

London Borough of Haringey
Community Infrastructure Study
Summary

March 2010

London Borough of Haringey

COMMUNITY INFRASTRUCTURE STUDY

Summary

Introduction

- 1.1 The London Borough of Haringey is currently preparing its Local Development Framework Core Strategy – A New Plan for Haringey. The Core Strategy takes forward the priorities of Haringey’s Sustainable Community Strategy and other plans and strategies. It identifies a vision for Haringey as a place to live, work and visit. It will contain key planning and regeneration policies and an implementation framework to deliver the vision up to 2026.
- 1.2 The Core Strategy outlines how the Council will deliver local and strategic development needs including housing, employment, and leisure and retail provision. It will cover the physical aspects of location and land use but also address other factors that make places attractive, sustainable and successful, such as social and economic matters. As part of this, it will need to set out a high level assessment of infrastructure requirements and priorities.
- 1.3 The London Plan (2008) has identified a housing target for Haringey of 6,800 new homes for the period between 2006 and 2016. If this pace continues at an average of 680 homes until 2026, this will mean over 13,000 new homes overall (from 2006-2026). The draft Replacement London Plan suggests a figure of 820 new homes a year from 2011, but this figure will be subject to an Examination in Public as part of the examination of the London Plan.

Community Infrastructure Study

- 1.4 An initial infrastructure study has been undertaken to inform the development of a community infrastructure plan. This analysis is in line with *Planning Policy Statement 12 (PPS 12) : Local Spatial Planning* which emphasises the need for local planning authorities to work with other delivery agencies to plan for the infrastructure needed to ensure sustainable communities in their area.
- 1.5 The Community Infrastructure Study incorporates an assessment of existing facilities and is developed through engagement with services providers and stakeholders. It serves a range of purposes including:
 - Support the delivery of the outcomes envisaged in the Sustainable Community Strategy
 - Support the delivery of the Core Strategy and other Development Plan Documents
 - Form the basis of a tariff system for defining developers’ contribution to infrastructure needs which stem from the housing growth
 - Help identify the possible need for financial contributions associated with individual planning applications

- Inform relevant partners of social infrastructure requirements associated with planned housing development and population growth
 - Create a corporate community of stakeholders within the borough to ensure consideration of community infrastructure in future development, planning and policy
- 1.6 One of the key aims of the Community Infrastructure Study is to ensure that service deliverers throughout the borough are fully aware of future growth in Haringey, and all stakeholders are sharing information and forward planning requirements.
- 1.7 The initial outcomes of the study provide evidence base for Haringey's Core Strategy (Submission draft) specifically the policy on Community Infrastructure SP16 and a schedule of Key Infrastructure Programmes and Projects in Appendix 3.

Methodology

- 1.8 The main report incorporates an assessment of existing facilities and has been developed through engagement with officers in Council services and other service providers and stakeholders (see Appendix 1). We have collated information and carried out assessment where practical and relevant on the following community infrastructure areas:
- Health
 - Education
 - Social Care
 - Libraries and Museums
 - Open Spaces
 - Leisure and Sport
 - Emergency Services
 - Transport
 - Waste, Water Supply and Sewerage
 - Energy and Telecommunications Infrastructure
 - Community Facilities including youth facilities
- 1.9 In developing this report, the methodology has included consultation with statutory and other providers of services in Haringey. Workshops have been held to review current provision, identify current deficits and surpluses, and quantify additional requirements for services associated with population growth and future housing capacity, based on a range of national and regional standards, local models of service delivery as well as case studies.
- 1.10 Whilst as much reference as possible has been made to national and regional standards, it is recognised that local service providers are best placed to make judgements about the models of service delivery required in the borough. This infrastructure analysis is intended to be a starting point. One of the key outcomes will be alignment between all partners on future requirements, incorporating both current and evolving local models of provision.
- 1.11 In the first instance, we are focusing on infrastructure requirements to 2016 /2017 and have used 6,800 housing units by 2016/17 as a base unit for infrastructure needs. We have set out two scenarios for how many additional people will be living in Haringey as a result of new 6,800 housing units.

- 1.12 This initial assessment provides a basis for estimating future requirements to 2026 given continuation of the initial rate of growth for the forward planning period. On the basis of a firmer foundation for requirements associated with 6,800 housing units to 2016/17, it will also be possible to roll requirements forward to 2026. At the existing London Plan target of 680 units per year, this will increase requirements associated with housing targets to 2016 by 100% by 2026. If the housing target of 820 units per year to 2016/17 currently being consulted on as part of the London Plan review is adopted, an increase in requirements of more than 10% could be anticipated.
- 1.13 The Community Infrastructure Study is a “working paper” setting out the local planning authority’s understanding of the situation and is accurate at the time of writing.

Geographic Focus

- 1.14 The Council aim to focus Haringey's growth in the most suitable locations. Haringey Heartlands is identified as an Intensification Area within the London Plan with a potential housing output of 1,700 units/homes. This will have implications for local community and social infrastructure demands. This, together with the continued evolution of the Wood Green Town Centre, is likely to make this area a major destination in the future. This will have implications for ongoing investment in transport infrastructure – allowing visitors and workers to arrive, and allowing residents to travel to other areas for work.
- 1.15 Tottenham Hale is part of the Upper Lea Valley Opportunity Area identified in the London Plan. The adopted Supplementary Planning Document (SPD) for the Tottenham Hale Urban Centre Masterplan identifies the potential for up to 2,500 new homes in the area. It has been estimated that up to 2,000 units may be delivered by 2016, and future development sites may also be identified with the possible relocation of a council depot. This geographically focused profile will also guide where new investments may be required to serve a growing residential population. Proposals for Tottenham Hale include an upgrade of bus facilities, a stronger interchange between bus, tube and rail, along with a Victoria Line upgrade and improvements to rail services to Stratford, Stansted and Cambridge.
- 1.16 In addition, Wood Green Metropolitan Town Centre, Northumberland Park area, Tottenham High Road Corridor and Seven Sisters are identified as areas of change and renewal with potential for development.

Future Needs

- 1.17 The Community Infrastructure Study indicates that the London Borough of Haringey has relatively good range of community infrastructure and facilities. The services where investment will be needed to meet the infrastructure needs from the predicted housing growth are discussed below:

Education

- 1.18 For Education, the demand is projected to outstrip supply at reception level in 2010. This is being managed by a monitoring of reception applications for entry in 2010 and contingency plans are in place to increase provision via a bulge year or permanent expansion at location(s) across the borough as and when required.
- 1.19 For primary school places overall (i.e. Reception through to Year 6) the critical date (when there are no surplus places available) is 2010 for reception places and 2017 for overall primary places. Further provision will be required in the Wood Green area to meet demand as a result of Heartlands development. This provision is likely to be via an expansion of an existing school in the area. At the present time, that local school looks likely to be Alexandra School, although expansion of this school would require the acquisition of land to make the expansion possible. A decision on how school expansion in the Heartlands area will be rolled out will be made following discussion with local schools and an assessment of the available options. The expansion of Rhodes Avenue Primary School in the west of the borough addresses the current high demand in Fortis Green, Muswell Hill and Alexandra wards, and is in addition to the extra provision that will be required as a result of development in Heartlands.
- 1.20 It is anticipated that by September 2014 additional school capacity will be required at Tottenham Hale to respond to new housing developments. The child yield assessment for Hale Village concluded that there will be an increase in demand for an additional 60 reception places and 210 primary school places, despite some current surplus capacity across the six local primary schools. Consultation work is currently ongoing on development proposals at the Greater Ashley Road area. Once the number of additional residential units that is likely to result has been established, it will be possible to work out an expected child yield for the development and how this will impact on the current and projected provision of school places in the local area.
- 1.21 Additional primary capacity will be required in the Northumberland Park ward, particularly if proposed major developments receive planning permission, as the local area is already close to capacity in terms of school places. Detailed work to determine how best to provide this additional provision will need to be carried out in the next 12 - 18 months, however initial options suggest that a new site for a primary school will be required.
- 1.22 Both demand and surplus capacity of school places is not evenly distributed across the borough however, and Haringey Council will need to continue to monitor areas where there is very little surplus capacity, as well as those where the surplus has potential to place unacceptable pressure on the financial viability of a school. This monitoring is done as part of the work of the School Place Planning section of Haringey Council and reported annually.
- 1.23 For secondary schools, the borough is projected to run out of overall secondary school places in September 2017, and Year 7 places in 2014. A new 6fe secondary school in Heartlands (with capacity to increase to 8fe) will open in 2010. Growth after this period will be accommodated by increasing the Planned Admission Number (PAN) at a number of the existing secondary schools in the borough, and there is capacity in the system to do this.

Health

- 1.24 For Health, the number of GPs in Haringey is adequate for current needs. However, there is geographical mismatch with a GP deficit in the south, and there are pressing health issues in the north east Tottenham area. The north east of Haringey is a very deprived part of the borough and the development of additional services is a priority. Tottenham Hale, Haringey Heartlands and south east of Haringey area will need additional services to meet the future demand.
- 1.25 The NHS estate appears to be facing a radical overhaul to consolidate services into a hub and spoke model. The location of GPs and associated primary care staff in the future will reflect the planned shifts in activity from hospitals to a more local setting such as polysystem neighbourhood health centres. The current expectation is to complete the polysystem Neighbourhood Centres programme in Haringey by 2013-2014. The leverage for this programme is partially to come from a predicted shift from secondary care to primary care facilities and S106 funding. The NHS Haringey Strategic Plan and the Operational Plans which are currently being developed will provide further details on locations and facilities.
- 1.26 In the light of current uncertainties for this programme, we investigated the requirements associated solely with meeting the primary care needs of the net new population. Estimates show potential requirements associated with high and low net population growth scenarios (to cover period 2006-2016 for 6800 new housing units). This equates to additional 6-8 new GPs by 2016/17. (1 GP per 1,700 people), and the potential costs requirements of between £3.0m and £4.1m have been identified for primary care / GP facilities. The table below indicates how this estimate is calculated.

| Units | Additional Pop Per Unit | Additional Population | GPs @ 1/1,700 | m2/ GP | Total m2 | Cost/ m2 | Cost Total £ |
|-------|-------------------------|-----------------------|---------------|--------|----------|----------|--------------|
| 6,800 | 2.1 | 14,416 | 8 | 226 | 1,916 | 2,300 | 4,407,904 |
| 6,800 | 1.5 | 10,268 | 6 | 226 | 1,365 | 2,300 | 3,139,592 |

- 1.27 As a measure of future demand we estimated between 28 and 40 additional hospital beds will be required in total. facilities to meet projected net future population growth. This equates to £10m and £14.5m for hospital facilities. It is however noted that the use of national standards to assess future needs may not fully reflect the current thinking in the local NHS, and shift in activity from secondary to primary care and the greater space requirements that are needed in primary care to deal with a wider range of services. One of the difficult areas is to model the affect of shifting services, particularly outpatient care out of hospitals.
- 1.28 A population growth scenario of 14,416 people would generate a need for 7.5 WTE dentists. A population scenario of 10,268 additional people would generate a need for 5 additional dentists. This would represent between a 4 and 5% increase in the number of dentists.

- 1.29 NHS Haringey and Haringey Council have set up regular meetings to review progress for new health centres, and monitor delivery and future needs. The possibility of co-location and sharing premises for services are also considered.

Open Space

- 1.30 For Haringey to maintain its current level of public open space (POS) provision, or to meet Supplementary Planning Document (SPD) goals, an increase of between 24 and 32 hectares of POS would be required by 2016.
- 1.31 However, there is a very real difficulty in increasing the quantity of public open space in Haringey as this is an urban borough and the focus is therefore, primarily on the function, quality, usage and accessibility of existing public open space.
- 1.32 Eleven of the Haringey Council managed parks have received Green Flag status, the joint highest in London. A further three non-council managed parks (Alexandra Palace Park, Highgate Wood, Tottenham Marshes) have also achieved this status, bringing the total number of open spaces in the borough with Green Flag status to 14.
- 1.33 As a focus for new housing in the borough, Haringey Heartlands will create demand for open space in Noel Park Ward and part of Hornsey Ward. Part of Noel Park Ward is considered to be deficient in access to public open space. Options for increasing access to Alexandra Palace Park from Haringey Heartlands are being considered. In either instance, S106 funding should be secured as part of the development to help towards the cost of increasing provision of or access to open space in the area.
- 1.34 Given the proximity to Lee Valley Regional Park and other local parks, the Tottenham Hale growth area generally has good access to public open space. However, there is a pocket of Tottenham Green Ward which suffers from poor access. As part of the development of the Greater Ashley Road there is commitment to improve accessibility to existing open space.

Leisure and Sport

- 1.35 Haringey Council is currently investing £2.8m between 2008–11 to upgrade and replace frontline activity and behind the scene mechanical and electrical infrastructures.
- 1.36 New condition surveys are being carried out during 2009/10 to inform capital financing requirements/needs over the next 5 – 10 years for the existing leisure centres at Tottenham Green, Park Road and White Hart Lane.
- 1.37 A potential need for a new district level combination swimming pool and leisure centre has been identified to meet the predicted growth. Such a new facility could cost between £7.5 and £10.0 million. This is a neighbourhood or district scale model rather than a full service, town centre model, of which larger local authorities typically only provide one.
- 1.38 A prime location for this pool would be the central part of the borough. Land availability will be a key issue in securing this provision.

- 1.39 There are currently 42 hectares of allotments providing a total of 1650 plots in Haringey. This equates to 0.18 ha of allotment space and 7.9 plots per 1,000 residents. Haringey Council is in the process of bringing back to full use a further 2 currently disused sites.
- 1.40 Further thought must be given to increasing allotment provision in those wards where there is an identified shortage. These include Bounds Green, Bruce Grove, Crouch End, Fortis Green, Haringay, Hornsey, Northumberland Park, Seven Sisters, St Ann's, Tottenham Green and Tottenham Hale.

Social Care

- 1.41 Social service providers generally believe that social care facilities are adequate and that they are changing and responding appropriately to the new agenda of social care (personalisation) which puts the client at the centre of decisions taken on their lives. As well as service users going directly to mainstream activities in public places to do with learning, sports, leisure and employment, the Council identified two community locations which will be managed by the Council to support the maintenance of social networks for those service users previously at the Keston Road Day Care building.
- 1.42 The Roundway Day Services located in annex of the William Harvey School is now open for activities. The Council is also in the process of completing the works at a site in Bounds Green which will have an art gallery and workshop space, and the community clubhouse which will also give an opportunity for people to socialise and maintain social networks.
- 1.43 The new service model will involve services users directly accessing leisure, employment and learning opportunities in community mainstream locations. Social Care provision will be monitored and further clarifications of public provision will be sought in light of the Government's Personalisation Agenda in social care and community facility realms.

Transport

- 1.44 The Mayor's draft Transport Strategy (2009) identifies key transport issues which are likely to affect the borough over the next 20 years. It shows that crowding will occur on tube and rail lines serving the borough. Based on 2006 figures, on the Piccadilly line south of Wood Green, crowding is high particularly south of Finsbury Park into central London. Similarly, crowding is heavy on the Victoria line south of Finsbury Park into central London, and on the Northern line south of Archway.
- 1.45 On rail, the section of the Great Northern line in the Bowes Park area is very crowded in 2006 as well as south of Finsbury Park into central London. On the West Anglia line, rail is crowded south of Brimsdown until Tottenham Hale but some reduction occurs south of Tottenham Hale due to passengers transferring to the Victoria line. The Barking Gospel Oak line has little crowding.
- 1.46 For the short to medium term, the key transport project in the borough funded by the Transport for London (TfL) is the Tottenham Gyrotory project. The gyrotory will revert to two-way flow and will provide opportunity for establishing a bus interchange at Tottenham Hale. The project would support the provision of additional housing in the area by enhancing the environment, improve safety and increase accessibility for bus users,

cyclists and pedestrians. TfL is currently consulting on the plans for Gyratory. A funding package for the project has been agreed and, subject to planning approval, the project could be completed by 2014.

- 1.47 Transport for London and Department for Transport have identified the West Anglia line through Tottenham Hale and Northumberland Park as a key priority for investment to expand capacity. The line is running at capacity during peak periods. NEEA Lea Valley Line serving Tottenham Hale and Northumberland Park are constrained by lack of capacity on the route.
- 1.48 TfL are supporting the expansion of capacity on the Victoria, Piccadilly and Northern lines through investment such as new signalling and new rolling stock. This will meet current and expected demand in the short to medium term, although congestion is expected to recur from approximately 2020 due to predicted growth in housing and employment in London.
- 1.49 TfL are to improve the North Circular Road (NCR) between Bounds Green Road and Green Lanes to provide environmental and road safety benefits. One of the objectives of the project is to reduce the level of rat running on local residential roads within Haringey arising from delays to traffic on the NCR. TfL have funded complementary traffic management measures on these roads in advance of the NCR works which are expected to complete in 2012.
- 1.50 The North London Sub Regional Transport Analysis which has started in autumn 2009 will allow the assessment of the level of transport needed to meet the predicted growth set out in the Core Strategy.

Energy Infrastructure

- 1.51 Haringey Council's own studies on climate change mitigation measures in the borough have been utilised in the draft Core Strategy to identify 5 potential clusters where decentralised energy networks should be explored over the 15 years. These include Tottenham Hale, central hub (Haringey Heartlands and Wood Green), south east hub (St Ann's Hospital, Lawrence Road, Broadwater Farm, and Tottenham Green complex), Northumberland Park hub and the west hub. The Council is working with the London Development Agency (LDA) to develop a feasibility study for a selected site.
- 1.52 The Upper Lee Valley Growth Area which includes Tottenham Hale is currently under consideration for a subregional decentralised energy network based on a study supported by the LDA.

Water Supply

- 1.53 Thames Water (TW) proposes to continue the Victorian Mains Replacement programme. Alongside measures to reduce demand, TW is also considering new water resource schemes for the medium term to offset the risk associated with a strategy heavily dependent on demand management the outcomes of which are uncertain. These measures are considered at a regional level.

Other

- 1.54 The Metropolitan Police and the Fire Brigade in Haringey have no specific infrastructure requirements. The Metropolitan Police has a long term plan which aims to separate functions that are currently delivered in multi function buildings.
- 1.55 The Ambulance Services has an aspiration to identify a small plot to locate one ambulance vehicle in the borough.
- 1.56 The College of Haringey, Enfield and Northeast London has an aspiration for site modernisation in their Tottenham Green site.
- 1.57 Haringey Council has an aspiration for a state of the art waste management /green industries centre in Marsh Lane.
- 1.58 HAVCO (Haringey Voluntary and Community Organisation) has an aspiration for a new community resource centre.

Monitoring

- 1.59 As part of the Community Infrastructure Study, an 'infrastructure schedule' identifying key projects required to support the delivery of the Core Strategy is prepared (Appendix 2). The Council has consulted with relevant infrastructure and public service providers, and had regard to their investment and operational plans. The schedule identified, where possible, contingency planning where this may be required (see Appendix 2).
- 1.60 The Community Infrastructure Study and the associated schedule form the baseline from which the monitoring of the delivery of infrastructure schemes can be assessed. The Infrastructure schedule is accurate at the time of writing. However, the nature of projects, model of service delivery, the funding sources and phasing may be subject to change over the lifetime of the Core Strategy. Haringey Council has identified a set of service providers to meet regularly to keep under review the infrastructure needs and delivery of identified infrastructure projects.
- 1.61 The infrastructure schedule will be updated annually as part of the preparation of the Local Development Framework Annual Monitoring Report (AMR). Additionally, there are other monitoring mechanisms such as the Annual School Place Planning Report which provides yearly updates on all projections on primary and secondary rolls. Through the process of monitoring, the Council will continue to give appropriate consideration to the level of risk that some of the required infrastructure will not be forthcoming and ways that this might be mitigated or addressed.

Appendix 1-Consultation

A number of service providers have been consulted to date. Consultation is still continuing in advance of this report being finalised.

Education

- Haringey Council Children and Young People's Service (CYPS) - Deputy Director, Head of Place Planning, Head of Capital Finance, Capital Programme Manager, College of Haringey, Enfield and NorthEast London

Health – primary care services

- NHS Haringey Assistant Director(Finance), Facilities Manager , Haringey Mental Health Trust - Director of Strategic Development

Open space

- Haringey Council Recreational Services - Policy and Development Manager, Conservation Officer, Arboricultural Officer, Active North London

Leisure facilities

- Haringey Council Recreational Services - Policy and Development Manager, Head of Sport and Leisure Services),Active North London

Social Care

- Haringey Council Adult, Culture and Community Services - Commissioning Manager, Head of Commissioning, Head of Combined Team

Emergency services

- Fire Brigade Borough Commander, Metropolitan Police Borough Commander, Ambulance Services

Water Supply – Sewage System

- Thames Water, Haringey Council Highways

Transport

- Haringey Council Team Leader in Transportation Policy

Community Centres

- Haringey Council Property services, HAVCO

Youth Facilities

- Haringey Council Deputy Head of Youth Services

Telecommunications – Desk-top study and British Telecom

Energy Infrastructure – Haringey Council studies, National Grid

Appendix 2- Key Infrastructure Programme and Projects

| Scheme | Need for Scheme | Requirements of scheme | Indicative Cost | Lead Agency Delivery | Indicative Phasing Delivery | Indicative Funding Arrangement(s) | Contingency Planning Required? |
|---|---|--|---|----------------------|-----------------------------|---|--|
| Health Infrastructure | | | | | | | |
| NHS Haringey New GP practices | Projected need for new GPs. This is a demand-led estimate by the planning authority to meet demand in Tottenham Hale , south Haringey and Haringey Heartlands | Identify sites/or provision in existing practices for 6 – 8 new GPs to meet growing demand especially in areas with GP deficit | £3 – 4m | NHS Haringey | By 2016-17 | NHS capital grant, LIFT funding/ Sc 106 agreement/NHS revenue | Contingency plan based on identifying appropriate sites. Some of these will be met by new polysystem buildings (see below) |
| NHS Haringey Polysystem type Neighbourhood Health Centre Hornsey Central Park Road N8 Serving West Haringey | Serving West Haringey. Phased opening of services from 2009. Service model is developed in the context of implementing World Class Primary Care. | Operational in 2009 /2010 4,900sqm NHS considers Hornsey Central as a template other health centres | £400sqm for new polysystem Total cost over 9 m | NHS Haringey | 2009/2010 | NHS Capital grant, LIFT funding/NHS revenue as per Strategic Plan | None |
| NHS Haringey Polysystem type Neighbourhood Health Centre Serving east of the borough (Tottenham) | Improvement to primary care facilities with NHC provision in Tottenham | Based on Hornsey central model | £400/sqm for new polyclinic | NHS Haringey | By 2013/14 | NHS capital Grant, LIFT funding/ Sc 106 agreements/NHS revenue | Site options are being developed. |

| Scheme | Need for Scheme | Requirements of scheme | Indicative Cost | Lead Agency Delivery | Indicative Phasing Delivery | Indicative Funding Arrangement(s) | Contingency Planning Required? |
|--|---|--|--|---|--|---|--|
| NHS Haringey Neighbourhood Health Centre Serving south Haringey | Improvement to primary care facilities to meet growing demand | Expanding range of services in existing Tynemouth Health Centre and Laurels if needed to meet growing demand | TBD | NHS Haringey | By 2013/14 | NHS Capital Grant, LIFT funding / Sc 106 agreements/NHS revenue | St Ann's hospital site is also a potential site for a new Health Centre in south Haringey |
| Secondary care facilities Haringey NHS/Neighbouring boroughs' NHS | This is a demand- led estimate by the Local planning authority. | Need for 28 – 40 additional hospital beds or equivalent appropriate alternative primary care facilities | £10 - £14.5m | NHS Haringey and/ or neighbouring boroughs' NHS | 2015-6 | TBD | It is noted that the use of national standards to assess future needs may not fully reflect the current thinking in the local NHS, and shift in activity from secondary to primary care. |
| Modernisation of Mental Health Facilities | Long term plans to provide care in most appropriate/least stigmatising environment with a focus on early intervention and community based care wherever possible. | Currently in discussion Visioning exercise is held in 2009. | Currently in discussion. Visioning exercise is held in 2009. | Barnet Enfield Haringey MHT | Currently in discussion. Visioning exercise is held in 2009. | Currently in discussion. Visioning exercise is held in 2009. | This is linked with the redevelopment of facilities at St Ann's Hospital site |
| Primary and Secondary Education | | | | | | | |
| Primary School additional capacity | Expansion of Rhodes Avenue Primary School from 2fe to 3fe to respond to rising birth rates in the local area. | Capital investment | £8.5m | LB Haringey | 2011 | Capital grant from Department for Children, Schools and Families using existing funding streams | |
| Primary School additional capacity | 2fe primary in Tottenham Hale area to meet increased | Sites and capital investment /S106 | £11.5m | LB Haringey | 2011-14 | Capital grant from Department | Options on new school site(s) and increasing |

| Scheme | Need for Scheme | Requirements of scheme | Indicative Cost | Lead Agency Delivery | Indicative Phasing Delivery | Indicative Funding Arrangement(s) | Contingency Planning Required? |
|---|--|---|-----------------------|----------------------|-----------------------------|--|---|
| Tottenham Hale | demand as a result of new housing. Also potential further provision as a result of development at the Greater Ashley Road | agreement Sites and capital investment /S106 agreement | Unknown at this stage | LB Haringey | TBC | for Children, Schools and Families using existing funding streams and additional funds to be agreed (including s106 money) | the capacity of existing schools to be considered during the planning phase. |
| Primary school additional capacity Haringey Heartlands | Provision of additional primary places in the Heartlands area of the borough to meet increased demand as a result of new housing and rising birth rates. | Sites and capital investment /s106 agreement | Up to £6.5m | LB Haringey | 2011-16 | Capital grant from Department for Children, Schools and Families using existing funding streams and additional funds to be agreed (including s106 money) | Increasing the capacity of existing school(s) to be considered during the planning phase. |
| Primary school additional capacity Northumberland Park | Provision of additional places in the Northumberland Park area to meet the demand created by any redevelopment of Tottenham Hotspur's stadium | Sites and capital/s106 agreement | Up to £6.5m | LB Haringey | 2011-16 | Capital grant from Department for Children, Schools and Families using existing funding streams and additional funds | Increasing the capacity of existing school(s) to be considered during the planning phase. |

| Scheme | Need for Scheme | Requirements of scheme | Indicative Cost | Lead Agency Delivery | Indicative Phasing Delivery | Indicative Funding Arrangement(s) | Contingency Planning Required? |
|--|--|--|---|----------------------|-----------------------------|---|---|
| | | | | | | to be agreed (including s106 money) | |
| Primary School additional capacity Across the borough | Provision of additional reception places across the borough to meet a rising birth rate and demand for primary places | Sites and capital investment | A cost of £13,800 per place at existing schools, or £25k per place for new provision on a new site. | LB Haringey | 2010 and ongoing | Capital grant from Department for Children, Schools and Families using existing funding streams and additional funds to be agreed. Safety valve funding from the DCSF | Increasing the capacity of existing schools to be considered during the planning phase. |
| Broad Water Farm Inclusive learning Campus – Major demolition and new build on existing site | This is part of a scheme to establish a primary and secondary learning campus (ILC) in the borough. The primary special school will be provided on the Broad Water Farm primary school campus. | Combining 3 schools including special needs school | £18.5m | LB Haringey | 2013 | Capital grant from Department for Children, Schools and Families using existing funding streams and additional funds to be agreed. | |
| Provision of new Secondary School Haringey Heartlands | To respond to the increasing demand for secondary places in the borough | Capital investment | £40m | LB Haringey | 2009 – 2012 | Capital grant from Department for Children, Schools and Families using existing funding streams and additional funds to be agreed. | |
| Secondary School | Expansion of and | Capital | £27.6 m - The | LB | 2008-2010 | Capital grant | |

| Scheme | Need for Scheme | Requirements of scheme | Indicative Cost | Lead Agency Delivery | Indicative Phasing Delivery | Indicative Funding Arrangement(s) | Contingency Planning Required? |
|--|---|------------------------------|--|----------------------|-----------------------------|---|---|
| expansion through BSF programme (Borough-wide) | improvements to secondary school buildings across the borough | investment | entire BSF programme was £214m with £27.6m of that for the Sixth Form Centre | Haringey | | from Department for Children, Schools and Families | |
| Secondary school additional capacity | Provision of additional school places to meet the demand as a result of rising birth rate and new housing | Sites and capital investment | Average cost of £20,700 per place if expanding existing sites. | LB Haringey | 2014-2017 | Capital grant from Department for Children, Schools and Families using existing funding streams and additional funds to be agreed | Increasing the capacity of existing schools only, to be considered during the planning phase. |
| Further Education College of Haringey, Enfield and North East London | Aspirations of the College to modernise facilities | Capital investment | TBD | CHENEL | 2017-2020 | TBD | |
| Social Care | | | | | | | |
| Bounds Green Day Care Centre | Modern day care facilities | 2100sqm | £175k | LB Haringey | 2010 | LB Haringey | On course to be completed in 2010 |
| Libraries and Museums | | | | | | | |
| Tottenham Coombes Croft library | Improve library facilities | Extension and redevelopment | £794k | LB Haringey | 2010 | Lottery Fund - Community Libraries | |
| Upgrade to buildings for accessibility | Improve library facilities | Maintenance and access | £ depend'nt on type of improvement | LB Haringey | 2012 | LB Haringey maintenance budget | |
| Bruce Castle Museum | Upgrade | Improvements to the building | External funding bid is estimated as over £4m | LB Haringey | 2016 | External funding is sought | |

| Scheme | Need for Scheme | Requirements of scheme | Indicative Cost | Lead Agency Delivery | Indicative Phasing Delivery | Indicative Funding Arrangement(s) | Contingency Planning Required? |
|---|--|--|---|------------------------------------|--|--|--|
| Open Space | | | | | | | |
| Haringey Heartlands | Requirement to increase accessibility to existing open space from the Heartlands development | S106 agreement | £ depend'nt on type of improvement made | LB Haringey/ Developer | As the development rolls out | S106 agreement | Identify improvements to accessibility required and negotiate with the developer during the planning phase |
| Tottenham Hale – Greater Ashley Road | Requirement to improve existing open space (and extend where possible) to serve new housing development | S106 agreement /Council land | £dependant on type of improvement made | LB Haringey, Developer | As the development rolls out | S106 agreement/ Mayor's 10,000 trees funding and GAF3, LB Haringey | Identify improvements to accessibility required and negotiate with the developer during the planning phase. |
| Allotment infrastructure provision in the borough | To address deficiencies in provision of allotments | | £dependant on site(s) identified | LB Haringey / Local comm'ty groups | As the development rolls out and sites are found 2011-2026 | LBH , S106 agreement , external funding | Bringing back disused sites into public use to ease the demand for plots, and innovative solutions such as use of roof spaces. 60 new growing spaces in the borough by 2012, working in partnership with Capital Growth. |
| Local Nature Reserves (LNR) | Regional and local standards indicate that Haringey is short of designated Local Nature Reserves | Identify at least 3 new LNRs | £dependant on site(s) identified | LB Haringey | As development occurs 2011 - 2026 | LB Haringey, S106 agreement | Contingency plan based on identifying at least 3 suitable sites for LNRs |
| Green chains | The Haringey Open Space and Sports Assessment highlights the need to provide further linkages between presently remote green chains and sites. | Provision of additional green chains and walks and public open spaces by rivers. | £dependant on site(s) identified | LB Haringey / Developers | As development occurs 2011-2026 | London Borough of Haringey/S106 agreement | Contingency plan to look at creating links on a more strategic level, with surrounding boroughs, in order to create a green network for |

| Scheme | Need for Scheme | Requirements of scheme | Indicative Cost | Lead Agency Delivery | Indicative Phasing Delivery | Indicative Funding Arrangement(s) | Contingency Planning Required? |
|--|--|---|---|----------------------|-----------------------------|--|---|
| | | | | | | | North London. |
| Lordship Lane Recreation Ground | To enhance usage and benefits for residents within 1-2km catchment | River Moselle deculverting, environmental Centre and city Farm, extensive landscape works | £6.3m | LB Haringey | 2010-2012 | Heritage Lottery Parks for People Funding and London Mayor's Priority Parks Initiative Lottery Funding, Environment Agency | The farm will be in a second phase of work post 2010. |
| Improving Access to Regional Park - Marsh Lane Pedestrian Link | To Improve existing pedestrian access to Lee Valley Regional Park | Safer routes for pedestrians | £50k | LB Haringey | 2011-2012 | GAF 3 funding approved | To be developed as part of Marsh Lane Waste Management site scheme. |
| Improvements to existing Parks: Wood Green Common, Ducketts & Greengate Common, Woodside Park, White Hart Lane Recreation ground, Harrington Park, Tower Gardens, Downhill Park, Stationers Park | Upgrade and address deficiencies in provision across the borough to meet standards | Facility, infrastructure and landscaping improvements | Dependant upon scope and quality of improvement | LB Haringey | 2011-2015 | S106, Playbuilder funding, LB Haringey | |
| Fairlands Park | Upgrade | Facility, infrastructure and landscaping improvements | £200k | LB Haringey | 2010-2011 | LB Haringey, Groundwork | |
| Muswell Hill Playing Fields | Upgrade | Play, sports and physical activity | Estimated £2.5m | LB Haringey | 2011-2015 | S106, LB Haringey, | |

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|---|--|---|---|----------------------|-----------------------------|---|--------------------------------|
| | | and ancillary facilities | | | | Playbuilder, External funding | |
| Bruce Castle Park | Upgrade/replacement | Play, sports, landscaping and infrastructure | £400k | LB Haringey | 2010-2013 | LB Haringey, Playbuilder, External funding | |
| Albert Road Recreation Ground | Upgrade | Tennis court improvements | £300k | Pavilion tennis | 2010-2011 | Tennis Foundation, LB Haringey | None |
| Football provision Finsbury Park, White Hart Lane Community Sports Centre, Lordship Rec, Alexandra Park and Albert Road | To provide upgraded/improved provision | Pitch and ancillary improvements at | £7.8m | LB Haringey | 2011-2017 | LB Haringey, External funding, S106 | |
| Free to access outdoor recreation provision | To provide upgraded/improved provision | Multi use games areas in each borough ward | Dependant upon scope and quality of improvement | LB Haringey | As the development occurs | Sc106/ external funding | |
| Leisure Services | | | | | | | |
| Central area of the borough, possibly Wood Green area | Demand-led assessment. One additional combined swimming pool and leisure centre to meet demand from predicted growth | Identify site in the central part of the borough. | £7-10m approx but too early in the planning process to be specific. | LB Haringey | 2011 – 2016 | London Borough of Haringey/Section 106/external funding | |
| Community indoor sports hall provision | To address deficiencies identified in Haringey Open Space and Sports Assessment | Additional sports hall provision equivalent to 41 badminton courts or ten 4-court sports halls. | estimated £2.5m per hall and ancillary facility | LB Haringey | 2011-2020 | LB Haringey /S106/external funding | |
| White Hart Lane Community Sports Hub | Identified as a sub regional sports hub by London Playing Fields Assoc (LPFA) needs | Demolition and new build to provide upgraded | Estimated £6m | LB Haringey | 2011-2017 | LBH/S106/External funding | |

| Scheme | Need for Scheme | Requirements of scheme | Indicative Cost | Lead Agency Delivery | Indicative Phasing Delivery | Indicative Funding Arrangement(s) | Contingency Planning Required? |
|---|---|---|-------------------------------|-------------------------------|-------------------------------|--|---|
| | analysis | facilities | | | | | |
| Emergency Services (Police, Fire, Ambulance services) | | | | | | | |
| Safer Neighbourhood bases | To provide permanent accommodation for Safer Neighbourhoods teams | Borough wide | Pending further investigation | Metropolitan Police Authority | Pending further investigation | | Continue to use existing sites and facilities |
| Front Counters, New Custody Centre, New Patrol Base, New Office Accommodation | Modernisation and consolidation of estate and relocation of facilities. A shift from an existing multi site custody cells to a centralised custody cells structure, one patrol centre, and one back office accommodation. | | Pending further investigation | Metropolitan Police Authority | Pending further investigation | | Continue to use existing sites and facilities |
| Additional small site | Need to be confirmed (not yet identified as an essential requirement) | Small holding for a single ambulance | Pending further investigation | London Ambulance Service | 2011 - 2016 | London Ambulance Service | Continue to use existing facilities |
| Transport | | | | | | | |
| Tottenham Hale Gyatory | To reduce environmental severance and support new development | Revert to two way traffic flow with cycle and pedestrians access improved | £37m. | TfL | 2010/12 & 2013/14 | TfL & LDA (with potential CIL to repay TfL/LDA upfront investment) Community Infrastructure Fund, Growth Fund, S106, LBH | |
| Tottenham Hale/High Road 'Green Link - | To provide new ped'n./cyclist route to link new development in Tottenham Hale to open space, community facilities & the High Road (include | Agreements with landowners, Network Rail, DfT, TfL, British Waterways and | £15m. | Council/ LDA | 2016-2020 | To be determined – CIL contribution required | |

| Scheme | Need for Scheme | Requirements of scheme | Indicative Cost | Lead Agency Delivery | Indicative Phasing Delivery | Indicative Funding Arrangement(s) | Contingency Planning Required? |
|--|---|--|--|----------------------|-----------------------------|-----------------------------------|--|
| | bridges over road, railway and River Lee) | Env. Agency | | | | | |
| East coast mainline | Improvement of service | Part of Thameslink project, including additional platforms – Harringay ward | Office of Rail Regulation Determination of Network Rail funding 2009-2014 | Network Rail | 2015 | DfT | This work is outlined in the Office of Rail Regulation Determination of Network Rail funding 2009-14 |
| West Anglia lines- 4 tracking from Tottenham Hale to Broxbourne and Cheshunt | Capacity enhancement and service reliability improvements | Possible land acquisition and closure of level crossing at Northumberland Park | TfL estimate the cost at £540m but clearly depends on what scheme is eventually delivered eg the extent of 4 tracking, whether there is a flyover south of Tottenham Hale. | Network Rail | 2020 | Not committed yet. | Identified as a priority investment in Mayor's draft Transport strategy. |
| West Anglia lines – New rolling stock | Capacity Enhancement | Train lengthening to Northumberland Park and Tottenham Hale | Office of Rail Regulation Determination of Network Rail funding 2009-2014 | Network Rail | 2014 | DfL | This work is outlined in the Office of Rail Regulation Determination of Network Rail funding 2009-14 |
| West Anglia lines – Seven Sisters, Bruce Grove and Northumberland Park | Improvement of service | Turnback facility at Seven Sisters to allow shuttle service to | Office of Rail Regulation Determination of Network | Network Rail | 2014 | DfT | This work is outlined in the Office of Rail Regulation Determination of |

| Scheme | Need for Scheme | Requirements of scheme | Indicative Cost | Lead Agency Delivery | Indicative Phasing Delivery | Indicative Funding Arrangement(s) | Contingency Planning Required? |
|---|--|---|----------------------|----------------------|-----------------------------|-------------------------------------|---|
| wards. | | Cheshunt in peak hours. | Rail funding 2009-14 | | | | Network Rail funding 2009-14 |
| North London Railway - On the Barking to Gospel Oak line | Improvement of service | New rolling stock and higher service frequencies are required for South Tottenham, Harringay and Green Lanes stations | TfL Business Plan | LOROL ¹ | 2010 | TfL | This is outlined in the TfL Business Plan 2009/10 – 2017/18 |
| North London Railway - On the Barking to Gospel Oak line | Improvement to service and integration and West London lines | Electrification of the line with North | £50m | TfL/ Network Rail | 2019 | TfL/DfT | |
| Piccadilly Line upgrade including new trains, new signalling and new control centres at Bounds Green, Wood Green, Turnpike Lane , Manor House, stations | To provide enhanced capacity and reduced journey times | Part of underground PPP | N/A | TfL | 2014 | TfL Business Plan 2009/10 – 2017/18 | |
| Victoria Line upgrade including new trains, new signalling and new control centres at Tottenham Hale, Seven Sisters and | To provide enhanced capacity and reduced journey times | Part of underground PPP | N/A | TfL | 2012 | TfL Business Plan 2009/10 – 2017/18 | |
| Wood Green Tube station improvements | To improve the efficient use of the station | Access improvements | £400,000 | LB Haringey | 2011 | TfL | LIP funding of £400k provisionally allocated |

¹ LOROL – London Overground Rail Operations Ltd

| Scheme | Need for Scheme | Requirements of scheme | Indicative Cost | Lead Agency Delivery | Indicative Phasing Delivery | Indicative Funding Arrangement(s) | Contingency Planning Required? |
|--|---|--|---|----------------------|---|-------------------------------------|---|
| | | | | | | | for 2009/10 and 2010/11 |
| Northern Line upgrade part 1 signalling, new control, centre at Highgate Station | To provide enhanced capacity and reduced journey times | Part of underground PPP | N/A | TfL | 2012 | TfL Business Plan 2009/10 – 2017/18 | |
| Cycle Superhighway - Improvements to Link 1 (Tottenham to Liverpool Street) and Link 12 (East Finchley to Angel) | To improve cycle highways and encourage sustainable travel. | | TfL Business Plan | TfL/Haringey | 2012 for Link 12 and 2014/15 for Link 1 | TfL | This is outlined in the TfL Business Plan 2009/10 – 2017/18 |
| Greenways cycle and pedestrian routes - 4 links proposed borough wide | To improve cycle routes and encourage sustainable travel | | TfL funding for 2009/10. delivery of all links dependant on future funding. | LB Haringey | 2014 | TfL | |
| Borough wide cycle parking | Cycle parking | To improve facilities for parking cycles | Local Implementation Plan – Delivery of scheme dependent on funding | LB Haringey | 2014 | TfL/S106 | |
| Haringey Heartlands east/west cycle routes | To encourage cycling as a means of transport | Improvement of cycle routes | TBD | LB Haringey | 2012 | S106 Agreement (not yet drawn up) | Outline planning application for the proposal submitted |
| Borough wide car clubs | To encourage the use of car clubs | Delivery of 80 bays | TBD | LB Haringey | 2011 | TfL/S106 | |
| Borough wide electric | To encourage and sustain the | To be provided in | TBD | LB | 2016 | TfL | |

| Scheme | Need for Scheme | Requirements of scheme | Indicative Cost | Lead Agency Delivery | Indicative Phasing Delivery | Indicative Funding Arrangement(s) | Contingency Planning Required? |
|---|---|--|--|--|------------------------------------|---|---|
| charging points - | use of electric vehicles | a mixture of on and off street locations | | Haringey/ Private | | | |
| Borough wide transport improvements - Sustainable Transport - Local road safety schemes - Education, training and publicity - Community transport - Cycle training and parking - School travel plans - Improving roads and bridges | Local Implementation Plan (LIP) specifies funding requirements | LIP specifies funding requirement | £4 million a year approximately | LB Haringey /TfL and other partners across the public and private sector | 2011 - 2016 | TfL, LBH, and other public and private investors | |
| North Circular Road - The NCR between Bounds Green and Green Lanes requires | Improvement of road safety and appearance | Safety and environmental improvements | TfL Business Plan | TfL | 2012 | TfL | This is outlined in the TfL Business Plan 2009/10 – 2017/18 |
| Waste | | | | | | | |
| Marsh Lane N17 | To establish a modern and centralised waste management /green industry centre for the borough | Sources of funding to be secured | Acquisition and construction £18 million | LB Haringey | Construction to be completed 2012. | LB Haringey, GAF III Other sources of funding being investigated | Alternative is to remain on existing sites. |
| New Waste management facilities | North London Waste Plan (draft) | Sites across North London | | NLWA | | | |

| Scheme | Need for Scheme | Requirements of scheme | Indicative Cost | Lead Agency Delivery | Indicative Phasing Delivery | Indicative Funding Arrangement(s) | Contingency Planning Required? |
|--|--|-------------------------------------|--|----------------------------------|----------------------------------|---|---|
| and land | | | | | | | |
| Water Supply and Sewerage | | | | | | | |
| Water supply upgrades for trunk mains and mains replacement | Improvements to water supply network | | Within overall improvement plan for London | Thames Water | 2010-2015 | TW investment Programme | |
| Sewer upgrades and combined sewer overflow studies | Improvements to sewage system | | Within overall improvement plan for London | Thames Water | 2010-2015 | TW investment Programme | |
| Energy Infrastructure | | | | | | | |
| Decentralised Energy networks Tottenham Hale CCHP | Developments to connect to existing CCHP Policy Requirement | Connection to phased development | £dependant on site(s) identified | ESCo | 2010-2016 | Private | In place with capacity to provide heat and power to over 1000 units |
| Broadwater Farm DE connections | Existing networked boiler to be connected to the primary school complex nearby | Connection to three primary schools | £dependant on site(s) identified | LB Haringey/ ESCo | 2010-2013 | Capital grant from Department for Children, Schools and Families, LB Haringey | LDA feasibility study is currently being carried out |
| Potential Decentralised CHP/ CCHP / DE Networks at central, south, west and northeast of the borough | Policy requirement | CHP/CCHP plants and networks | £dependant on site(s) identified | £dependant on site(s) identified | £dependant on site(s) identified | £dependant on site(s) identified | To be detailed through Area Action Plans and in opportunity sites in line with policy requirement |
| Community Facilities | | | | | | | |
| A Community use space | Aspirational need by HAVCO | 2000m2 | This is aspirational | HAVCO | TBD | This is aspirational | |