



Report

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Habitats Regulations Assessment Screening Report – Haringey's Proposed Submission Development Management Policies Consultation Document December 2015

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1 Introduction

1.1 Background to the project

- 1.1.1 AECOM has been appointed by London Borough of Haringey (referred to as “Haringey Council” and “the Authority”) to assist in undertaking a Habitats Regulations Assessment (HRA) of the potential effects of the Proposed Submission Development Management Policies (DMPs) Consultation Document December 2015 (known henceforth as “DMP(s)”) on the Natura 2000 network and Ramsar sites in support of the Haringey's Local Plan: Strategic Policies documents.
- 1.1.2 The Haringey Local Plan: Strategic Policies document was formally adopted by the Full Council on 18th March 2013. The Local Plan, along with the saved UDP policies (Unitary Development Plan), sets out a vision and key policies for the future development within the Borough from 2013 through to the end of the plan period (2026). It provides special policies outlining local and strategic development within the Borough, including housing, employment, leisure, and retail provision. In support of the Local Plan, in 2010 a Habitats Regulations Assessment was undertaken¹. In February 2015, an update to Haringey's Strategic Policies (Alterations to Strategic Policies document) was published for public consultation. The Alterations to Strategic Policies document reflected the increase in the Borough's strategic housing delivery target of 19,802 net new dwellings 2011- 2026; new Growth Areas; strategic improvements to, or renewal of, Haringey's housing estates; an additional Locally Significant Industrial Site; and Local Employment Areas. HRA has been undertaken of this document (subject to consultation), which screened out most impact pathways, with the residual likely significant effect remaining of disturbance to internationally designated features from construction activities². These HRA documents will be used as a basis for this assessment. These documents undertook Habitats Regulations Assessment (HRA) of the following internationally designated sites: The Lee Valley Ramsar Site; The Lee Valley SPA; and Epping Forest SAC. The objective of this assessment is to:
- identify any aspects of Haringey's Proposed Submission DMP Consultation Document December 2015 that would cause an adverse effect on the integrity of Natura 2000 sites, otherwise known as European sites or internationally designated sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and, as a matter of Government policy, Ramsar sites³), either in isolation or in combination with other plans and projects; and
 - advise on appropriate policy mechanisms for delivering mitigation where such effects are identified.

1.2 Current legislation

- 1.2.1 The need for Habitats Regulations Assessment is set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British law by the Conservation of Habitats and Species Regulations 2010. The ultimate aim of the Directive is to “maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest” (Habitats Directive, Article 2(2)). This aim relates to habitats and species, not the European sites themselves, although the sites have a significant role in delivering favourable conservation status.
- 1.2.2 Within the UK, Protected Areas for nature conservation include, those established under National legislation (e.g. Sites of Special Scientific Interest (SSSI)), areas established under European Union Directives/European initiatives (including the Natura 2000 network of sites), and protected areas established under Global Agreements (e.g. Ramsar sites).

¹ Hyder. (2010). London Borough of Haringey Pre-submission Core Strategy Habitats Regulations Assessment. http://www.haringey.gov.uk/sites/haringeygovuk/files/habitats_regulations_assessment.pdf [Accessed 23/09/15]

² AECOM (2015). Habitats Regulations Assessment Screening Report – Alterations to Haringey's Strategic Policies

³ Wetlands of International Importance designated under the Ramsar Convention 1979

- 1.2.3 With relevance to this report, Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive 1979. They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species. Special Areas of Conservation (SAC) are strictly protected sites designated under Article 3 of the EC Habitats Directive, which requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended)⁴. The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds). Ramsar sites are wetlands of international importance designated under the Ramsar Convention.
- 1.2.4 The Conservation of Habitats and Species Regulations 2010 require that land use plans are subject to Appropriate Assessment (AA) where they are likely to have a significant effect on a Natura 2000 site.
- 1.2.5 The Habitats Directive applies the precautionary principle to protected areas; plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the site(s) in question. In the case of the Habitats Directive, potentially damaging plans and projects may still be permitted if there are no alternatives to them and there are Imperative Reasons of Overriding Public Interest (IROPI) as to why they should go ahead. In such cases, compensation will be necessary to ensure the overall integrity of the site network is maintained.
- 1.2.6 In order to ascertain whether or not site integrity will be affected, a Habitats Regulations Assessment should be undertaken of the plan or project in question:

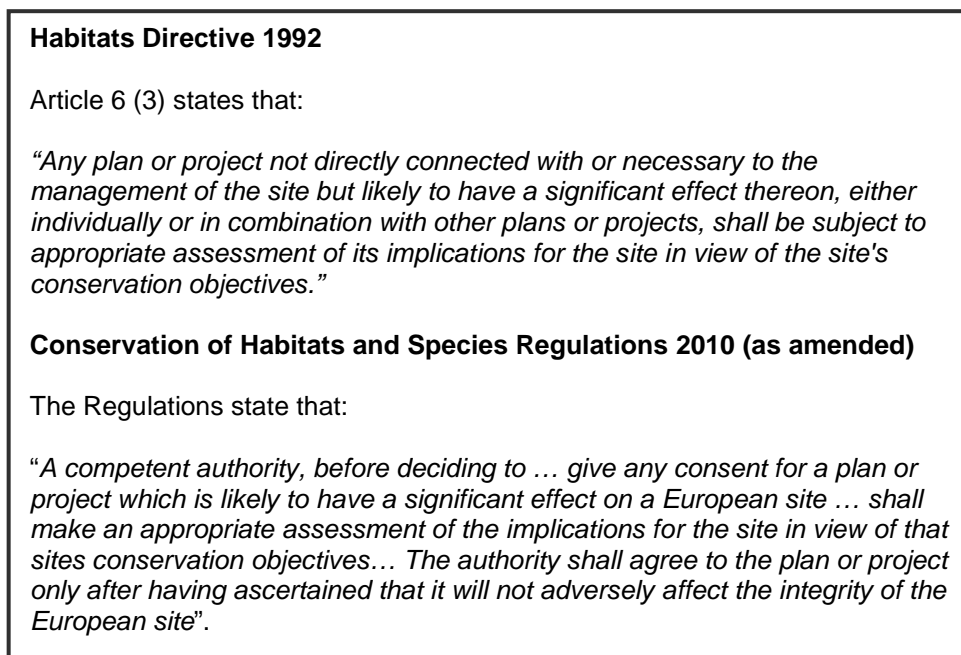


Figure 1: The Legislative Basis for Appropriate Assessment

⁴ <http://jncc.defra.gov.uk/>

- 1.2.7 Over the years the phrase 'Habitats Regulations Assessment' has come into wide currency to describe the overall process set out in the Conservation of Habitats and Species Regulations from screening through to Imperative Reasons of Overriding Public Interest (IROPI). This has arisen in order to distinguish the process from the individual stage described in the law as an 'appropriate assessment'. Throughout this report we use the term Habitats Regulations Assessment for the overall process.

1.3 Scope of the Project

- 1.3.1 There is no pre-defined guidance that dictates the physical scope of a HRA of a supporting Local Plan document. Therefore, in considering the physical scope of the assessment, we were guided primarily by the identified impact pathways rather than by arbitrary 'zones'. Current guidance suggests that the following European sites be included in the scope of assessment:
- All sites within the Local Plan area boundary; and
 - Other sites shown to be linked to development within the Borough boundary through a known 'pathway'.
- 1.3.2 Briefly defined, pathways are routes by which a change in activity within the Local Plan area can lead to an effect upon a European site. In terms of the second category of European site listed above, guidance from the former Department of Communities and Local Government states that the HRA should be '*proportionate to the geographical scope of the [plan policy]*' and that '*an AA need not be done in any more detail, or using more resources, than is useful for its purpose*' (CLG, 2006, p.6).
- 1.3.3 No Internationally designated sites are located within the London Borough of Haringey's boundary.
- 1.3.4 The following internationally designated sites considered within the Habitats Regulations Assessment of Haringey's draft DMP are located within 20km of the London Borough of Haringey's authority boundary, and as such could potentially have impact pathways present resulting from the draft DMP:
- Lee Valley SPA and Ramsar site;
 - Epping Forest SAC;
 - Richmond Park SAC;
 - Wimbledon Common SAC; and
 - Wormley-Hoddesdonpark Woods SAC.
- 1.3.5 During an initial sieving exercise to screen out internationally designated sites (e.g. no realistic impact pathways present), the following internationally designated sites can be sieved out from further assessment due to the distances involved.
- Epping Forest SAC, located 3km east from London Borough
 - Wormley-Hoddesdonpark Woods SAC located 12.9km from the borough boundary;
 - Richmond Park SAC located 14.3km from the borough boundary, and;
 - Wimbledon Common SAC located 14.7km from the borough boundary.
- 1.3.6 These sites are not considered further within this document.
- 1.3.7 There is one set of internationally designated sites that are located within a sufficiently close distance that the presence of impact pathways linking to Haringey's draft DMP cannot be screened out. These are:
- Lee Valley SPA and Ramsar site, located immediately adjacent to the London Borough to the east.

- 1.3.8 Details of Lee Valley SPA and Ramsar sites can be found in Chapter 3. Appendix A, Figure 1 illustrates the location of the internationally designated site in relation to the London Borough of Haringey's boundary.
- 1.3.9 The Habitats Regulations Assessment undertaken for the Local Plan in 2010⁵ and of the Alterations to Haringey's Strategic policies document (subject to consultation)⁶, identified only one impact pathway linking the London Borough of Haringey Local Plan to the Lee Valley SPA and Ramsar site. The residual impact pathway was disturbances from construction activities, impacting on avian features of the designated site. These Local Plan HRA documents should be referred to for further background to this DMP.
- 1.3.10 The remainder of this document considers potential for likely significant effects from impact pathways resulting from Haringey's DMP upon the following internationally designated sites:
- Lee Valley SPA and Ramsar sites

1.4 This Report

- 1.4.1 Chapter 2 of this report summarises the methodology for the assessment. Chapter 3 outlines details of the internationally designated sites, including, features and conservation objectives identifies. Chapter 4 discusses the possible pathways by which adverse effects on internationally designated sites could arise and considers each Development Management Policy (DMP) identified within the screening assessment undertaken in Appendix B (Table 1) likely significant effects, based on key environmental conditions required to maintain the integrity of these sites. The screening exercise concludes by either screening out any possible impacts or by determining that mitigation or avoidance measures are required. Where mitigation strategies are deemed necessary, potential approaches are discussed. In combination effects with other plans on each European site are also considered within Chapter 4. Figure 1 of Appendix A presents a map showing all internationally important wildlife sites discussed.

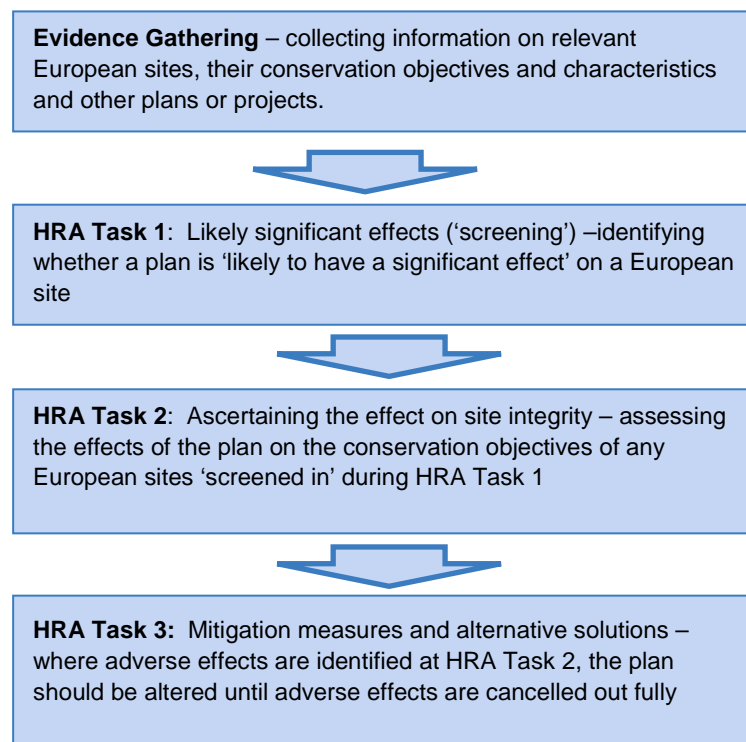
⁵ Hyder. (2010). London Borough of Haringey Pre-submission Core Strategy Habitats Regulations Assessment. http://www.haringey.gov.uk/sites/haringeygovuk/files/habitats_regulations_assessment.pdf [Accessed 23/09/15]

⁶ AECOM (2015). Habitats Regulations Assessment Screening Report – Alterations to Haringey's Strategic Policies

2 Methodology

2.1 Introduction

- 2.1.1 The HRA has been carried out in the continuing absence of formal central Government guidance, although general EC guidance on HRA does exist⁷. The former Department for Communities and Local Government released a consultation paper on the Appropriate Assessment of Plans in 2006⁸. As yet, no further formal guidance has emerged. However, Natural England has produced its own internal guidance⁹ as has the RSPB¹⁰. Both of these have been referred to alongside the guidance outlined in Section 1.2 in undertaking this HRA.
- 2.1.2 Figure 2 below, outlines the stages of HRA according to current draft CLG guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan until no significant adverse effects remain.



Source: CLG, 2006

⁷ European Commission (2001): Assessment of plans and projects significantly affecting Natura 2000 Sites: Methodological Guidance on the Provisions of Article 6(3) and 6(4) of the Habitats Directive.

⁸ CLG (2006) Planning for the Protection of European Sites, Consultation Paper

⁹ http://www.ukmpas.org/pdf/practical_guidance/HRGN1.pdf

¹⁰ Dodd A.M., Cleary B.E., Dawkins J.S., Byron H.J., Palframan L.J. and Williams G.M. (2007)

The Appropriate Assessment of Spatial Plans in England: a guide to why, when and how to do it. The RSPB, Sandy.

Figure 2- Four-Stage Approach to Habitats Regulations Assessment

2.2 HRA Task 1 - Likely Significant Effects (LSE)

2.2.1 Following evidence gathering, the first stage of any Habitats Regulations Assessment is a Likely Significant Effect (LSE) test - essentially a risk assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is:

"Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites?"

2.2.2 The objective is to 'screen out' those plans and projects that can, without any detailed appraisal, be said to be unlikely to result in significant adverse effects upon European sites, usually because there is no mechanism for an adverse interaction with European sites. This stage is the subject of Chapter 4 of this report (See Appendix B, Table 1 for the screening table of DMPs), and goes a step further than a scoping report that was able to scope out sites listed in paragraph 1.3.5. Those particular sites could be scoped out regardless of the nature and scale of any proposed development, whereas screening is needed where there is a potential pathway of impact and the scale, nature and location of development determines whether this actually exists.

2.2.3 The level of detail in land use plans concerning developments that will be permitted under the plans will never be sufficient to make a detailed quantification of adverse effects. Therefore, we have again taken a precautionary approach (in the absence of more precise data) assuming as the default position that if an adverse effect cannot be confidently ruled out, avoidance or mitigation measures must be provided. This is in line with the former Department of Communities and Local Government guidance that the level of detail of the assessment, whilst meeting the relevant requirements of the Habitats Regulations, should be 'appropriate' to the level of plan or project that it addresses.

2.3 Confirming Other Plans and Projects That May Act In Combination

2.3.1 It is a requirement of the Regulations that the impacts of any land use plan being assessed are not considered in isolation but in combination with other plans and projects that may also be affecting the internationally designated site(s) in question.

2.3.2 It is neither practical nor necessary to assess the 'in combination' effects of the DMPs within the context of all other plans and projects within this area of England. For the purposes of this assessment, we have determined that, due to the nature of the identified impacts, the key other plans and projects relate to the additional housing, transportation and commercial/industrial allocations proposed for neighbouring and nearby authorities over the lifetime of the DMP. A good place to start is the London Plan (2015)¹¹

Table 1: Housing Levels to be Delivered in Neighbouring Authorities

Local Authority	Total housing (taken from the London Plan, 2015 ¹²) Minimum ten year target 2015-2025	Total housing (taken from the London Plan, 2015) Annual monitoring target 2015-2025
London Borough of Barnet	23,489	2,349
London Borough of Camden	8,892	889
London Borough of Enfield	7,976	798
London Borough of Islington	12,641	1,264
London Borough of Hackney	15,988	1,599
London Borough of Waltham Forest	8,620	862

¹¹ Mayor of London (March, 2015). The London Plan. The Spatial Development Strategy for London. Consolidated with Alterations Since 2011.

¹² Mayor of London (March, 2015). The London Plan. The Spatial Development Strategy for London. Consolidated with Alterations Since 2011

2.3.3 There are other plans and projects that are relevant to the 'in combination' assessment and the following have all been taken into account in this assessment:

Plans

- **London Borough of Haringey Local Plan: Strategic Policies.** Adopted March 2013.
- **London Borough of Haringey Local Plan: Alterations to Strategic Policies.** September 2015 (not yet subject to consultation).
- **The London Plan.** The Spatial Development Strategy for London. Consolidated with Alterations Since 2011. Published March 2015.
- **The London Plan.** Sub Regional Development Framework – North London. Published May 2006.
- **The London Plan.** Sub Regional Development Framework – Central London. Published May 2006.
- **North London Waste Plan.** This is currently in preparation; the draft is due for consultation in 'Summer/ Autumn 2015'.
- **London Borough of Barnet Local Plan Core strategy DPD.** Adopted September 2012.
- **London Borough of Camden Core Strategy.** Adopted November 2010.
- **London Borough of Enfield Core Strategy.** Adopted November 2010.
- **London Borough of Islington Core Strategy.** Adopted February 2011.
- **London Borough of Hackney Core Strategy: Local Development framework.** Adopted December 2010.
- **London Borough of Waltham Forest Local Plan Core Strategy.** Adopted March 2012
- **Walthamstow Wetlands.** Planning permission granted 2014.

2.3.4 When undertaking this part of the assessment it is essential to bear in mind the principal intention behind the legislation i.e. to ensure that those projects or plans which in themselves have minor impacts are not simply dismissed on that basis, but are evaluated for any cumulative contribution they may make to an overall significant effect. In practice, in combination assessment is therefore of greatest relevance when the plan would otherwise be screened out because its individual contribution is inconsequential.

3 Internationally Designated Sites, Interest Features and Conservation Objectives

3.1 Introduction

3.1.1 The Lee Valley SPA is located to the north-east of London, where a series of wetlands and reservoirs occupy about 20 km of the valley. The site comprises embanked water supply reservoirs, sewage treatment lagoons and former gravel pits that support a range of man-made, semi-natural and valley bottom habitats. These wetland habitats support wintering wildfowl, in particular Gadwall *Anas strepera* and Shoveler *Anas clypeata*, which occur in numbers of European importance. Areas of reedbed within the site also support significant numbers of wintering Bittern *Botaurus stellaris*. Lee Valley SPA is split into two sections, a northern and a southern. The southern section is located adjacent to the eastern boundary of the London Borough of Haringey. It contains Walthamstow Reservoir SSSI and Walthamstow Marshes SSSI. The northern section is located approximately 9.5km north of the Borough which contains Turnford and Chestnut Pits SSSI.

3.2 Qualifying Features

3.2.1 The site qualifies as an **SPA** for the following Annex I species:

- Wintering bittern *Botaurus stellaris*. 6 individuals representing at least 6.0% of the wintering population in Great Britain (5 year peak mean, 1992/3-1995/6)
- Migratory gadwall *Anas strepera*. 515 individuals representing at least 1.7% of the wintering Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)
- Migratory shoveler *Anas clypeata*. 748 individuals representing at least 1.9% of the wintering Northwestern/Central Europe population (5 year peak mean 1991/2 - 1995/6)

3.2.2 The site qualifies under the following Ramsar criterion

3.2.3 *Criterion 2*: The site supports the nationally scarce plant species:

- whorled water-milfoil *Miriophyllum verticillatum* and the rare or vulnerable invertebrate *Micronecta minutissima* (a water-boatman).

3.2.4 *Criterion 6*: Species/populations occurring at levels of international importance.

3.2.5 Species with peak counts in spring/autumn:

- Northern shoveler, *Anas clypeata*, (NW & C Europe) 287 individuals, representing an average of 1.9% of the GB population (5 year peak mean 1998/9- 2002/3)

3.2.6 Species with peak counts in winter:

- Gadwall, *Anas strepera strepera*, (NW Europe) 445 individuals, representing an average of 2.6% of the GB population (5 year peak mean 1998/9-2002/3)

3.3 Conservation Objectives of the SPA

3.3.1 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring; the extent and distribution of the habitats of the qualifying features.

- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

3.4 Environmental Vulnerabilities

- Water quality: eutrophication from waste water. This is being addressed by AMP3 funding under the urban Waste Water Treatment Directive
- Water quantity: over extraction of surface water for public consumption, notably during drought periods. This is managed via Environment Agency Review of Consents.
- Recreational pressure: this is managed by zoning of waterbodies within the Lee Valley Regional Park.

4 Likely Significant Effects

4.1 Introduction

- 4.1.1 In carrying out an HRA it is important to determine the various ways in which land use plans can impact on internationally designated sites by following the pathways along which development can be connected with internationally designated sites, in some cases many kilometres distant. Briefly defined, pathways are routes by which a change in activity associated with a development (Plan) can lead to an effect upon an internationally designated site. Following the HRA of the Local Plan (Strategic Policies in 2010 and Alterations to Strategic Policies in 2015), and a brief sieve of the DMPs, the following impact pathways are considered within this document.
- 4.1.2 Impact pathways for consideration are:
- Disturbance from construction activities
 - Collision risk with proposed buildings
- 4.1.3 The screening assessment (see Appendix B, Table 1) identified a single policy that has potential to result in impact pathways that link to Lee Valley SPA and Ramsar site's avian features. This is Policy DM6 (Building Heights).
- 4.1.4 This policy provides for tall buildings. Map 2.2 of the policy indicative locations for tall buildings, with provision for mid-high rise buildings within 150m east of Lee Valley SPA and Ramsar site. This has potential to cause disturbance to avian bird features of the internationally designated site (sites such as shoveler, gadwall and bittern) during the construction phase of the development and an increased risk of collisions by bird features of the SPA and Ramsar site, both during the construction and operational phase.

4.2 Disturbance from Construction Activities

- 4.2.1 As previously noted, the Lee Valley SPA and Ramsar site lies immediately adjacent to the London Borough of Haringey and is theoretically vulnerable, to the effects of disturbances from construction activities resulting from development in close proximity to the internationally designated site within Haringey.
- 4.2.2 It is therefore necessary to perform a further screening assessment to determine whether Haringey's DMP contains policy measures that could lead to a likely significant effects, either alone or 'in combination' with other plans and projects, through disturbance from construction activities, on this internationally designated site.
- 4.2.3 Construction activities within close proximity of an internationally designated site have potential to:
- Cause disturbance to sensitive species, particularly ground-nesting birds and wintering wildfowl resulting from visual and acoustic disturbances.
- 4.2.4 Concern regarding the effects of disturbance on birds stems from the fact that they are expending energy unnecessarily and the time they spend responding to disturbance is time that is not spent feeding¹³. Disturbance therefore risks increasing energetic output while reducing energetic input, which can adversely affect the 'condition' and ultimately the survival of the birds. In addition, displacement of birds from one feeding site to others can increase the pressure on the resources available within the remaining sites, as they have to sustain a greater number of birds¹⁴.
- 4.2.5 The potential for disturbance may be less in winter than in summer. In addition, the consequences of disturbance at a population level may be reduced because birds are not

¹³ Riddington, R. *et al.* 1996. The impact of disturbance on the behaviour and energy budgets of Brent geese. *Bird Study* 43:269-279

¹⁴ Gill, J.A., Sutherland, W.J. & Norris, K. 1998. The consequences of human disturbance for estuarine birds. *RSPB Conservation Review* 12: 67-72

breeding. However, winter activity can still cause important disturbance, especially as birds are particularly vulnerable at this time of year due to food shortages, such that disturbance which results in abandonment of suitable feeding areas through disturbance can have severe consequences. Several empirical studies have, through correlative analysis, demonstrated that out-of-season (October-March) activity (recreational) can result in quantifiable disturbance:

- Underhill et al¹⁵ counted waterfowl and all disturbance events on 54 water bodies within the South West London Water bodies Special Protection Area and clearly correlated disturbance with a decrease in bird numbers at weekends in smaller sites and with the movement of birds within larger sites from disturbed to less disturbed areas.
- Evans & Warrington¹⁶ found that on Sundays total water bird numbers (including shoveler and gadwall) were 19% higher on Stocker's Lake LNR in Hertfordshire, and attributed this to displacement of birds resulting from greater recreational activity on surrounding water bodies at weekends relative to week days.
- Tuite et al¹⁷ used a large (379 site), long-term (10-year) dataset (September – March species counts) to correlate seasonal changes in wildfowl abundance with the presence of various recreational activities. They found that on inland water bodies shoveler was one of the most sensitive species to disturbance. The greatest impact on winter wildfowl numbers was associated with sailing/windsurfing and rowing.
- Pease et al¹⁸ investigated the responses of seven species of dabbling ducks to a range of potential causes of disturbance, ranging from pedestrians to vehicle movements. They determined that walking and biking created greater disturbance than vehicles and that gadwall were among the most sensitive of the species studied.
- A three-year study of wetland birds at the Stour and Orwell SPA, Ravenscroft¹⁹ found that walkers, boats and dogs were the most regular source of disturbance. Despite this, the greatest responses came from relatively infrequent events, such as gun shots and aircraft noise. Birds seemed to habituate to frequent 'benign' events such as vehicles, sailing and horses, but there was evidence that apparent habituation to more disruptive events related to reduced bird numbers – i.e. birds were avoiding the most frequently disturbed areas. Disturbance was greatest at high tide and on the Orwell, but birds on the Stour showed greatest sensitivity.

4.2.6 However the outcomes of many of these studies need to be treated with care. For instance, the effect of disturbance is not necessarily correlated with the impact of disturbance, i.e. the most easily disturbed species are not necessarily those that will suffer the greatest impacts. It has been shown that, in some cases, the most easily disturbed birds simply move to other feeding sites, whilst others may remain (possibly due to an absence of alternative sites) and thus suffer greater impacts on their population²⁰. A literature review undertaken for the RSPB²¹ also urges caution when extrapolating the results of one disturbance study because responses differ between species and the response of one species may differ according to

¹⁵ Underhill, M.C. *et al.* 1993. Use of Waterbodies in South West London by Waterfowl. An Investigation of the Factors Affecting Distribution, Abundance and Community Structure. Report to Thames Water Utilities Ltd. and English Nature. Wetlands Advisory Service, Slimbridge

¹⁶ Evans, D.M. & Warrington, S. 1997. The effects of recreational disturbance on wintering waterbirds on a mature gravel pitlake near London. *International Journal of Environmental Studies* 53: 167-182

¹⁷ Tuite, C.H., Hanson, P.R. & Owen, M. 1984. Some ecological factors affecting winter wildfowl distribution on inland waters in England and Wales and the influence of water-based recreation. *Journal of Applied Ecology* 21: 41-62

¹⁸ Pease, M.L., Rose, R.K. & Butler, M.J. 2005. Effects of human disturbances on the behavior of wintering ducks. *Wildlife Society Bulletin* 33 (1): 103-112.

¹⁹ Ravenscroft, N. (2005) Pilot study into disturbance of waders and wildfowl on the Stour-Orwell SPA: analysis of 2004/05 data. Era report 44, Report to Suffolk Coast & Heaths Unit.

²⁰ Gill et al. (2001) - Why behavioural responses may not reflect the population consequences of human disturbance. *Biological Conservation*, 97, 265-268

²¹ Woodfield & Langston (2004) - Literature review on the impact on bird population of disturbance due to human access on foot. *RSPB research report* No. 9.

local environmental conditions. These facts have to be taken into account when attempting to predict the impacts of future recreational pressure on internationally designated sites.

- 4.2.7 Disturbing activities are on a continuum. The most disturbing activities are likely to be those that involve irregular, infrequent, unpredictable loud noise events, movement or vibration of long duration (such as those often associated with construction activities). Birds are least likely to be disturbed by activities that involve regular, frequent, predictable, quiet patterns of sound or movement or minimal vibration. The further any activity is from the birds, the less likely it is to result in disturbance.
- 4.2.8 The factors that influence a species response to a disturbance are numerous, but the three key factors are species sensitivity, proximity of disturbance sources and timing/duration of the potentially disturbing activity.

- 4.2.9 Disturbances from construction activities such as noise and visual disturbances have potential to result in likely significant effects upon avian features of an internationally designated site such as the Lee Valley SPA and Ramsar site features (wintering bittern, and migratory gadwall and shoveler). Construction activities associated with land in close proximity to the internationally designated site identified within Map2.2 of Policy DM6 have the potential to result in these disturbances.
- 4.2.10 Lee Valley internationally designated site is located within an urban area so will already be subject to existing levels of visual and acoustic disturbance. However, impacts from construction and operational activities in close proximity to the designated site still have potential to impact upon the site's features.
- 4.2.11 DMP 19 (Nature Conservation) states the following:
- 4.2.12 *'A. Development proposals on sites which are, or are adjacent to, Sites of Special Scientific Interest, Local Nature Reserves, Sites of Importance for Nature Conservation or Ecological Corridors, should protect and enhance the nature conservation value of the site.'*
- 4.2.13 *'B. Development that has a direct or indirect negative impact upon important ecological assets will only be permitted where the harm cannot reasonably be avoided and it has been demonstrated that appropriate mitigation can address the harm caused..'*
- 4.2.14 This policy does provide some protection for conservation sites. Whilst it is noted that there are no internationally designated conservation sites within the Borough, Lee Valley SPA and Ramsar site is located immediately adjacent to the Borough. For robustness, it is recommended that DM19 also include reference to internationally designated sites.
- 4.2.15 Guidance from the former Department of Communities and Local Government states that the HRA should be *'proportionate to the geographical scope of the [plan policy]'* and that *'an AA need not be done in any more detail, or using more resources, than is useful for its purpose'* (CLG, 2006, p.6). More recently, the Court of Appeal ruled that providing the Council (competent authority) was duly satisfied that proposed mitigation could be *'achieved in practice'* to satisfied that the proposed development would have no adverse effect, then this would suffice. This ruling has since been applied to a planning permission (rather than a Core Strategy). In this case the High Court ruled that for *'a multistage process, so long as there is sufficient information at any particular stage to enable the authority to be satisfied that the proposed mitigation can be achieved in practice it is not necessary for all matters concerning mitigation to be fully resolved before a decision maker is able to conclude that a development will satisfy the requirements of reg 61 of the Habitats Regulations'*. As such, it is valid to defer site specific screening of disturbances resulting from construction activities to the project planning stage of the application. As mitigation such as appropriate timing of works, pertinent choice of machinery and the use of acoustic and visual hording are feasible mitigation measures that could be incorporated within the project specific Planning Application to prevent likely significant effects from resulting. As such, this impact pathway can be screened out from further consideration, both alone, and in-combination with other projects or plans.

4.3 Collision risk

- 4.3.1 High-rise and mid high-rise buildings identified in Map 2.2 of DM6 (Building Heights) are located to the west and south west of Lee Valley SPA and Ramsar site. There is potential for avian features of the SPA and Ramsar site to collide with these proposed new tall structures.
- 4.3.2 Stoke Newington reservoir is located approximately 1.6km south west of the Lee Valley internationally designated sites and supports avian features for which the Lee Valley is designated such as gadwall and shoveler. As such, bird species associated with the Lee Valley designated site are likely to fly over the area identified in DM6, Map 2.2. The area between Stoke Newington reservoirs and those associated with the Lee Valley is already an urban built up area with high rise buildings, including three high rise buildings (at least 15 stories in height) along Bethane Road adjacent to Stoke Newington Reservoir to the north east. In addition to this, the main fly-way for bird features of the SPA and Ramsar site (shoveler, gadwall and bittern) is along the Lee Valley, north and south of the SPA and Ramsar site. As such, it is unlikely that a significant portion of bird features will fly in a south

westerly direction towards Stoke Newington Reservoirs and the proposed tall buildings. Due to these two factors, it can be considered that the construction of the tall buildings identified within Map 2.2 of DM6 (Building Heights), will not result in likely significant effects upon the bird features of Lee Valley SPA and Ramsar site. As such, this impact pathway can be screened out both alone, and in-combination with other projects or plans.

5 Conclusion

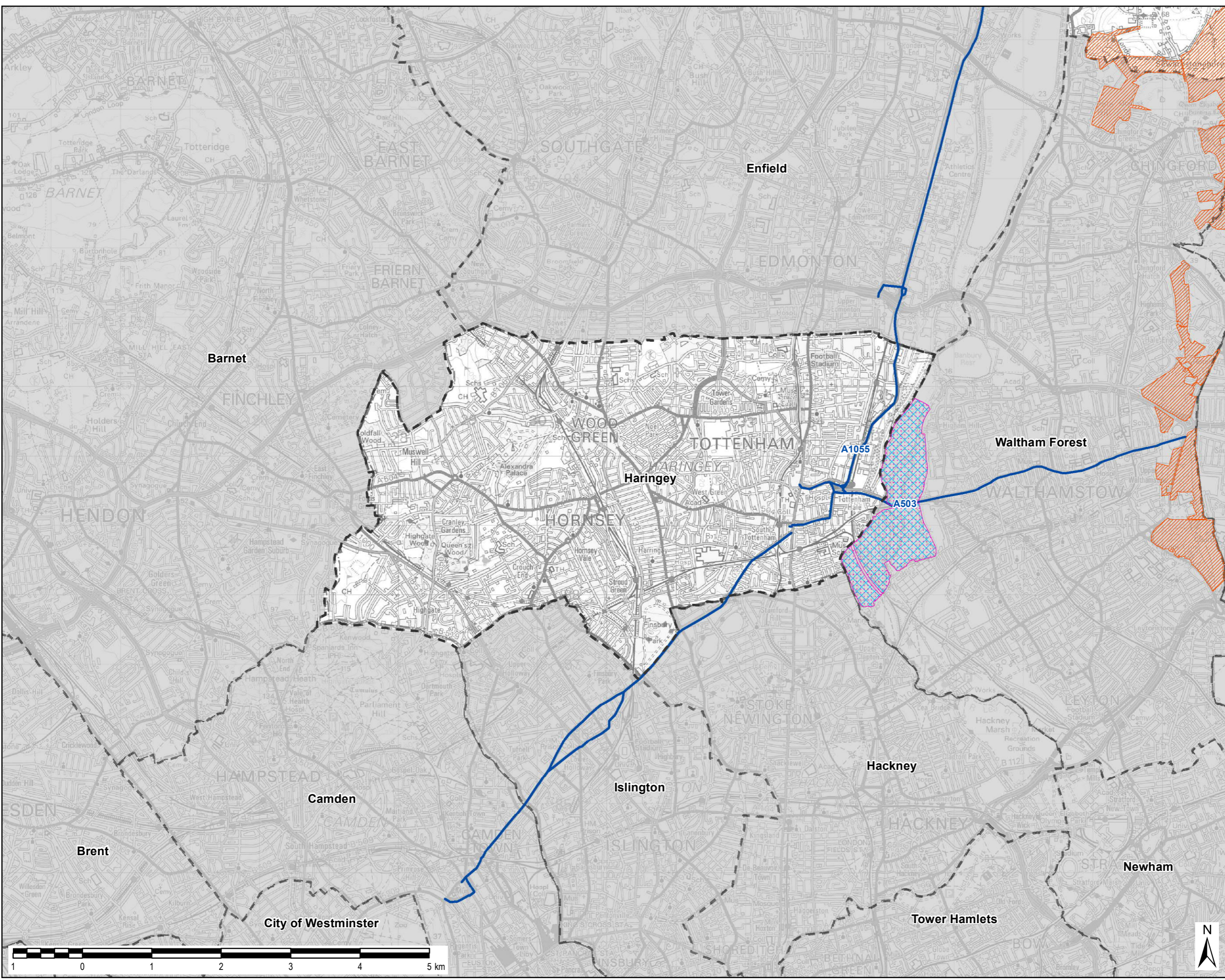
5.1.1 Impact pathways assessed against Lee Valley SPA and Ramsar site are:

- Disturbance from construction activities
- Collision risk with proposed buildings

5.1.2 Both these impact pathways can be screened out both alone and in-combination with other projects or plans. This is due to the following factors:

- The ability of project specific mitigation measures to be feasibly incorporated at the appropriate level (e.g. not at the Plan level, but rather at the project level) where the competent authority (Council) is satisfied that proposed mitigation could be '*achieved in practice*';
- The urban setting of Lee Valley SPA and Ramsar site and Stoke Newington reservoirs; and,
- The main location of the flyway for bird features of the internationally designated site is along the Lee Valley, rather than across the urban areas of London towards Stoke Newington reservoirs.

Appendix A. Figure 1: Locations of Internationally Designated Sites



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

- LEGEND**
- Haringey Borough Boundary
 - London Borough Boundary
 - Epping Forest Special Area of Conservation
 - Lee Valley Ramsar Site
 - Lee Valley Special Protection Area
 - A Road

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Purpose of Issue **DRAFT**

Client **HARINGEY COUNCIL**

Project Title **HARINGEY HRA**

Drawing Title **HARINGEY COUNCIL ENVIRONMENTAL DESIGNATIONS**

Drawn S. Masnikosa	Checked J. Waters	Approved I. Hoffman	Date 10/11/2015
AECOM Internal Project No. 47076094		Scale @ A3 1:50,000	

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Appendix B. Screening Table of Haringey's Draft Development Management Policies (DMPs)

Policies identified in green have been screened from any further assessment due to a lack of realistic impact pathways.

Policies identified in orange have been screened in for further assessment as there is potential for impact pathways to affect internationally designated sites, resulting in likely significant effects.

Table 1: Screening of Haringey's Development Management Policies (DMP)

Policy	Description	Screening outcome
Chapter 2. Design and Character		
DM1 Delivering High Quality Design	Haringey Development Charter A. All development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria: <ol style="list-style-type: none"> Relate positively to neighbouring structures, new or old, to create a harmonious whole; Make a positive contribution to a place, improving the character and quality of an area; Confidently addresses feedback from local consultation; Demonstrate how the quality of the development will be secured when it is built; and Are inclusive and incorporate sustainable design and construction principles. Design Standards <u>Character of development</u> B. Development proposals must be relate positively to their locality, having regard to: <ol style="list-style-type: none"> Building heights; Form, scale & massing prevailing around the site; 	No HRA implications. This outlines development management policy relating to character, landscaping, and privacy and amenity. There are no impact pathways present.

- c. Urban grain, and the framework of routes and spaces connecting locally and more widely;
- d. Maintaining a sense of enclosure and where appropriate, following existing building lines;
- e. Rhythm of any neighbouring or local regular plot and building widths;
- f. Active, lively frontages to the public realm; and
- g. Distinctive local architectural styles, detailing and materials.

Landscaping

C. Development proposals will demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to:

- a. Landform;
- b. Levels, slopes and the fall of the ground;
- c. Trees on and close to the site;
- d. Landscaped boundary and treatments; and
- e. Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.

Privacy and amenity

D. Developments must ensure a high standard of privacy and amenity for its users and neighbours. The Council will support proposals that:

- a. Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;
- b. Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and
- c. Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to

	arise from the use and activities of the development.	
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<p>DM2</p> <p>Accessible and Safe Environments</p>	<p>Developments should ensure that they:</p> <p>a. Can be used safely, easily and with dignity by all;</p> <p>b. Are designed so that the layout improves people's access to social and community infrastructure, including local shops and public transport;</p> <p>c. Protect, improve and create, where appropriate, safe and accessible pedestrian and cycling routes and should not impede pedestrian and cycling permeability; and. Comply with the principles set out in 'Secured by design'.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to accessibility and safety.</p> <p>There are no impact pathways present.</p>
<p>DM3</p> <p>Public Realm</p>	<p>Public Art</p> <p>A. Major development proposals should consider how the scheme enhances local distinctiveness and legibility through the use of public art. The public art, which should be maintained in perpetuity, should be located in a prominent location, and could be fixed to the proposed building, or located on the development site in a public space.</p> <p>Privately owned public spaces within new Development</p> <p>A. New privately owned public spaces should increase the sense of public freedom rather than compounding the sense that it is a private space. The management of these spaces, including their use and public access, will need to be agreed by the Council.</p> <p>Advertisements</p> <p>B. Proposals for all advertisements should be designed to a high standard and in particular should:</p> <p>a. Contribute to a safe and attractive environment;</p> <p>b. Be of a high quality and sensitive to its visual appearance on the building on which it is to be sited and the surrounding street scene, especially in the case of listed buildings and conservation areas;</p> <p>c. Avoid unsightly proliferation or clutter of signage in the vicinity;</p> <p>d. Not cause a hazard to pedestrians or road users, including by siting and design</p> <p>Be sited to avoid visual intrusion of light pollution into adjoining residential properties; and</p> <p>f. Where appropriate, be constructed of materials and finishes which discourage both graffiti and fly</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to public art, advertisements and telecommunications. This policy does not outline any specific development.</p> <p>There are no impact pathways present.</p>

	<p>posting.</p> <p>Telecommunications equipment</p> <p>C. Proposals for the installation of telecommunications equipment will be permitted where:</p> <p>It is demonstrated the equipment is limited to the minimum operational requirement;</p> <p>b. Opportunities for sharing facilities, such as masts, cabinet boxes and satellite dishes, and erecting antennae on existing buildings or other structures has been fully explored and have been taken advantage of;</p> <p>c. There is no significant adverse impact on the visual amenity of neighbouring occupiers;</p> <p>d. There is no adverse effect on the external appearance of the building, street scene, or spaces in which they are located;</p> <p>e. The size of any equipment visible from the street is minimised (including satellite dishes, other domestic equipment and any supporting structures);</p> <p>f. The equipment is future-proofed to accommodate anticipated improvements in infrastructure;</p> <p>g. They are located discretely and do not detract from the special character and appearance of heritage assets or conservation area;</p> <p>h. They are appropriately designed, coloured and landscaped. For dishes, this may include installing a mesh or transparent structure;</p> <p>i. A minimum residual footway width on main pedestrian roads in line with the Manual for Streets is preserved.</p> <p>D. All telecommunications equipment should be removed as soon as reasonably practicable after it is no longer required.</p>	
<p>DM4</p> <p>Provision and Design of Waste Management Facilities</p>	<p>A. All proposals should consider how to sustainably manage waste arising from the development during the design, construction and occupation phases of new developments.</p> <p>B. All proposals will be required to make on-site provision for general waste, the separation of recyclable materials and organic material for composting. The on-site provision must:</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to provision and design of waste management facilities. It does not</p>

	<p>a. Ensure adequate dedicated internal and external storage space to manage the volume of waste arising from the site;</p> <p>Provide accessible and safe access to on-site storage facilities, both for occupiers and collection operatives, including vehicles, having regard to the Council’s Refuse Collection Strategy;</p> <p>c. Be located and screened to avoid nuisance and adverse impact on visual and other amenity to occupiers and neighbouring uses, and are within the maximum permitted carrying and reversing distances; and</p> <p>d. For mixed-use development, suitably separate household and commercial waste.</p> <p>C. In addition, proposals for new multi-storey flatted residential development will be required to make provision for:</p> <p>a. Adequate temporary storage space within each flat, allowing for separate storage of recyclable materials;</p> <p>b. Adequate communal storage for waste, including separate storage for recyclables, pending its collection; and</p> <p>c. Storage and collection systems at each floor (such as dedicated rooms, storage areas and chutes or underground waste collection systems) which are sensitively integrated into the development, with the Council giving preference to basement servicing over the use of forecourts or ground floor internal storage.</p>	<p>outline any specific development.</p> <p>There are no impact pathways present.</p>
<p>DM5</p> <p>Locally Significant Views and Vistas</p>	<p>A. Development proposals within the viewing corridors of the Locally Significant Views shown on Map 2.2 must demonstrate how the proposal:</p> <p>a. Enhances the viewers’ ability to recognise and appreciate the landmark being viewed;</p> <p>b. Makes a positive contribution to the composition of the local view; and</p> <p>c. Meets the requirements of the Council’s Tall Buildings and Views Supplementary Planning Document.</p> <p>B. Obstructions to the Locally Significant Views should be minimised and will be assessed by the Council on their level impact on the views.</p> <p>C. Development proposals should consider opportunities to create new local views and vistas through the design and layout of new development.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to vistas and views.</p> <p>There are no impact pathways present.</p>

	<p>D. Existing identified viewpoints and viewing points should remain accessible and managed.</p>	
<p>DM6 Building Heights</p>	<p>A. For all development (including Tall and Taller buildings) proposals, the Council expects building heights to be of an appropriate scale which responds positively to the site’s surroundings, including nearby sites, having regard to the need to achieve a high standard of development and should be consistent with the Council’s Tall buildings and Views Supplementary Planning Document.</p> <p>B. Tall buildings will only be acceptable in areas identified on Map 2.2 as being suitable for tall buildings.</p> <p>C. Where tall buildings are acceptable in principle, having regard to A and B above, proposals must be justified in community benefit as well as urban design terms and should conform to the following general design requirements:</p> <p>a. Relates to the adjacent and surrounding buildings in terms of mass, bulk and height in order to respect the character of the townscape and landscape context;</p> <p>b. Responds to the local and historic environment, including the relationship to the local context of the locality, paying particular regard to local heritage assets, conservation areas and historic parks, and their setting;</p> <p>c. Protects and preserves existing locally important and London wide strategic views in accordance with policy DM5;</p> <p>d. Be of the highest standard of architectural quality and design, including a high quality urban realm;</p> <p>e. Represent a landmark building which by its distinctiveness must be:</p> <p>i. A way finder or marker, drawing attention to locations of civic importance, major public transport interchanges, and areas of high visitation;</p> <p>ii. Elegant and well proportioned, and visually interesting when viewed from any distance or direction; and</p> <p>iii. Positively engages with the street environment.</p> <p>f. Considers the impact on ecology and microclimate.</p> <p>D. Tall buildings within close proximity to each other should:</p>	<p>Potential impact pathways present</p> <p>This outlines development management policy relating to tall buildings located within Map 2.2. This outlines provision for mid-high rise buildings within 150m of Lee Valley SPA and Ramsar site.</p> <p>Potential impact pathways present:</p> <ul style="list-style-type: none"> Disturbances from construction activities

	<p>a. Avoid a canyon effect;</p> <p>b. Consider the cumulative climatic impact of the buildings; and</p> <p>c. Avoid coalescence between individual buildings,</p> <p>d. Each building accords with A and B above,</p> <p>e. Demonstrate how they collectively contribute to the delivery of the vision for the area.</p> <p>E. All proposals for tall buildings must be accompanied by an urban design analysis which assesses the proposal in relation to the surrounding context. This may include the submission of a digital 3D model to assist in the understanding of the design concept and impacts of the development.</p>	
<p>DM7</p> <p>Development on Infill, Backland and Garden Land Sites</p>	<p>A. There will be a presumption against the loss of garden land unless it represents comprehensive redevelopment.</p> <p>B. Development proposals for infill, backland and garden land should meet the requirements of DM1 and DM2, and must:</p> <p>a. Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;</p> <p>b. Provide a site specific and creative response to the built and natural features of the area;</p> <p>c. Where appropriate, repair or re-provide street frontage and provide additional passive surveillance and increased security;</p> <p>d. Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;</p> <p>e. Retain and provide adequate amenity space for existing and new occupants;</p> <p>f. Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces; and</p> <p>g. Not result in 'gated' developments that prevent access which would normally be provided by a publicly accessible street.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to development on infill, backland and garden land sites.</p> <p>There are no impact pathways present.</p>
<p>DM8</p> <p>Shopfronts, Signs and On-</p>	<p>Shopfronts</p> <p>A. The Council will require shopfronts, including their signs and security design, to be designed to a high</p>	<p>No HRA implications.</p> <p>This outlines development</p>

<p>street Dining</p>	<p>standard and contribute to a safe and attractive environment. In particular:</p> <p>a. The Council will seek the retention of traditional shopfronts of distinctive character contributing to the visual, architectural or historic quality of the local townscape;</p> <p>b. Replacement shopfronts should conserve original materials as far as possible;</p> <p>c. The alteration or replacement of an existing shopfront or a new shopfront must allow for easy access by all members of the community;</p> <p>d. The Council will not support shopfront canopies fixed in the „down“ position. Retractable shopfront canopies may be acceptable where they are of an appropriate design and maintain sufficient clearance; and</p> <p>e. Solid external security shutters should be avoided.</p> <p>Signage</p> <p>Where required, the Council will grant consent for shopfront signage, including illuminated fascia signs, and free-standing display panels where they contribute to an attractive environment and do not cause a public safety hazard, contribute to clutter or a loss of amenity.</p> <p>On-street dining</p> <p>C. Proposals for on-street/forecourt dining must demonstrate the suitability of the proposed location, and should:</p> <p>a. Be integral and functionally related to the business;</p> <p>b. Be distinct from the pavement space and provide sufficient space to not obstruct it; and</p> <p>c. Be composed solely of moveable furniture.</p>	<p>management policy relating to shopfronts, signs and on-street dining.</p> <p>There are no impact pathways present.</p>
<p>DM9</p> <p>Management of the Historic Environment</p>	<p>Haringey's Heritage Assets</p> <p>A. Development that sustains and enhances the significance of a heritage asset and its setting will be supported.</p> <p>B. Proposals affecting a designated or non-designated heritage asset and its setting will be assessed</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to the historic environment.</p> <p>There are no impact pathways</p>

<p>against:</p> <p>a. The significance of the asset and its setting, and the impact of the proposals on that significance; and</p> <p>b. A statement submitted by the applicant describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.</p> <p>C. When considering the impact of proposals on the historic environment, the Council will have regard to:</p> <p>a. The priority given to sustaining and enhancing the significance of a heritage asset and its setting;</p> <p>b. Character appraisals and management plans or other guidance, where they are available;</p> <p>c. The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;</p> <p>d. The desirability of securing a viable use for a heritage asset consistent with its conservation;</p> <p>e. Understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and</p> <p>The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.</p> <p>Conservation Areas</p> <p>D. Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or compliment the special characteristics and significance of the area.</p> <p>E. Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.</p> <p>Listed and Locally Listed Buildings</p> <p>F. In addition to (A-C) above, the Council will seek opportunities to secure the future of listed buildings</p>	<p>present.</p>
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particularly those on the „Heritage at Risk“ register, provided they:

- a. Do not lead to substantial harm or total loss of their significance;
 - b. Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;
 - c. Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures;
and
 - d. Extensions are restricted to less significant parts of the building, relate sensitively to the original building and not adversely affect the internal or external appearance or character of the building, curtilage or its setting.
- G. Subject to (A-C) above, the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings.

Archaeology

H. Proposals affecting a designated Archaeological Priority Area will be considered having regard to:

- a. The significance of an archaeological asset and its setting;
- b. The impact of the proposal on archaeological assets; and
- c. The priority given to preserving and managing the archaeological asset and its setting in situ.

I. All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations.

Enabling development

J. The Council will approve proposals for enabling development where it is demonstrated that:

- a. It is the only viable means of securing the long term future of the asset affected; and
- b. It is the optimum viable use, supported by an appropriate options appraisal; and
- c. The proposals address relevant policies A-I above. Proposals that cause harm should be exceptional

	in relation to the significance of the asset, and be clearly and convincingly justified in line with national policy.	
Chapter 3. Housing		
DM10 Housing Supply	<p>A. The Council will support proposals for new housing on sites allocated for residential development, including mixed use residential development, within the Site Allocations Local Plan and Area Action Plans.</p> <p>B. The Council will resist proposals for the development of alternative uses on allocated sites which are considered particularly suitable for general and specialist housing, unless it can be demonstrated that there is an overriding public benefit.</p> <p>C. The Council will resist the loss of all existing housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floorspace.</p> <p>D. Windfall development will be considered acceptable where this complies with all relevant policies of this Plan.</p>	<p>No HRA implications.</p> <p>This outlines housing supply policy. Whilst this policy does imply increases in residential development, there is no specific location or quantity of housing defined. This is defined within Haringey's Strategic Policies (also see Alterations document)</p> <p>There are no impact pathways present.</p>
DM11 Housing mix	<p>A. Proposals for new residential development, including mixed-use schemes comprising residential accommodation, should provide a mix of housing having regard to:</p> <ol style="list-style-type: none"> Individual site circumstances, including location, character of its surrounds, site constraints and scale of development proposed; The target mix for affordable housing, in accordance with policies SP2 and DM13, and the Council's Housing Strategy; The priority afforded to the delivery of affordable family housing; The need to optimise housing outputs on sites; and The need to achieve mixed and balanced sustainable communities. <p>B. The Council will apply the London Plan policies on residential density in accordance with Policy SP2 but expects the optimum housing potential of a site to be determined through a rigorous design-led approach (see Policies DM1 and DM2), also having regard to the findings of the Haringey Urban Characterisation Study (2015).</p> <p>C. The Council will not support proposals which result in an overconcentration of 1 or 2 bed units unless they are part of larger developments or located within neighbourhoods where such provision would</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to housing mix.</p> <p>There are no impact pathways present.</p>

	<p>deliver a better mix of unit sizes which include larger and family sized units.</p> <p>D. Proposals for comprehensive renewal of a social housing estate will be required to re-provide the existing affordable housing on an equivalent habitable room basis, tailored to better meet current housing needs and the achievement of more inclusive and mixed communities.</p> <p>E. Institutional investment which provides long-term investment in the private rental sector (not including accommodation for students) will be supported</p> <p>by the Council where it meets local housing needs and is of a high quality and consistent with the policies in this Plan, including the requirement to provide affordable housing.</p>	
<p>DM12</p> <p>Housing Design and Quality</p>	<p>A. All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (See Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.</p> <p>B. Ground floor family housing should provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared amenity space and children's play space.</p> <p>C. In areas of especially poor residential environmental quality, the Council will seek the development proposal to include enhanced provision of green infrastructure, including the quantity and quality of landscaped areas, tree provision and, where the site allows, the provision of additional open space.</p> <p>D. Mixed tenure residential development proposals must be designed to be „tenure blind“ to ensure homes across tenures are indistinguishable from one another in terms of quality of design, space standards and building materials.</p> <p>Residential Extensions</p> <p>E. Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.</p> <p>F. New rooms created by an extension should comply with space and amenity requirements set out in the London Plan and the Mayor's Housing Supplementary Planning Guidance.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to housing design and quality.</p> <p>There are no impact pathways present.</p>
<p>DM13</p> <p>Affordable Housing</p>	<p>A. The Council will seek the maximum reasonable amount of affordable housing provision when negotiating on individual private residential and mixed-use schemes with site capacity to accommodate</p>	<p>No HRA implications.</p> <p>This outlines development</p>

	<p>11 or more dwellings, having regard to:</p> <ul style="list-style-type: none"> a. Policy SP2 and the achievement of the Borough-wide target of 40% affordable housing provision; b. The need for 60% provision to be social/affordable rent and 40% intermediate housing; c. The preferred affordable housing size mix as set out in the Council's Housing Strategy; d. The individual circumstances of the site; e. The availability of public subsidy; f. Development viability; and g. Other planning benefits that may be achieved. <p>B. The affordable housing requirement will apply to:</p> <ul style="list-style-type: none"> a. Sites that are artificially sub-divided or developed in phases; b. Additional residential units that are created through amended planning applications; c. Additional residential units proposed above that granted by permitted development; d. Unsecured student accommodation (see Policy DM15); e. All forms of Use Class C3 housing, and f. The total (gross) residential units to be delivered on the site. <p>C. The Council may seek to alter the tenure and/or mix of affordable provision to be secured on a case-by-case basis to avoid affordable housing of a certain tenure or size being over or under represented in an area, or to assist in improving development viability (e.g. through provision of a greater ratio of intermediate housing).</p> <p>D. In negotiating the level of affordable housing provision viability assessments must be based on a standard residual valuation approach with the benchmark existing use land value as set out in Para 17 of the National Planning Policy Guidance.</p>	<p>management policy relating to the provision of affordable housing. It does not provide for increases in housing numbers.</p> <p>There are no impact pathways present.</p>
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	<p>E. To maximise affordable housing output on schemes with a long build out period and/or at times of economic uncertainty, the Council will require the use of „cascade agreements“ and „contingent obligations“ as defined by the London Plan and set out in the Planning Obligations SPD.</p> <p>F. On-site provision of affordable housing will be required. Only in the following exceptional circumstances may an off-site provision be acceptable, where a development can:</p> <ul style="list-style-type: none"> a. Secure a higher level of affordable housing on an alternative site. b. Secure a more balanced community. c. Better addresses priority housing needs. <p>G. The Council will seek to achieve 20% of new units on small sites to be achieved as affordable, in line with SP2 and set out in the Planning Obligations SPD.</p> <p>H. Cash in-lieu contributions are only acceptable as a last resort and are also subject to the exceptional circumstances listed above.</p>	
<p>DM14</p> <p>Self-build and Custom build housing</p>	<p>A. Planning applications for „self or custom build“ housing, built or commissioned by individuals or groups of individuals for their own occupation, will be supported by the Council.</p> <p>B. The Council will seek to identify plots for self and custom build housing across a range of tenures where the demand is identified.</p> <p>C. Self or Custom build housing is by definition C3 housing and is subject to the requirements of Haringey's Local Plan, including affordable housing (see Policy DM13), housing design and quality (see Policies DM1,DM2 and DM16), and planning obligations (see Policy DM48).</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to self-build and custom build housing. It does not outline increase in housing numbers or define location for housing.</p> <p>There are no impact pathways present.</p>
<p>DM15</p> <p>Specialist Housing</p>	<p>Special Needs Housing</p> <p>A. Applications for development that would result in the loss of special needs housing will only be granted permission where it can be demonstrated that there is no longer an established local need for this type of accommodation or adequate replacement accommodation will be provided.</p> <p>B. The Council will support proposals for new special needs housing where it can be shown that:</p> <ul style="list-style-type: none"> a. there is an established local need for the form of special needs housing sought having regard also to the aims and recommendations of Haringey's Housing Strategy and Older People Strategy; 	<p>No HRA implications.</p> <p>This outlines development management policy relating to the provision of specialist housing. It does not outline increase in housing numbers or define location for housing.</p> <p>There are no impact pathways present.</p>

b. the standard of housing and facilities are suitable for the intended occupiers in terms of:

i. the provision of appropriate amenity space, parking and servicing;

ii. the level of independence; and

iii. necessary level of supervision, management and care/support;

c. there is a good level of accessibility to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers; and

d. the impact of the proposed development would not be detrimental to the amenity of the local area or to local services.

Student Accommodation

C. Where further student accommodation is required to meet local and strategic need, it will be supported where it is appropriately located within:

a. One of Haringey's Growth Areas, as identified in the Strategic Policies Local Plan; or

b. Within or at the edge of a town centre; and

c. In an area of good public transport accessibility.

D. In addition to meeting the requirements (C) above, proposals for student accommodation will also need to show that:

a. there would be no loss of existing housing;

b. there would be no adverse impact on local amenity, in particular, the amenity of neighbouring properties and on-street parking provision;

c. the accommodation is of a high standard, including adequate unit size and compliance with daylight and sunlight standards;

d. provision is made for units that meet the needs of students with disabilities;

	<p>e. the need for the additional bedspaces can be demonstrated; and</p> <p>f. the accommodation can be secured by agreement for occupation by members of a specified educational institution(s), or the proposal deliver an element of affordable student accommodation.</p> <p>Residential Hostels and Secured Accommodation</p> <p>E. The Council will support the provision of new hostels and secured accommodation where:</p> <p>a. the proposal does not involve the loss of permanent housing or existing satisfactory shared accommodation;</p> <p>b. the proposal will not result in an overconcentration of provision in an area;</p> <p>c. the proposal is located close to public transport, shops and services;</p> <p>d. the scale and intensity of hostel use or secured accommodation is appropriate to the size of the building;</p> <p>e. there would be no adverse impact on the amenity of neighbouring properties or the character of the area; and</p> <p>f. the standard of accommodation and facilities, including safety and security, is suitable for the intended occupiers.</p> <p>F. Proposals involving the loss of an existing hostel will need to demonstrate that:</p> <p>a. The accommodation is no longer needed or there is alternative provision available in the immediate area; or</p> <p>b. The existing accommodation is not fit for purpose for its continued current use and re-provision is unviable</p>	
<p>DM16</p> <p>Residential Conversions</p>	<p>A. To maintain a supply of larger family homes to meet Haringey’s housing need, the Council will only permit the conversion of a larger home(s) to small self contained homes (Class C3) where:</p> <p>a. It is located outside of the Family Housing Protection Zone as shown on Map 3.1;</p> <p>b. The gross original internal floor space of the existing dwelling is greater than 120m2;</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to residential conversions. It does not outline increase in housing numbers or define location for</p>

	<p>c. The proposal satisfies all other relevant policies, including the minimum internal space standards, the provision of satisfactory levels of amenity space, privacy, daylight, parking and access, and adequate and convenient refuse storage and collection;</p> <p>d. The resulting units achieve internal configurations that are practical and fit for purpose, including vertical and horizontal stacking arrangements that minimise noise transfer between homes, including neighbouring homes;</p> <p>e. The design of any external alterations does not detract from the appearance of the property or the street scene and, wherever possible, retains a single door to the front elevation of dwellings in residential areas;</p> <p>f. The balance of hard and soft landscaping on the forecourt (including forecourts that are already substantially hard-surfaced) does not detract from the appearance of the property or the street scene; and</p> <p>g. The proposal provides for a mix of unit sizes (i.e. proposals which seek to maximise the number of one bedroom or studio units will not be acceptable where an alternative mix including larger units could be practically provided).</p> <p>B. Conversions within the Family Housing Protection Zone will only be considered acceptable where they comply with criteria b – g above, and result in a net gain in the number of family sized units.</p> <p>C. Where existing garden land is available the Council will seek to optimise the total amount of private amenity space and access to this space for residents.</p> <p>D. Conversions outside of the Family Housing Protection Zone should be supported by a car parking survey which demonstrates that there is residual car parking supply to meet the demand created by the proposal.</p>	<p>housing.</p> <p>There are no impact pathways present.</p>
<p>DM17</p> <p>Houses in Multiple Occupation</p>	<p>A. Proposals for the conversion of larger homes to Houses in Multiple Occupation (HMO), including small HMOs (3-6 unrelated people) within the area covered by the Article 4 Direction (as shown in Map 3.2), will only be permitted where:</p> <p>a. The gross original internal floor space of the existing dwelling is greater than 120m²;</p> <p>b. They do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood, including cumulative impacts arising from an over-concentration of HMOs within an area;</p> <p>c. Satisfy the appropriate Haringey Environmental Health Standards;</p>	<p>No HRA implications.</p> <p>This policy does provide for increases in population via increases in the number of people inhabiting a single dwelling. However, this policy does not define a quantity or location of the increase in HMOs. In addition, it is assumed that the increase in HMOs will be in line with the number of new dwellings outlined</p>

	<p>d. Are accessible by public transport, cycling and walking;</p> <p>e. Provide high quality accommodation that satisfies the relevant policies of the Local Plan, including internal space standards, provision of a satisfactory level of amenity space for occupants, and adequate and convenient refuse storage and collection;</p> <p>f. Where non self-contained, have exclusive use of a kitchen or space within a shared kitchen for each household.</p> <p>B. Planning applications for the change of use from an HMO to self contained accommodation will only be considered in the following circumstances:</p> <p>a. Where the property does not meet the appropriate standards and has no realistic prospect of meeting the standards; or</p> <p>b. Where the property is in a Growth Area or Area of Change and is not registered.</p>	<p>within Haringey’s Local Plan. As such it can be considered that there are no impact pathways present.</p> <p>There are no impact pathways present.</p>
<p>DM18</p> <p>Residential Basement Development and Light Wells</p>	<p>A. Householder extensions to existing basements or the construction of new basements in existing dwelling will only be permitted where it can be demonstrated that the proposal:</p> <p>a. Will not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway, having regard to local geological conditions;</p> <p>b. Does not increase flood risk to the property and nearby properties from any source;</p> <p>c. Avoids harm to the appearance or setting of the property or the established character of the surrounding area;</p> <p>d. Will not adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity;</p> <p>e. Will not adversely impact the local natural and historic environment;</p> <p>And, where the proposed basement extends beneath the garden area:</p> <p>f. Will not cause loss, damage or long-term threat to trees of townscape or amenity value;</p> <p>g. Maintains adequate soil depth satisfactory for preservation of landscaping consistent with neighbouring properties;</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to residential basement development and light wells. It does not outline increase in housing numbers or define location for housing.</p> <p>There are no impact pathways present.</p>

	<p>And during the construction phase:</p> <p>h. Will not harm unacceptable pedestrian, cycle, vehicular and road safety, adversely affect bus or other transport operations, significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working or visiting nearby; and</p> <p>i. Will minimise construction impacts such as noise, vibration and dust for the duration of the works.</p> <p>B. The Council will not permit basements which include habitable rooms or other sensitive uses in areas prone to flooding and where there is no satisfactory means of escape.</p> <p>C. In determining applications for light wells, the Council will consider whether:</p> <p>a. The architectural character of the building is protected;</p> <p>b. The character and appearance of the surrounding area is harmed; and</p> <p>c. The development results in the loss of more than 50% of the front garden or amenity area.</p>	
Chapter 4. Environmental Sustainability		
<p>DM19</p> <p>Nature Conservation</p>	<p>A. Development proposals on sites which are, or are adjacent to, Sites of Special Scientific Interest, Local Nature Reserves, Sites of Importance for Nature Conservation or Ecological Corridors, should protect and enhance the nature conservation value of the site.</p> <p>B. Development that has a direct or indirect negative impact upon important ecological assets will only be permitted where the harm cannot reasonably be avoided and it has been demonstrated that appropriate mitigation can address the harm caused.</p>	<p>No HRA implications.</p> <p>The outlines policy for the protection of nature conservation sites (SSSI, LNR and SINCs) and 'important ecological assets'. Whilst it is noted that there are no internationally designated conservation sites within the Borough, Lee Valley SPA is located immediately adjacent to the Borough. For robustness, this policy should also include reference to internationally designated sites.</p> <p>There are no impact pathways present.</p>
<p>DM20</p> <p>Open Space and Green</p>	<p>A. Open Space is protected from inappropriate development by Strategic Policy SP 13. The Council will not grant planning permission for proposals for development that would result in the loss of open space, unless an assessment has been undertaken which shows that the open space is surplus to requirement</p>	<p>No HRA implications.</p> <p>This outlines policy relating to</p>

<p>Grid</p>	<p>for use as an open space.</p> <p>B. The reconfiguration of open space will be supported where:</p> <p>a. It is part of a comprehensive, deliverable scheme;</p> <p>b. There would be no net loss of open space;</p> <p>c. It would achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space, and it would secure a viable future for the open space; and</p> <p>d. It would not be detrimental to any environmental function performed by the existing open space.</p> <p>C. The Council will require all development providing new or replacement open space, wherever possible, to connect to the All London Green Grid. Protection and enhancement of this network will make a positive contribution to Haringey and its communities, in addition to providing social, recreational and ecological benefits.</p> <p>D. Proposals for ancillary development on open space will be supported where:</p> <p>a. It is necessary to or would facilitate the proper functioning of the open space;</p> <p>b. It would not be detrimental to any other functions of the open space;</p> <p>c. It is ancillary to the use (s) of the open space;</p> <p>d. It would be of appropriate scale;</p> <p>e. It would not detract from the open character of the site or surroundings;</p> <p>f. It would contribute positively to the setting and quality of the open space.</p> <p>E. The Council supports the provision and improvement of outdoor leisure facilities. Ancillary developments which enhance the park and open space offer, such as refreshment facilities, market and event spaces, public conveniences, public art installations or outdoor play and fitness equipment, or to meet the special needs of education, will be permitted, provided that they:</p> <p>a. Are of a high standard of design and quality, safe and accessible to all;</p>	<p>open space and green grid. This is a positive policy in that it refers to policy SP13 of the Local Plan which offers protection of Open Space from 'inappropriate development' that would result in a loss of an open space except under certain criteria. The presence of open space encourages people from using sensitive wildlife sites, such as an SPA/ Ramsar site for recreation and diverts recreational activity to these amenity areas.</p> <p>There are no impact pathways present.</p>
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	<p>b. Are not detrimental impact on nature conservation and biodiversity;</p> <p>c. Do not adversely detract from the overall function, amenity, character and appearance of the park or open space.</p> <p>F. Development adjacent to open space should seek to protect and enhance the value and visual character of the open land.</p> <p>G. Sites over 1Ha in size which are located in identified areas of open space deficiency should seek to create new publically accessible open space on the site, subject to viability.</p> <p>H. Consideration will be given to designating Local Green Spaces in line with national planning guidance.</p>	
<p>DM21</p> <p>Sustainable Design, Layout and Construction</p>	<p>A. All new development, including building and landscape works, will be expected to consider and implement sustainable design, layout and construction techniques. Proposals should:</p> <p>a. Apply the energy hierarchy to minimise energy use in order to meet, and if possible exceed, minimum carbon dioxide reduction requirements;</p> <p>b. Apply the cooling hierarchy to reduce the potential for overheating and limit reliance on mechanical air conditioning systems;</p> <p>c. Maximise opportunities to enhance biodiversity on-site, including through appropriate landscaping, Sustainable Drainage Systems, living roofs and green walls; and</p> <p>d. Wherever possible, use building materials with high environmental performance ratings; and</p> <p>e. Seek opportunities for locally sourced labour.</p> <p>B. The Council will support appropriate measures to sustainably retrofit existing homes and non-residential buildings.</p> <p>C. Proposals that fail to demonstrate adequate consideration for sustainable design, layout and construction techniques will be resisted.</p> <p>D. Consideration will be given to the use of carbon offset payments, to be secured by S106 agreements, where it can be demonstrated that proposals are unable to meet carbon dioxide emission reduction targets on-site.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to sustainable design, layout and construction. By nature of the term, sustainable activities will not result in likely significant effects.</p> <p>There are no impact pathways present.</p>
<p>DM22</p>	<p>A. Subject to other policy requirements, proposals that contribute to the provision and use of</p>	<p>No HRA implications.</p>

<p>Decentralised Energy</p>	<p>Decentralised Energy network infrastructure will be supported.</p> <p>B. Communal energy systems</p> <p>a. All major development should incorporate site-wide communal energy systems that serve all energy demands within the development from a common system, irrespective of whether it is connected to a DE network.</p> <p>b. All development that incorporates site-wide communal energy systems should optimise opportunities for extending such systems beyond the site boundary to supply energy to neighbouring existing and planned future developments.</p> <p>C. Existing and planned future DE networks</p> <p>a. All development proposals should prioritise connection to existing or planned future DE networks.</p> <p>b. All major development located within 500 metres of an existing DE network, and minor new-build development located within 25 metres, will be expected to secure connection to that network.</p> <p>c. All major development located within 500 metres of a planned future DE network, which is considered by the Council likely to be operational within 3 years of a grant of planning permission, will be expected to secure connection to that network.</p> <p>d. Where connection to an existing or planned future DE network is expected, applicants must submit a feasibility assessment so the Council can determine whether a connection is technically feasible and financially viable.</p> <p>D. DE network „connection zones“</p> <p>a. All major development located within 500 metres of a DE network „connection zone“ should be designed for connection to a DE network.</p> <p>b. All minor new-build development located within 25 metres of a DE network ‘connection zone’ should be designed for connection to a DE network.</p> <p>E. Customer charters</p> <p>a. Where site-wide communal and district heating systems are operational, the Council will strongly encourage heat and energy service providers to enter into Customer Charters with domestic and micro-business customers.</p>	<p>This outlines development management policy relating to decentralising energy. This policy does not identify any location or type of energy development. It is noted that if development delivered within the policy provides for wind turbines, pylons, or other tall structures in proximity to Lee Valley SPA and Ramsar, consideration for the features of the internationally designated site will be required.</p> <p>There are no impact pathways present.</p>
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<p>DM23</p> <p>Environmental Protection</p>	<p>Air Quality</p> <p>A. All development should be designed to:</p> <p>a. Improve or mitigate its impact on air quality in the Borough; and</p> <p>b. Improve or mitigate its impact on air quality for the occupant of the building or users of the development.</p> <p>B. Air quality assessments will be required for all major development and other development proposals, where appropriate.</p> <p>C. Where adequate mitigation is not provided planning permission will be refused.</p> <p>Noise and Vibration</p> <p>D. The Council will seek to ensure that new noise sensitive development is located away from existing or planned sources of noise pollution. Potentially noisy developments may be refused if it cannot be suitably demonstrated that measures will be implemented to mitigate its impact.</p> <p>E. A noise assessment will be required to be submitted if the proposed development is a noise sensitive development, or an activity with the potential to generate noise.</p> <p>Light Pollution</p> <p>F. Development proposals that include external lighting must mitigate potential adverse impacts from such lighting. Where relevant, proposals will be required to submit details demonstrating that external lighting is:</p> <p>a. Appropriate for its purpose in its setting;</p> <p>b. Designed to minimise and provide protection from glare and light spillage, particularly to sensitive receptors such as residential properties and natural habitats, including watercourses; and</p> <p>c. Energy efficient.</p> <p>Contaminated Land</p> <p>G. Proposals for new development will only be permitted where it is demonstrated that any risks</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to environmental protection, including air quality, noise and vibration, light pollution, contaminated land, and hazardous substances.</p> <p>This is a positive policy in that encourages improvements in air quality and ensures sensitive locations are protected.</p> <p>There are no impact pathways present.</p>
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	<p>associated with land contamination, including to human health and the environment, can be adequately addressed in order to make the development safe.</p> <p>H. All proposals for new development on land which is known to be contaminated, or potentially contaminated, will be required to submit a preliminary assessment to identify the level and risk of contamination and, where appropriate, a risk management and remediation strategy.</p> <p>Hazardous Substances</p> <p>I. Proposals for development of new hazardous installations, or development of sites located within the vicinity of existing installations, will only be permitted where it is demonstrated that necessary safeguards are incorporated to ensure the development is safe.</p>	
<p>DM24</p> <p>Managing and Reducing Flood Risk</p>	<p>A. The Council will ensure that all proposals for new development avoid and reduce the risk of flooding to future occupants and do not increase the risk of flooding.</p> <p>B. All proposals for new development within Flood Zone 2 and 3a will be required to provide sufficient evidence for the Council to assess whether the requirements of the Sequential Test and Exception Test, where required, have been satisfied. Proposals must be informed by a site specific Flood Risk Assessment taking account of all potential sources of flooding and should:</p> <p>a. Demonstrate the application of a sequential approach for the development of individual sites to ensure that the most vulnerable land uses are located in areas of the site that are at lowest risk of flooding;</p> <p>b. Preserve overland flood and flow routes and ensure there is no net loss of flood storage. Adequate flood storage and compensation should be provided on site, or if this is not possible, provided off site where circumstances allow;</p> <p>c. Where appropriate, set out the mitigation measures that will be incorporated on site to manage residual flood risk including:</p> <p>i. Finished floor levels set no lower than 300mm above the 1 in 100 chance in any given year, including an allowance for climate change, flood level; and</p> <p>ii. Ensure safe access and egress for future users of the development or an appropriate emergency evacuation plan.</p> <p>d. Contribute to naturalising watercourses where opportunities arise, in line with Policy DM28 (Watercourses and Flood Defences).</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to managing and reducing flood risks. This is a positive policy.</p> <p>There are no impact pathways present.</p>

	<p>C. All proposals for new development will be required to:</p> <p>a. Manage and reduce surface water run-off, in line with Policy DM25 (Sustainable Drainage Systems) and Policy DM26 (Critical Drainage Areas);</p> <p>b. Manage water and waste water discharges, in line with Policy DM29 (On-site Management of Waste Water and Water Supply).</p> <p>D. With the exception of water compatible uses and essential infrastructure, development in areas designated in Haringey's Strategic Flood Risk Assessment as being within Flood Zone 3b will not be permitted.</p>	
<p>DM25</p> <p>Sustainable Drainage Systems</p>	<p>A. All proposals for new development must seek to manage surface water as close to its source as possible in line with the London Plan drainage hierarchy.</p> <p>B. The Council will require Sustainable Drainage Systems (SuDS) to be sensitively incorporated into new development by way of site layout and design, having regard to the following requirements:</p> <p>a. All major development proposals will be required to reduce surface water flows to a greenfield run-off rate for a 1 in 100 year critical storm event;</p> <p>b. All minor development proposals should aim to achieve a greenfield rate of run-off and, at a minimum, achieve a 50 per cent reduction on existing site run-off rates; and</p> <p>c. All other development should seek to achieve a greenfield rate of run-off and include at least one „at source“ SuDS measure resulting in a net improvement in water quantity or quality discharging to a sewer; and</p> <p>d. For all development where a greenfield run-off rate cannot be achieved justification must be provided to demonstrate that the rate has been reduced as much as possible.</p> <p>C. Where Sustainable Drainage Systems are implemented they will be expected to:</p> <p>a. Meet the requirements set out in the Council's relevant standards and guidance, or national standards where agreed;</p> <p>b. Incorporate measures identified in the Surface Water Management Plan;</p> <p>c. Be designed to maximise biodiversity and local amenity benefits, and where appropriate, ensure that SuDS techniques provide for clean and safe water at the surface;</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to sustainable drainage systems. This is a positive policy.</p> <p>There are no impact pathways present.</p>

	<p>d. Improve water quality; and</p> <p>e. Function effectively over the lifespan of the development.</p> <p>D. Where SuDS cannot be implemented due to site constraints (such as land contamination or space limitations) robust justification must be provided along with proposed alternative sustainable approaches to surface water management.</p>	
<p>DM26</p> <p>Critical Drainage Areas</p>	<p>A. All proposals for new development within a Critical Drainage Area (CDA) will be required to incorporate measures to reduce the overall level of flood risk in the CDA.</p> <p>B. Proposals for new development within Local Flood Risk Zones must include a statement describing how flood risk issues have been addressed. The Council may require a further site-specific Flood Risk Assessment to assess risk, particularly from surface water flooding.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to critical drainage areas and local flood risk zones. This is a positive policy.</p> <p>There are no impact pathways present.</p>
<p>DM27</p> <p>Protecting and Improving Groundwater Quality and Quantity</p>	<p>A. The Council will seek to protect and improve the quality and quantity of groundwater resources within the Borough.</p> <p>B. All proposals for new development will be required to identify existing and potential new sources of groundwater pollution and where appropriate, submit a relevant desktop study to demonstrate this has been fully considered, including on sites with an historic legacy of contamination.</p> <p>C. All proposals for new development must ensure that:</p> <p>a. There is no adverse impact on groundwater quality, either by design, construction or operation of the development; and</p> <p>b. Appropriate construction techniques are used in order to limit disturbance to natural groundwater flows.</p> <p>D. The Council will refuse proposals for new development in Source Protection Zones where there would be an unacceptable risk to groundwater quality.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to protecting and improving groundwater quality and quantity. This is a positive policy.</p> <p>There are no impact pathways present.</p>
<p>DM28</p> <p>Watercourses and Flood Defences</p>	<p>A. New development must be set back at a distance of 8 meters from a main river and 5 meters from an ordinary watercourse, or at an appropriate width as agreed by the Council and the Environment Agency, in order to provide an adequate undeveloped buffer zone.</p> <p>B. Development proposals on sites containing a main river or ordinary watercourse will be required to demonstrate how the objectives of the Thames River Basin Management Plan and London River</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to watercourses and flood defences. This is a positive policy as it</p>

	<p>Restoration Action Plan have been taken into account.</p> <p>C. Having regard to (B) above all major development will be required to, and minor development should:</p> <p>a. Investigate and secure the implementation of environmental enhancements to open sections of the river or watercourse; and</p> <p>b. Investigate and secure the implementation of measures to restore culverted sections of the river or watercourse.</p> <p>D. The Council will resist proposals that would adversely affect the natural functioning of main rivers and ordinary watercourses, including through culverting.</p> <p>E. Where appropriate the Council will require proposals to include a condition survey of existing watercourse infrastructure to demonstrate that it will adequately function for the lifetime of the development, and if necessary, make provision for repairs or improvements.</p> <p>F. Development on or adjacent to a watercourse must not result in the deterioration of the quality of that watercourse.</p>	<p>ensures that no development on or adjacent to a watercourse will result in deterioration of the quality of that watercourse.</p> <p>There are no impact pathways present.</p>
<p>DM29</p> <p>On-Site Management of Waste Water and Water Supply</p>	<p>A. The Council will seek to ensure that there is adequate surface water, foul drainage and sewerage treatment capacity to serve all existing and new development. All proposals for new development will be required to:</p> <p>a. Demonstrate that the local public sewer network has adequate capacity to serve the existing and proposed development, or where such capacity does not exist, provide for suitable alternative arrangements for discharging water;</p> <p>b. Ensure the separation of surface and foul water systems, including by investigating and rectifying any identified misconnections; and</p> <p>c. Implement sustainable drainage systems, in line with policy DM25.</p> <p>B. The Council will give preference to mains foul drainage and will seek to restrict the use of non-mains drainage for foul water disposal, particularly in Source Protection Zones, in line with Environment Agency guidance. Where non-mains drainage is proposed for the disposal of foul water, a foul drainage assessment will be required to ensure the most sustainable drainage option will be implemented.</p> <p>C. All proposals for new development will be required to:</p> <p>a. Demonstrate that there is adequate water supply infrastructure capacity both on and off site to serve</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to waste water and water supply on site management. This is a positive policy.</p> <p>There are no impact pathways present.</p>

	<p>the development without adversely impacting on existing users; and</p> <p>b. Make provision for the installation and management of measures for the efficient use of mains water.</p> <p>D. All proposals for new residential development should be designed to meet the London Plan target for mains water consumption.</p>	
<p>DM30</p> <p>New Waste Facilities</p>	<p>A. Development proposals for all new waste facilities (including transfer and treatment facilities) will be required to demonstrate that any impacts caused by the operation of the facility can be controlled to achieve levels that will not have a significant adverse effect on human health and the environment.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to new waste facilities. This is a positive policy.</p> <p>There are no impact pathways present.</p>
<p>Chapter 5. Transport & Parking</p>		
<p>DM31</p> <p>Sustainable Transport</p>	<p>A. The Council will require that developments with high trip generating characteristics locate where public transport accessibility is high and car parking is minimised to mitigate generated car travel.</p> <p>B. The Council will support the protection, improvement and creation of pedestrian and cycle routes in the Borough to encourage walking and cycling both as a means of transport and as a recreational activity. The Council will also encourage improved links between pedestrian and cycle routes and public transport facilities, particularly at transport hubs.</p> <p>C. The Council will require the submission of a Travel Plan and a Transport Assessment/Statement in support of development proposals in accordance with the Transport for London thresholds¹³</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to sustainable transport. This is a positive policy.</p> <p>There are no impact pathways present.</p>
<p>DM32</p> <p>Parking</p>	<p>A. Development proposals will be assessed against the car parking and cycle parking standards set out in the London Plan.</p> <p>B. The Council will strongly encourage contributions to car club schemes or the provision of car club bays as an alternative to on-site car parking</p> <p>C. The Council will support proposals for new development with limited or no on-site parking where:</p> <p>a. There are alternative and accessible means of transport available;</p> <p>b. Public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index;</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to parking.</p> <p>There are no impact pathways present.</p>

	<p>c. A controlled parking zone exists or will be provided prior to the occupation of the development;</p> <p>d. Parking is provided for disabled people; and</p> <p>e. Parking is designated for occupiers of developments specified as car capped</p>	
<p>DM33</p> <p>Crossovers, Vehicular Access</p>	<p>A. The Council will only support a proposal for a crossover or new vehicular access where it is demonstrated that the proposal does not result in:</p> <p>a. A reduction in pedestrian or highway safety;</p> <p>b. A reduction of on-street parking capacity within a Controlled Parking Zone; or</p> <p>c. A visual intrusion to the street scene.</p> <p>B. New access roads to new development will only be permitted where they:</p> <p>a. Serve a large number of residential dwellings (generally greater than 200 units);</p> <p>b. Form a link to the highway network; and</p> <p>c. Form a useful extension to an existing highway.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to crossovers and vehicular access.</p> <p>There are no impact pathways present.</p>
<p>DM34</p> <p>Driveways and Front Gardens</p>	<p>The Council will only permit parking on front gardens where a minimum of 50% of existing soft landscaping area is being retained. Any hard standing should seek to improve drainage and reduce flooding through the use of a permeable paving material.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to driveways and front gardens and retaining the permeability of surfaces to prevent increases in flooding.</p> <p>There are no impact pathways present.</p>
<p>DM35</p> <p>Cycle Storage in Front gardens</p>	<p>A. Cycle storage on front gardens should be of high quality design, should not be visually intrusive and should not harm the amenity of surrounding properties. Planning applications for cycle storage should have regard to the following:</p> <p>a. The size of the shed or storage shelter, the building and the garden;</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to cycle storage in front gardens.</p> <p>There are no impact pathways</p>

	<p>b. Its location;</p> <p>c. Level of screening; and</p> <p>d. The nature of the materials used</p>	present.
<p>DM36</p> <p>Mini Cab Offices</p>	<p>A. Proposals for mini-cab offices should only be located within secondary frontages of town centres, in designated local shopping centres or adjacent to transport interchanges.</p> <p>B. In considering applications for mini-cab offices (and driving school offices) the Council will have regard to whether the proposal would have an adverse effect on traffic conditions in the area in particular the safe and efficient operation of buses.</p> <p>C. Where proposals are considered acceptable in principle:</p> <p>a. The Council will impose conditions relating to hours of operation, and noise;</p> <p>b. Permission will normally be granted in the first instance for a limited period of 1 year, in order to assess and review the impact of the use, and made personal to the applicant.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to mini cab offices.</p> <p>There are no impact pathways present.</p>
Chapter 6. Employment & Town Centres		
<p>DM37</p> <p>Maximising the Use of Employment Land and Floorspace</p>	<p>A. Within designated Strategic Industrial Locations, Locally Significant Industrial Sites and Local Employment Area – Employment Land, as identified on Haringey's Policies Map, proposals for the intensification, renewal and modernisation of employment land and floorspace will be supported where the development:</p> <p>a. Is consistent with the range of acceptable uses in Policy SP8;</p> <p>b. Wherever possible, is designed to allow for future flexibility of use including subdivision and/or amalgamation to provide for a range of business types and sizes, including small businesses;</p> <p>c. Makes adequate provision of space for on-site servicing and waiting goods vehicles;</p> <p>d. Improves and enhances the quality of the environment of the site and business area; and</p> <p>e. Makes a demonstrable improvement in the use of the site for employment purposes, having regard to:</p> <p>i. The quality and type of employment floorspace provided;</p> <p>ii. The quality and density of jobs to be accommodated on-site; and</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to maximising the use of employment land and floorspace. This policy does not define any location or type of employment use.</p> <p>There are no impact pathways present.</p>

	<p>iii. The proposal's contribution to the achievement of economic objectives and outcomes set out in the Local Plan and the Council's other key plans and strategies.</p>	
<p>DM38</p> <p>Employment-Led Regeneration</p>	<p>A. The Council will support proposals for mixed-use development within a Local Employment Area – Regeneration Area or on a highly accessible non-designated employment site where this is necessary to facilitate the renewal and regeneration (including intensification) of existing employment land and floorspace. In addition to complying with other policy requirements, proposals must:</p> <p>a. Suitably demonstrate that for reasons of viability a mixed-use scheme is necessary to facilitate the delivery of employment floorspace;</p> <p>b. Maximise the amount of employment floorspace to be provided within the mixed-use scheme, having regard to a viability appraisal;</p> <p>c. Provide demonstrable improvements in the site's suitability for continued employment and business use, having regard to:</p> <p>i. The quality, type and number of jobs provided, including an increase in employment densities where appropriate;</p> <p>ii. Flexibility of design to enable adaptability to different business uses over the lifetime of the development;</p> <p>iii. Environmental quality of the site; and</p> <p>iv. Provision for an element of affordable workspace where viable.</p> <p>d. Investigate the site's potential to contribute to meeting the Borough's identified gypsy and traveller accommodation needs;</p> <p>e. Ensure an adequate separation of uses, particularly where new residential floorspace is introduced as part of a mixed use scheme;</p> <p>f. Not conflict with or inhibit the continued employment function of the site and nearby employment sites; and</p> <p>g. Enable connection to ultra-fast broadband.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to employment-led regeneration. This policy does not define and location or extent of regeneration.</p> <p>There are no impact pathways present.</p>
<p>DM39</p> <p>Warehouse Living</p>	<p>A. The Council has made provision for proposals for warehouse living within the Harringay Warehouse District as defined in the Site Allocations Document, and the Fountayne & Markfield Roads area as defined in the Tottenham Area Action Plan.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to</p>

	<p>B. The Council will support proposals for warehouse living that form part of an agreed masterplan to increase and diversify the employment offer of these employment areas whilst providing an appropriate standard of living for the integrated residential element.</p> <p>C. The preparation of a masterplan will have regard to the following matters:</p> <p>a. The access arrangements, physical condition and layout of the existing buildings and accommodation on the site;</p> <p>b. The lawful planning uses on site, establishing the existing baseline with respect to the intensification of the employment offer and re-provision of the host community;</p> <p>c. The host community's existing and future accommodation needs for creative living and working;</p> <p>d. The quantum of commercial floorspace to be retained, re-provided, increased, and the resulting increase in employment density to be achieved having regard to the baseline at (b);</p> <p>e. The size and type of both the workplace space and residential accommodation to be provided, having regard to:</p> <p>i. the needs of SMEs for smaller unit sizes (<100m²);</p> <p>ii. provision for communal work space, both internal and external;</p> <p>iii. the need for low-cost workspace and affordable residential accommodation to support and grow the existing start up and creative industry sectors.</p> <p>f. The interface with, and potential impact on, neighbouring uses;</p> <p>g. The internal layout of uses and therein, the potential to optimise the positive inter-relationships and avoid, where practicable, negative impacts;</p> <p>h. Having regard to (e – g) above, the building specifications and amenity standards to be achieved for both the workshop space and the residential accommodation;</p> <p>i. The specific site requirements as identified in the individual site allocations;</p> <p>j. Controls over the management and operation of the warehouse living spaces, in particular, the means by which to ensure that the use of the site continues to promote the genuine inter-relationship of the</p>	<p>warehouse living.</p> <p>There are no impact pathways present.</p>
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living and working elements;

k. Servicing and parking requirements; and

Document, and the Fountayne & Markfield Roads area as defined in the Tottenham Area Action Plan.

B. The Council will support proposals for warehouse living that form part of an agreed masterplan to increase and diversify the employment offer of these employment areas whilst providing an appropriate standard of living for the integrated residential element.

C. The preparation of a masterplan will have regard to the following matters:

a. The access arrangements, physical condition and layout of the existing buildings and accommodation on the site;

b. The lawful planning uses on site, establishing the existing baseline with respect to the intensification of the employment offer and re-provision of the host community;

c. The host community's existing and future accommodation needs for creative living and working;

d. The quantum of commercial floorspace to be retained, re-provided, increased, and the resulting increase in employment density to be achieved having regard to the baseline at (b);

e. The size and type of both the workplace space and residential accommodation to be provided, having regard to:

i. the needs of SMEs for smaller unit sizes (<100m²);

ii. provision for communal work space, both internal and external;

iii. the need for low-cost workspace and affordable residential accommodation to support and grow the existing start up and creative industry sectors.

f. The interface with, and potential impact on, neighbouring uses;

g. The internal layout of uses and therein, the potential to optimise the positive inter-relationships and avoid, where practicable, negative impacts;

h. Having regard to (e – g) above, the building specifications and amenity standards to be achieved for

	<p>both the workshop space and the residential accommodation;</p> <p>i. The specific site requirements as identified in the individual site allocations;</p> <p>j. Controls over the management and operation of the warehouse living spaces, in particular, the means by which to ensure that the use of the site continues to promote the genuine inter-relationship of the living and working elements;</p> <p>k. Servicing and parking requirements; and</p> <p>l. Viability, including requirements for cross-subsidy from other uses including private residential development (market sale/PRS etc).</p> <p>D. Applications for non „warehouse living” proposals within the industrial estates identified in Part A of the policy will be assessed against the requirements of Policies DM38, DM40 and Site Allocations as appropriate.</p> <p>E. Proposals for warehouse living on industrial estates not identified in Part A of the Policy will be resisted as will proposals for Live/Work anywhere within the Borough.</p>	
<p>DM40</p> <p>Loss of Employment Land and Floorspace</p>	<p>A. Subject to other policy requirements, the loss of designated and non-designated employment land and floorspace to a non-employment use will only be permitted where:</p> <p>a. It is demonstrated that the site is no longer suitable or viable for the existing or an alternative industrial or business use; and</p> <p>b. There is clear evidence that an open and recent campaign to market the site, covering a minimum continuous period of 3 years, has been undertaken without success.</p> <p>B. Where the Council is satisfied that the loss of employment land or floorspace is acceptable, it will require new development proposals to:</p> <p>a. Provide the maximum amount of replacement employment floorspace possible, as determined having regard to viability; and</p> <p>b. Apply a sequential approach to delivering an alternative use through redevelopment as follows:</p> <p>i. Strategic community infrastructure appropriate to the location;</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to loss of employment land and floorspace.</p> <p>There are no impact pathways present.</p>

	<p>ii. Mixed-use development that includes employment generating and/or community uses; and</p> <p>iii. A higher value use, as determined by a viability study.</p> <p>C. Proposals involving the loss of employment floorspace will be required to make a financial contribution towards employment regeneration projects,</p> <p>training schemes, job brokerage services or business support initiatives in line with Policy SP9.</p>	
<p>DM41</p> <p>New Town Centre Development</p>	<p>A. Proposals for new retail, leisure and cultural uses within Metropolitan Town and District centres will be supported where they:</p> <p>a. Are consistent with the size, role and function of the centre and its catchment;</p> <p>b. Sustain and enhance the vitality and viability of the town centre network; and</p> <p>c. Contribute to the delivery of Haringey's spatial strategy.</p> <p>B. Proposals for new retail, leisure and cultural uses at edge-of-centre locations will be permitted where:</p> <p>a. It is demonstrated through the sequential approach to site selection that there are no appropriate town centre sites available and the proposed location is the most preferable in light of alternatives considered; and</p> <p>b. The proposal complies with (A) above.</p> <p>C. Proposals for new retail, leisure and cultural uses in out-of-centre locations will only be permitted where:</p> <p>a. It is demonstrated through the sequential approach to site selection that there are no appropriate town centre or edge-of-centre sites available;</p> <p>b. Having regard to (a) above, consideration has been given to reasonable alternatives in terms of the format and scale of development in order to accommodate the use in town or edge-of-centre sites; and</p> <p>c. The proposal has been subject to an impact assessment, where required by national policy, and will not demonstrably harm centres within its catchment.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to new town development. It does not detail any locations for development.</p> <p>There are no impact pathways present.</p>
<p>DM42</p> <p>Primary and Secondary</p>	<p>A. Within Primary Shopping Frontages of the Metropolitan and District Town Centres, as defined on the Haringey Policies Map, the use of ground floor units for retail, financial & professional services,</p>	<p>No HRA implications.</p> <p>This outlines development</p>

<p>Frontages</p>	<p>restaurants & cafes and pubs & bars will be permitted where:</p> <p>a. The overall number of units in non-retail use (including extant planning permissions) will not exceed 35% across the entire frontage, unless it can be demonstrated the proposal will significantly enhance the vitality and viability of the centre;</p> <p>b. The continuity of the center's retail frontage will be maintained, normally with no more than two adjoining units in non-retail use; and</p> <p>c. An active frontage is provided.</p> <p>B. Within Secondary Shopping Frontages of the Metropolitan and District Town Centres, as defined on the Haringey Policies Map, the use of ground floor units for appropriate town centre uses will be permitted where:</p> <p>a. The overall number of units in non-retail use (including extant planning permissions) will not exceed 50% across the entire frontage, unless it can be demonstrated the proposal will significantly enhance the vitality and viability of the centre; and</p> <p>b. An active frontage is provided, or if this is not possible, a window display or other appropriate town centre frontage.</p> <p>C. Within Secondary Shopping Frontages, the Council will give consideration to proposals for community facilities where it can be demonstrated that the use will:</p> <p>a. Enhance the vitality and viability of the centre by attracting visitors to it, including by encouraging linked trips for shops and services;</p> <p>b. Ensure access to visiting members of the public; and</p> <p>c. Not result in an overconcentration of similar community uses where this would detract from the diversity of uses in the centre.</p> <p>d. Having regard to the above criteria, proposals for community uses which meet identified local need will be viewed favourably.</p> <p>D. Within designated Primary and Secondary Shopping Frontages, the Council will give consideration to the granting of temporary permissions for meanwhile uses not compliant with (A-C) above where it can be demonstrated that the use will positively support the retail function of the town centre. The temporary use of a vacant ground floor unit will be supported where it can be demonstrated that the unit is being</p>	<p>management policy relating to primary and secondary frontages.</p> <p>There are no impact pathways present.</p>
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	actively marketed.	
DM43 Local Shopping Centres	<p>A. Within local centres, as defined on the Haringey Policies Map, the use of ground floor units for appropriate town centre uses will be permitted where:</p> <p>a. The overall number of units in non-retail use (including extant planning permissions) will not exceed 50% across the entire frontage, unless it can be demonstrated the proposal will significantly enhance the vitality and viability of the centre; and</p> <p>b. An active frontage is provided, or if this is not possible, a window display or other appropriate town centre frontage.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to local shopping centres. This policy does not define any location or type of development.</p> <p>There are no impact pathways present.</p>
DM44 Neighbourhood Parades and other non-designated frontages	<p>A. Within neighbourhood parades and other non-designated shopping frontages, the use of ground floor premises for appropriate town centre, community and economic uses will be supported where an active frontage is provided, or if this is not possible, a window display or other appropriate town centre frontage.</p> <p>B. Having regard to (A) above, the change of use from retail to other appropriate uses will only be permitted where:</p> <p>a. It is demonstrated that the unit has been marketed for a minimum of one year and there is no realistic prospect of it being used for a town centre use; and</p> <p>b. There are adequate alternative shopping facilities for local residents within a reasonable walking distance of 400 metres.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to neighbourhood parades and other non-designated frontages.</p> <p>There are no impact pathways present.</p>
DM45 Maximising the Use of Town Centre Land and Floorspace	<p>A. The Council will seek to maximise the use of land and floorspace within town centres by encouraging new mixed use development, including new or re-used space above shops and commercial premises, having regard to:</p> <p>a. The role and function of the town centre;</p> <p>b. Impact on town centre vitality and viability;</p> <p>c. Compatibility of both the proposed and existing neighbouring uses; and</p> <p>d. Compliance with other policies.</p> <p>B. Subject to (A) above, where a proposal for residential use is acceptable the development must:</p> <p>a. Provide adequate access arrangements, including separate access for the residential element of the</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to maximising the use of town centre land and floorspace.</p> <p>There are no impact pathways present.</p>

	<p>proposal; and</p> <p>b. Not adversely impact on the function and appearance of the designated frontages and the town centre.</p> <p>C. Proposals requiring planning permission for the conversion of ground floor town centre premises to non-town centre uses, within designated and non-designated shopping frontages, will not be permitted.</p>	
DM46 Betting Shops	<p>A. Proposals for betting shops will only be permitted where:</p> <p>a. They are appropriately located within the metropolitan town centre, a district town centre or a local centre, having regard to Policy DM42 Primary and Secondary Frontages and DM43 Local Centres; and</p> <p>b. The total number of betting shops (including extant planning permissions) will not exceed 5% of the units within the town or local centre.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to betting shops.</p> <p>There are no impact pathways present.</p>
DM47 Hot Food Takeaways	<p>A. The council will resist proposals for hot food takeaway shops located within 400 meters of the boundaries of a primary or secondary school.</p> <p>B. Subject to (A) above, proposals for hot food takeaway shops will only be permitted where:</p> <p>a. The percentage of hot food takeaway shops will not exceed 5% of designated shopping frontage in the Metropolitan and District Town Centres and local centres;</p> <p>b. Within neighbourhood parades, other non-designated frontages and elsewhere in the Borough, it is suitably demonstrated that the proposal will not result in an overconcentration of hot food takeaways;</p> <p>c. It can be demonstrated that there will be no adverse impact on the vitality and viability of the centre;</p> <p>d. There is no unacceptable impact on the amenity of neighbouring uses, either adjacent to and surrounding the development; and</p> <p>e. Access, servicing and parking arrangements do not result in an adverse impact on the safety of pedestrians and traffic flows or cause unacceptable increases to traffic and parking.</p> <p>C. The Council may impose conditions on any planning permission granted for a hot food takeaway to ensure appropriate control over noise, vibration and odours, waste management, hours of operation and community safety.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to hot food takeaways.</p> <p>There are no impact pathways present.</p>
Chapter 7. Community Infrastructure		
DM48	A. Proposals that fail to make adequate provision for affordable housing, infrastructure and other requirements such as essential site-specific transport infrastructure, and employment	No HRA implications

<p>Use of Planning Obligations</p>	<p>contributions made necessary by the development, either through appropriate on-site provision or a planning obligation, will be refused.</p>	<p>This is a development management policy relating to Planning obligations.</p> <p>There are no impact pathways present.</p>
<p>DM49</p> <p>Managing the Provision and Quality of Community Infrastructure</p>	<p>A. The Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community.</p> <p>B. Where a development proposal may result in the loss of a facility, evidence will be required to show:</p> <ul style="list-style-type: none"> a. That the facility is no longer required in its current use; b. The loss would not result in a shortfall in provision of that use; and c. The existing facility is not viable in its current use and there is no demand for any other suitable community use on the site. <p>C. The evidence should also provide relevant accounts and marketing information demonstrating that the premises has been marketed for use as a community facility for a reasonable length of time (minimum 12 months) and that no suitable user has been/or is likely to be found.</p> <p>D. The Council will consider supporting the consolidation of equal or enhanced provision to meet an identified need.</p> <p>E. Proposals for new and extended social and community facilities and the sharing facilities will be supported by the Council provided they:</p> <ul style="list-style-type: none"> a. Are accessible by public transport, walking and cycling, preferably in town centres or local centres, growth areas or areas of change; b. Are located within the community that they are intended to serve; c. Provide flexible, multifunctional and adaptable space, where practicable; d. Do not have significant impact on road safety or traffic generation; and e. Protect the amenity of residential properties. 	<p>No HRA implications.</p> <p>This outlines development management policy relating to managing the provision and quality of community infrastructure.</p> <p>There are no impact pathways present.</p>

	<p>F. Major Developments may be required to accommodate new infrastructure as part of mixed use proposals where feasible, where an acute deficiency is identified through the Infrastructure Delivery Plan.</p> <p>G. Consideration should be given to the Council's Infrastructure Delivery Plan, and identify and plan for opportunities to provide local facilities on site and/or connections to existing facilities adjacent or close to the development site.</p> <p>H. Development proposals in locations where new infrastructure is planned must be compatible with, and provide the necessary safeguards and network links for, the future infrastructure project.</p>	
<p>DM50</p> <p>Public Houses</p>	<p>A. The Council will resist proposals for redevelopment or changes of use to non-permitted uses that will result in the loss of a public house, unless it can be demonstrated that:</p> <ul style="list-style-type: none"> a. The public house is no longer financially viable, as set out through a thorough marketing campaign; b. All feasible options for re-provision of the public house on site have been explored; or c. The redevelopment of the site would secure an over-riding public benefit. <p>B. Any permitted change of use from Use Class A4 involving the alteration and/or the extension of a public house must ensure any proposed alteration does not affect the viability of the pub, the vitality of the area, detract from the character and appearance of the building and the street scene and any significant features of historic or character value are retained and, where possible, enhanced.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to public houses.</p> <p>There are no impact pathways present.</p>
<p>Policy DM51</p> <p>Day Nurseries and Child Care Facilities</p>	<p>A. The Council will only grant planning permission for day nursery schools, childminding, playgroups and related activities in residential dwellings (excluding flats) provided that:</p> <ul style="list-style-type: none"> a. The proposal does not result in the loss of a dwelling; b. The floorspace occupied by the activity is ancillary to the dominant residential use; c. The noise generated by activity would not adversely affect the amenities nearby properties; d. The activity would not adversely affect the character of the surrounding area or result in the loss of privacy of neighbouring properties; e. Traffic movements and parking arrangements of parents/carers and staff do not detrimentally affect road safety or traffic generation; and f. The property can accommodate satisfactorily the number of children proposed. 	<p>No HRA implications.</p> <p>This outlines development management policy relating to public day nurseries and child care facilities.</p> <p>There are no impact pathways present.</p>

	<p>B. The Council will expect all planning applications for day nurseries and child care facilities in residential buildings and other non-residential buildings to outline:</p> <ul style="list-style-type: none"> a. The numbers of staff and other visitors expected to attend the facility; b. The days of the week and the hours when the facility will operate; c. The nature of the activity; d. The car parking and transport patterns, including servicing of the use; e. Disabled access in and around the building to promote access for all; and f. The steps taken to minimise the noise impact of such uses. 	
<p>DM52 Burial Space</p>	<p>A. The Council will protect all existing burial spaces and seek to re-use existing spaces for new burial spaces where appropriate</p> <p>B. In determining any application for the provision of new burial spaces, applications should demonstrate the following:</p> <ul style="list-style-type: none"> a. The provision meets the burial requirements of the various ethnic and religious groups within the Borough; b. The spaces are located within close proximity to the communities served by spaces to reduce the travelling distance to visit the deceased; and c. Any affect on the water table and the possibility of flooding or water logging cause by the new provision is minimised. 	<p>No HRA implications.</p> <p>This outlines development management policy relating to burial spaces.</p> <p>There are no impact pathways present.</p>
<p>DM53 Hotels and Visitor Accommodation</p>	<p>A. Hotels and other visitor accommodation are generally appropriate in locations within an existing town centre or at a location well served by public transport.</p> <p>B. In these locations proposals for new hotel and visitor accommodation will only be supported where they:</p> <ul style="list-style-type: none"> a. Do not result in adverse impacts on residential amenity, including cumulative impacts; b. the proposal does not result in the loss of housing; c. Provide appropriate arrangements for pick up / drop off, service delivery vehicles and coaches, 	<p>No HRA implications.</p> <p>This outlines development management policy relating to hotels and visitor accommodation. This policy does not define and location or quantity of hotels or visitor accommodation.</p> <p>There are no impact pathways present.</p>

	<p>appropriate to the size of the hotel or visitor accommodation;</p> <p>d. Provide an adequate standard of amenity for occupants;</p> <p>e. Are inclusive, providing at least 10% of all hotel rooms to wheelchair accessible standards (the 10% wheelchair accessible standard rooms must be fully fitted from occupation);</p> <p>f. are not permanently occupied;</p> <p>g. Where appropriate, incorporate ancillary facilities which are open for public use and create employment opportunities for local residents, such as restaurants, gyms and conference facilities; and</p> <p>h. Where appropriate, create active frontages on the ground floor.</p>	
<p>Policy DM54</p> <p>Facilitating Telecommunications Development</p>	<p>The Council will promote the development of advanced, high quality communications infrastructure to support economic growth and more accessible, inclusive communities. This will be achieved by requiring new development proposals to:</p> <p>a. Be designed in such a way as to be capable of facilitating delivery of high speed broadband technology;</p> <p>b. Demonstrate how they will improve communications infrastructure in areas of poor broadband connectivity, as identified in Haringey's Infrastructure Delivery Plan, including through connection of the development to a nearby trunk network; and</p> <p>c. Deliver "ultrafast" connections in Regeneration Areas; and</p> <p>d. Be designed to meet the requirements of Policy DM3.</p>	<p>No HRA implications.</p> <p>This outlines development management policy relating to the facilitation of telecommunications development.</p> <p>There are no impact pathways present.</p>
<p>Policy DM55</p> <p>Regeneration/ Masterplanning</p>	<p>A. The Council expects all development proposals in the AAP area to come forward comprehensively to meet the wider objectives of the AAP. To ensure comprehensive and coordinated development is achieved, masterplans will be required to accompany development proposals which form part of a Site Allocation included in this Plan. Applicants will be required to demonstrate how the proposal:</p> <ol style="list-style-type: none"> 1. Contributes to delivering the objectives of the Site, Neighbourhood Area, and wider AAP. 2. Will integrate and complement successfully with existing and proposed neighbouring developments 3. Optimizes development outcomes on the site 	<p>No HRA implications.</p> <p>This outlines development management policy relating to regeneration master planning.</p> <p>There are no impact pathways present.</p>
<p>Policy DM56</p>	<p>A. The Council will support land assembly to achieve comprehensive development, and will use compulsory purchase powers, only where necessary, to assemble land for development within the</p>	<p>No HRA implications.</p>

Supporting Site Assembly	borough where: a. Landowners and developers can demonstrate that they have: i. A viable, deliverable and Local Plan compliant scheme; and ii. Have made all reasonable attempts to acquire, or secure an option over, the land/building(s) needed, through negotiation. b. Comprehensive redevelopment of the assembled site is required to deliver the site's allocation (including the requirements of a Masterplan where stated in the Plan); and c. The development proposed for the assembled site would contribute to the delivery of the Local Plan's objectives. B. Where compulsory purchase is necessary, applicants will be required to demonstrate how the associated costs impact upon development viability	This outlines development management policy relating to site assembly. There are no impact pathways present.
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About AECOM

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