

APPENDIX B

Schedule of Modifications to the Site Allocations DPD

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~~

Site Allocations			
Main Modifications			
Modification Reference	Policy / Para / Page	Description of Change	
SAMM1	SA18, SA19, SA20, SA21, SA24, SA30, SA31, SA32, SA33, SA34, SA47	<i>All sites which fall within DEA- Regeneration Area, include Site Requirement stating (including deletion of similar Site Requirements where appropriate):</i> <ul style="list-style-type: none"><i><u>This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.</u></i>	
SAMM2	Whole Plan	<i>Replace reference to "capped rents" and "capped commercial rents" with "<u>affordable rent may be sought having regard to the viability of the scheme as a whole</u>".</i>	

SAMM3	Whole Plan	<p><i>Move from ‘Site Requirement’, and change all relevant ‘Development Guidelines’ to read:</i></p> <ul style="list-style-type: none"> In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial <u>compensation will contribution may</u> be required as set out in the Planning Obligations SPD. 	
SAMM4	Whole Plan	<p><i>Change all relevant Development Guidelines to read:</i></p> <ul style="list-style-type: none"> This site is identified as being in an area with potential for being part of a decentralised energy network. <u>This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network. Proposals should reference the Council’s latest decentralised energy masterplan regarding how to connect, and the site’s potential role in delivering a network within the local area.</u> 	
SAMM5	Whole Plan	<p><i>When sites make reference to “subsidise/cross subsidise”, replace making reference to “using viability”.</i></p>	
SAMM6	Paragraph 1.1	<p><i>Amend paragraph 1.1 as follows:</i></p> <p><u>The Strategic Policies DPD (2013), as amended, sets out the long term vision of how Haringey, and the places within it, should develop by 2026 and sets out the Council’s spatial strategy for achieving that vision. In particular, it identifies the broad locations for delivering housing and other strategic development needs such as employment, retail, infrastructure and other uses (see Table 3.1 and Appendix 2 and 4 of the Strategic Policies DPD). The Site Allocations development plan document (DPD) gives effect to the spatial strategy by forms part of Haringey’s Local Plan and</u> allocating ed <u>allocating ed</u> sufficient sites to accommodate the <u>objectively identified</u> development needs <u>of those parts</u> of the borough. It covers sites <u>outside the growth area of Tottenham, which is covered by the Tottenham Area Action Plan (AAP). Both the Site Allocations DPD and the Tottenham AAP</u></p>	

		<u>amend a number of town centre and employment designations in response to the Strategic Policies, updated evidence base studies, and other sources, including planning permissions and monitoring. All sites allocated for development and the revised designations are shown graphically on the adopted Policies Map.</u>	
SAMM7	Paragraph 1.2	<i>Delete the first sentence in paragraph 1.2 as follows:</i> <u>The Site Allocations DPD identifies strategic sites which will make a significant contribution to meeting the growth aspirations set out in the Local Plan Strategic Policies</u>	
SAMM8	Introduction to Document	<i>Insert a new paragraph following paragraph 1.13 to read:</i> <u>The Council has commissioned a gypsy and traveller accommodation needs assessment, taking into account the Government's revised definition of need. The study is programmed to be completed by the end of 2016 and will be published on the Council website. The study findings will inform the next steps, which may include the identification of further sites to meet identified needs for pitch provision. The proposed further actions will be set out on the website and reported in the Authority's Monitoring Report.</u>	
SAMM9	SA1	<i>Amend the first bullet point of the Policy to read:</i> <ul style="list-style-type: none"> • Sites required for the construction <u>and operation</u> of Crossrail 2 will be protected as necessary' 	
SAMM10	SA2 Table 1	<i>Amend Cranford Way, N8 from Local Employment Area: Regeneration Area to Locally Significant Industrial Site</i>	
SAMM11	SA2 Table 1	<i>Add Campsbourne, N8 to the table as Local Employment Area: Regeneration Area</i>	
SAMM12	SA2 Figure 1.4	<i>Amend White Hart Lane, N17, and Queen Street, N17, Lindens/ Roseberry Works, and Cranford Way N8, and the residual Haringay Industrial Area, from dual-designated Locally Significant Industrial Site and Local Employment Area: Employment Land to Locally</i>	

		<i>Significant Industrial Site only.</i>	
SAMM13	SA2 Figure 1.4	<i>Amend Vale/Eade Rds, Wood Green, Hale Wharf, Ashley Rd, Campsbourne N8, Fountayne Rd, Constable Crescent, Herbert Rd, and Eade/Overbury Rds from dual designated Local Employment Area: Employment Land and Local Employment Area: Regeneration Area to Local Employment Area: Regeneration Area only.</i>	
SAMM14	SA2 Figure 1.4	<i>Amend South Tottenham Industrial area from part dual designated Locally Significant Industrial Site/ Local Employment Area: Employment Land, to Locally significant Industrial Site only.</i>	
SAMM15	SA2 Figure 1.4	<i>Amend Ashley Rd employment area as per Tottenham AAP</i>	
SAMM16	SA2 Figure 1.4	<i>Change Willoughby Rd from Local Employment Area: Employment Land to Locally significant Industrial Site.</i>	
SAMM17	SA2 Figure 1.4	<i>Add Brantwood Rd, North East Tottenham, Marsh Lane, and Millmeade/Lockwood to the map as SIL.</i>	
SAMM18	SA2 Figure 1.4	<i>Remove High Rd West and High Rd East from the map</i>	
SAMM20	SA3 Figure 1.9 p.14	<p><i>Amend SA to delete the 11th bullet point as follows:</i></p> <ul style="list-style-type: none"> • <u>Through redevelopment of Arena Retail Park, extension of the primary shopping area and secondary shopping frontage at the southern end of Green Lanes, with a reduction in the town centre boundary to reduce the envelope from that of the existing Retail Park to the Green Lane frontage.</u> <p><i>Delete Figure 1.9 in its entirety and renumber subsequent figures throughout the document</i></p>	
SAMM22	Paragraph 2.6	<p><i>Amend paragraph 2.6 as follows:</i></p> <p>A Wood Green Area Action Plan is being prepared with the aims of enabling growth, generating increased employment and types of employment, adding new housing and redesigning public spaces. <u>It will necessarily revisit and reassess the site allocations for the Wood Green area contained within this Site Allocations DPD, which will all be superseded when the Wood Green AAP is formally adopted by the Council in Spring of 2018. This</u></p>	

		<u>document will refresh the Site Allocations in this section.</u> The document is at an early stage <u>of preparation, and will be subject to further consultation and refinement,</u> but includes the following vision for Wood Green:	
SAMM23	SA5	<i>Amend the Site Allocation to read:</i> <i>...redeveloped for <u>mixed-use development, residential use.</u></i>	
SAMM24	SA6	<i>Delete Site Requirement 3.</i> <u>A financial compensation for any net loss of employment floor space will be expected in line with SP9 and the planning obligations SPD</u>	
SAMM25	SA6	<i>Amend Development Guideline 5 to read:</i> <ul style="list-style-type: none"> • <u>Planning Obligations will be sought Opportunities</u> to improve the public space fronting the site <u>should be explored through any development. , and enhance its ecological credentials.</u> 	
SAMM26	Sites SA6, SA7, SA14, SA15, SA17, SA26, SA27, SA28, SA29, SA30, SA31, SA32, SA33, SA34, SA35, SA47, SA53, SA57	<i>Update text on groundwater source protection zones within each of the site allocations listed to read:</i> <u>This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.</u>	
SAMM27	SA8, Para 2.28	<i>Amend paragraph 2.28 to read as follows:</i> ... uses at ground floor, <u>replacement employment floorspace,</u> and new public realm.	
SAMM28	SA9	<i>Add the following 'Site Requirement':</i>	

		<ul style="list-style-type: none"> • This site will need <u>should preserve the setting of to contribute positively to the adjoining Noel Park conservation area and its significance.</u> 	
SAMM29	SA11	<p><i>Reword the second bullet point under 'Development Guidelines' as follows:</i></p> <ul style="list-style-type: none"> • Heights should be restricted <u>Development heights</u> on parts of the site directly opposite residential buildings on Caxton and Mayes Roads to should respect their <u>residential</u> amenity. 	
SAMM30	SA12	<p><i>Amend the sixth bullet point under the 'Development Guidelines' to read:</i></p> <ul style="list-style-type: none"> • The amenity of the Mayes Road side of the Mall should be improved where feasible <u>Development on parts of the site directly opposite residential buildings on Caxton and Mayes Road should respect their residential amenity.</u> 	
SAMM35	SA17	<p><i>Amend the fifth bullet under 'Site Requirements' to read:</i></p> <ul style="list-style-type: none"> • Development should be used as an enabler to improve access to the bridge over the rail line between the site and Hornsey station. This will involve improvements to Hampden Road and consideration of how access to Hornsey station can be made more accessible <u>Engage in pre-application consultation with Network Rail regarding how the design of the site can benefit access improvements to Hornsey station, including through enabling works.</u> 	
SAMM36	SA18	<p><i>Amend 5th Site Requirement to read:</i></p> <ul style="list-style-type: none"> • The development should demonstrate that the maximum quantum of employment floorspace feasible <u>should be provided on this site. has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	

SAMM37	SA18, Paragraph 2.48	<p>Add the following sentence to the beginning of paragraph 2.48:</p> <p><u>Comprehensive redevelopment of the site for employment-led mixed use development with residential.</u></p>	
SAMM38	SA18, Paragraph 2.49	<p>Amend paragraph 2.49 to read as follows:</p> <p>The Wood Green Cultural Quarter represents a significant opportunity for improvement in the greater Wood Green Area. The redevelopment of the existing employment area will play a key role in supporting the realisation of new employment floorspace in the Borough through attractive and complementary employment uses with <u>ancillary enabling</u> residential use. Development will create a high quality public realm which supports opportunities to visit and gather. <u>In order to facilitate</u> a new connection from the Cultural Quarter towards Alexandra Palace Station, <u>a new pedestrian/cycle link</u> should be <u>designed created</u> as part of comprehensive <u>or otherwise phased</u> development on this site <u>to be delivered by a masterplan approach.</u></p>	
SAMM39	SA18	<p>Amend the third bullet point of the 'Site Requirements' to read as follows:</p> <ul style="list-style-type: none"> • <u>An extension of Clarendon Road, from its current cul-de-sac, through the site, to link with Wood Green Common should be created The opportunity to extend Clarendon Road as a pedestrian and cycle link through the site allocation to link with Wood Green Common should be explored as part of the Masterplan</u> 	
SAMM40	SA18	<p>Amend the fourth bullet point under 'Site Requirement' to read:</p> <ul style="list-style-type: none"> • In collaboration with <u>other local neighbouring</u> sites <u>SA19 & SA20, a coordinated approach will be sought to the provision of</u> an enhanced public realm <u>will</u> to be created at the south of this site, which will act as the focal point of the Cultural Quarter around Clarendon Road. Active frontages to both sides of 	

		Clarendon Road will be required, to contribute to this vision.	
SAMM41	SA18	<p>Delete the 9th bullet point under 'Site Requirement' and amend the fifth bullet point under the 'Site Requirement' to read:</p> <ul style="list-style-type: none"> The maximum quantum of employment floorspace feasible should be provided on this site <u>subject to viability which must be assessed looking at the mix of uses, the provision of affordable commercial rents, and the scheme as a whole.</u> 	
SAMM42	SA18	<p>Amend the 8th bullet point under 'Site Requirement' to read:</p> <ul style="list-style-type: none"> Development should <u>have regard to the adjoining site allocations (SA19 & SA20) and</u> follow the principles set out in any future <u>Council-approved masterplan for the area, and /or the</u> Wood Green AAP. 	
SAMM43	SA18	<p>Combine first two bullet points under 'Development Guideline' to read:</p> <ul style="list-style-type: none"> Clarendon Road will be extended as a pedestrian and cycling link through Guillemot Place and the Job Centre site to connect the Cultural Quarter to Wood Green Common and Alexandra Palace rail station. <u>The connection of this route at Mayes Road, Western Road or the confluence of Mayes Rd and Western Rd should be carefully managed to ensure that an optimal and safe new connection to the existing road network, which is acceptable in highways terms, junction is created.</u> The confluence of Mayes Rd, Clarendon Rd, and Western Rd will need to be carefully managed to ensure that a safe and efficient junction is created. 	
SAMM44	SA19	<p>Replace Site Requirement 4 with:</p> <ul style="list-style-type: none"> <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the</u> 	

		<u>mix of uses and the scheme as a whole.</u>	
SAMM45	SA19	<p><i>Add the following 'Site Requirements':</i></p> <ul style="list-style-type: none"> • <u>This site will need to should preserve the setting of contribute positively to the adjoining Wood Green Common conservation area and its significance.</u> • <u>In collaboration with neighbouring sites SA18 & SA20, a coordinated approach will be sought to the provision of an enhanced public realm to be created in the north of this site, which will act as the focal point of the Cultural Quarter around Clarendon Road. Active frontages to both sides of Clarendon Road will be required, to contribute to this vision.</u> 	
SAMM46	SA20	<p><i>Replace Site Requirement 3 with:</i></p> <ul style="list-style-type: none"> • <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	
SAMM47	SA20	<p><i>Add new Site Requirement as follows:</i></p> <ul style="list-style-type: none"> • <u>In collaboration with neighbouring sites SA18 & SA19, a coordinated approach will be sought to the provision of an enhanced public realm to be created in the west of this site, which will act as the focal point of the Cultural Quarter around Clarendon Road. Active frontages to both sides of Clarendon Road will be required, to contribute to this vision.</u> 	
SAMM48	SA21	<p><i>Replace Site Requirement 4 with:</i></p> <ul style="list-style-type: none"> • <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	
SAMM49	SA22	<p>Replace <u>Add the following paragraph after paragraph 2.59 for the Site Allocation at 2.59 with:</u></p>	

		<p><u>Along with other site allocations in this document the site allocation for this site is a reflection of the extant planning permission. Whilst any new planning application would have to be subject to development control considerations and be determined on its own merits, and in particular the impacts on local View 21 of Alexandra Palace from Downhills Park Road will need to be taken into account, the PTAL accessibility of this site (now confirmed to be PTAL 4-6) and its Central character setting applying Table 3.2 of the London Plan Density Matrix, could mean that the site could support increased scale and densities beyond that already approved, subject to achieving an acceptable overall land use mix.</u></p>	
SAMM50	SA23	<p><i>Add a further 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> • <u>The site adjoins a north-south ecological corridor running along the rail line, and this should be preserved and where possible enhanced through the development.</u> 	
SAMM51	SA24	<p><i>Replace Site Requirement 2 with:</i></p> <ul style="list-style-type: none"> • <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	
SAMM52	SA25	<p><i>Add additional Development Guideline:</i></p> <ul style="list-style-type: none"> • <u>The impacts on local views from the within Alexandra Palace Park, and of Alexandra Palace from the new development should be assessed.</u> 	
SAMM53	SA27	<p><i>Amend 4th Site Requirement to read:</i></p> <ul style="list-style-type: none"> • <i>This development should <u>help to fund an improvement investigate opportunities to improve</u> the bridge at Harringay station, to improve...</i> 	

SAMM54	SA28	<p><i>Amend the seventh bullet point under the 'Site Requirements' to read:</i></p> <ul style="list-style-type: none"> The site lies within the St Ann's Conservation Area and the development should preserve <u>and enhance the character of the conservation area, its significance, and its setting or enhance its appearance</u> as per the statutory requirements. 	
SAMM58	Harringay Warehouse District introduction	<p><i>Include a new paragraph following paragraph 2.85 to read as follows:</i></p> <p><u>Due to the inherent uncertainty regarding the existing non-conventional housing on these sites, it is not possible to assign an indicative capacity for each site in this area. For monitoring purposes, the indicative capacity for the area is considered to be 386 net additional residential units, and approx. 13,300m² of gross new commercial floorspace.</u></p>	
SAMM59	SA30, SA31, SA32, SA33, SA34	<p><i>Remove indicative capacity figures, and replace with <u>not identified</u></i></p>	
SAMM60	SA30, SA32, SA34	<p><i>Amend the first 'Site Requirement' to read as follows:</i></p> <ul style="list-style-type: none"> A site-wide <u>management plan masterplan</u> will be required as part of any planning application <u>in accordance with Policy DM39 and having regard to site circumstances.</u> 	
SAMM61	SA30 paragraph 2.88	<p><i>Amend the Site Allocation as follows:</i></p> <p>Potential development to increase accessibility, providing increased <u>employment mixed use</u> floorspace <u>and provide including</u> warehouse living accommodation.</p>	
SAMM62	SA30	<p><i>Replace Site Requirement 2 with:</i></p> <ul style="list-style-type: none"> <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the</u> 	

		<u>mix of uses and the scheme as a whole.</u>	
SAMM64	SA32	<p><i>Replace Site Requirement 3 with:</i></p> <ul style="list-style-type: none"> • <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	
SAMM65	SA33	<p><i>Replace Site Requirement 2 with:</i></p> <ul style="list-style-type: none"> • <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	
SAMM67	SA34	<p><i>Replace Site Requirement 8 with:</i></p> <ul style="list-style-type: none"> • <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	
SAMM68	SA36	<p><i>Amend the fifth bullet point in 'Site Requirements' to read:</i></p> <ul style="list-style-type: none"> • <u>Taller buildings will be permitted on either side of the new entrance which will help mark Finsbury Park as a destination.</u> This site may be suitable for a tall building if designed in accordance with <u>Policy DM6</u> 	
SAMM72	SA37	<p><i>Add a further 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> • <u>Development of the site will need to should preserve the setting of contribute positively to the adjoining Stroud Green conservation area and its significance.</u> 	
SAMM73	SA37	<p><i>Include a further 'Development Guideline' to read as follows:</i></p> <ul style="list-style-type: none"> • <u>The design and height of buildings should have regard to the long views, and prominence of the site from Finsbury Park,</u> 	

		<u>which is designated MOL.</u>	
SAMM74	SA38	<p><i>Move the penultimate 'Development Guideline' to a 'Site Requirement' and amend it to read as follows:</i></p> <ul style="list-style-type: none"> • <u>New development should be of the highest quality and enhance the character and appearance of the conservation area along with demonstrable public benefit</u> Development on this site will need to should preserve the setting of contribute positively to the adjoining Highgate conservation area and its significance. 	
SAMM75	SA39	<p><i>Amend the second bullet point under the 'Site Requirements' to read as follows:</i></p> <ul style="list-style-type: none"> • The site lies within the Highgate Conservation Area and development should preserve or enhance its appearance as per the statutory requirements on this site will need to should contribute positively to the character of conservation area and its significance. 	
SAMM76	SA39	<p><i>Amend the third bullet point under the 'Site Requirements' to read as follows:</i></p> <ul style="list-style-type: none"> • <u>Development should seek to ensure open space provision within the site links with the surrounding open space network.</u> New pedestrian access up the banking around ... 	
SAMM77	<u>SA39 SA40</u>	<p><i>Add Development Guideline:</i></p> <ul style="list-style-type: none"> • <u>An aim of this allocation is to optimize access through open spaces in this area. The requirement to retain or reprovide Coleridge Gardens should be considered against the value of providing improved access between open space(s) elsewhere on this site.</u> 	
SAMM78	SA41	<p><i>Amend the site boundary to reflect the land in the School's ownership or management. Enlarge the map within the site allocation SA41: Highgate School to show all Highgate School's</i></p>	

		<i>landholdings. The new Site Allocations map for SA41 is provided at the end of this schedule.</i>	
SAMM79	SA41	<p><i>Add a further 'Site Requirement' to read as follows:</i></p> <ul style="list-style-type: none"> • <u>Development should preserve contribute positively to the setting of the statutorily and locally listed buildings on the site and neighbouring the School, having regard to their significance. Historic England has also highlight the potential for significant archaeology including a medieval settlement and recorded pre-school chapel.</u> 	
SAMM80	SA 42	<i>Amend the site allocations map for Site Allocation SA42: Highgate Bowl to show the potential open space boundary within the site as set out in the Preferred Option consultation document.</i>	
SAMM81	SA42	<p><i>Amend the third 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> • <u>DLimited and sensitive development within the Yards offers the opportunity to secure the area identified by and lying within the green line on the site allocation and Policies Map as designated open space Highgate Bowl itself will be redefined as Significant Local Open Land.</u> 	
SAMM82	SA42	<p><i>Amend the fifth 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> • <u>Enhanced Public</u>-access to the Bowl will be <u>required supported</u> through the <u>arch of Duke's Head Yard, and through Townsend Yards.</u> 	
SAMM83	SA42	<p><i>Amend the sixth 'Site Requirement' to read:</i></p> <ul style="list-style-type: none"> • Public routes through the various land parcels that make up the8Bowl could be introduced to unify the open space, <u>subject to the operational requirements of existing landowners and/or occupiers.</u> 	
SAMM84	SA42	<p><i>Amend the sixth 'Development Guideline' to read:</i></p> <ul style="list-style-type: none"> • <u>The provision of public access to the area to be designated</u> 	

		<u>as open space would be supported should be within the New users of the open space will be encouraged, while generally keeping it open for public use.</u>	
SAMM85	SA42	<p><i>Amend the third 'Development Guideline' to read:</i></p> <ul style="list-style-type: none"> • <u>Due to the proximity of public amenity offered by the newly designated open space, Due to the site's backland location,</u> development should reflect<u>ing</u> a mews-typology. 	
SAMM87	SA45	<p><i>Amend the third bullet point under the 'Site Requirements' to read:</i></p> <ul style="list-style-type: none"> • <u>Vehicle and servicing access should be located off the TfL Road Network. Noting that</u> this site would benefit from a car free or low level of parking development. 	
SAMM88	SA46	<p><i>Add a further 'Site Requirements' to read as follows:</i></p> <ul style="list-style-type: none"> • <u>Development on this site will need to contribute positively to the adjoining Hornsey conservation area and its significance.</u> 	
SAMM89	SA47	<p><i>Replace Site Requirement 3 with:</i></p> <ul style="list-style-type: none"> • <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	
SAMM90	SA48	<p><i>Amend the second bullet point under the 'Site Requirements' to read as follows:</i></p> <ul style="list-style-type: none"> • <u>Enabling development will be permissible subject to it being appropriate where the impact on the impact on the setting of the existing Town Hall building The significance of the Town Hall should be the primary consideration when assessing the appropriateness of new enabling development in its setting.</u> 	
SAMM91	SA48	<p><i>Add the following additional 'Site Requirements':</i></p> <ul style="list-style-type: none"> • <u>Any development or disposal of the site will need to have</u> 	

		<p>regard to the August 2015 determination of the Town Hall and Square as an 'Asset of Community Value',</p> <ul style="list-style-type: none"> • The public square and mature trees should be retained and public access maintained 	
SAMM92	SA49	<p><i>Amend the final 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> • No buildings need to be retained on this site subject to a review of the historic merit of the old Piano Factory building. 	
SAMM93	SA49	<p><i>Include a further 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> • The green space on the corner of Lynton Road and the Grove is in Council's ownership and provides local amenity and must be retained including the mature stand of trees. 	
SAMM97	SA49	<p><i>Delete the eight 'Development Guideline' as follows:</i></p> <ul style="list-style-type: none"> • The site contains a number of mature trees and these should be retained on site where possible. 	
SAMM98	SA50	<p><i>Add two a further 'Site Requirements' to read as follows:</i></p> <ul style="list-style-type: none"> • This site should preserve the setting ofwill need to contribute positively to the adjoining Muswell Hill conservation area and its significance. • Development should preservecontribute positively to the setting of the statutorily and locally listed buildings on the site, and their significance. 	
SAMM99	SA52	<p><i>Remove Policy SA 52 from the document. All text is struck through with a line and the map and tables deleted.</i></p>	
SAMM101	SA59	<p><i>Amend the Proposed Site Allocation to read</i></p> <p>Conversion of the existing centre with potential development of the land to the rear to create residential and/or community uses including potentially education.</p>	
SAMM102	SA60 Paragraph	<p><i>Amend the Site Allocation set out at paragraph 2.165 as follows:</i></p>	

	2.165	Subject to reprovision of the existing nursery & day centre uses a community use , redevelopment for residential.	
SAMM104	SA60	<p><i>Amend the first 'Site Requirement' as follows, and delete the final 'Development Guideline':</i></p> <ul style="list-style-type: none"> • No buildings need to be retained. <u>The Keston Centre has some heritage merit, and retention of this building should be considered, but the existing uses should be reprovided prior to any development taking place. A community use should be provided on this site.</u> 	
SAMM105	SA60	<p><i>Amend the second 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> • If <u>access to the site requires</u> ing <u>the use of, or impacts</u> ing-on any element of <u>MOL it will need to justify how the</u> benefits provided by the <u>benefits of the development justify any and mitigate any impact</u> by consideration against relevant policies. 	
SAMM106	SA62	<i>Amend the northern boundary of SA62 to exclude the properties located between Lordship Recreation ground and Lordship Lane</i>	
SAMM108	SA62	<p><i>Add a further 'Site Requirement' setting out a list of principles that the SPD will achieve:</i></p> <ul style="list-style-type: none"> • <u>The SPD will be prepared in consultation with existing residents and will assess existing issues within the area and options to address these have regard to the following:</u> <ul style="list-style-type: none"> - <u>the form, function and quality of existing buildings on site;</u> - <u>the potential for refurbishment;</u> - <u>the principles under which demolitions would be considered;</u> - <u>the different and distinct characteristics of areas within and adjacent to the Allocation area, including (but not limited to) Lido Square, Moira Place, and Somerset Close;</u> - <u>the management and maintenance arrangements;</u> 	

		<ul style="list-style-type: none"> - <u>the community groups active on the site and their aspirations and needs;</u> - <u>opportunities to further improve the urban realm across the site;</u> <p><u>Where new development is proposed:</u></p> <ul style="list-style-type: none"> - <u>the optimum quantum of development to be provided;</u> - <u>the requirement to replace affordable residential floorspace in accordance with Policy SP2;</u> - <u>the housing mix in accordance with Policy DM11 and Council’s Housing Strategy;</u> - <u>the achievement of a high quality development that integrates with its surroundings;</u> - <u>Housing decant considerations;</u> - <u>the capacity of the existing community facilities to match any development, including existing shortfalls where they exist;</u> - <u>the need to improve the transport accessibility of the site to serve the new development and the existing community, including public transport, cycling and walking, and alterations to the surrounding road network;</u> - <u>consideration of feasibility and viability constraints; and</u> - <u>the delivery/implementation plan, including phasing strategy if necessary;</u> 	
SAMM109	SA62	<p><i>Delete the second ‘Development Guideline’.</i></p> <p><u>The site is listed as part of the Council’s initial estate renewal programme in Policy SP2. This policy also seeks to ensure no net loss of existing social housing floorspace in development; and ensure that affordable housing units are designed to a high quality and are fully integrated within schemes.</u></p>	
SAMM110	SA63 Paragraph 2.171	<p><i>Amend the Site Allocation at paragraph 2.171 as follows:</i></p> <p><u>Community use-led mixed use development including consolidation of community uses with potential housing development.</u></p>	

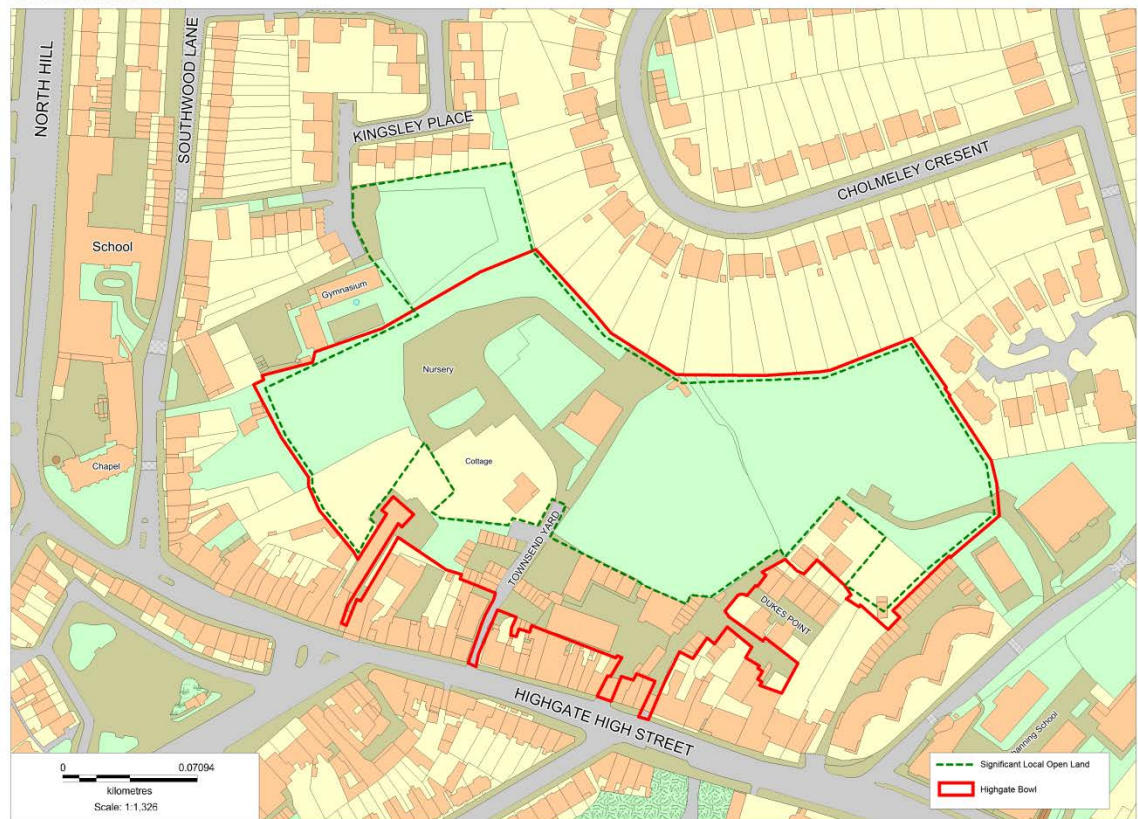
SAMM111	SA63 Paragraph 2.172	<p><i>Amend the commentary at paragraph 2.172 as follows:</i></p> <p>The site operates on a <u>long</u> lease from the Council, providing a range of community uses on a large site in the north of the Borough. As part of the Council's review of its landowning, and premises which provide community uses to determine how best use of them can be made. <u>Development that can be shown to maximise public utility while minimising land use, thereby creating space for new housing, will be supported.</u></p>	
SAMM112	SA63	<p><i>Amend the first 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> The future consolidated re-provision of all of the existing community uses <u>on or off site</u> should be secured before redevelopment can occur. 	
SAMM113	SA63	<p><i>Amend the second 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> Land should be restructured to make the best use of the land, with the potential for <u>cross-subsidy from residential to achieve this re-provision/enhancement of a community use taking account of existing uses.</u> 	
SAMM114	SA63	<p><i>Add new development guideline as follows:</i></p> <ul style="list-style-type: none"> <u>The Selby Trust should be consulted with regarding the development of future community uses on this site.</u> 	
SAMM115	SA64	<p><i>Add a further 'Development Guideline' as follows:</i></p> <ul style="list-style-type: none"> <u>The site has potential for significant archaeology, given its location opposite Bruce Castle and within the historic medieval core, which will require assessment.</u> 	
SAMM117	SA65	<p><i>Amend the fourth bullet point under 'Site Requirements' to read:</i></p> <ul style="list-style-type: none"> Development on this site should <u>enhance improve access to the towpath along the River Lea in accordance with London Plan policies 7.28: Restoration of the Blue Ribbon Network</u> 	

		and 7.30: London's Canal's and other River and Waterspaces.	
SAMM119	Site Requirements for SA9, SA11, SA12, SA21, SA46, SA61, SA62, SA63	<p><i>Insert the follow site requirement to read:</i></p> <ul style="list-style-type: none"> • Have regard to the opportunity to deliver the objectives of the Thames River Basin Plan, in accordance with Regulation 17 of the Water Environment Regulations 2013. 	
SAMM121	SA19	<p><i>Include the following 'Site Requirement':</i></p> <p>Development should have regard to the adjoining site allocations (SA18 & SA20) and follow the principles set out in any future Wood Green AAP</p>	
SAMM122	SA20	<p><i>Include the following 'Site Requirement':</i></p> <p>Development should have regard to the adjoining site allocations (SA18 & SA19) and follow the principles set out in any future Wood Green AAP</p>	
SAMM125	Table 17 Appendix 4	Amend Table 17: Site Capacities, at Appendix 4 to combine the indicative housing and employment floorspace figures for site SA30, SA31, SA32, SA33, & SA34.	

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

Map 1: Highgate Bowl Site Allocation & Open Space

SA42: HIGHGATE BOWL



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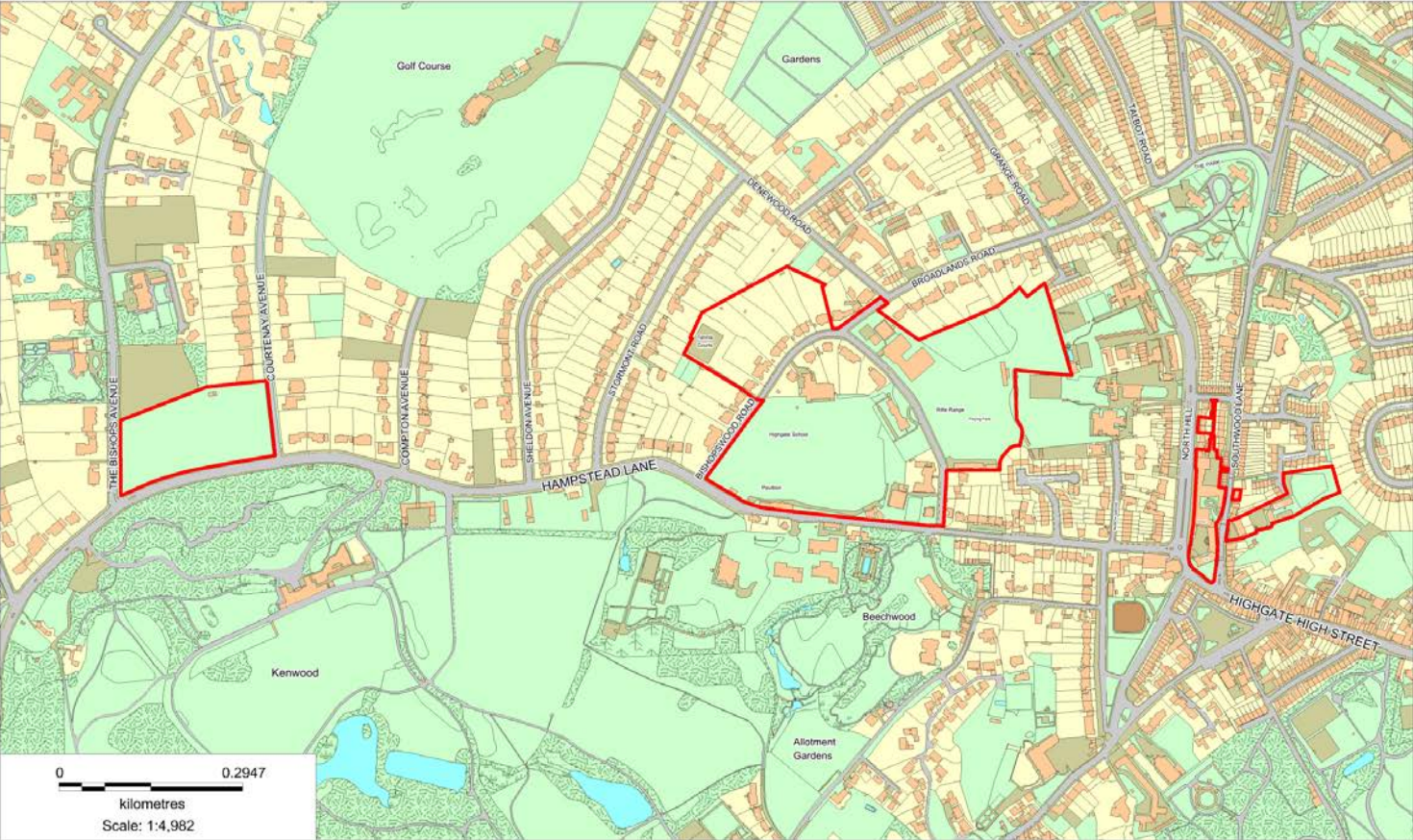
Amend Table 2 as shown below:

TABLE2: Safeguarding Existing Waste Sites

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

Amended Site Allocation SA41: Highgate School

HIGHGATE SCHOOL - SITE ALLOCATIONS



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