)

We would like to hear your views on what additional evidence should be gathered to help inform the New Local Plan.

We also encourage you to read and provide your feedback on the report 'Towards Net Zero Carbon: Achieving greater carbon reductions on site (2020)'. This proposes a tiered carbon offset contribution approach of £100-£1,000 per tonne of carbon.

The Big Question



PL4. How should the New Local Plan support the reduction carbon emissions in Haringey?

Things to consider:

How can we make sure carbon offsetting is a last resort not a first resort, and that developers maximise meaningful on-site or near site emission reductions?

Should the New Local Plan address the 'hidden' unregulated carbon emissions and emissions generated over a building's whole life? If so how? If not, then where should this issue be addressed?

How should the New Local Plan focus more on reducing emissions on smaller sites, refurbishments, changes of use, and extensions and heritage buildings?

What additional evidence is needed to help inform the New Local Plan? What do you think of the evidence and suggestions put forward in 'Towards Net Zero Carbon: Achieving greater carbon reductions on site (2020)'?

What challenges/ opportunities have we missed?

The current situation - Adapting to climate change



Flood and water management

Climate change is increasing the risk of more frequent and severe flooding in Haringey. Haringey has a number of watercourses, including the River Lee, Pymmes Brook and Moselle Brook, which contribute to our flood risk. According to the Environment Agency, approximately 9% of land in Haringey has a 1 in 100 year probability of flooding from rivers. Haringey's Flood Zones are largely concentrated in the east of the borough, in the River Lee flood plain.

Haringey's Strategic Flood Risk Assessment (2015) has identified surface water run-off as the greatest risk to the borough with regard to flooding. Hard surfaces, like pavements and roofs, prevent rainwater from soaking into the ground. Haringey is built on a layer of London Clay which makes drainage of excess water more difficult. The results can range from inconvenient puddles to severe surface water flooding. If rainfall overwhelms our sewer system, it can flood areas and pollute water systems.

As London becomes further urbanised and additional hard surfaces are instated, more rainwater is diverted to the drainage, stormwater and sewage

systems. This places additional pressure on those systems and has implications for groundwater levels. The Surface Water Management Plan (SWMP) (2011) identifies 9 Critical Drainage Areas in the borough where there are known flooding problems. The current Local Plan contains specific policies to address flood risk in these areas.

The Council published Local Sustainable Drainage Systems (SuDS) Standards in December 2015, SuDS Design Requirements for Lead Local Flood Authority (LLFA) Technical Assessment in May 2016 and a SuDS Drainage Design & Evaluation Guide in March 2018. The Council also has an adopted Local Flood Risk Management Strategy (2019) as per the Council's statutory role as LLFA.

Droughts

Another impact of changes in rainwater and storm patterns is the risk of droughts. Longer periods without rain and heat waves increase the pressure on water use. And, due to poor drainage during rain events, water is diverted away from groundwater sources so these are getting harder to be refilled for dry periods. New developments should use drinking water sparingly and more intelligently.

Overheating

The summer of 2018 was the equal-warmest summer in the UK, along with 2006, 2003 and 1976. Climate change has already increased the chance of seeing a summer as hot as 2018 to between 12-25%. In 2019, a new official record of the highest temperature in the UK was measured, at 38.7°C. With future warming, hot summers by mid-century could become even more common, near to 50%.

In managing heat risk, new developments in Haringey face two challenges:

- ➔ The need to ensure the borough does not overheat (the urban heat island effect); and
- ➔ The need to ensure that individual buildings do not overheat

The urban heat island effect is caused by an extensive built up area absorbing and retaining heat during the day and night leading to parts of the city being several degrees warmer than the surrounding area. These circumstances can lead many people to feel too hot or not be able to sleep, but for those with certain health conditions, and 'at risk' groups such as some young or elderly Londoners, the effects can be serious and worsen health conditions.

How the New Local Plan could help



Flood and water management



As part of preparing our New Local Plan we will update our Strategic Flood Risk Assessment to take into account new national and regional guidance and policy and up-to-date data on the local environment and climate change projections. This will ensure we can make informed decisions on where growth should occur to minimise flood risks.

Implementing sustainable drainage principles and infrastructure in existing and new development will help to reduce surface water run-off and improve water quality. Sustainable drainage measures (often known as SuDS) try to mimic natural drainage as much as possible. They can perform several different functions:

- Reduce the amount of rainwater that will reach the drainage system
- Slow water down to give the drainage system time to empty

- Re-using rainwater, for example, for irrigation or toilet flushing
- Filter rainwater of pollution
- A combination of these functions

Sustainable drainage measures often include features such as 'rain gardens' that collect run-off from adjacent roads, meadow style planning and new tree planting which have an added benefit of creating green and attractive urban environments. Haringey has been a leader in this area and has invested in sustainable drainage improvements in Crescent Garden and Victoria Crescent which are seen as exemplars for the rest of London.

Both the London Plan and current Local Plan set requirements for the implementation of sustainable drainage measures. The New Local Plan could consider setting a more comprehensive policy framework for these measures to support greater implementation.

Overheating



Green infrastructure such as parks, trees, green roofs and sustainable drainage systems can help to mitigate the urban heat island effect by shading roof surfaces and through the evaporation of water

from soils and leaves (evapotranspiration) which can help to cool the surrounding air. The current Local Plan expects all new development to consider ways reduce the potential for overheating in buildings and reduce reliance on air conditioning systems. The London Plan requires major developments to demonstrate this through an energy strategy.

The New Local Plan could go further and expand requirements for an energy strategy beyond just major developments or look at additional ways to encourage consideration of overheating.

Gathering Evidence



We are continually working to understand how climate change impacts us and how we can adapt to it. We produced the following reports and are in the process of updating the Strategic Flood Risk Assessment.

- Strategic Flood Risk Assessment (2015)
- Surface Water Management Plan (2011)
- Multi-Agency Flood Plan (2012)

We would like to hear your views on what additional evidence should be gathered to help inform the New Local Plan.

The Big Question



PL5. How should the New Local Plan support Haringey to adapt to climate change?

Things to consider:

How can the New Local Plan encourage greater implementation of sustainable drainage systems?

How can New Local Plan encourage more developments to consider ways to reduce potential overheating in buildings and reduce reliance on air conditioning systems?

5.3.4. Green infrastructure and natural environment

What should the New Local Plan do?



Enhance and protect biodiversity and open spaces

Given the urban nature of much of Haringey it is vitally important that we protect and enhance our green infrastructure and natural environment. The New Local Plan will ensure that public open spaces such as parks, amenity spaces and commons continue to be protected and improved, and promote opportunities for new accessible open spaces.

There are areas of Green Belt and Metropolitan Open Land within Haringey. These are key open space designations which are given significant protection in both the London Plan and the National Planning Policy Framework. The New Local Plan will confirm their extent and the protections which apply to them. Their boundaries may only be amended through a Local Plan. As part of the process of preparing the New Local Plan we may review the boundaries of designated areas of Green Belt and Metropolitan Open Land to assess whether they remain appropriate in line with national planning policy and the London Plan.

As part of the New Local Plan we will identify, map and safeguard local wildlife-rich habitats and wider ecological networks. This will be aided by a new Biodiversity Action Plan and Parks and Green Spaces Strategy. The Local Plan will seek to promote the conservation, restoration and enhancement of our important wildlife habitats and ensure that new development does not interfere with the protection and recovery of priority species. It will also identify and pursue opportunities to achieve net gains for biodiversity and an increase in urban greening on new development.

The borough's green infrastructure also has a crucial important role to play in helping with climate change mitigation and adaptation. Trees in particular play an important role in carbon capture and storage, preventing flooding, reducing pollution and reducing city temperature.

The current situation



The borough has a total of 60 areas designated as Sites of Importance for Nature Conservation (SINCs), which vary in terms of importance/sensitivity. Haringey also has five Local Nature Reserves (LNRs) and waterways also offer a valuable habitat.

The Lee Valley Regional Park straddles the eastern boundary of the borough and is home to European designated sites and is a Site of Special Scientific Interest.












With regards to recreational open space, there are 35 public parks and open spaces in the Borough, including historic spaces such as Queens Wood and the renowned Alexandra Palace park. These accommodate the majority of the borough's 91 playing pitches for cricket, football, rugby league and rugby union. However in certain wards such as Bruce Grove there is limited access to open space and recreational grounds. The Lee Valley presents a significant recreational asset, which with better access to it, could serve a much wider section of our community including those areas in the east of the borough with deficiencies in access to open spaces.

Haringey also has a network of Metropolitan Open Land and Significant Local Open Land. The borough has an overall provision of 1.7 ha of open space per 1,000 of population, although there are some areas of deficiency particularly in the east of the borough. It will therefore be important in areas of deficiency to secure additional open space.



KEY

Green Infrastructure

- | | | | |
|---|--------------------------|---|------------------------|
|  | Open space |  | Significant Open Land |
|  | Local Nature Reserve |  | Metropolitan Open Land |
|  | Lee Valley Regional Park |  | Green Belt |
|  | Ecological Corridor | | |
|  | Public Green Spaces |  | Other |
|  | Green Spaces |  | Green Grid |

How the New Local Plan could help



Our existing Local Plan requires that all new development protects and improves Haringey's parks and open spaces. We propose that the New Local Plan will continue this approach. The existing Local Plan also seeks to protect and enhance biodiversity at designated and non-designated sites. This approach will be continued with an emphasis on achieving net gains. There is scope to link and enhance habitats and wildlife corridors which could be made possible by new development within the vicinity of these. Importantly the New Local Plan could also provide opportunities for people to access wildlife and diverse open green spaces through policies to enhance cycling and walking routes, and through further establishing green links between existing open spaces. Incorporating policies that require a net gain in biodiversity on new developments will also help in this.

As a starting point, the New Local Plan must ensure existing public open space is of the highest quality and easy to access and use. It is important that existing spaces have high quality amenities such as surfaces and lighting as well as play and sports infrastructure. Promoting opportunities to develop an interlinked network of green infrastructure and open spaces that connect with town centres, public transport nodes, employment and residential areas will be explored. The New Local Plan will consider the potential to designate new sites as Local Nature Reserves including The Paddock in Tottenham Hale.

Given the highly developed nature of much of the borough, it is challenging to increase the quantity of

public open space in Haringey, especially for things like new recreation grounds or large parks. The New Local Plan will explore in detail whether it is possible to deliver additional open space in areas with existing deficiencies, particularly in the east of the borough. Providing new open space in identified areas of deficiency is necessary to address health inequality issues and outcomes as well as contributing to carbon reduction, mitigating climate change, addressing overheating and providing solutions to the challenges of flood management.

The need for additional open space has been highlighted and made even more urgent by the significantly increased use of parks arising from the COVID-19 lockdown.

As a minimum, the New Local Plan will include policies that would require new developments, particularly in areas of deficiency to provide new public open space or contribute to improving the capacity of nearby recreational facilities to ensure existing deficiencies are not made worse by an increasing population. This will likely be in the form of pocket parks and amenity spaces, and opportunities to connect these through urban greening and additional tree planting and planted public realm initiatives, which can also help improve biodiversity, will be explored. It is our aim that existing networks of open spaces should be enhanced, and linkages to them improved, so that the borough's growing population can better access and utilise the existing open space assets within the borough. A key focus for improvements will be the borough's town centres

which suffer from lack of open space in many cases and would also benefit from improved links to existing parks.

Whilst it is our clear aim to ensure there is no net loss of open space, the New Local Plan could potentially enable the reconfiguration of open space such as Metropolitan Open Land to enable targeted improvements to be made to the open space resource in those parts of the borough where there are currently deficiencies. A policy approach such as this could allow the quality of open space, in terms of its potential to support recreational activity and other typical open space uses, to improve, alongside the potential improvements to biodiversity through new appropriate planting and greening. A policy of enabling reconfiguration may involve a change to the existing character of the open space.

The New Local Plan will also be able to set a local Urban Greening Factor, which will apply to new developments and will be achieved through measures such as high quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

In addition to protecting allotments, the New Local Plan can provide further support for sustainable food growing in the borough. There is the opportunity to secure increased allotment space as well as to encourage urban farming, hydroponic farming and rooftop farming, which can supply food, improve the environment and create jobs.

Gathering Evidence



We have existing studies that inform current policies relating to biodiversity and open space, but it is intended that these are updated and expanded upon to ensure we have a robust set of evidence to enable us to protect and enhance the natural environment.

- Open Space and Biodiversity Study (LUC) (Oct 2014)
- Haringey Physical Activity and Sport Strategy 2019-2023

New studies to be undertaken

- Parks and Green Spaces Strategy
- Biodiversity Action Plan
- Trees and Woodland Plan
- Asset Management Plan
- Watercourse and Flood Risk Management Plan
- Natural Capital Account
- Health Strategy
- Accessibility Study
- Funding Plan

The Big Question



PL6. How can the New Local Plan provide additional open space in areas of deficiency to address health inequalities?

Things to consider:

How should the New Local Plan help ensure new developments achieve a net gain in biodiversity?

How best can we encourage urban greening? What measures should particularly be encouraged in Haringey?

Are there any sites with biodiversity value and unique habitats you are aware of that we may not be?

Do you support the Council reviewing boundaries of designated areas of Green Belt and Metropolitan Open Land to assess whether they remain appropriate in line with national planning policy and the London Plan?

Should the New Local Plan allow for the reconfiguration of open space for site development proposals, where there would be no net loss of open space provision or in quality and accessibility?

What additional evidence is needed to help inform the New Local Plan?

5.3.5. Social infrastructure: play and recreation

What should the New Local Plan do?



Delivering high quality play and recreation facilities across our borough is a fundamental priority. They are vital to maintaining and improving quality of life for our residents, children and creating great places, and make a major contribution to active, vibrant and engaged communities.

The New Local Plan should set out clear expectations for how new development should contribute to play and recreation provision in the borough ensuring that this key social infrastructure is provided to support future growth. It is essential that the New Local Plan contributes to places where people can live, work and play within their neighbourhoods. Facilities must be accessible, attractive and inclusive, in particular meeting the needs of children and younger residents.

The current situation



The borough has more than 600 acres of parks, recreation grounds and open spaces which make a vital contribution to play and recreation. Across Haringey there are just over 100 play areas in parks and open spaces, on housing estates and provided through voluntary sector organisations.

The borough has a young and growing population therefore it is key that play and recreation facilities are protected and enhanced to meet needs, especially of children and young people.

A recent audit of play space in the borough against the Mayor's standard of 10m² per child of play provision identified that the following wards have the greatest deficiency (in order of its extent): Bruce Grove, Northumberland Park, Fortis Green, White Hart Lane, Tottenham Green, Tottenham Hale, Muswell Hill, Noel Park, Bounds Green, Crouch End, Woodside, Hornsey, St Ann's.



The existing Local Plan protects the borough's parks and open spaces and seeks to increase access in areas deficient in open space and recreation grounds and facilities. It requires that new development protects and enhances existing play spaces and makes provision for children's play space in addition to providing amenity space.

The London Plan has a policy on play and recreation which requires development proposals for schemes that are likely to be used by children and young people to increase opportunities for play and informal recreation and enable children and young people to be independently mobile and for residential developments, incorporate good-quality, accessible play provision for all ages with at least 10m² of play space provided per child.

The London Plan also has a policy on sports and recreation facilities which seeks to ensure boroughs have a sufficient supply of good quality sports and recreation facilities.

How the New Local Plan could help



The London Plan and Mayor's guidance sets out a robust policy framework for play and recreation facilities. The New Local Plan could however help provide a policy approach which more accurately reflect local needs for these types of social infrastructure.

The New Local Plan will:

- Protect and enhance existing play and recreation facilities that meet the needs of residents
- Require the delivery of new and improved play and recreation facilities to meet the needs generated by new development
- Address identified deficiencies and assist in improving quality, play value and access
- Support high-quality residential development that contributes positively to amenity, play space, high quality public realm including cycling, walking and sustainable public transport, in accordance with 'Healthy Streets' and 'Good Growth' initiatives, and enhances local character and vitality of a place

Gathering Evidence



The Council's current evidence relating to play and recreation in the borough is as follows:

- Haringey Physical Activity and Sport Strategy 2019-2023
- Outdoor Sports and Play Facilities Framework 2016-2026
- Playing Pitch Strategy 2016-2026
- Indoor Sports Facility Needs Assessment and Strategy 2018-2028

We will update key parts of this evidence base as part of process of preparing the New Local Plan.

The Big Question



PL7. How can the New Local Plan support the delivery of play and recreation facilities?

Things to consider:

How can the New Local Plan best meet the social and recreation needs of specific user groups, including children?

What play and recreation infrastructure do you think is necessary to support growth in the New Local Plan and reduce health inequalities?

5.3.6. Transport

What should the New Local Plan do?



Our transport system helps to shape the character of Haringey and its residents' everyday lives. It connects us with friends and family, our schools and workplaces, and the many unique neighbourhoods and activities Haringey and London has to offer. The Council's ambition is to make walking, cycling and the use of public transport a first choice for all. Access to a high quality and sustainable transport system is a matter of social justice and equality. We need to provide safe, accessible, and affordable walking, cycling and public transport options to allow residents who do not own a car or struggle to afford fares to fully engage with society and access opportunities. Similarly, a fair transport system should ensure equal access for those with mobility issues.

Our transport system has key role to play in addressing some of the borough's biggest challenges.

The climate emergency

Currently 18% of Haringey's carbon emissions are from road-based motor transport. Our overall transport emissions have decreased by 23.3% since 2005, however, much more needs to be done if we are to reach our target of being a Net Zero Carbon borough by 2041. To get to our Net Zero target, the Draft Climate Change Action Plan indicates that annual transport-related emissions will need to decrease from 127,637,566 kilo tons of carbon dioxide in 2015, to 3,808,360 kilo tons by 2041. The best way of doing this is by reducing our reliance on the motor vehicle and instead opting to walk, cycle or use public transport.

Delivering more affordable homes and access to jobs

Improving access and movement, particularly for sustainable modes, will help us to accommodate the housing and employment growth required to meet local need. Haringey has a limited amount of land that can be developed. It is important development of these sites is optimised by providing good connections to existing and future public transport, walking and cycling networks that support a higher density mix of land uses.

Wood Green Tube Station



Cycling in Wood Green



Our transport strategy

Haringey's Transport Strategy (2018) sets out a vision to deliver "a transport system that matches our growth and prosperity ambitions, whilst also improving our environment, providing accessible choices and making walking, cycling and the use of public transport a first choice for all".

The vision will be achieved through four outcomes, which align and assist with meeting the Mayor's Transport Strategy.

- Outcome 1: A public transport network that is better connected, has greater and more efficient capacity and is more accessible, supporting our growth ambitions
- Outcome 2: Active travel the default choice, with more people choosing to travel by walking or cycling
- Outcome 3: An improved air quality and a reduction in carbon emissions from transport
- Outcome 4: A well maintained road network that is less congested and safer

The Mayor's Transport Strategy sets out a number of Haringey specific targets that the New Local Plan should help deliver, these include:

- Significantly reducing nitrogen dioxide emissions to 20 tonnes per year and particulate matter emissions to 19 and 2 tonnes per year for PM10 and PM2.5 respectively

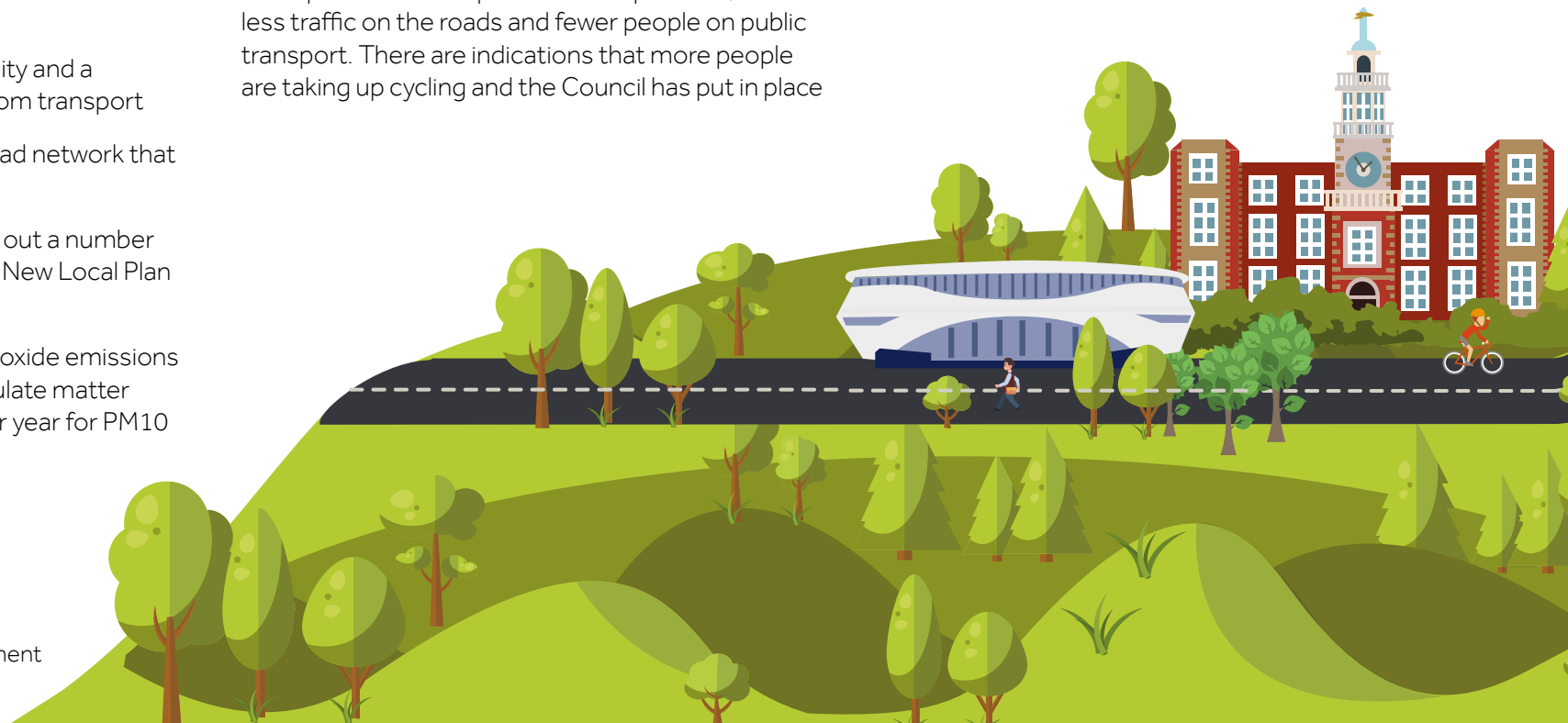
- At least 88% of daily journeys will include walking, cycling and public transport
- At least 70% of residents do at least 20 minutes of active travel every day by 2041
- No deaths or serious injuries on the transport network
- Reduce step-free journey time by 75% by 2041 based on 2015 levels

Impact of COVID-19

The COVID-19 pandemic and associated lockdown had a pronounced impact on travel patterns, with less traffic on the roads and fewer people on public transport. There are indications that more people are taking up cycling and the Council has put in place

temporary cycleways and improvements to support this through its Streetspace Plans. It is also likely that Haringey will have experienced reductions in air pollution and carbon emissions.

The New Local Plan will cover a 15-year time period. Although there remains much uncertainty over the implications of COVID-19 for the long term, there are indications that the COVID-19 crisis will fast track existing trends, such as a move to more flexible home working and increased online shopping. There is also an opportunity to encourage a more permanent uptake in walking and cycling.



The 'Healthy Streets Approach'

A new type of thinking is required to meet these outcomes and targets. The Mayor has put together a 'Healthy Streets Approach' which provides a framework for putting human health and experience at the heart of planning the city.

The New Local Plan should look to promote and demonstrate the application of the Mayor's Healthy Streets Approach to: improve health and reduce health inequalities; reduce car dominance, ownership and use, road danger, severance, vehicle



emissions and noise; increase walking, cycling and public transport use; improve street safety, comfort, convenience and amenity; and support these outcomes through sensitively designed freight facilities. Many of the borough's town centres are intersected by key transport routes and a key challenge will be applying a health streets approach to these places to make them more attractive whilst still allowing for movement of vehicles.

The **Air Quality Action Plan 2019** identifies road transport as the biggest source of air pollution in the borough. Haringey is identified as an Air Quality Management Area and continues to face widespread exceedances of nitrogen dioxide (NO₂) emissions, particularly along busy congested roads.

Local Plan policies will need to encourage cleaner transport choices, and reduce human exposure to air pollution, particularly for vulnerable people.

The A1, the East Coast Mainline, the A10 and the River Lea can be challenging to cross, particularly for vulnerable users. For example, the East Coast Mainline can be crossed in only six places along its 5.7km length through the borough by vehicles, with another four crossings available for pedestrians and cyclists only.

People are less likely to walk or cycle if they feel unsafe. This includes having concerns about violent crime, bike theft, and fear of traffic.

- In 2016, pedestrians accounted for 35% of those killed and serious injured on London's streets
- 22% of people who don't cycle are put off it by fear of having their cycle stolen
- 46% of all Londoners are put off cycling to due fear of collisions



KEY

Cycle routes

Quietways

- North Finchley to Hornsey
- Farringdon to Bowes Park
- Camden to Tottenham Hale
- Cycle Superhighway (CS1)
- Cycle Lanes
- National Cycle Strategy

Other

- Crouch End Liveable Neighbourhood

KEY

Underground and Overground networks

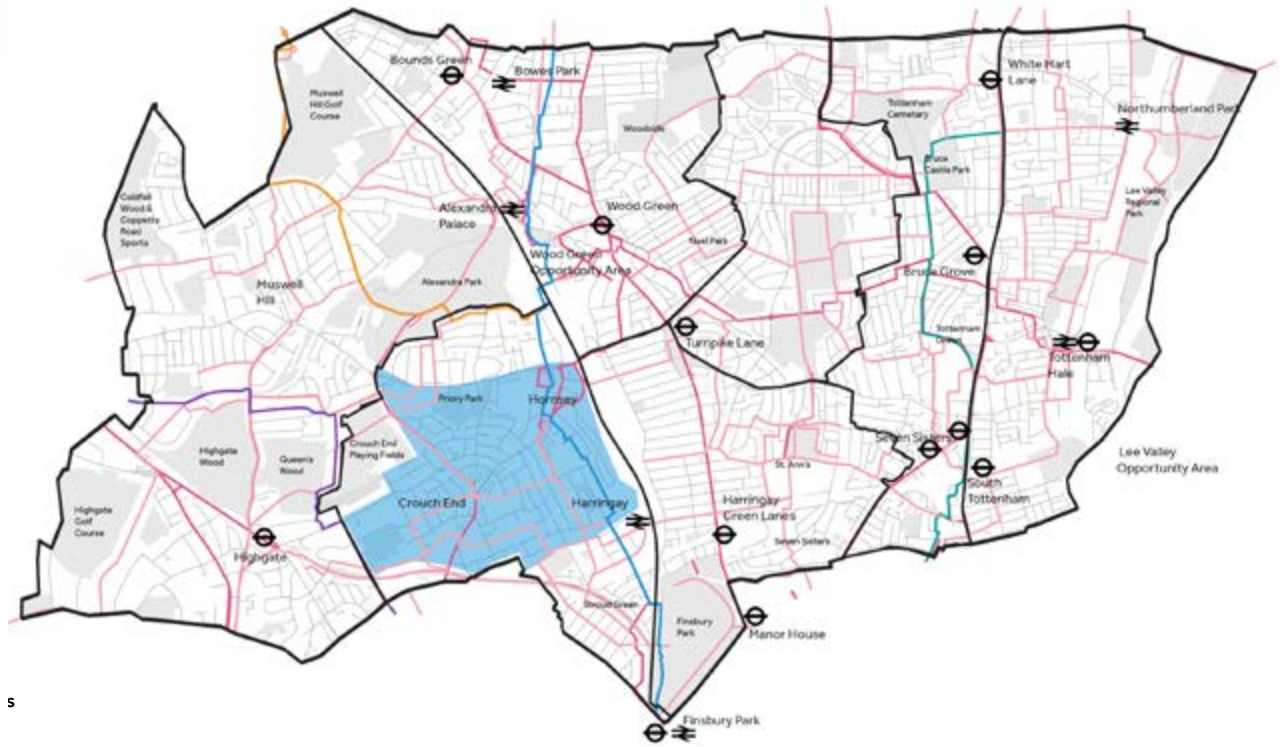
- Victoria line
- Northern line
- Overground line

Parking

- Controlled Parking Zone (CPZ)

Crossrail 2

- Central core of route
- Option via Wood Green
- Option via Turnpike Lane and Alexandra Palace
- Regional branches
- Bus routes
- Green Grid (proposed)



How the New Local Plan could help



Active travel



There is a big opportunity for us to take advantage of recent infrastructure investments, a change in attitudes towards walking and cycling due to COVID-19, and changes in travel technology such as e-bikes, cargo bikes and cycling apps, to enable Haringey to become a borough with a reputation for walking and cycling. There is great potential in Haringey to increase walking and cycling rates, particularly for shorter trips and for the first and last mile of journeys involving public transport.

Transport for London (TfL) and the Council are working together to improve Haringey's cycling and walking infrastructure and implement the 'Healthy Streets Approach'. One example of this is the Liveable Crouch End project. This is part of TfL's 'Liveable Neighbourhoods' scheme which aims to encourage walking, cycling and the use of public transport for residents, businesses and visitors, as well as improving health and air quality and reducing car trips.

The Cycle Superhighway 1, connecting North Tottenham to Liverpool Street, was completed in 2016 and TfL is looking to create new routes from Camden to Tottenham Hale; from Farringdon, through Haringey, to Bowes Park; and a Quietway from North Finchley to Hornsey.

The Council is also working on a Walking and Cycling Action Plan which will set out a strategy for improving active travel across the borough. This includes setting out a local walking and cycling network and identifying the infrastructure required to support it. The Action Plan will look at ways to integrate with the Haringey Green Grid, set out in the current Local Plan.

The level of investment and change going into our regeneration areas of Wood Green and Tottenham provide an opportunity to dramatically improve the walking and cycling network in these areas.

The New Local Plan could support active travel by:

- Identifying opportunities to improve the balance of space given to people to dwell, walk, cycle, and travel on public transport and in essential vehicles, so space is used more efficiently, and streets are greener and more pleasant
- Continuing to improve and enhance the design of new streets and walking/ cycle networks. For example, new street design should integrate facilities such as pocket parks, public cycle parking, and generous and safe crossings which prioritise people over cars
- Requiring new developments to connect to the pedestrian/cycle network and Haringey Green Grid and contribute to its implementation through Section 106 agreements
- Supporting the creation of links between walkways and to town centres, public transport infrastructure, healthcare facilities, schools, and green spaces, where appropriate. Identifying key linkages in site allocations
- Planning for new and improved walking, cycling and public transport networks in the Wood Green and Tottenham opportunity areas and other new key growth areas
- Supporting implementation of the School Streets programme where relevant to new development
- Providing new walkways which are accessible, inclusive, and safe within and through sites
- Providing segregated cycling routes throughout the borough, particularly on key movement routes
- Ensuring the provision and maintenance of convenient, safe and accessible supporting cycling infrastructure such as cycle parking and changing and showering facilities for workplaces, where appropriate
- Expecting development proposals to contribute to securing cycle infrastructure
- Requiring developments to include measures to design out crime

Public Transport Network



Haringey benefits from good radial public transport links connecting the borough with Central London. It has stations on three London Underground lines; the Northern, Piccadilly and Victoria lines, as well as being served by London Overground and National Rail services. Public transport accounted for 36.95% of all trips in 2017, up from 28.1% in 2000.

Recent improvements to the public transport network include upgrades to the Northumberland Park and Tottenham Hale Stations, improvements to frequency and reliability and three tracking of the West Anglia Main Line, and electrification of the Barking Gospel line.

Nearly all rail and underground stations offer interchange with local bus services while Muswell Hill is an important bus to bus interchange. Finsbury Park, Tottenham Hale and Seven Sisters/ South Tottenham are identified as key strategic interchanges in the Mayor's Transport Strategy

Although funding is uncertain, Crossrail 2 provides an opportunity for a huge uplift in public transport accessibility to support the delivery of new homes. The proposed route includes potential stations at Northumberland Park, Tottenham Hale, Alexandra Palace, Turnpike Land, Wood Green and Seven Sisters.

Key challenges for Haringey's public transport system include:

- Limited orbital links around London, as opposed to into Central London. The only existing orbital rail route is the Barking – Gospel Oak Overground line
- Overcrowding, particularly at peak times on the Victoria and Piccadilly lines from Finsbury Park to Central London and on the Barking Gospel Oak line
- A limited rail infrastructure and low public transport accessibility in the west of the borough, with only one underground station serving the area west of the central East Coast Main Line. This is reflected in greater car and van ownership in the west
- Large parts of Haringey rely heavily on the bus network. The reliability of buses is affected by congestion on the road network, particularly in peak hours
- Improving accessibility for all ages and mobility levels. Currently none of the four underground stations have step free access, only two of the nine rail stations are fully step-free, and two out of three interchanges are partially step-free. The borough is working with TfL and Govia Thameslink Railways (GTR) railways to bring step free to Bowes Park, Bruce Grove, Alexandra Palace and Finsbury Park as mentioned earlier and all other stations to ensure an acceptable standard of accessibility across the network

The New Local Plan could:

- Support and safeguard planned infrastructure projects like Crossrail 2 and improvements to station accessibility
- Promote and support investigation of long-term strategic extensions of the rail network to the west of the borough
- Ensure that developments in and around public transport connections and stations, improve links and access to the public transportation network for all users and, where appropriate, contribute financially to wider improvements to the walking and cycling network
- Support the rebalancing of space of key streets to prioritise buses, where appropriate
- Ensure that access to existing and future infrastructure projects is safeguarded and considered where appropriate through appropriate design
- Where appropriate, require developments to contribute financially towards bus network infrastructure improvements

Motor vehicles



We are looking to dramatically reduce car use in the borough, however, there will still be a need to provide options for residents who are unable to use public transport or active travel. Equally vehicle use will still be required to support the livelihood of some residents, for example trades/crafts people.

The Council has been working to provide alternatives to individual car use. There are now 75 car club bays in operation in the borough and the Council is in the process of completing a multi operators contract for additional bays. There will be a total of 44 new car club bays to be installed.

The Council has a policy to promote the uptake of electric vehicles through the implementation of charging infrastructure off street in public car parks and on street parking. The Council installed 38 new charging points in late 2018 across the borough. We now have 54 charging points in the borough, up from just 16 the previous year.

In addition, parking management and control schemes such as Controlled Parking Zones (CPZs) have helped to reduce the number of non-local cars (commuters and shoppers) in the borough.

In October 2021 the Central London Ultra Low Emission Zone will be extended to create a single larger zone bounded by the North and South Circular Roads. This will cover the entire borough and mean that anyone driving a petrol or diesel vehicle within the borough will also need to meet tighter emissions standards or pay a daily charge.

Key challenges for Haringey as it works to move away from motor vehicle use include:

- Too much reliance on car use, growth of households with multiple cars, and the perception that high levels of customer parking is needed if town centres are to attract shoppers
- Managing an increasing number of home deliveries, ensuring this is achieved in the most efficient and low carbon way
- Providing options for residents who are unable to use alternatives to the private vehicle i.e. those who rely on a personal car for their employment
- Protecting areas of high parking pressure
- Managing the demand for new crossovers
- Ensuring efficient and low carbon servicing of buildings, including recycling, and waste removal
- Ensuring adequate disability parking for new developments
- Inefficient land use due to overprovision of parking in some areas
- Providing sufficient infrastructure to support the use of electric vehicles over fossil fuel based vehicles
- Supporting car clubs
- Increasing coverage and operating hours of Controlled Parking Zones subject to resident support

The New Local Plan could:

- Ensure car-free development is the starting point for all well-connected development proposals, with developments elsewhere to only include the minimum necessary parking
- Review Haringey's parking needs to assess whether lower maximum parking standards than the London Plan are warranted in some areas
- Investigate the potential for a borough-wide freight and last mile delivery network, focusing on hot spots in retail centres, with the aim to consolidate freight and delivery journeys
- Set expectations for the provision of storage and servicing in new developments
- Require all planning applications to include Electric Vehicle charging points where applicable
- Support behavioural change by providing opportunities for electric car club development, establishing car clubs and promoting car sharing, where appropriate
- Ensure adequate provision of accessible parking spaces

How the New Local Plan could help ...



Gathering Evidence



The Big Question



Motorcycles



Two-wheeled vehicles like motorcycles could play a more significant role in low-impact freight and servicing trips. This is particularly true where they replace trips by lorry or van and are made by low emissions motorcycles. The New Local Plan could:

- Require developments to follow the guidance set out in TfL's Urban Motorcycle Design Handbook

Freight



An efficient freight network is necessary to support the function of Haringey, particularly as it includes some large significant industrial areas. To support a sustainable freight network, the New Local Plan could:

- Set out a strategy for key growth areas to reduce freight trips to, from and within these areas and co-ordinate the provision of infrastructure and facilities to manage freight at an area wide level

In recent years we have sought to better understand the issues and opportunities relating to transport in the borough and have produced the following reports:

- Tottenham AAP Transport Modelling and Analysis (SDG) (January 2015)
- Wood Green Transport Study (December 2019)
- Third Local Implementation Plan (LIP) (approved June 2019)

We are also in the process of producing the following plans:

- Walking & Cycling Action Plan
- Parking Action Plan
- Ultra Low Emission Vehicle Action Plan

We would like to hear your views on what additional evidence should be gathered to help inform the New Local Plan.

PL8. How can we create a fair, healthy, accessible and sustainable transport system in Haringey?

Things to consider:

What would encourage you, and our children and young people, to walk, cycle or take public transport more or use your car less?

How can we maximise the benefits of Crossrail 2 if it is delivered and the route runs through the borough?

How can we best support car free developments and a reduction in the amount of car parking, while still providing for residents that are reliant on the private car?

What improvements can be made to enable more efficient and sustainable servicing, deliveries and freight movement?

Are there any issues or opportunities we have missed?

5.4. Economy

The success and vibrancy of Haringey's economy is integral to the future of the borough. Accordingly, Economy is identified in the Borough Plan as priority 4 of the Council with the aim of "a growing economy which provides opportunities for all our residents and supports our businesses to thrive".

While powerful national and international forces have a direct impact on our local economy, we think it is important to be bold about the economy we are trying to shape and influence. We are therefore focused on a model of a 'good economy', with residents and businesses at the heart of what we are trying to achieve. We are committed to a community wealth building approach which builds an economy that is rooted in the local community. An example of this is that the Council has committed to spending more money on goods and services within Haringey,

rather than buying things in from outside. We also recognise that access to good employment is integral to the health and wellbeing of residents and therefore to achieving more equal outcomes.

The New Local Plan is a key tool to create a growing and thriving local economy. This section of the Local Plan will cover a wide range of economic activity from office supply to industrial land, as well as shops and high streets. At the current time, due to COVID-19, the future of our economy is very uncertain. While the New Local Plan will not be adopted until 2022 and is intended to provide a long-term planning framework to support the development of the borough's economy, it has significant potential to set out a direction of travel, support recovery and renewal from the economic impacts of COVID-19, as well as to respond to related changes in how we work and where we work.

It's about Fairness

The Council want a good economy for Haringey that works for all and enables residents to prosper. An economy with good quality jobs with good pay and conditions where our businesses can thrive, grow and make a meaningful contribution to Haringey's communities. A good economy provides good work; promotes fairness and equality; supports business and enterprise resilience; contributes to environmental sustainability; and promotes positive health and well-being. We are committed to a community wealth building approach which builds the prosperity of local people and businesses as it travels through the local economy and supports and enrich Haringey's residents and communities – economically, through employment, and socially - with an emphasis on those who are struggling.



The current situation



As at the end of 2019 there were 14,210 active enterprises in Haringey. The number of businesses grew by 16% over the previous four years. The borough's businesses tend to be small with 90% employing under 10 people.

In terms of jobs Haringey has a strong local service offering, with sector specialisms in public services, retail and arts & recreation. There are emerging clusters of activity within the creative, digital and professional service sectors particularly within the cultural quarter in Wood Green and in Tottenham. Haringey has a high net-outflow of commuters, particularly into Central London, reflecting the strong transport connections the area has.

Before COVID-19 the borough had a relatively strong labour market, with high levels of participation, low levels of unemployment and strong skills levels. More than three-quarters of Haringey's working age population were economically active in 2019. However, Haringey workers and residents tend to earn less than average; median hourly pay among Haringey workers is below the statistical neighbour and London rates, while the proportion of residents earning below the London Living Wage is higher. These findings suggest that in-work poverty is likely to be a significant issue for many residents.

The COVID-19 crisis has had an enormous economic impact on the borough and will have short, medium and long-term consequences for Haringey's local economy and residents. 50,400 Haringey residents were furloughed up to June 2020, (35% of the working age population) and early estimates identified 35% of all jobs in Haringey to be at risk. The borough's economy is particularly exposed due to the high number of employees in sectors adversely affected by social distancing: arts and entertainment (7,500 people); accommodation and food (6,000); retail (9,500). The borough has experienced a disproportionately high increase in unemployment versus other London boroughs.

Haringey's economy is significantly represented by small and medium-sized enterprises (SMEs) rather than large businesses, and whilst all have suffered negative impacts in terms of sales, revenue and cash, the degree of impact on SMEs is worse, estimated at 53%, whilst for large businesses it is 36% (comparing January-March 2020 with the previous quarter).

In terms of the wider economy, general forecasts predict there will be a significant fall in 2020/21 up to 16% of GDP which is unprecedented. It is therefore in this very uncertain time, that the New Local Plan provides a positive and pro-active policy context to ensure that businesses and jobs can recover and thrive in the future.

On 1 September 2020 major changes took place to the Use Classes Order which will dramatically impact on the Council's ability to control commercial uses. A new Class E was created covering 'Commercial, Business and Service' uses. This subsumes the former the former Class A1 (shops), Class A2 (Financial and professional services), Class A3 (Restaurants and cafes) and Class B1 (Business) uses. The new Class E particularly affects the Council's ability to protect the use mix in the borough's town centres and high streets and it may also result in the loss of business space including in designated employment areas. Classes A4 (pubs) and A5 (hot food takeaway) no longer exist and have become 'Sui Generis' uses (in a class of their own). New classes F1 and F2 were also created; Class F1 relates to learning and non-residential institutions and class F2 relates to local community uses. These partially replace classes D1 and D2 which no longer exist.

5.4.1. Offices and workspace

What should the New Local Plan do?



As a starting point the New Local Plan needs to meet demand for office and workspace floorspace over at least a ten-year period. Crucially it must also deliver employment premises that meet the needs of changing work styles such as flexible and co-working space.

In Haringey there is a growing small and medium-sized enterprises (SME) sector and it is crucial that we plan for this and ensure they have access to appropriate floorspace. Protecting space to support the growth of new start-up companies and to accommodate SMEs, including lower-cost and affordable business space will be critical to the New Local Plan as well as supporting the delivering of new high quality affordable accommodation to meet need.

At the same time, the New Local Plan must also assess if there are areas of surplus office space that have no reasonable prospect of being used for business purposes. Where this is the case, the New Local Plan needs to ensure that policies for allowing losses take into account appropriate factors such as marketing and viability, as once lost, employment floorspace can be more difficult to replace given the demand for higher value floorspace in the borough such as residential.

The New Local Plan also needs to ensure that there is a supply of affordable workspace in the borough, especially to support smaller enterprises and start-ups, which can in turn grow and provide a valuable economic and jobs boost to our economy.

River Park House



Workspace



The current situation



Our Employment Land Study (2015) identified that we have 465,544 sqm of B-class use employment floorspace with approximately 990 office premises. Offices constitute the smallest share of B-class employment floorspace with 15% of overall employment floorspace.

In terms of existing offices, Estates Gazette data shows that 80% of the marketed B-class stock is second hand grade-B, which may limit the options and flexibility offered to potential businesses looking to invest in the borough. However, VOA (2019) estimates suggest that the rate for office floorspace has increased from £101.00 per sqm in 2014/15 to £125.00 per sqm in 2018/19. This increase coincides with the introduction of prior approval permitted development rights to convert offices to residential use.

Our existing Local Plan policies seek to protect existing employment floorspace, and losses should only be allowed where the floorspace is no longer suitable for continued employment use taking into account alternative employment uses, and evidence of vacancies and marketing, to ensure important floorspace is not lost, and that jobs and the economy are protected. It also supports new floorspace in town centres and on employment land. Similarly, the London Plan supports the provision, and where appropriate, protection or re-provision of a range of B Use Class business space, and encourages the provision of flexible and affordable workspace for smaller businesses.

In April 2020 we made an Article 4 Direction to protect office floorspace from being converted to residential use without a planning application (as allowed for via permitted development rights) in an attempt to ensure that the loss of office floorspace can be properly managed, and does not affect the well-being of the local economy. This will take effect in 2021, subject to the outcomes of public consultation.



How the New Local Plan could help



Identify requirement for new employment

floorspace



We will be commissioning evidence to assess how much office and workspace floorspace is needed over the next 15 years. We will think carefully about the base date of this work. Future demand for floorspace

needs to be seen in the context of a 15 year, forward looking plan, of which it is expected that the pandemic will be a key factor in the short-term, but is unlikely to be an over-riding factor in the longer term. Early advice suggests that whilst there will be a significant drop in national gross domestic product (GDP) during 2020, the rebound may well be 'v' shaped and see the long-term trends for floorspace re-established over the medium and longer term. It is possible that we will see a reduction in demand for office floor space, especially for larger floorplate offices if home working rates are dramatically higher after COVID-19 than before. However, conversely there could be increased demand for more short-term 'touch-down type space' which could be in smaller town centres more local to where people live. This could mean potential for an increase in floorspace within Haringey's town centres away from Central London. We will carefully consider the need for traditional offices versus more modern co-working space.

Protect valuable floorspace – managed release



The New Local Plan can help protect office floor space that is needed to meet demand as well as manage the release of surplus employment floorspace where this can be robustly justified through marketing and viability evidence. We will identify and protect particular economic clusters that are of significant value to the local economy including emerging creative and digital clusters, and ensure employment land is properly identified and classified.

Require affordable workspace



The provision of workspace that is affordable is an important part of our future economic base. The London Plan defines Affordable Workspace as workspace that is provided at rents maintained below the market rate for that space for a specific social, cultural, or economic development purpose. Subject to appropriate justification, the New Local Plan could contain policies to require a certain percentage of new employment floorspace to be 'affordable'. This would support small businesses and start-ups to establish themselves and grow, and to ensure that existing businesses in the borough can continue to operate should existing premises be redeveloped

which can lead to higher rents being charged. However, this needs to be considered against other competing demands for planning gain such as affordable housing, recognising that there may have to be some trade-offs to ensure development remains viable. The New Local Plan can also ensure that new training opportunities are secured through redevelopment via employment and training contributions. This is something we currently do and propose to continue through the New Local Plan.

Density and location



As well as providing sufficient land for various employment uses, the New Local Plan must ensure this is in the right locations. We want to make the most efficient use of land and so propose to develop policies that support the densifying and intensifying of new and existing employment uses and jobs, including a review of how employment uses (particularly those not in the traditional office category) can be successfully mixed with other uses. We proposing to promote employment uses as part of mixed-use schemes within our town centres and existing employment land and growth areas, particularly where access via public transport, cycling and walking is good.

Gathering Evidence



The following documents underpin the existing Local Plan:

- Employment Study 2008 Update (Atkins) (January 2009)
- Employment Land Update (Atkins) (February 2012)
- Economic Growth Assessment (PBA) (2013)
- Employment Land Study (Atkins) (February 2015)
- Workspace Viability Assessment (GVA) (December 2014)

Evidence completed, underway or to be commissioned to support the New Local Plan and reflect changing circumstances includes:

- Economic Development Strategy (EDS) + Evidence Base (Hatch Regeneris) (2020)
- Employment Land Review (ELR) / Employment Land Need & Availability (ELNA) report
- Wood Green Economy and Employment Space Study (2020)
- Haringey Workspace Providers List (2020)
- Haringey Workspace Design Guide (emerging)

The Big Question



E1. How can the New Local Plan support the delivery of a sufficient amount of office and workspace in the right locations?

Things to consider:

Do you agree that the Council should continue to protect existing viable workspace in the borough, where otherwise new housing could be built?

Taking account of the changing nature of work, which has been greatly accelerated by COVID-19, what types of employment spaces do you think we should be planning for in the future?

Do you consider that there is justification for the Council to seek affordable workspace for economic, social and cultural uses that cannot afford to operate at open market rents and to support start-up or early stage businesses? If so, what priority should securing affordable workspace be given versus securing affordable housing?

Where do you consider are the most appropriate places for new offices and workspaces?

5.4.2. Industry

What should the New Local Plan do?



As for offices and workspace, the New Local Plan must ensure there is sufficient land available to meet the demands of various types of employment in the future including industrial, logistics, warehousing and other related types of employment floorspace. We will therefore need to assess existing employment land, and look at other areas where employment uses are happening, and ensure we categorise and protect or release these as appropriate based on up-to-date evidence of current function, and future demand and need for varying types of uses.



The current situation



Haringey has traditionally had a strong industrial and manufacturing economy relative to the rest of London, with a high concentration of industrial estates to the East of the borough along the Lee Valley corridor. This has provided a range of opportunities for our residents, particularly around clothing, fabric and food manufacturing. The borough contains 133 hectares of employment land, over 1,000 buildings, 722 business establishments and nearly 736,000m² of employment floorspace. The borough also contains other smaller employment locations which total a further 16.6 hectares of employment land.

Like many other London boroughs, the level of industrial floorspace has declined in Haringey in recent years. This is due to a number of factors including competing pressure for other types of development (including residential development) and new permitted development rights, in particular those providing for changes from B Use Classes. Loss of industrial land has put increasing pressure on the remaining industrial stock in Haringey, which is reflected in the rental values, which until the onset of COVID-19 had increased by over 60% in four years.

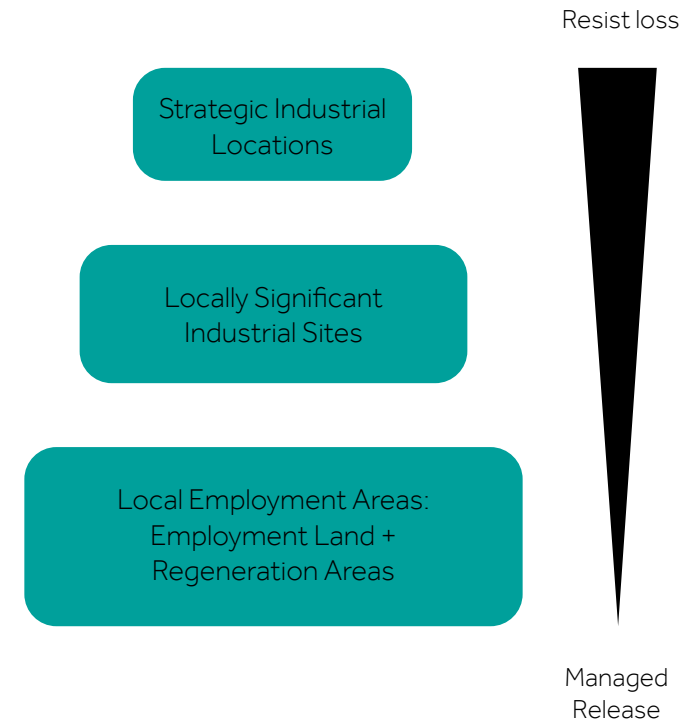
In London, types of industrial and employment land are categorised in order of importance. Strategic Industrial Locations (SIL) sit at the top of this hierarchy and are London's main reservoir of land for industrial, logistics and related uses. These areas are considered critical to the effective functioning of London's economy and can accommodate activities which are not appropriate to locate with other land uses, particularly residential development. Haringey

currently has areas of SIL in North East Tottenham and Tottenham Hale. Beneath SIL in the employment land hierarchy are Locally Significant Industrial Sites which are recognised by the London Plan and have borough-wide importance for industrial and related activities.

The Intend to Publish London Plan (2019) contains policy provisions that require no net loss of capacity on these designated employment areas, however the Secretary of State has written to the Mayor of London to request that this provision is relaxed, to allow for some loss for other uses. The Plan recognises the challenges of both meeting housing targets and protecting employment land.

Boroughs may also identify other local employment generating sites that need protection. The existing Local Plan calls this tier of the hierarchy Local Employment Areas. The existing Local Plan takes a more flexible approach to the uses in these areas. The borough also has a range of non-designated sites which support the local economy.

The existing Local Plan supports new or intensified employment floorspace in all these areas and resists the loss of floorspace in SIL and LSIS, but does allow for other uses not traditionally employment focused in LSIS where this is exceptionally justified. On our other designated and non-designated land, a more flexible approach is taken, and mixed use, employment-led development can be allowed where this is necessary to facilitate the renewal and regeneration (including intensification) of existing employment land and floorspace.



The borough is also home to the unique land use called 'warehouse living' which is found in the Harringay Warehouse District and in South Tottenham. There is a specific policy framework in the existing Local Plan to support warehouse living which is defined as comprising purpose built and genuine integrated, communal working and living accommodation specifically targeted at the creative industries sectors (see Housing section for more detail).

Strong demand for employment floorspace for small businesses, both locally and across London, has led to a marked shift in the local workspace market in recent years. Many of Haringey's workspaces have congregated around key employment or industrial locations which have good transport access, with concentrations around Seven Sisters, Tottenham Hale and Wood Green. South Tottenham is one of only six London areas to be designated a Creative

Enterprise Zone (CEZ) reflecting the fact it has a particularly strong cluster of fashion, textiles, art, music and small-scale manufacturing.

The vast majority of businesses are expected to experience a reduction in turnover as a result of COVID-19. The Greater London Authority anticipates that the following industries are expected to be significantly heavily hit: Accommodation and food services, Construction, Manufacturing, Education, Arts and recreational activities, and Wholesale and retail. Many industrial estate businesses are understood to have experienced a significant drop in turnover, evidenced to be up to 60-70% for some larger manufacturing businesses. Impacts have been highest for suppliers of retail, hospitality and arts sectors. However, ONS reported in June 2020 that 17% of Wholesale and retail and 10% of Transportation and storage businesses have recorded an increase in turnover.

Creative industries were the fastest growing sector in London pre-pandemic, employing 1 out of 6 Londoners, however a DCMS/YouGov survey found that 71% of creative industry businesses are 'at risk' as a result of COVID-19. Only 20% are confident they will still be trading in 2021 which is a significant concern for the local economy.

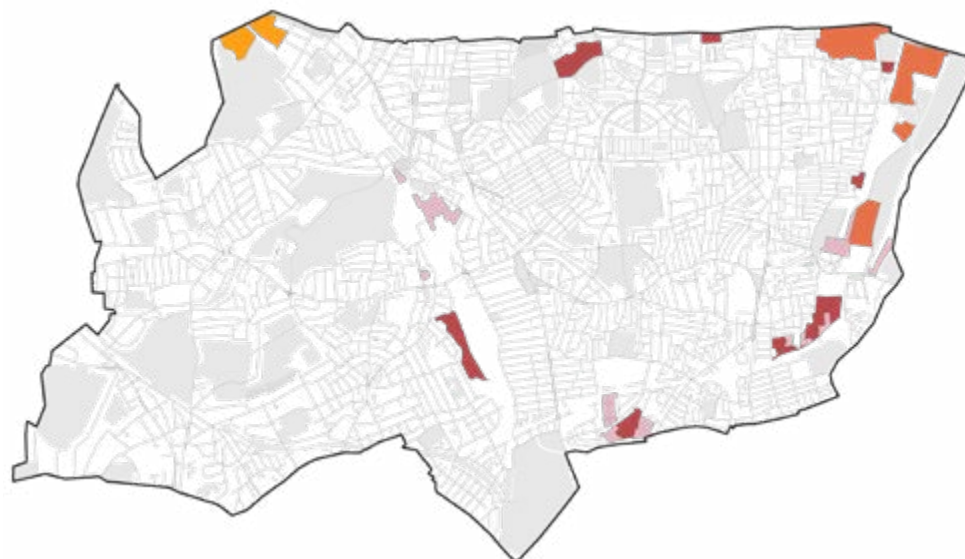
Until the onset of COVID-19 the borough's industrial land market was performing very well. At present though there is considerable uncertainty for many businesses located on the borough's industrial estates with particular concern surrounding those in the creative and service sectors. However, the further shift towards online retail will likely increase demand for depots and last mile logistics in the future and demand for modern flexible spaces may grow related to businesses acquiring additional premises within the UK to store products a result of Brexit.

KEY

Industrial and Employment Land

- Strategic Industrial Land (SIL)
- Locally Significant Industrial Land (LSIS)
- Local Employment Area: Employment Area
- Local Employment Area: Regeneration Area

- Other**
- Green space



How the New Local Plan could help



Identify requirement for new employment

floorspace



We will undertake new evidence studies to assess demand for employment land and carry out a review of designated and undesignated employment land in the borough to assess the extent

to which we can meet anticipated demand for floorspace in the next 15 years. As part of this we will review the current designations to see whether they remain appropriate. We will not be able to develop a clear strategy until this evidence base has been prepared but as a general approach we propose the New Local Plan will continue a strategy of mixed-use intensification, to allow for the redevelopment and intensification of industrial sites, with no loss of capacity on SIL or LSIS land where these designations are found to still be justified.

Intensification and co-location



The New Local Plan will also look at ways to make more effective use of employment land. We will investigate opportunities for industrial intensification to provide additional industrial

capacity including the potential for co-location of other uses on employment land to support the delivery of residential and other uses such as social infrastructure where it would not compromise their continued efficient function, and also to rationalise areas of SIL or to substitute industrial land in the wider sub-region, taking into account the positive and negative impacts of substitution.

In doing so, the New Local Plan will consider where and what types of activities (particularly light industrial) on existing employment land could be co-located or mixed with residential and other uses whilst ensuring we deliver better quality industrial spaces. The Haringey Workspace Design Guide will explore mixed-use residential industrial typologies, but it is recognised that these are extremely challenging to deliver successfully. Other uses could include the night-time economy and culture which may be better suited to being co-located with industrial uses. The New Local Plan will also need

to identify and determine where we should cluster industrial uses that are incompatible with other uses, such as on SIL land or where existing such uses already are, and do not detrimentally affect other nearby uses, and where the best locations are for some intensification of industrial uses.

Managed release



It will also be necessary for the New Local Plan to take a proactive approach to the management of vacancy rates to ensure that where sites are vacant for long periods, alternate uses can be explored.

Where employment land is not designated, we intend to continue with a managed release approach whereby evidence to demonstrate 'no reasonable prospect' of the land being used for employment purposes would need to be provided including evidence of regional demand and marketing, and that mixed use developments have been explored.

We intend to retain a policy on Warehouse Living specific to the existing defined area (see Housing section).

Gathering Evidence



The following documents underpin the existing Local Plan:

- Employment Study 2008 Update (Atkins) (January 2009)
- Employment Land Update (Atkins) (February 2012)
- Economic Growth Assessment (PBA) (2013)
- Employment Land Study (Atkins) (February 2015)
- Workspace Viability Assessment (GVA) (December 2014)

Evidence underway or to be commissioned to support the New Local Plan and reflect changing circumstances includes:

- Economic Development Strategy (EDS) + Evidence Base (Hatch Regeneris) (2020)
- Employment Land Review (ELR) / Employment Land Need & Availability (ELNA) report
- Wood Green Economy and Employment Space Study (EES)
- Haringey Workspace Design Guide (emerging)
- Upper Lea Valley Industrial Intensification/co-location work

The Big Question



E2. How can the New Local Plan support the delivery of a sufficient amount of industrial and employment land to meet current and future need?

Things to consider:

Do you agree we should continue to protect viable industrial and employment land, where otherwise new housing could be built?

What do you think are the best approaches for intensification of industrial and employment land?

Where do you think mixed use development or co-location of uses on industrial sites could be appropriate?

Are there any particular sites where we should be seeking to deliver industrial intensification? (Also see Call for Sites)

Do you think there are any opportunities for industrial land substitution with other local authorities?

When considering whether industrial or employment land should be released for other uses or what criteria should we use to assess this and what evidence should be required as justification?

5.4.3. Shops and high streets

What should the New Local Plan do?



As is evident today, retailing and town centres are changing in response to recent trends and future forecasts for shopping habits, population growth, technological advances and changes in consumer behaviour, with increasing proportions of spending made via the internet. It is therefore necessary for the New Local Plan to assess the future demand and capacity for both comparison and convenience goods retailing and plan proactively to accommodate that demand and manage the transition of surplus retail units to ensure our town centres continue to function and remain destinations of value to residents and businesses.

It will be important that the New Local Plan promotes a diverse range of uses to support the vitality and viability of town centres including assessing what types of uses (shops, offices, bars, cafes and restaurants, leisure and cultural facilities, creative workspace) should be promoted and where, and the amount of these uses that would sustain our town centres without detracting from or fragmenting a core shopping area to the detriment of the centre.

In September 2020 the Use Classes Order was substantially amended. The Government introduced a new Class E: 'Commercial, service and business class' – this combines Use Classes A1-A3 (shops, cafes, restaurants and financial services), B1 (business), parts of D1 (health, crèches and nurseries) and parts of D2 (indoor sports and recreation) into the one new Use Class. This means that any premises within these uses can freely change to any other use within this definition without Planning Permission. Consequently, the Council has lost a significant degree of control over changes of use for commercial, office and certain other uses. The Council will not be able to proceed with its current policy positions of concentrating and protecting retail uses in certain locations. The New Local Plan will need to respond to the changes to the Use Classes Order and provide a new policy approach which supports the vitality and vibrancy of the borough's town centres and high streets within the new parameters of the Use Classes.

Some retail and related uses when clustered can support town centres to develop niche specialist roles such as the Turkish restaurant offer on Green Lanes and may provide important visitor attractions. Over concentrations of some uses however, such as betting shops, pay-day loan stores, and hot food takeaways, can cause negative impacts on a centre and our residents' health and wellbeing, and so the New Local Plan should attempt to avoid the proliferation and concentration of these uses.

Additionally, the New Local Plan can look to promote other forms of retailing such as street markets which can play a valuable economic, social and cultural role, and provide opportunities for new businesses to start-up.

The current situation



Haringey's Local Plan identifies a hierarchy of town centres within the borough. Given the diversity of roles and functions served by Haringey's centres, they have been categorised as follows:

- **Metropolitan Centre:** town centres with a focus on higher order comparison goods retailing (more expensive items not required so frequently which people are usually prepared to travel further to get such as furniture and electronic goods), with higher density employment opportunities, leisure and residential developments. Wood Green is the only Metropolitan Centre within Haringey
- **District Centre:** town centres with a focus on a viable range of functions, particularly convenience, leisure, local employment and workspace. There are six District Centres in Haringey, and one which partly lies within Haringey (Finsbury Park)
- **Local Shopping Centres:** these provide for the day-to-day needs of people living and working nearby. There are 38 of these centres in Haringey

The current Local Plan helps ensure there is sufficient core retailing space and that centres remain viable and vibrant by designating shopping frontages and controlling changes of use within these. Primary retail frontage is typically designated

in the heart of a centre where there is a key cluster of A1 uses, and secondary frontages are on the edges of centres where there is more a mix of retail, and cafe, restaurant and other uses. Existing Local Plan policies resist loss of retail floorspace in primary shopping frontages to no more than 35% in non-retail (A1) use and allows for some more flexibility within secondary frontages and local centres to allow for up to 50% in non-retail use.

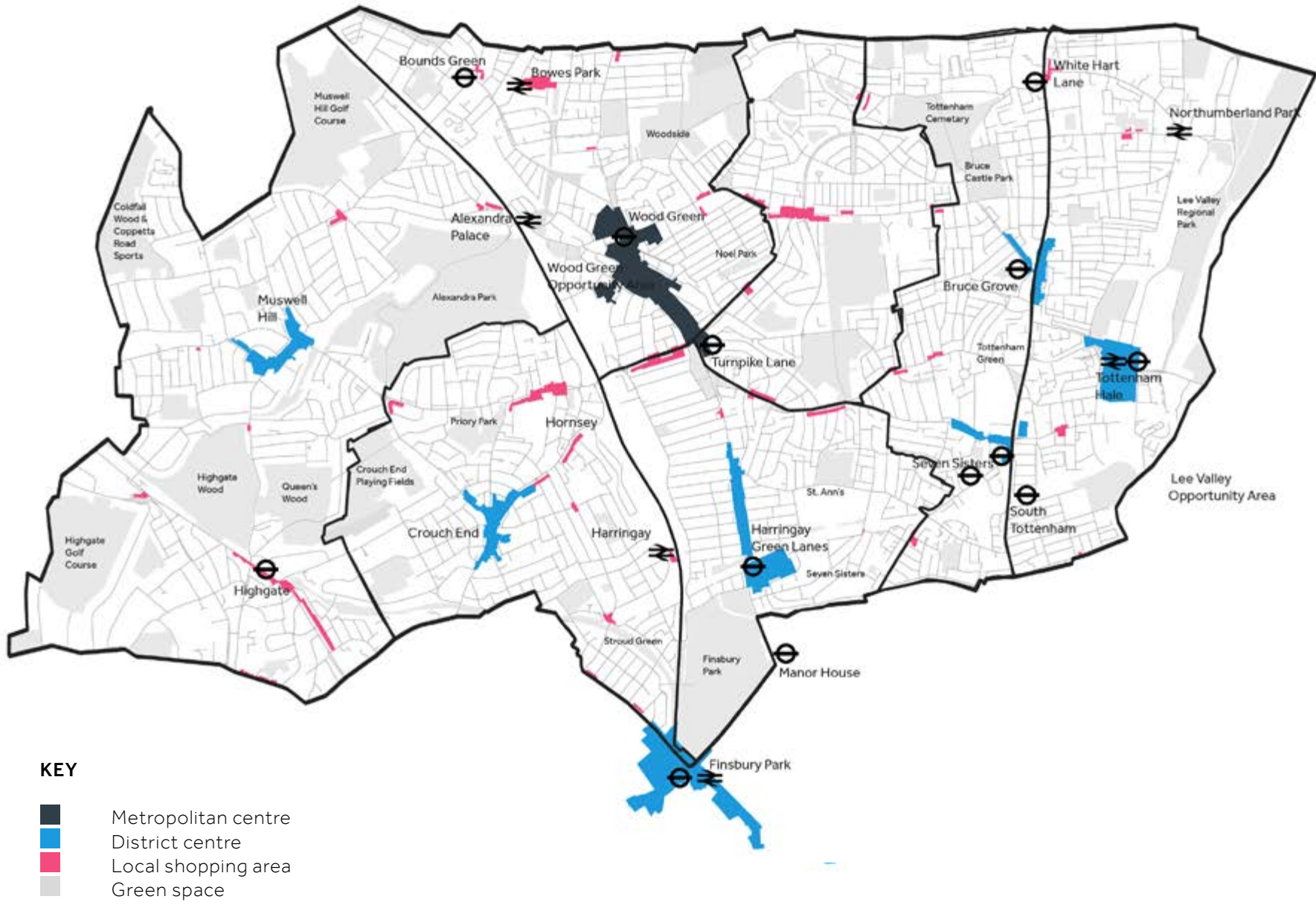
With regards to primary retail frontages, with the exception of Wood Green, most centres are at or just above this threshold.

Pre-COVID-19, Haringey's town centres were generally performing well. There was strong demand for retail space in Haringey, reflected in the low vacancy rates across the borough and rising rental values which have increased 74% over the past three years. This goes against trends elsewhere, where high streets have struggled against the rise of online shopping. Particularly strong growth has taken place in Bruce Grove/Tottenham High Road, Wood Green and Muswell Hill.

Town centres will continue to play an important role in supporting commercial and residential development in the future, with the potential to support new developments going forward. However, there are concerns within some town centres regarding safety, connectivity and cleanliness. Around a fifth of all crime in Haringey takes place in its town centres. This largely consists of anti-social behaviour, shoplifting and theft. Town centres with the highest number of crimes committed are Finsbury Park and Wood Green.

As part of the development of the London Plan, the GLA undertook a review of the role and function of town centres across London. This highlighted that there was 'high' potential for commercial growth in the future, particularly highlighting opportunities at Tottenham Hale.





How the New Local Plan could help



The eight key town centres in Haringey form part of the Mayor's Town Centre Network in which they are defined as Metropolitan or District centres. We intend to keep these designations but will assess smaller local centres to determine if they are in the correct tier of the hierarchy.

We propose to promote Wood Green as the primary shopping destination in the borough and bolster its role as Metropolitan Centre by directing major new retail proposals to it and supporting new employment and leisure facilities.

The New Local Plan could also contain policies that support opportunities for new areas for retail and non-retail uses in opportunity areas, particularly in and around the area currently identified as Tottenham Hale Retail Park District Centre and in North Tottenham in the vicinity of the Tottenham Hotspur Stadium and High Road West, where a significant quantum of new retail, leisure and employment space is being delivered or is planned in the future.

We will explore a more flexible policy approach that moves away from the current retail and non-retail thresholds. This is necessary in light of the recent changes to the Use Class Order.

In addition, we propose to:

- Identify areas where the Council will support new retail development, and where the Council would encourage concentrations of traditional A1 shop frontages to maintain a core shopping area
- Support and promoting café, restaurants, pubs and night time/ evening economy uses in all centres subject to the above reviews and evidence
- Introduce policies to encourage more housing in centres to help meet housing need but not including the change of use of an entire shop to housing without keeping a commercial or community use on the ground floor with an active frontage
- Develop more pro-active policies to help manage vacant floor space by supporting and promoting pop-up and meanwhile uses where appropriate
- Continue to protect public houses, assessing marketing evidence where the proposal would result in the loss of a pub
- Consider policies that restrict a proliferation of negative uses such as betting shops or pay day loan lenders



Gathering Evidence



In light of the issues described above, there are likely to be significant changes to town centres in coming years, and the Council needs to think about how it can deal with these, whilst ensuring national and regional requirements to plan for and meet the demand for retail floorspace are met, and that our town centres continue to meet the needs of our local communities and are vibrant and successful.

Our existing Retail Study 2013 assessed town centres boundaries, frontages and the need for additional floorspace informing the policies within the existing Local Plan and set those boundaries and frontages. It found that retail demand for new floorspace was about 37,000sqm of new floorspace.

Due to the ongoing COVID-19 pandemic, at this stage these impacts will be difficult to establish, but it is the Council's intention to update this study. It is possible that we might have too much shopping floorspace at some point in the future and a more flexible approach to change of use is needed. However, this should not be at the expense of the function and vitality of the centre.

Key evidence will therefore need to look at how much floorspace we actually need, and whether the extent of our existing town centres is appropriate in light of this. It will also consider how much flexibility should be given to changes of use, and whether policies should be more or less flexible in protecting core retailing uses.

The Council has carried out three surveys about the economic impacts of COVID-19, two for businesses in general and one specific one for creative industries.

The Big Question



E3. How should the New Local Plan support our town centres and high streets?

Things to consider:

Do you agree we should have more commercial uses such as cafes, bars estate agents etc in areas that were previously focused around shops and retail?

Do you agree with the proposed approach of identifying areas for a core retailing role within town centres, and how might this be achieved given the changes to the Use Classes Order?

What should our approach be to uses such as pubs and hot food takeaways in town centre ground floor frontages?

Should housing, including residential on upper floors be promoted in town centres? What about housing on the ground floor where shops and other retail units are usually located? Are there any specific centres where a relaxed policy to encourage more housing within ground floor frontages should apply?

Does the existing town centre hierarchy categorise borough town centres correctly?

Should Wood Green be the primary focus for new large scale retail development?

5.4.4. Visitor infrastructure

What should the New Local Plan do?



Providing accommodation for visitors coming to see Haringey's attractions such as Alexandra Palace or a game at the Tottenham Hotspur Stadium can provide a boost to our local economy, and the New Local Plan should support the enhancement and extension of our attractions and supporting infrastructure including visitor accommodation, a high-quality public realm and public toilets.

How the New Local Plan could help



We propose to continue to support the provision of traditional visitor accommodation such as hotels and bed and breakfast accommodation alongside serviced accommodation within the borough in accessible locations and town centres, and particularly where it is in the vicinity of existing or proposed new tourist or cultural venues.

The Big Question



E4. Do you agree that we should support new visitor accommodation within accessible locations and town centres?

Things to consider:

Should we support different forms of visitor accommodation such as serviced apartments?

5.4.5. Skills and opportunities

What should the New Local Plan do?



The New Local Plan should support employment, skills development, apprenticeships, and other education and training opportunities for the borough's residents. This is to address employment and skills issues within the borough and to ensure that new development provides opportunities and benefits for existing communities.

The current situation



Haringey has a relatively strong labour market with low levels of unemployment, but high levels of in-work poverty; a combination of high-cost of living and low/stagnant income/wages means an increase in the number of households with at least one adult in employment experiencing poverty. Many residents are underemployed, in employment below their skill level.

There is also a lack of quality jobs. Recent trends include insecure zero-hour contracts, rise of the 'gig economy' and poor wages, 29% of employees are paid below London Living Wage. Hollowing of the

London Labour market has resulted in a significant fall in mid-skilled jobs, meaning residents have limited opportunities for progression.

There is a need to address unequal access to work with additional barriers for women, BAME and residents who have a disability in the east.

In London, Haringey has the fourth highest proportion of residents that have no skills (8.7%). There are issues with residents not possessing high-level skills required by the labour market; and school leavers leaving education without the skills required by the labour market. Our high proportion of residents with no skills and those in low skilled jobs are most at risk of automation.

There is a marked disparity in employment and skills across the borough, following a similar pattern to overall levels of deprivation. There is a concentration of employment deprived areas to the east of the borough, whereas areas to the south west of the borough are amongst the least employment deprived in England. The prosperity of the west does however mask pockets of significant deprivation in otherwise high-income wards.

There are significantly more development opportunities in the east of the borough and so capturing opportunities through new development to address the employment and skills gap in this area is important.

The existing Local Plan contains a specific policy for improving skills and training through new development to support access for jobs. This seeks to make employment and training opportunities provided in new developments available to local residents as part of Section 106 planning agreements, often measured based on the number of new apprenticeship or training starts. It also sets out that the Council will secure financial contributions from development that results in a net loss of employment floorspace to invest in training and other initiatives that seek to promote employment and adult education in the borough. The Council's Planning Obligations SPD provides further details about the contributions expected from new development. The current approach is subject to a number of limitations.

The Current Situation ...



How the New Local Plan could help



The Big Question



The current approach

The London Plan is clear that development proposals should support employment, skills development, apprenticeships, and other education and training opportunities in both the construction and end-use phases of development. It notes that while the common approach to this of developers making employment and training opportunities in new developments available to local residents as part of Section 106 planning agreements. The current model does not always succeed in enabling residents to complete their training, securing sustainable employment for local people or meeting the demand for construction skills. It therefore requires us to ensure that that implementation is done in ways that:

- Enable those people undertaking training to complete their training and apprenticeships
- Ensure the greatest possible level of take-up possible by Londoners of the training, apprenticeship and employment opportunities created; and
- Increase the proportion of under-represented groups within the construction industry workforce.

The Council recognises key challenges with outdated perceptions on apprenticeships and making the levy work for all businesses.

As a starting point, we propose to retain the current approach of securing employment opportunities through Section 106 agreements on new developments and securing financial contributions from development that results in a net loss of employment floorspace, as outlined in the borough's Planning Obligations SPD. We will explore how measures can be as effective as possible in enabling training to be completed and in supporting sustainable employment for residents post-completion. This could involve securing financial contributions under a wider set of circumstances (i.e. not just schemes involving a net loss of employment floorspace), requiring longer apprenticeships and requiring their completion rather than just starts, as well as securing the facilitation of training opportunities through policy.

E5. How can the New Local Plan best support the delivery of employment and training opportunities through the planning system?

Things to consider:

Would you support the Council working with other boroughs on a cross- borough or London-wide approach to employment and skills if this results in better outcomes for residents?

6. Our Future Growth

The New Local Plan must include an overarching strategy to meet the future needs of the borough (set out section 3.3), identifying changes that will be supported and identifying broad locations for new homes and other development.

The current Local Plan sets out the Council's overall strategy for managing future growth in Haringey up to 2026. The strategy:

- Promotes the provision of homes, jobs and other facilities in the areas with significant redevelopment opportunities at, or near, transportation hubs, and supports appropriate development at other accessible locations, with more limited change elsewhere
- Seeks to deliver at least 19,802 homes over the period 2011-2026 (820 homes per year from 2011-2014 and 1502 homes per year from 2015-2026)
- Promotes significant development in the following Growth Areas: Wood Green; Tottenham Hale; and North Tottenham (which includes Northumberland Park, the redevelopment of Tottenham Hotspur Stadium, and High Road West). These were the areas assessed as having the greatest capacity for growth
- Promotes development in the following Areas of Change: Tottenham High Road Corridor; and Seven Sisters Corridor. These are areas assessed as having considerable potential for growth,

through on a lesser scale than growth areas

- Provides that parts of the borough outside of the Growth Areas and Areas of Change will experience some but limited development and change
- Encourages effective and efficient use of land and expects density of housing development to comply with the Density Matrix in the London Plan 2015
- Is illustrated via a Key Diagram which identifies the Key Areas for which there are specific spatial policies for managing growth and change

There are elements of the existing Local Plan growth strategy that must remain in the New Local Plan such as directing significant growth to Wood Green and Tottenham (these are identified as Opportunity Areas in the London Plan). Other elements of the existing Local Plan growth strategy remain appropriate too but there is a need to consider potential changes to make and think further ahead to the future.

We are committed to continuing our existing approach of promoting development in accessible locations and delivering most new development on brownfield sites. **However, we will need to look beyond our existing approaches and find additional means to accommodate growth and meet the needs of a growing and changing population.**



6.1. Approach to growth

This section outlines a number of possible growth approaches within the borough. We will need to pursue most of these in order to meet our growth targets. If we do not pursue one or more of the approaches this means we will need to deliver more growth within the remaining approaches, and we would welcome your views on the options you prefer. Please note, the options are not mutually exclusive to each other and in some cases overlap e.g. our key growth areas contain a number of our town centres.

Approach 1 - Key Growth Areas

The existing Local Plan identifies 3 Key Growth Areas: Wood Green, Tottenham Hale and North Tottenham. We propose to continue with the current Key Growth Areas and intensify development in them where possible. Although good progress has been made in implementing existing plan proposals within the Key Growth Areas, particularly at Tottenham Hale, there are still outstanding proposals to be delivered. However, there is finite land capacity. To accommodate the anticipated levels of growth, some new and existing development sites may require greater intensification including delivering taller buildings.

Approach 2 - Key Road Corridors

The existing Local Plan identifies two Areas of Change along Key Road Corridors: Tottenham High Road Corridor and Seven Sisters Corridor. We propose to continue with these Key Road Corridors and explore opportunities for intensification in them where possible.

Approach 3 - Town Centres

This approach would deliver growth within the borough's six main town centres: Wood Green, Muswell Hill, Crouch End, Tottenham High Road/ Bruce Grove, Green Lanes, and West Green Road/ Seven Sisters Road. Town centres have an important role to play in accommodating future homes, employment, social and community infrastructure, cultural and entertainment uses. They are sustainable locations accessible by public transport, walking and cycling.

Approach 4 - Incremental intensification within PTALs 3-6 or within 800m distance of a station or town centre boundary

The London Plan is supportive of incremental intensification of existing residential areas within a Public Transport Accessibility Level (PTAL) of 3-6 or within 800m distance of a station or town centre boundary. This approach would lead to changes in the character of some of the more suburban areas of the borough.

Approach 5 - Suburban Intensification

The London Plan highlights the potential for the incremental intensification of existing residential areas to contribute to London's housing need. Linked to this, it sets each borough a minimum ten-year target for delivering new homes on small sites (defined as being below 0.25 hectares in size). As a largely suburban borough, Haringey has many existing residential areas that may be able to contribute to future growth through incremental intensification. This could take forms such as new build, infill development, residential conversions, or extension of existing buildings, including non-residential buildings and residential garages, where this results in net additional housing provision. This approach would need to be supported by appropriate design guidance such as a Haringey housing design code.

Approach 6 - Housing delivery on employment land

We are required to meet development needs for not just housing but also non-housing land uses such as employment and retail. As such, it is necessary to safeguard an appropriate amount of land for these purposes. The existing Local Plan protects land for employment uses via four employment related designations. Subject to the outcome of future evidence base work to establish employment land needs in the borough, there may be the opportunity to deliver an element of housing growth on land currently safeguarded for employment uses. There may also be opportunities to deliver housing on employment land via industrial intensification, co-location and substitution.

What do you think?

AG1. What do you think about the current Local Plan strategy for providing the new homes, jobs and facilities that are needed?

AG2. The current Local Plan sets out that most growth should happen in Wood Green and Tottenham. Do you think this should still be the case?

AG3. Where would you like to see the New Local Plan focus new homes, jobs and accompanying infrastructure improvements in the future?

AG4. What are your preferred approaches for delivering future growth in Haringey and why?

AG5. What are your least preferred approaches for delivering future growth in Haringey and why?

AG6. Which combination of approaches provides the most sustainable growth, and why?

AG7. Can you suggest any other approaches for accommodating future growth and new development in a sustainable manner?

6.2. Call for sites

As an early stage of preparing this New Local Plan, we want to know about potential sites or broad locations that you think are suitable for development.

The Government requires local planning authorities to conduct a 'call for sites' exercise as a key component of the Strategic Housing and Economic Land Availability Assessment to inform policies in the New Local Plan for housing, employment and other uses.

Better understanding land availability for development in Haringey will ensure that the New Local Plan allocates enough land to meet identified needs. It will also ensure that it can choose the right sites from a range of potential alternatives, having assessed their suitability, availability and achievability.

Submit a site

We want to know if you think there are any potential sites or broad locations for development in Haringey that should be put forward for consideration that we are not already aware of. A number of sites in the existing Local Plan are already being considered for incorporation within the New Local Plan. Please see section 6.3 for details of these.

Housing development includes market housing for sale, affordable housing, housing for rent, student housing, other specialist housing such as care homes, sites for travellers, and sites for people wishing to commission or build their own homes (self and custom build housing).

Economic development includes development for B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) uses. It does NOT include retail, hotels, leisure or recreation development.

Please only submit sites and broad locations that are capable of delivering 5 or more dwellings or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above.

Please use the form available at <https://haringeynewlocalplan.commonplace.is> to submit a site. A separate form should be used for each site. The deadline for responses is 1 February 2021.

In addition, we would be interested to hear any general views about the market and how to maintain supply and delivery.

What do you think?

CS1. Do you consider there are any key barriers to delivery of new development in the borough, such as infrastructure constraints? And if yes, do these affect particular types of development, such as small sites or large sites?

6.3. Site specific proposals

Existing site allocations

The existing Local Plan contains a series of site-specific proposals known as site allocations. We are interested to hear from you whether you think they should be retained in the New Local Plan, changed in the New Local Plan or deleted. It would help us if you could explain why and provide relevant evidence where you have this.

Please note that the Council will be reviewing all allocations which relate to sites in its ownership.



Reference	Site Name	Ward (based on current boundaries)	Keep/change/delete
SA5	LBH Civic Centre	Woodside	These allocations are proposed to be superseded by allocations in the emerging Wood Green Area Action Plan which is a standalone document that is subject to a separate consultation process
SA6	Green Ridings House	Woodside	
SA7	Wood Green Bus Garage	Woodside	
SA8	Station Road Offices	Woodside	
SA9	Mecca Bingo	Noel Park	
SA10	Morrison's Wood Green	Noel Park	
SA11	Wood Green Library	Noel Park	
SA12	The Mall	Noel Park	
SA13	Bury Rd Car Park	Noel Park	
SA14	16-54 Wood Green High Rd	Noel Park	
SA15	L/b Westbury & Whymark Avenues	Noel Park	
SA16	Turnpike Lane Triangle	Noel Park	
SA17	North of Hornsey Rail Depot site	Noel Park	
SA18	Wood Green Cultural Quarter (north)	Noel Park	
SA19	Wood Green Cultural Quarter (south)	Noel Park	
SA20	Wood Green Cultural Quarter (east)	Noel Park	
SA21	Clarendon Square Gateway	Noel Park	
SA22	Clarendon Square	Noel Park	
SA23	Clarendon Rd South	Noel Park	
SA24	NW of Clarendon Square	Noel Park	
SA25	Land adjacent to Coronation Sidings	Noel Park	
SA26	Hawes & Curtis, Green Lanes	Harringay	
SA27	Wightman Rd	Harringay	
SA28	St. Ann's Hospital Site	St. Ann's	
SA29	Arena Retail Park	Seven Sisters	
SA30	Arena Design Centre	Seven Sisters	
SA31	Crusader Industrial Estate	Seven Sisters	
SA32	Omega Works	Seven Sisters	

SA33	Vale/Eade Rd	Seven Sisters	
SA34	Overbury & Eade Rds	Seven Sisters	
SA35	L/b Seven Sisters & Tewkesbury Rds	Seven Sisters	
SA36	Finsbury Park Bowling Alley	Harringay	
SA37	18-20 Stroud Green Road	Stroud Green	
SA38	460-470 Archway Road	Highgate	
SA39	Former Highgate Rail Station	Highgate	
SA40	Gonnermann Antiques and Goldsmith's Court	Highgate	
SA41	Highgate School	Highgate	
SA42	Highgate Bowl	Highgate	
SA43	Summersby Road	Highgate	
SA44	Hillcrest	Highgate	
SA45	Highgate Magistrates Court	Highgate	
SA46	Hornsey Depot	Hornsey	
SA47	Cross Lane	Hornsey	
SA48	Hornsey Town Hall	Crouch End	
SA49	72-96 Park Road & Lynton Road	Muswell Hill	
SA50	St. Luke's Hospital Site	Muswell Hill	
SA51	Cranwood Care Home	Muswell Hill/Highgate	
SA52	Alexandra Palace	Alexandra	
SA53	Tunnel Gardens	Alexandra	
SA54	Coppetts Wood Hospital	Fortis Green	
SA55	Park Grove & Durnsford Rd	Bounds Green	
SA56	Myddleton Rad Local Centre	Bounds Green	
SA57	Red House	St. Ann's	
SA58	Haringey Professional Development Centre	West Green	
SA59	Keston Centre	West Green	
SA60	Barber Wilson	West Green	
SA61	Broadwater Farm area	West Green	
SA62	The Selby Centre	White Hart Lane	

SA63	The Roundway	White Hart Lane	
SA64	Leabank and Lemsford Close	White Hart Lane	
SS2	Lawrence Road	Tottenham Green	
SS3	Brunel Walk and Turner venue	Tottenham Green	
SS4	Gourley Triangle	St. Ann's	
SS5	Wards Corner	Tottenham Green	
SS6	Apex House & Seacole Court	Tottenham Green	
TG2	Tottenham Chances & Nicholson Court	Bruce Grove	
TG3	Tottenham Police Station and Reynardson Court	Tottenham Hale	
BG2	Bruce Grove Station	Bruce Grove	
BG3	Bruce Grove Snooker Hall and Banqueting Suite	Bruce Grove	
BG4	Tottenham Delivery Office	Bruce Grove	
NT3	Northumberland Park North	Northumberland Park	
NT4	Northumberland Park	Northumberland Park	
NT5	High Road West	Northumberland Park	
NT6	North of White Hart Lane	Northumberland Park	
NT7	Tottenham Hotspur Stadium	Northumberland Park	
TH2	Tottenham Hale Station	Tottenham Hale	
TH3	Tottenham Hale Retail Park	Tottenham Green	
TH4	Station Square West	Tottenham Hale	
TH5	Station Square North	Tottenham Hale	
TH6	Ashley Road South Employment Area	Tottenham Hale	
TH7	Ashley Road North	Tottenham Hale	
TH8	Hale Village	Tottenham Hale	
TH9	Hale Wharf	Tottenham Hale	
TH10	Welbourne Centre & Monument Way	Tottenham Hale	
TH11	Fountayne Road	Tottenham Green	
TH12	Herbert Road	Tottenham Green	
TH13	Constable Crescent	Tottenham Green	