

APPENDIX A

Schedule of Modifications to the Alterations to the Strategic Policies

KEY TO MODIFICATIONS

Text proposed to be inserted in bold blue underlined or blue double underlined)

Text now proposed to be deleted ~~blue-strikethrough~~ or ~~bold blue-strikethrough underlined~~)

Inspector's changes

Text to be inserted in red underlined and text to be deleted in ~~bold red underlined-strikethrough~~

Alterations to Strategic Policies			
Main Modifications			
Modification Reference	Policy / Para / Page	Description of Change	
MM1.		<i>Where appropriate, include a cross reference to the Proposals Map where policies in the Strategic Policies DPD refer to designations that are shown on the Proposals</i>	
MM2.	Alt 27 – Section 1.5 Objective 2	Amend Alt 27 to read: To provide homes to meet Haringey's housing needs <u>and strategic housing requirement of a minimum 19,800 net new homes over the plan period to 2026</u> to deliver the housing target of 820 units per annum , in terms of affordability, quality and diversity and to help create mixed communities.	
MM3.	Alt 28 – Paragraph	<i>Amend the paragraph to read as follows:</i>	

	2.1.2	The Borough has capacity to deliver approximately 13,000 22,000 <u>24,000</u> homes between 2011 and 2026, as set out in the Housing Trajectory (see Appendix 2)	
MM4.	Alt30 – Policy SP1	<i>Amend the second sentence of the Policy to read as follows:</i> The Council will maximise the supply of additional housing to meet and exceed <u>its minimum strategic housing requirement of 19,802 homes over the plan period 6,200 homes from 2011-2021 2026 (820 per annum).</u>	
MM5.	Paragraph 3.1.5	<i>Following paragraph 3.1.5 insert a new paragraph to read as follows:</i> <u>The social and physical infrastructure required to support the development and growth planned for through the Haringey Local Plan is set out in the Council’s Infrastructure Delivery Plan (IDP). The IDP is intended to be a ‘live’ document that will be subject to regular updating to take account of changes to funding streams, service plans or delivery programmes, and will be used by the Council to inform its own capital programme, ongoing discussions with service providers, and to support funding bids.</u>	
MM6.	Paragraph 3.1.9	<i>Amend the paragraph to read :</i> <u>The Site Allocations DPD and the Tottenham Area Action Plan give effect to the spatial strategy by identifying and allocating development sites with capacity to accommodate 8,560 and 11,850 net new homes respectively. Along with small sites (i.e. developments of less than 10 units) contributing circa 3,593 homes, this provides a borough-wide capacity of circa 24,000 net new homes from 2011 to 2026.</u> The following housing figures are indicative ranges in these <u>by plan and, therein, by</u> broad areas over the plan period.	
MM7.	Alt31 – new Figure 3.1	<i>Amend the proposed new Figure 3.1 (as shown at the end of this schedule) to amend the boundary of the Seven Sisters Areas of Change to capture development within St Ann’s and Harringay Wards</i>	
MM8.	Alt32 – Table 3.1	<i>Further amend Table 3.1(as shown at the end of this schedule) to update the indicative housing figures to reflect those in the Site Allocations DPD and the Tottenham Area Action Plan.</i>	
MM9.	Paragraph 3.1.35	<i>Amend the third bullet point of paragraph 3.1.35 to read:</i>	

		<ul style="list-style-type: none"> Provision of appropriate retail and leisure uses to deliver a premier leisure destination in London; 	
MM10.	Alt45 – Paragraph 3.2.1	<p><i>Amend the fifth bullet point of the paragraph to read as follows:</i></p> <ul style="list-style-type: none"> The need to regenerate undertake strategic improvement or renewal of existing social council housing estates; and 	
MM11.	Alt51 – Section 3.2. Policy SP2	<p><i>Amend the first sentence of the Policy to read as follows:</i></p> <p>The Council will aim to provide homes to meet Haringey’s housing needs and to make the full use of Haringey’s capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 8,200 homes from 2011-21 (820 units per annum) 19,802 homes from 2011-2026 (820 units per annum from 2011-2014 and 1,502 units per annum from 2015-2026).</p>	
MM12.	Section 3.2 Policy SP2 (4)	<p><i>Amend Policy SP2(4) as follows:</i></p> <p>Is built to 100% Lifetime Homes Standards with a minimum of 90% of new housing meets Building Regulation requirement M4(2) ‘accessible and adaptable dwellings’ and 10% meeting Building Regulations requirement M4(3) ‘wheelchair user dwelling’, ensuring they are designed to be wheelchair accessible housing or easily adaptable for wheelchair users with an aspiration for 20%. Units should range in size to accommodate various living needs including growing families and live-in carers.</p>	
MM13.	Alt51 – Section 3.2 Policy SP2	<p><i>Delete Policy SP2(7) in its entirety:</i></p> <p>Schemes below the 10 unit threshold will be required to provide 20% affordable housing on site, based on habitable rooms, or provide financial contributions towards affordable housing provision;</p>	
MM14.	Policy SP2	<p><i>Insert a new Policy to the end of Policy SP2 to read:</i></p> <p>Plan-Monitor-Manage</p> <p>Haringey’s Local Plan is based on research and evidence available when the document was prepared. However, the Council recognises that circumstances can</p>	

		<p><u>change, and that the Plan needs to remain flexible and responsive over the plan period. In accordance with the plan-monitor-manage process, in the event that monitoring reveals a risk to either housing delivery or the realisation of the spatial strategy, the Council will assess the reasons for any variance and will consider appropriate interventions, which may include the release of further land for alternative uses, policy revisions or a re-assessment of the planning requirements applicable to specific forms of development.</u></p> <p><u>Such interventions/contingencies will be considered and brought forward by the Council on a strategic planning basis and should not be determined by individual sites/proposals.</u></p> <p><u>Alongside the monitoring of housing delivery, the Council will keep its Infrastructure Delivery Plan, which is intended to be a 'live' document, updated to ensure infrastructure delivery matches growth.</u></p>	
MM15.	Paragraphs 3.2.13 – 3.2.17	<p><i>Delete paragraphs 3.2.13 to 3.2.17 in their entirety and replace with the following:</i></p> <p><u>The Council considers that all new dwellings should be accessible to most people, and therefore suitable to a wide range of potential occupants. The Council also recognises that Haringey's population is projected to increase in age over the next 10 years, with the 65+ population increasing to 26,923 by 2021 (a 19.7% increase since 2011), and nearing 10% of the total borough population. This trend is projected to continue, and the ability to adapt dwellings will ensure individuals with reduced mobility and, in particular, those requiring the use of a wheelchair, can remain in their home and independent longer.</u></p>	
MM16.	Alt64 – Following paragraph 3.2.29	<p><i>Amend the subheading to read:</i></p> <p><u>Strategic Improvement or Renewal of Haringey's Housing Estates Regeneration Renewal</u></p>	
MM17.	Alt64 – Following paragraph 3.2.29	<p><i>Add a further paragraph, following the second paragraph, to read as follows:</i></p> <p><u>"The consideration of potential redevelopment options, for individual renewal estates, should have regard to the potential heritage interest of the estate</u></p>	

		<u>(Historic England can assist with identify this) and to existing social and community facilities that support the existing community”.</u>	
MM18.	Alt64 – Following paragraph 3.2.29	<p><i>Amend the third paragraph of Alt 64 to read as follows:</i></p> <p><u>Where the Council undertakes estate renewal, it will seek to reprovide the same amount of social rented housing (as defined in the glossary) with new social rented housing on an equivalent floorspace basis. This is because redevelopment of the existing social housing stock offers the opportunity to tailor the social housing to be re-provided to better meet changing housing needs of existing residents, including the acute need for more family sized social housing as set out in the Housing Strategy. Where strategic improvements or estate renewal propose an overall uplift in housing numbers on site, the affordable housing policies of the Local Plan will apply and will take into account the replacement of social rented housing, the 40% borough-wide affordable housing floorspace target, and development viability in seeking the maximum reasonable provision.</u></p>	
MM19.	Alt71 – Policy SP8	<p><i>Amend the beginning of Policy SP8 to read:</i></p> <p>The Council will secure a strong economy in Haringey and protect the Borough’s hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites, and Local Employment Areas <u>and other non-designated employment sites.</u></p> <p><u>The forecast demand is for an additional 23,800 m2 of B Class floorspace up to 2026.</u></p> <p><u>This forecast demand is to be meet through:</u></p> <ul style="list-style-type: none"> • <u>The reconfiguration and re-use of surplus employment designated land in B2 and B8 Use Classes;</u> • <u>The intensification of the use of existing employment sites (where possible);</u> • <u>The provision of B1a/b floorspace as part of mixed-use development on suitable sites, including town centre sites; and</u> 	

		<ul style="list-style-type: none"> • <u>The protection of existing viable B Class Uses on designated and non-designated sites.</u> <p><u>The</u> In addition the Council will <u>also</u>:</p> <ul style="list-style-type: none"> • <u>Protect B uses (under the Use Classes Order) including light industry, logistics, warehousing and storage facilities to meet the forecast demand for an additional of 137,000m² 32,000 m² <u>of employment floorspace up to 2026 2031;</u></u> 	
MM20.	Policy SP8	<p><i>Amend Policy SP8: Strategic Industrial Locations, to read as follows:</i></p> <ul style="list-style-type: none"> • Tottenham Hale (Part SIL/RA); and • <u>Millmead and Ashley Road (Part SIL/RA); and</u> • Part of Central Leaside (<u>Brantwood, North East Tottenham & Marsh Lane estates</u>). 	
MM21.	Paragraph 5.1.6	<p><i>Insert the following sentence at the end of paragraph 5.1.6:</i></p> <p><u>New development offers the opportunity to:- improve the quality of the existing employment floorspace; make more efficient employment use of the Borough's employment land; and to ensure new floorspace is better tailored to meeting London's and Haringey's changing economic needs.</u></p>	
MM22.	Paragraph 5.1.21	<p><i>Amend the paragraph to read as follows:</i></p> <p>Manufacturing employment in Haringey continues to decline. Indeed, this decline is more pronounced in Haringey than in London or Great Britain. Haringey's Employment Land Study <u>2009 2014</u> reflects this change in employment base by predicting a need for a total floorspace requirement of approximately <u>137,000 23,800</u>m² for the period 2006 – 2026. This includes a net reduction in demand for industrial <u>and warehouse</u> floorspace <u>as well as a modest net increase in logistics, warehousing and storage facilities</u>. The majority of demand is predicted to be for B1 floorspace including light industrial. Much of this <u>demand is to be met through the reconfiguration of redundant existing industrial and warehouse floorspace and through mixed-use development within LEA – Regeneration Areas and town centre sites, particularly could be provided</u> in Wood Green Metropolitan Town Centre and</p>	

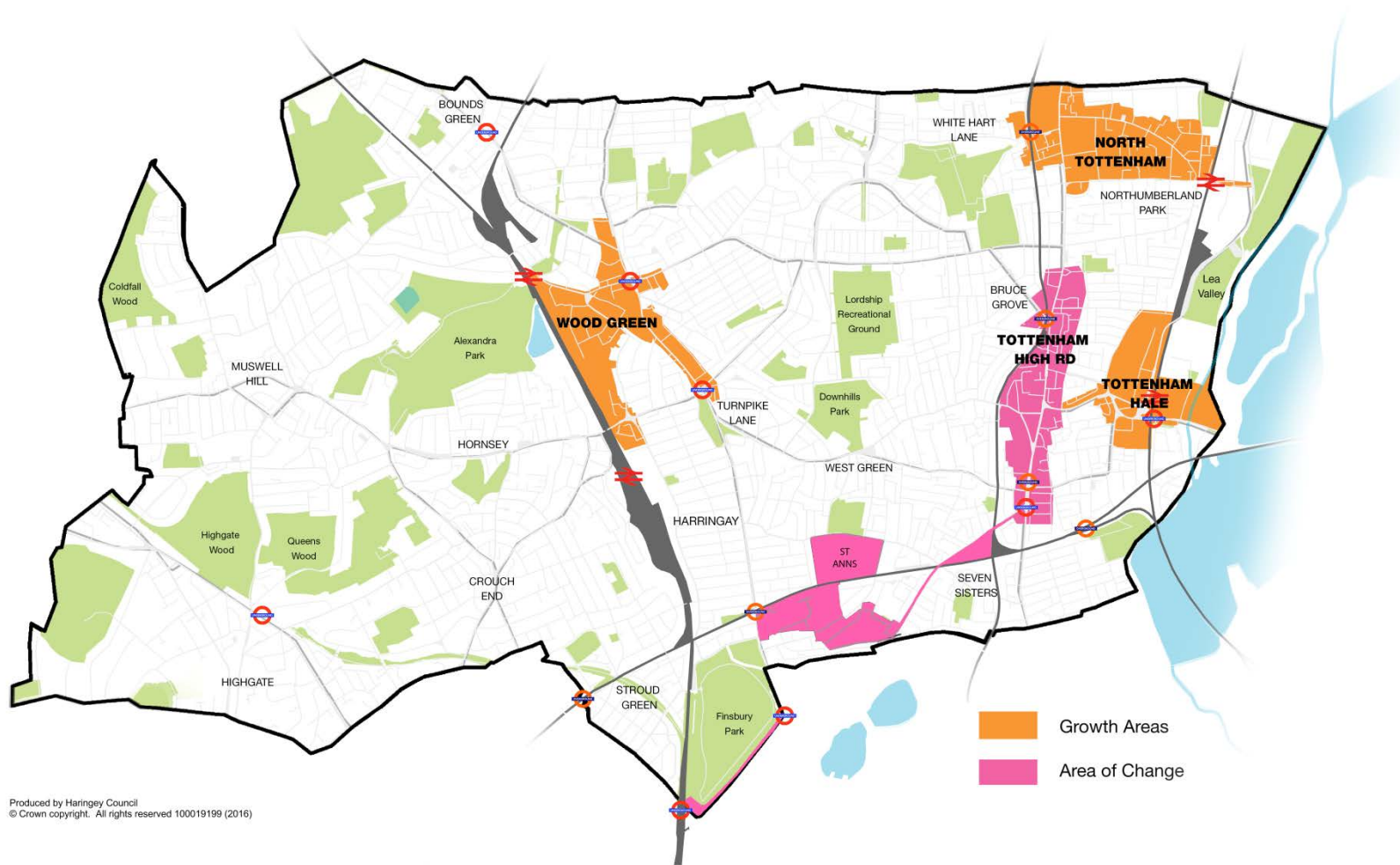
		the District Town Centres. <u>The trajectory identifying the locations and phasing to deliver the additional employment floorspace needed is set out at Appendix 2b, and will assist in monitoring delivery over the plan period. Given the uncertainty around the long-term demand for employment floorspace, the Council undertakes to update the Employment Land Review every five years or within a shorter period should monitoring indicate a review is necessary. This is supported in a working paper (39) produced by the GLA, which states that employment in all sectors is either flat or has shown moderate growth.</u>	
MM23.	Alt 110 – Section 5.1 Policy SP8	Amend Policy SP8 as follows: - <u>Friern Barnet Sewage Works Pinkham Way</u> - <u>Tottenham Hale (Part S14/RA), N17</u>	
MM24.	Appendix 2 Housing Trajectory	Insert the detailed Housing Trajectory Table (as shown at the end of this schedule) into Appendix 2 and update the Housing Trajectory graph to reflect the current housing figures from the Housing Trajectory Table. <u>Further amend the Table in Appendix 2 to show a combined indicative housing figure for the Warehouse District sites</u>	
MM25.	Appendix 2	Insert, following the Housing Trajectory, the Employment Floorspace Trajectory (as shown at the end of this schedule)	
MM26.	Paragraph 9.3.1	Insert the following before the last sentence: <u>Where monitoring indicates that a strategic objective, elements of the spatial strategy, or specific plan targets are not being delivered, the Council will assess the reasons for any departure and may consider, as appropriate, one or more of the following interventions:</u> <ul style="list-style-type: none"> • <u>Produce Supplementary Planning Documents to assist in policy interpretation and implementation;</u> • <u>Allocating further land for a specific use or uses;</u> • <u>Releasing land for alternative uses;</u> 	

		<ul style="list-style-type: none"> • Altering boundaries, frontages or designations; • Revising the policies of the plan; or • Re-assessing the planning requirements applicable to specific forms of development. 	
MM27.	Appendix 3 – Table SP2 Indicators	<p><i>Amend the indicator COI H1 to read as follows:</i></p> <p>COI H1 Plan period and housing targets and distribution a) completions against indicative housing figures and phases in Table 3.1 b) five year housing land supply trajectory b) 15 year c) updated housing trajectory against cumulative strategic housing requirement</p>	
MM28.	Appendix 3 – Table SP2 Target and Indicators	<p><i>Insert a new target and indicator into the monitoring schedule for Strategic Policy 2: Housing, as follows</i></p> <p>i. Delivery of specialist housing, including student accommodation, in accordance with the priorities and indicative targets of the London Plan and Haringey’s Housing Strategy.</p> <p>LOI 3a Number of additional supported housing units for a) older persons b) people with learning disabilities c) people with mental health problems for the reporting year and since 2011.</p> <p>LOI 3b Number of additional student accommodation units for the reporting year and since 2011.</p>	
MM29.	Appendix 3 – Table SP8 Indicators	<p><i>Amend indicator COI BD1 to read as follows:</i></p> <p>COI BD1 Total amount of additional employment floorspace for B1 (a), (b), (c), B2 and B8 uses against the phasing within the employment trajectory set out at Appendix 2b; by employment land hierarchy.</p>	
MM30.	Glossary	<p><i>Amend the definition of social rented housing within the Glossary to read:</i></p> <p>Social rented housing: Rented housing owned and managed by local authorities or private registered providers social landlords. A key function of social housing is to provide accommodation that is affordable to people on low incomes. Guideline</p>	

		<u>target rents are determined through the national rent regime. or be provided by other bodies under equivalent rental agreements</u>	
MM31.	Paragraph 3.2.6	<u>At the time of the examination the Council could demonstrate a 5.3 year housing land supply, taking into account the shortfall and applying a 5% buffer.</u>	

Amend new Figure 3.1 to show the amended boundary of the Seven Sisters Area of Change as follows:

Figure 3.1: Growth Areas and Areas of Change



Amended Table 3.1 to read as follows:

Table 3.1: Broad distribution of new housing

Development Plan Document		Location & minimum total number of dwellings	0-5 years (2011/12 - 2015/16)	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Site Allocations DPD		Haringey Heartlands <u>2,145</u> units	300 75	1050 1,080	80 990
		Wood Green Metropolitan Town Centre 290 <u>2,450</u> <u>4,610</u> units	0 <u>175</u> <u>185</u>	92 <u>70</u> <u>920</u>	198 <u>2,205</u> <u>3,505</u>
		Areas of Limited Change 4,260 <u>5,940</u> units	525 <u>1,285</u>	1,890 <u>2,825</u>	1,845 <u>1,830</u>
Tottenham Area Action Plan		Seven Sisters Corridor (south) 767 <u>1,730</u> <u>2,020</u> units	527 <u>210</u> <u>25</u>	240 <u>1,120</u> <u>1,200</u>	xx <u>400</u> <u>795</u>
		Tottenham Hale 3410 <u>5,080</u> <u>5,665</u> units	1710 <u>1,885</u> <u>2,230</u>	1600 <u>2,385</u> <u>1,975</u>	100 <u>810</u> <u>1,460</u>
		North Tottenham Northumberland Park, Tottenham High Road and Seven Sister Corridor (north) 410 <u>3,850</u> <u>4,695</u> units	50 <u>85</u> <u>275</u>	285 <u>885</u> <u>920</u>	75 <u>2,880</u> <u>3,500</u>
		Tottenham High Road Corridor Bruce Grove 525 <u>1,080</u> units	270 <u>570</u>	255 <u>380</u>	0 <u>130</u>
		<u>24,010</u>	<u>4,570</u>	<u>8,220</u>	<u>11,220</u>

Insert the following Housing Trajectory Table into Appendix 2:

Table 3.1 Housing Trajectory Table

<u>Location & Sites</u>	<u>Status</u>	<u>Total units</u>	<u>Delivery Period</u>		
			<u>(2011/12 – 2015/16)</u>	<u>(2016/17 – 2020/21)</u>	<u>(2021/22 – 2025/26)</u>
HARINGEY HEARTLANDS / WOOD GREEN GROWTH AREA (4,595 units)					
Completions (including notable schemes)					
<u>Lymington Avenue N22 6JB (HGY/2012/0770)</u>	<u>Delivered</u>	<u>65</u>	<u>65</u>		
<u>25 Watson Rd (HGY/2008/0152)</u>	<u>Delivered</u>	<u>60</u>	<u>60</u>		
<u>Small sites</u>	<u>Delivered</u>	<u>60</u>	<u>60</u>		
Sites with Planning Permission					
<u>Clarendon Square (SA22) (HGY/2009/0503)</u>	<u>Not started</u>	<u>1,080</u>		<u>280</u>	<u>800</u>
<u>North of Hornsey Rail Depot (SA17) (HGY/2016/1573)</u>	<u>Not started</u>	<u>174</u>		<u>174</u>	
<u>Small sites</u>	<u>Under construction</u>	<u>2</u>		<u>2</u>	
<u>Small sites</u>	<u>Not started</u>	<u>7</u>		<u>7</u>	
Site Allocations					
<u>LBH Civic Centre (SA5)</u>		<u>108</u>			<u>108</u>
<u>Green Ridings House (SA6)</u>		<u>106</u>			<u>106</u>
<u>Wood Green Bus Garage (SA7)</u>		<u>310</u>			<u>310</u>
<u>Station Road Offices (SA8)</u>		<u>241</u>			<u>241</u>
<u>Mecca Bingo (SA9)</u>		<u>191</u>			<u>191</u>
<u>Morrison's Wood Green (SA10)</u>		<u>239</u>			<u>239</u>
<u>Wood Green Library (SA11)</u>		<u>358</u>			<u>358</u>
<u>Bury Road Car Park (SA13)</u>		<u>99</u>			<u>99</u>
<u>16-54 Wood Green High Road</u>		<u>334</u>			<u>334</u>

<u>(SA14)</u>					
<u>L/b Westbury & Whymark Avenue (SA15)</u>		<u>95</u>			<u>95</u>
<u>Turnpike Lane Triangle (SA16)</u>		<u>48</u>			<u>48</u>
<u>Wood Green Cultural Centre (North) (SA18)</u>		<u>89</u>			<u>89</u>
<u>Wood Green Cultural Centre (South) (SA19)</u>	<u>Pre-app</u>	<u>355</u>		<u>355</u>	
<u>Wood Green Cultural Centre (East) (SA20)</u>		<u>124</u>			<u>124</u>
<u>Clarendon Gateway (SA21)</u>	<u>Pre-app (Part)</u>	<u>195</u>		<u>100</u>	<u>95</u>
<u>Clarendon Road South (SA23)</u>		<u>154</u>			<u>154</u>
<u>NW of Clarendon Square (SA24)</u>		<u>29</u>			<u>29</u>
<u>Land Adjacent to Coronation Sidings (SA25)</u>		<u>87</u>			<u>87</u>
<u>HARINGEY HEARTLANDS / WOOD GREEN GROWTH AREA TOTALS</u>		<u>4,610</u>	<u>185</u>	<u>918</u>	<u>3,507</u>
<u>TOTTENHAM HALE GROWTH AREA (5,080 units)</u>					
<u>Completions (including notable schemes)</u>					
<u>Hale Village & Village Tower (HGY/2006/1177), (HGY/2012/2210) & (HGY/2014/1608)</u>	<u>Partially Delivered</u>	<u>2,423</u>	<u>2,170</u>	<u>253</u>	
<u>1-13 Herbert Rd</u>	<u>Delivered</u>	<u>11</u>	<u>11</u>		
<u>Stainby Rd (HGY/2010/2025)</u>	<u>Delivered</u>	<u>22</u>	<u>22</u>		
<u>193-197 Broad Lane (HGY/2010/1428)</u>	<u>Delivered</u>	<u>29</u>	<u>29</u>		
<u>Small sites</u>	<u>Delivered</u>	<u>0</u>			

<u>Sites with Planning Permission</u>					
<u>Small sites</u>	<u>Under construction</u>	<u>0</u>		<u>0</u>	
<u>Small sites</u>	<u>Not started</u>	<u>0</u>		<u>0</u>	
<u>Site Allocations</u>					
<u>Station Interchange (TH2)</u>		<u>138</u>		<u>138</u>	
<u>Tottenham Hale Retail Park (TH3)</u>		<u>992</u>			<u>992</u>
<u>Station Square West (TH4)</u>	<u>Part Pre-app</u>	<u>297</u>		<u>297</u>	
<u>Station Square North (TH5)</u>	<u>Part Pre-app</u>	<u>213</u>		<u>213</u>	
<u>Ashley Road South (TH6)</u>	<u>Part pre-app</u>	<u>444</u>		<u>222</u>	<u>222</u>
<u>Ashley Road North (TH7)</u>	<u>Pre-app</u>	<u>147</u>		<u>147</u>	
<u>Hale Wharf (TH9)</u>	<u>Pre-app</u>	<u>405</u>		<u>405</u>	
<u>Welbourne Centre & Monument Way (TH10)</u>	<u>Part pre-app</u>	<u>298</u>		<u>298</u>	
<u>Fountayne Rd (TH11)</u>		<u>113</u>			<u>113</u>
<u>Herbert Rd (TH12)</u>		<u>66</u>			<u>66</u>
<u>Constable Crescent (TH13)</u>		<u>66</u>			<u>66</u>
<u>TOTTENHAM HALE GROWTH AREA TOTALS</u>		<u>5,664</u>	<u>2,232</u>	<u>1,973</u>	<u>1,459</u>
<u>NORTH TOTTENHAM GROWTH AREA (3,850 units)</u>					
<u>Completions (including notable schemes)</u>					
<u>Former Cannon Rubber Factory, 881 High Road N15 4RS (HGY/2012/2128)</u>	<u>Delivered</u>	<u>222</u>	<u>222</u>		
<u>Park Tavern pub (HGY/2008/2220)</u>	<u>Delivered</u>	<u>34</u>	<u>34</u>		
<u>Small sites</u>	<u>Delivered</u>	<u>18</u>	<u>18</u>		
<u>Sites with Planning Permission</u>					
<u>700-702 Tottenham High Rd (HGY/2009/1122)</u>		<u>14</u>		<u>14</u>	
<u>Tottenham Hotspur Stadium</u>	<u>Not started</u>	<u>585</u>		<u>585</u>	

<u>(HGY/2015/3000)</u>					
<u>Pretoria Road (HGY/2014/1080)</u>	<u>Under Construction</u>	<u>52</u>		<u>52</u>	
<u>72-72a Willoughby Lane (HGY/2014/3430)</u>		<u>15</u>		<u>15</u>	
<u>Imperial House, Willoughby Lane (HGY/2015/0134) Prior Approval</u>		<u>40</u>		<u>40</u>	
<u>Small sites</u>	<u>Under construction</u>	<u>2</u>		<u>2</u>	
<u>Small sites</u>	<u>Not started</u>	<u>11</u>		<u>11</u>	
<u>Site Allocations</u>					
<u>Northumberland Park North (NT3)</u>		<u>472</u>			<u>472</u>
<u>Northumberland Park Estate Renewal (NT4)</u>		<u>1,929</u>			<u>1,929</u>
<u>High Road West (NT5)</u>		<u>1,200</u>		<u>200</u>	<u>1,000</u>
<u>North of White Hart Lane (NT6)</u>		<u>100</u>		<u>0</u>	<u>100</u>
<u>NORTH TOTTENHAM GROWTH AREA TOTALS</u>		<u>4,694</u>	<u>274</u>	<u>919</u>	<u>3,501</u>
<u>SEVEN SISTERS CORRIDOR AREA OF CHANGE (1,730 units)</u>					
<u>Completions (including notable schemes)</u>					
<u>Florentia Court, Vale Road (HGY/2014/2100)</u>	<u>Delivered</u>	<u>12</u>	<u>12</u>		
<u>Small sites</u>	<u>Delivered</u>	<u>14</u>	<u>14</u>		
<u>Sites with Planning Permission</u>					
<u>St Ann's Hospital (SA28) (HGY/2014/1691)</u>		<u>456</u>		<u>456</u>	
<u>St Ann's Police Station (HGY/2015/3729)</u>		<u>28</u>		<u>28</u>	
<u>Ward's Corner</u>		<u>163</u>		<u>163</u>	

<u>(HGY/2012/0915) (SS3)</u>					
<u>Apex House (SS6)</u> <u>(HGY/2015/2915)</u>		<u>163</u>		<u>163</u>	
<u>Small sites</u>	<u>Under construction</u>	<u>0</u>		<u>0</u>	
<u>Small sites</u>	<u>Not started</u>	<u>1</u>		<u>1</u>	
<u>Site Allocations</u>					
<u>Gourley Triangle (SS4)</u>		<u>191</u>			<u>191</u>
<u>Arena Retail Park (SA29)</u>		<u>539</u>			<u>539</u>
<u>Arena Design Centre (SA30)</u>					
<u>Crusader Industrial Estate (SA31)</u>		<u>38640</u>			
<u>Omega Works (SA32)</u>		<u>64</u>		<u>38640</u>	
<u>Vale/Eade Roads (SA33)</u>		<u>40</u>		<u>64</u>	
<u>Overbury & Eade Roads (SA34)</u>		<u>101</u>		<u>40</u>	
		<u>141</u>		<u>101</u>	
<u>L/b Seven Sisters Road & Tewkesbury Road (SA35)</u>		<u>63</u>		<u>141</u>	
<u>SEVEN SISTERS CORRIDOR AREA OF CHANGE TOTALS</u>		<u>2,016</u>	<u>26</u>	<u>1,197</u>	<u>793</u>
<u>TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE (525 units)</u>					
<u>Completions (including notable schemes)</u>					
<u>Lawrence Rd Phase 1 (HGY/2012/1983)</u>	<u>Majority Delivered</u>	<u>264</u>	<u>264</u>		
<u>97-99 Phillip Lane (HGY/2008/1738)</u>	<u>Delivered</u>	<u>10</u>	<u>10</u>		
<u>658-660 Tottenham High Rd (HGY/2007/2245)</u>	<u>Delivered</u>	<u>27</u>	<u>27</u>		
<u>596-606 Tottenham High Rd (HGY/2010/0201)</u>	<u>Delivered</u>	<u>36</u>	<u>36</u>		
<u>R/o Tottenham Town Hall</u>	<u>Delivered</u>	<u>109</u>	<u>109</u>		
<u>Protheroe House</u>	<u>Delivered</u>	<u>50</u>	<u>50</u>		

<u>(2013/2465)</u>					
<u>530-536 High Road N17 9SX</u> <u>(HGY/2013/0745)</u>	<u>Delivered</u>		<u>13</u>	<u>13</u>	
<u>Small sites</u>	<u>Delivered</u>		<u>59</u>	<u>59</u>	
<u>Sites with Planning Permission</u>					
<u>638 High Road N17 0AA</u> <u>(HGY/2012/0427)</u>			<u>26</u>	<u>26</u>	
<u>Land rear of 318-320 High Rd</u> <u>(HGY/2013/1985) (SS1)</u>			<u>18</u>	<u>18</u>	
<u>Saltram Close Housing Estate</u> <u>Site C Saltram Close N15</u> <u>(HGY/2005/1257C)</u>			<u>15</u>	<u>15</u>	
<u>5 Bruce Grove</u> <u>(HGY/2014/1041)</u>			<u>13</u>	<u>13</u>	
<u>7 Bruce Grove N17 6RA</u> <u>(HGY/2012/0563)</u>			<u>13</u>	<u>13</u>	
<u>2 Chestnut Rd</u> <u>(HGY/2013/0155)</u>			<u>64</u>	<u>64</u>	
<u>Small sites</u>	<u>Under construction</u>		<u>9</u>	<u>9</u>	
<u>Small sites</u>	<u>Not started</u>		<u>2</u>	<u>2</u>	
<u>Site Allocations</u>					
<u>Lawrence Rd Phase 2 (SS2)</u>	<u>Pre-app</u>		<u>178</u>	<u>178</u>	
<u>Tottenham Police Station &</u> <u>Reynardson Court (TG3)</u>			<u>30</u>	<u>30</u>	
<u>Tottenham Chances &</u> <u>Nicholson Court (TG2)</u>			<u>34</u>		<u>34</u>
<u>Bruce Grove Station (BG2)</u>			<u>11</u>	<u>11</u>	
<u>Bruce Grove Snooker Hall &</u> <u>Banqueting Suite (BG3)</u>			<u>49</u>		<u>49</u>
<u>Tottenham Delivery Office</u> <u>(BG4)</u>			<u>49</u>		<u>49</u>

<u>TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE TOTALS</u>		<u>1,079</u>	<u>568</u>	<u>379</u>	<u>132</u>
<u>AREAS OF LIMITED CHANGE (4,260 units)</u>					
<u>Completions (including notable schemes)</u>					
<u>52 Bounds Green (HGY/2014/0278) Cert Lawful & (HGY/2014/1561)</u>	<u>Delivered</u>	<u>17</u>	<u>17</u>		
<u>Roden Court (HGY/2007/2509)</u>	<u>Delivered</u>	<u>38</u>	<u>38</u>		
<u>308 West Green Rd (HGY/2008/0092)</u>	<u>Delivered</u>	<u>43</u>	<u>43</u>		
<u>Gilson Place (HGY/2011/1833)</u>	<u>Delivered</u>	<u>39</u>	<u>39</u>		
<u>18 Belmont Road (HGY/2014/1495) Cert Lawful</u>	<u>Delivered</u>	<u>12</u>	<u>12</u>		
<u>673 Lordship Lane (HGY/2011/1597)</u>	<u>Delivered</u>	<u>16</u>	<u>16</u>		
<u>R/o 34-52 Gt. Cambridge Rd</u>	<u>Delivered</u>	<u>13</u>	<u>13</u>		
<u>Former Hornsey Central Hospital (HGY/2009/0219)</u>	<u>Delivered</u>	<u>56</u>	<u>56</u>		
<u>Small sites</u>	<u>Delivered</u>	<u>1,052</u>	<u>1,052</u>		
<u>Sites with Planning Permission</u>					
<u>Hornsey Depot (SA46) (HGY/2013/2019)</u>	<u>Under construction</u>	<u>438</u>		<u>438</u>	
<u>Highgate Magistrates Court (SA45) (HGY/2014/2464)</u>	<u>Under construction</u>	<u>82</u>		<u>82</u>	
<u>Hornsey Town Hall (SA48) (HGY/2010/0500)</u>		<u>123</u>		<u>123</u>	
<u>St Luke's Hospital (SA50) (HGY/2013/2379)</u>	<u>Under construction</u>	<u>156</u>		<u>156</u>	

<u>56 Muswell Hill (HGY/2013/2069)</u>	<u>Under construction</u>	<u>28</u>		<u>28</u>	
<u>30 Muswell Hill N10 3TA (HGY/2013/1846)</u>	<u>Under construction</u>	<u>12</u>		<u>12</u>	
<u>77 Muswell Hill (HGY/2013/1212)</u>		<u>27</u>		<u>27</u>	
<u>586 - 588 Green Lanes (HGY/2013/1868) Prior Approval</u>		<u>18</u>		<u>18</u>	
<u>14a Willoughby Road (HGY/2014/2271)</u>		<u>25</u>		<u>25</u>	
<u>Furnival House, 50 Cholmeley Park N6 5EW (HGY/2010/1175)</u>		<u>15</u>		<u>15</u>	
<u>159 Tottenham Lane (HGY/2014/0484)</u>	<u>Under construction</u>	<u>18</u>		<u>18</u>	
<u>Pembroke Works, Hornsey (SAX) (HGY/2012/1190)</u>		<u>42</u>		<u>42</u>	
<u>191-201 Archway Rd (HGY/2015/2517)</u>		<u>25</u>		<u>25</u>	
<u>Beacon Lodge (HGY/2015/1820)</u>		<u>15</u>		<u>15</u>	
<u>Raglan Hall Hotel (HGY/2105/3730)</u>		<u>18</u>		<u>18</u>	
<u>500 White Hart Lane (HGY/2016/0828)</u>		<u>144</u>		<u>144</u>	
<u>Small sites</u>	<u>Under construction</u>	<u>136</u>		<u>136</u>	
<u>Small sites</u>	<u>Not started</u>	<u>265</u>		<u>265</u>	
<u>Site Allocations</u>					
<u>Hawes & Curtis (SA26)</u>	<u>Pre-app</u>	<u>73</u>		<u>73</u>	
<u>Wightman Road (SA27)</u>		<u>48</u>			<u>48</u>

<u>Finsbury Park Bowling Alley (SA36)</u>		<u>71</u>			<u>71</u>
<u>18-20 Stoud Green Road (SA37)</u>		<u>63</u>			<u>63</u>
<u>460-470 Archway Road (SA38)</u>		<u>72</u>			<u>72</u>
<u>Gonnermann Antiques (SA39)</u>		<u>37</u>		<u>37</u>	
<u>Highgate Bowl (SA42)</u>		<u>31</u>			<u>31</u>
<u>Summersby Road (SA43)</u>		<u>45</u>			<u>45</u>
<u>Hillcrest (SA44)</u>		<u>34</u>			<u>34</u>
<u>Cross Lane (SA47)</u>	<u>Pre-app</u>	<u>40</u>			<u>40</u>
<u>Park Road & Lynton Rd (SA49)</u>		<u>41</u>			<u>41</u>
<u>Cranwood Care Home (SA51)</u>	<u>Pre-app</u>	<u>35</u>		<u>35</u>	
<u>Coppets Wood Hospital (SA55)</u>	<u>Pre-app</u>	<u>21</u>		<u>21</u>	
<u>Park Grove & Durnsford Road (SA56)</u>		<u>160</u>		<u>160</u>	
<u>Red House, West Green Rd (SA58)</u>	<u>Pre-app</u>	<u>28</u>		<u>28</u>	
<u>Haringey Professional Development Centre (SA59)</u>		<u>49</u>		<u>49</u>	
<u>Keston Centre (SA60)</u>	<u>Pre-app</u>	<u>70</u>		<u>70</u>	
<u>Barber Wilson (SA61)</u>		<u>66</u>			<u>66</u>
<u>The Roundway (SA64)</u>		<u>56</u>			<u>56</u>
<u>Leabank and Lemsford Close (SA65)</u>		<u>65</u>			<u>65</u>

<u>Small Sites SHLAA¹</u>		<u>N/A</u>	<u>N/A</u>	<u>765</u>	<u>1,200</u>
<u>AREAS OF LIMITED CHANGE</u>					
<u>TOTALS</u>		<u>5,943</u>	<u>1,286</u>	<u>2,825</u>	<u>1,832</u>
<u>TOTALS</u>		<u>24,006</u>	<u>4,571</u>	<u>8,211</u>	<u>11,224</u>

¹ Small site development can take place anywhere within the borough and comprises developments including changes of use and conversions (i.e. development below 0.25ha in site area) in accordance with the Pan- London SHLAA, as well as prior approvals and certificates of lawful use. Over the first 5 years of the plan, small site completions have averaged 240 net units per annum across the borough (1,203 units total).

Insert the following in Appendix 2:

In accordance with Policy SP8, a net increase of 23,800m² of B Class employment floorspace is required up to 2026. In addition to supporting proposals that intensify the use of existing employment sites, the Local Plan identifies a number of locations where employment-led, mixed use redevelopment is promoted to secure the renewal or reconfiguration of existing floorspace to provide higher quality modern employment floorspace better tailored to meeting local needs. These sites are set out in the Table below. An indicative employment floorspace capacity for each site is also shown; however it is recognised that these figures are indicative and are gross floorspace. The actual amount of floorspace (gross and net) will depend on the floorspace to be retained and reconfigured, the achievement of the maximum employment floorspace on existing employment sites having regard to the proposed overall mix, site layout and constraints, and viability.

Table 3.2: Employment Trajectory

<u>Development Plan Document</u>	<u>Site Allocation Reference</u>	<u>Site Allocation Address</u>	<u>Indicative Employment Floorspace</u>	<u>6-10 years (2016/17-20/21)</u>	<u>11-15 years (2021/22-2025/26)</u>
<u>Site Allocations DPD</u>	<u>SA5</u>	<u>LBH Civic Centre</u>	<u>2,156m²</u>		<u>2,156m²</u>
	<u>SA6</u>	<u>Green Ridings House</u>	<u>1,855m²</u>		<u>1,855m²</u>
	<u>SA8</u>	<u>Station Road Offices</u>	<u>4,823m²</u>		<u>4,823m²</u>
	<u>SA17</u>	<u>North of Hornsey Rail Depot</u>	<u>980m²</u>	<u>980m²</u>	
	<u>SA18</u>	<u>Wood Green Cultural Quarter (north)</u>	<u>3,061m²</u>		<u>3,061m²</u>
	<u>SA19</u>	<u>Wood Green Cultural Quarter (south)</u>	<u>12,243m²</u>	<u>12,243m²</u>	
	<u>SA20</u>	<u>Wood Green Cultural Quarter (east)</u>	<u>4,285m²</u>		<u>4,285m²</u>
	<u>SA21</u>	<u>Clarendon Square Gateway</u>	<u>6,734m²</u>	<u>3,367m²</u>	<u>3,367m²</u>
	<u>SA22</u>	<u>Clarendon Square</u>	<u>700m²</u>	<u>350m²</u>	<u>350m²</u>
	<u>SA23</u>	<u>Clarendon Road South</u>	<u>5,390m²</u>		<u>5,390m²</u>
	<u>SA24</u>	<u>NW of Clarendon Square</u>	<u>1,005m²</u>		<u>1,005m²</u>
	<u>SA25</u>	<u>Land Adjacent to Coronation Sidings</u>	<u>3,015m²</u>		<u>3,015m²</u>
	<u>SA27</u>	<u>Wightman Road</u>	<u>840m²</u>		<u>840m²</u>
	<u>SA29</u>	<u>Arena Retail Park</u>	<u>5,390m²</u>		<u>5,390m²</u>
	<u>SA30</u>	<u>Arena Design Centre</u>	<u>1,386m²</u>	<u>1,386m²</u>	
	<u>SA31</u>	<u>Crusader Industrial Estate</u>	<u>2,218m²</u>	<u>2,218m²</u>	
	<u>SA32</u>	<u>Omega Works</u>	<u>1,386m²</u>	<u>1,386m²</u>	
<u>SA33</u>	<u>Vale/Eade Road</u>	<u>3,465m²</u>	<u>3,465m²</u>		

	<u>SA34</u>	<u>Overbury & Eade Roads</u>	<u>4,851m²</u>	<u>4,851m²</u>	
	<u>SA35</u>	<u>L/b Seven Sisters & Tewkesbury Roads</u>	<u>490m²</u>		<u>490m²</u>
	<u>SA38</u>	<u>460-470 Archway Road</u>	<u>1,260m²</u>		<u>1,260m²</u>
	<u>SA42</u>	<u>Highgate Bowl</u>	<u>616m²</u>		<u>616m²</u>
	<u>SA43</u>	<u>Summersby Road</u>	<u>784m²</u>		<u>784m²</u>
	<u>SA47</u>	<u>Cross Lane</u>	<u>1,386m²</u>		<u>1,386m²</u>
	<u>SA49</u>	<u>Lynton & Park Road</u>	<u>718m²</u>		<u>718m²</u>
	<u>SA58</u>	<u>Red House</u>	<u>332m²</u>	<u>332m²</u>	
	<u>SA64</u>	<u>The Roundway</u>	<u>1,940m²</u>		<u>1,940m²</u>
		<u>Sub-total</u>	<u>73,309m²</u>	<u>30,578m²</u>	<u>42,731m²</u>
<u>Tottenham Area Action Plan</u>	<u>SS2</u>	<u>Lawrence Road</u>	<u>1,390m²</u>	<u>1,390m²</u>	
	<u>SS4</u>	<u>Gourley Triangle</u>	<u>6,570m²</u>		<u>6,570m²</u>
	<u>TG3</u>	<u>Tottenham Police Station and Reynardson Court</u>	<u>1,230m²</u>	<u>1,230m²</u>	
	<u>BG2</u>	<u>Bruce Grove Station</u>	<u>100m²</u>	<u>100m²</u>	
	<u>BG4</u>	<u>Tottenham Delivery Office</u>	<u>370m²</u>		<u>370m²</u>
	<u>NT3</u>	<u>Northumberland Park North</u>	<u>340m²</u>		<u>340m²</u>
	<u>NT4</u>	<u>Northumberland Park Estate Renewal</u>	<u>1,550m²</u>		<u>1,550m²</u>
	<u>NT5</u>	<u>High Road West</u>	<u>4,350m²</u>	<u>2,175m²</u>	<u>2,175m²</u>
	<u>NT7</u>	<u>Tottenham Hotspur Stadium</u>	<u>730m²</u>	<u>730m²</u>	
	<u>TH3</u>	<u>Tottenham Hale Retail Park</u>	<u>13,900m²</u>		<u>13,900m²</u>
	<u>TH5</u>	<u>Station Square North</u>	<u>7,350m²</u>	<u>7,350m²</u>	
	<u>TH6</u>	<u>Ashley Road South Employment Area</u>	<u>15,300m²</u>	<u>7,650m²</u>	<u>7,650m²</u>
	<u>TH8</u>	<u>Hale Village</u>	<u>4,000m²</u>	<u>4,000m²</u>	
	<u>TH9</u>	<u>Hale Wharf</u>	<u>3,200m²</u>	<u>3,200m²</u>	
	<u>TH11</u>	<u>Fountayne Road</u>	<u>3,900m²</u>		<u>3,900m²</u>
	<u>TH12</u>	<u>Herbert Road</u>	<u>2,300m²</u>		<u>2,300m²</u>
	<u>TH13</u>	<u>Constable Crescent</u>	<u>2,300m²</u>		<u>2,300m²</u>
		<u>Sub-total</u>	<u>68,880m²</u>	<u>27,825m²</u>	<u>41,055m²</u>
		<u>TOTAL</u>	<u>142,189m²</u>	<u>58,403m²</u>	<u>83,786m²</u>

Insert the following in Appendix 2:

Policy SP10 establishes a requirement for an increase in retail provision of 23,995m² floorspace (13,800m² comparison goods and 10,195m² convenience) up to 2026. As set out in Table 3.3, the Site Allocations DPD includes scope for the delivery of 25,495m² of new town centre uses floorspace. Additionally, the Tottenham AAP identifies a potential 85,570m². The vast majority of this town centre floorspace is anticipated to be within the retail Use Classes. This includes the establishing of a District Centre at Tottenham Hale, the expansion of a leisure-oriented local centre in North Tottenham, and further expansion of the retail offer in Wood Green Metropolitan Centre. It is important to note that these are gross figures, with, in some cases (notably Tottenham Retail Park, and Arena Retail Park), new town centre uses representing a more fine-grained, mixed use, walk-to retail typology, rather than the existing car-based retail parks. While representing a substantial change to the site, and the local area, this may not result in a significant change in on-site retail floorspace.

Table 3.3: Town Centre, including retail floorspace, Trajectory

<u>Development Plan Document</u>	<u>Site Allocation Reference</u>	<u>Site Allocation Address</u>	<u>Indicative Town Centre Floorspace, inc retail</u>	<u>6-10 years (2016/17-20/21)</u>	<u>11-15 years (2021/22-2025/26)</u>
<u>Site Allocations DPD</u>	<u>SA5</u>	<u>LBH Civic Centre</u>	<u>1,078m²</u>		<u>1,078m²</u>
	<u>SA7</u>	<u>Wood Green Bus Garage</u>	<u>2,412m²</u>		<u>2,412m²</u>
	<u>SA8</u>	<u>Station Road Offices</u>	<u>2,412m²</u>		<u>2,412m²</u>
	<u>SA9</u>	<u>Mecca Bingo</u>	<u>1,484m²</u>		<u>1,484m²</u>
	<u>SA10</u>	<u>Morrison's Wood Green</u>	<u>1,855m²</u>		<u>1,855m²</u>
	<u>SA11</u>	<u>Wood Green Library</u>	<u>2,783m²</u>		<u>2,783m²</u>
	<u>SA13</u>	<u>Bury Car Park</u>	<u>1,484m²</u>		<u>1,484m²</u>
	<u>SA14</u>	<u>16-54 Wood Green High Road</u>	<u>2,597m²</u>		<u>2,597m²</u>
	<u>SA15</u>	<u>L/b Westbury & Whymark Avenues</u>	<u>742m²</u>		<u>742m²</u>
	<u>SA16</u>	<u>Turnpike Lane Triangle</u>	<u>371m²</u>		<u>371m²</u>
	<u>SA22</u>	<u>Clarendon Square</u>	<u>920m²</u>	<u>460m²</u>	<u>460m²</u>
	<u>SA29</u>	<u>Arena Retail Park</u>	<u>5,390m²</u>		<u>5,390m²</u>
	<u>SA36</u>	<u>Finsbury Park Bowling Alley</u>	<u>550m²</u>		<u>550m²</u>
	<u>SA37</u>	<u>18-20 Stroud Green</u>	<u>490m²</u>		<u>490m²</u>
	<u>SA39</u>	<u>Gonnermans Antiques</u>	<u>284m²</u>	<u>284m²</u>	
<u>SA42</u>	<u>Highgate Bowl</u>	<u>308m²</u>		<u>308m²</u>	

	<u>SA58</u>	<u>Red House</u>	<u>332m²</u>	<u>332m²</u>	
		<u>Sub-total</u>	<u>25,492m²</u>	<u>1,076m²</u>	<u>24,416m²</u>
<u>Tottenham Area Action Plan</u>	<u>SS5</u>	<u>Ward's Corner</u>	<u>3,700m²</u>	<u>3,700m²</u>	
	<u>SS6</u>	<u>Apex House & Seacole Court</u>	<u>1,600m²</u>	<u>1,600m²</u>	
	<u>TG3</u>	<u>Tottenham Police Station and Reynardson Court</u>	<u>490m²</u>	<u>490m²</u>	
	<u>BG2</u>	<u>Bruce Grove Station</u>	<u>100m²</u>	<u>100m²</u>	
	<u>BG3</u>	<u>Bruce Grove Snooker Hall & Banqueting Suite</u>	<u>850m²</u>		<u>850m²</u>
	<u>NT3</u>	<u>Northumberland Park North</u>	<u>340m²</u>		<u>340m²</u>
	<u>NT4</u>	<u>Northumberland Park Estate Renewal</u>	<u>1,550m²</u>		<u>1,550m²</u>
	<u>NT5</u>	<u>High Road West</u>	<u>11,740m²</u>	<u>5,870m²</u>	<u>5,870m²</u>
	<u>NT6</u>	<u>North of White Hart Lane</u>	<u>1,000m²</u>	<u>500m²</u>	<u>500m²</u>
	<u>NT7</u>	<u>Tottenham Hotspur Stadium</u>	<u>36,600m²</u>	<u>36,600m²</u>	
	<u>TH2</u>	<u>Station Interchange</u>	<u>2,400m²</u>	<u>2,400m²</u>	
	<u>TH3</u>	<u>Tottenham Hale Retail Park</u>	<u>13,900m²</u>		<u>13,900m²</u>
	<u>TH4</u>	<u>Station Square West</u>	<u>5,200m²</u>	<u>5,200m²</u>	
	<u>TH8</u>	<u>Hale Village</u>	<u>6,100m²</u>	<u>6,100m²</u>	
			<u>Sub-total</u>	<u>85,570m²</u>	<u>62,560m²</u>
		<u>TOTAL</u>	<u>111,060m²</u>	<u>63,635m²</u>	<u>47,425m²</u>