

# ECONOMIC VITALITY AND PROSPERITY SHARED BY ALL 05

- 5.1 SP8 Employment
- 5.2 SP9 Improving skills and training to support access to jobs and community cohesion and inclusion
- 5.3 SP10 Town Centres



# 5.1

## SP8 EMPLOYMENT

- 5.1.1** A key priority in Haringey's Sustainable Community Strategy is to ensure economic vitality and prosperity is shared by all. This will be achieved by promoting a vibrant economy, meeting business needs, increasing skills, raising employment and reducing worklessness so that all residents can contribute to and benefit from a prosperous economy.
- 5.1.2** As the objectives in Section 1 set out, the Council wishes to strengthen Haringey's economy through reducing worklessness by increasing skills, raising educational attainment, and improving childcare and nursery provision. The Council will also aim to meet the needs of different sectors of the economy, including small and medium-sized enterprises (SMEs), and those organisations within the voluntary sector through the provision of a range of premises of different types, sizes and costs.
- 5.1.3** Strategic Policies 8 and 9 are important in achieving the vision and objectives of the Sustainable Community Strategy, the Regeneration Strategy and this Local Plan by protecting employment land, providing the increased jobs and training opportunities needed to support Haringey's growing population and by securing land and premises for the borough's businesses.

### SUSTAINABLE COMMUNITY STRATEGY

This chapter contributes to the spatial aspects of the following outcomes in Haringey's Sustainable Community Strategy.

SCS priorities:

- Reduce worklessness;
- Increase skills and educational achievement;
- Increase sustainable economic activity;
- Maximise income; and
- Address child poverty.

### SP8: EMPLOYMENT

The Council will secure a strong economy in Haringey and protect the borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites and Local Employment Areas.

The Council will:

- Protect B uses (under the Use Classes Order) including light industry, logistics, warehousing and storage facilities to meet the forecast demand of 137,000m<sup>2</sup> floorspace up to 2026;
- Support local employment and regeneration aims;
- Support environmental policies to minimise travel to work;
- Support small and medium sized businesses that need employment land and space; and
- Contribute to the need for a diverse north London and London economy including the need to promote industry in general in the Upper Lea Valley and in particular, promote modern manufacturing, business innovation, green/waste industries, transport, distribution and logistics.

## Strategic Industrial Locations

The Council will safeguard the following sites as Strategic Industrial Locations (SIL) as identified in the London Plan:

- Tottenham Hale; and
- Part of Central Leaside.

## Locally Significant Industrial Sites

The Council will safeguard the following sites as Locally Significant Industrial Sites (LSIS) for a range of industrial uses (B1 (b), (c), B2 and B8) where they continue to meet demand and the needs of modern industry and business:

- Crusader Industrial Estate, N15;
- Cranford Way, N8;
- High Road West, N17;
- Lindens/Rosebery Works, N17;
- Queen Street, N17;
- South Tottenham, N17;
- Vale Road/Tewksbury Road, N15; and
- White Hart Lane, N17.

## Local Employment Areas

The Council has identified other local employment generating sites in the borough that need protection. Local Employment Areas (LEAs) are employment sites that offer a more flexible approach to the uses on them. This category has been divided into two sub-categories: Employment Land and Regeneration Areas.

- Employment Land (EL) is land that is deemed acceptable for other employment generating uses that complement the traditional 'B' use classes, such as a small scale "walk-to-retail", cafes and creche/nursery.
- A Regeneration Area (RA) is the most flexible of the categories as it can include uses appropriate in a mixed use development, such as small scale "walk-to" retail, community and residential uses. However, the approach to mixed uses in Regeneration Areas must have regard to London Plan town centre and retail policies, so not to encourage retail development outside of town centres.

**5.1.4** Taking a more flexible approach where local employment areas are no longer suitable for industrial or other employment generating uses, a progressive release of surplus industrial land will be carried out, in order to facilitate urban regeneration. This released land will be allocated on a sequential needs basis. Haringey will have regard to the criteria set out in paragraph 4.11 - 4.13 of the Mayor's SPG on Land for Industry and Transport when considering the release of industrial land, including Locally Significant Industrial Sites and Employment Areas. The criteria are based on general economic and land use factors and indicators of industrial land demand. Regard will also be had to the qualitative characteristics of location and specific sites.

**5.1.5** Policing and other community safety infrastructure proposed within the employment land hierarchy will be dealt with on an individual site basis, and with due regard to the provisions of the London Plan.

**5.1.6** The Council has identified a hierarchy of employment land, where certain types of employment uses should be concentrated. These employment areas vary in age, quality and size of buildings, access and the nature of the businesses within them.

**5.1.7** The hierarchy of sites will be further reviewed and revised as necessary to take account of economic circumstances and further guidance from the Mayor of London through the Site Allocations document. The consideration of the boundary and function of employment land allocations, including the scope for new land uses, should be consistent with any strategically coordinated process such as that promoted by the upper Lee Valley Opportunity Area Planning Framework.

## Strategic Industrial Locations (SIL)

- 5.1.8 In terms of Strategic Industrial Locations (SILs), north London contains 20% of London's industrial land with seven SILs, two of which are located in Haringey (part of Central Leaside and Tottenham Hale). These sites form a London wide network of sites for industry, business and warehousing. The London Plan states that in managing the stock of industrial land, account should be taken of the need to make provision for transport and land for waste management facilities in line with the self-sufficiency requirements of the London Plan, and taking into account some of the Central Activity Zone's needs. (All works associated with SP8 at Tottenham Hale should be designed in a way that will not lead to adverse effects on the European Site and its bird population in the neighbouring authority of Waltham Forest, see SP13 for details).
- 5.1.9 The London Plan identifies two broad categories of SIL, Preferred Industrial Locations (PILs) and Industrial Business Parks (IBPs). Within Haringey, Central Leaside (which includes Brantwood Road, North East Tottenham, Willoughby and Marsh Lane) and Tottenham Hale are classed as SIL - the latter is an IBP, which accommodates businesses requiring a higher quality environment.
- 5.1.10 The SILs within the Central Leaside boundary will be protected against redevelopment and retained in employment. This is particularly important, given the proposal for around 5000 new homes in Enfield, on the border of these employment sites. These employment areas could provide jobs and training for some of these residents and contribute towards creating a mixed and sustainable community. It is for this reason that changes of use outside the 'B' use class, that are not consistent with or complimentary to traditional B uses, will not be allowed.
- 5.1.11 The Mayor's Land for Industry and Transport SPG expands on London Plan policies to manage, promote and, where appropriate, protect Strategic Industrial Locations, London's strategic reservoir of industrial development capacity. The SPG identifies the 'plan, monitor and manage' approach to surplus industrial land, with the aim of reconciling the relationship between supply and demand during 2006-2026. Furthermore, when the net reduction in industrial land demand, and management of vacancy rates are considered, there is scope for the release of around 814 hectares of industrial land in the north sub-region (48ha per annum over the period 2006-16 and 33ha per annum for 2016-26). Haringey is classified as a "limited transfer" borough of industrial sites, which means safeguarding the best quality sites and managing the rest to reduce vacancy rates where possible. This means that in developing policies for the retention and release of land, Haringey should take account of this classification.

## Locally Significant Industrial Sites (LSIS)

- 5.1.12 These are well established industrial areas and the aim is to retain them solely for uses that fall within B1 (b), (c) B2 or B8 uses, or uses that share strong similarities to this use class, for example policing and other community safety infrastructure, in line with National and Regional guidance. Retail development does not fall within the scope of this policy. In line with the 2009 Employment Study, the Council will protect these areas to provide choice and flexibility in employment land. The Council will look at opportunities to improve and enhance the general environment of these areas and buildings.

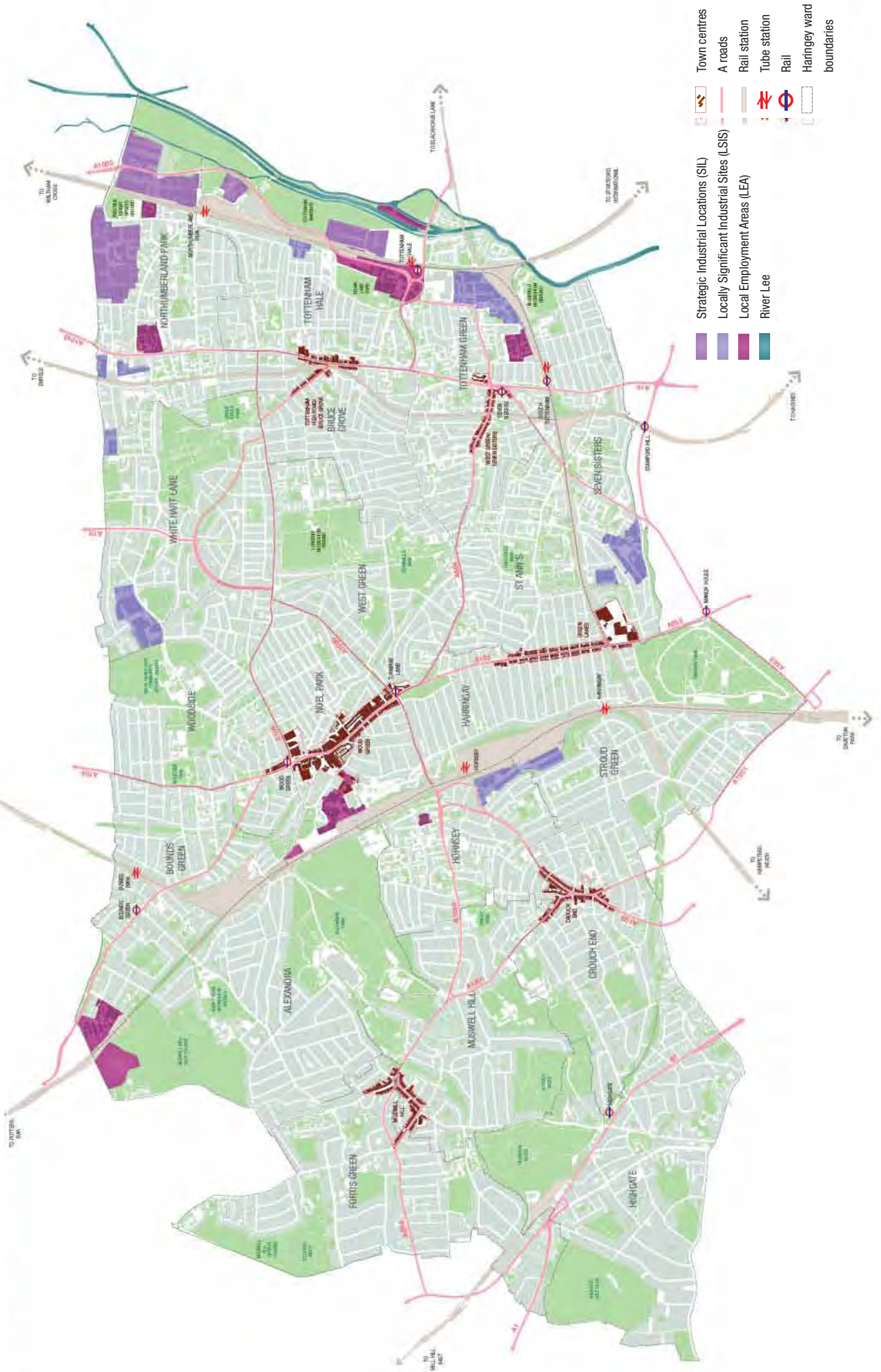


North Tottenham SIL

## Local Employment Areas

- 5.1.13** These areas will be treated more flexibly and uses that generate employment not included in the B use class will be considered. Some of these activities fall outside the confines of the B class uses that are characteristic of those in the Industrial Locations but, nevertheless, provide a source of employment and contribute to the local economy.
- 5.1.14** In principle, mixed use development including residential, employment and community facilities may be appropriate in some Local Employment Areas. These areas provide the opportunity to provide essential community infrastructure for the local community. In accordance with the findings of the Haringey Employment Study 2009, a more proactive and positive approach to planning for economic development is required. It will be important for a flexible approach to economic development to be taken on Local Employment Areas by not placing significant restrictions on the type of employment use that is permitted on allocated sites.
- 5.1.15** The Council recognises that some of the designated employment sites contain within their defined boundaries, or adjoining them, designated heritage assets and therefore careful management of these sites will be considered against all other relevant Local Plan policies, e.g. SP4 Working Towards a Low Carbon Haringey, SP11 Design and SP12 Conservation when assessing development proposals. The Council's detailed approach to protecting employment land and premises will be set out in the Development Management Policies.

Figure 5.1: Employment Areas

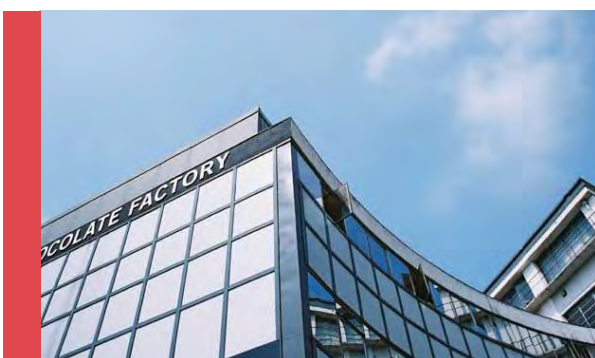


## Protection and Enhancement of Existing Employment Sites

- 5.1.16** Haringey's economy is dominated by employment in three broad sectors, namely:
1. The public sector 24% (such as education and health);
  2. Retail 13%; and
  3. The service sector 18% (such as cafes, pubs, banks and estate agents).
- 5.1.17** Haringey's relatively strong representation in the manufacturing sector compared to other areas reflects the presence of significant strategic and local industrial areas in the borough. However, over the life of the Local Plan the Council will consider means of balancing the needs of competitive industrial and manufacturing activities with those of the service and warehousing sectors with significant growth potential.
- 5.1.18** The London Plan 2011 provides employment growth projections for the north London sub-region (Barnet, Enfield and Haringey) of 37,500 additional jobs over the period 2011 - 2031 (1,875 per annum). Haringey has a key role in contributing to this target. The Area Action Plan process will identify opportunities for new employment, investment in infrastructure and environmental improvements, in order to attract new businesses in the sectors identified. This process will also allow for the opportunity to set out a local job target.
- 5.1.19** The Upper Lee Valley area is predominantly a small firms economy and public sector employment represents the largest single sector for jobs in the north London region. Economic performance has declined over the years and large tracts of land previously in employment use are obsolete.
- 5.1.20** A review of the borough's existing employment land and buildings was undertaken in 2009. The Employment Study 2009 provided an assessment of the employment land and demand in the borough. The study recommended that all existing employment sites (designated or otherwise) be retained. Therefore, in the first instance, support will be given for all designated sites and smaller sites to remain in employment use. However, flexibility will be shown for alternative uses that complement the employment uses, contribute to social infrastructure or provide training.
- 5.1.21** Manufacturing employment in Haringey continues to decline. Indeed, this decline is more pronounced in Haringey than in London or Great Britain. Haringey's Employment Land Study 2009 reflects this change in employment base by predicting a need for total floorspace requirement of approximately 137,000m<sup>2</sup> for the period 2006 - 2026. This includes a net reduction in demand for industrial floorspace as well as a modest net increase in logistics, warehousing and storage facilities. The majority of demand is predicted to be for B1 floorspace including light industrial. Much of this could be provided in Wood Green Metropolitan Town Centre and the District Town Centres. This is supported in a working paper (39) produced by GLA, which states that employment in all sectors is either flat or has shown moderate growth.
- 5.1.22** The Mayor's Land for Industry and Transport SPG urges boroughs to make employment land available for transport functions, such as rail freight facilities, bus garages and waste management facilities. The identification of sites for future waste management facilities will be addressed by the emerging North London Waste Plan.

5.1.23 The need for an increase in the provision of good quality, flexible office space, particularly for small businesses is supported by the views of commercial property agents active in Haringey- as identified in a survey carried out as part of the Employment Land Study 2009. Small and medium enterprises (SMEs) are also an important part of Haringey's economy, and the London Plan highlights the need for local authorities to ensure adequate provision is made for SMEs, given the anticipated role of these businesses in accommodating future growth of employment outside central London. Where appropriate and viable, the Council will encourage the provision of such office accommodation for SMEs. In addition, environmental enhancement and high quality design are an important element in the enhancement of existing employment sites. Please see SP11 and SP12 for the Council's approach to design and conservation.

5.1.24 The North London Employment Land Study (2006) indicated that Haringey has the oldest industrial/warehousing stock in the sub-region. There is little opportunity for speculative construction due to few opportunities for redevelopment on reasonably sized plots. The market was described as being restricted due to the lack of single large occupiers and the highly fragmented ownership of many sites. In the study, most of the borough's stock was identified as either good or reasonable with a smaller proportion of buildings identified as poor or very poor compared to North London as a whole. Haringey's net employment land demand was forecast to reduce over the period to 2016. Haringey was not perceived to be a key office location, mainly due to its proximity to the centre of London, with most demand originating from companies historically located in the area. These findings were supported by the London Office Policy review in 2007.



*Chocolate Factory, Wood Green*

5.1.25 In June 2009, the North London Strategic Alliance commissioned a report, which looked at the economic position of the Upper Lee Valley and how it could contribute to opportunities to provide more workspace and leisure as well as improving its existing business base. Its proximity to the major road network gives it a strong position from which to entice businesses and other appropriate uses as well as exploit opportunities to create and improve recreation and leisure pursuits. The report has four themes which will be used as a basis for implementing the strategies:

- Green/sustainable industries and resource management;
- Employment and skills - apprenticeships;
- Developing the further and higher education offer; and
- London 2012 and the visitor economy.

5.1.26 The Outer London Commission has recently carried out an economic profile. The Commission's interim findings concluded, among other things, that growth should focus on successful areas and not start from scratch; that there is a need to release land for development; that outer London needs to improve skills through higher or further education to reinforce its offer; and that there is a need to re-invent, re-brand and actively market parts of outer London and its distinct offers.

5.1.27 SP8 focuses on facilitating the restructuring of the borough's employment land portfolio to allow an increase in B1 floorspace whilst enabling the modernisation of old stock and managed transfer of obsolete industrial sites to alternative uses. Balanced restructuring and diversification is more likely to assist in stimulating sustainable economic growth compared to an approach which focused on a significant net increase or decrease in the total supply of employment land in the borough.



## Green Industries

**5.1.28** The Council is committed to reducing and mitigating the effects of climate change. In order to help achieve this, and in conjunction with London Plan policies, the Council will support and promote the development of green industries and green practices. For example, the Council will expect new, large developments to incorporate combined heat and power (CHP) and other renewable fuels wherever possible. Industries that manage recycling and reuse of waste within the borough will be encouraged, as will industries that reduce their carbon footprint in their day-to-day activities. This is in line with SP4 Working Towards a Low Carbon Haringey.

## Small and Medium Enterprises

**5.1.29** The London Plan describes the North London sub-region as stretching from the Central Activities Zone (CAZ) to the northern fringe of London with an exceptionally varied set of strongly defined communities. Economic performance is described as being varied with some strong employment growth in the CAZ and its fringes, but with other areas continuing to experience deprivation and slow growth/ declining employment, including parts of the Upper Lee Valley and industrial areas around the North Circular Road. The release of surplus industrial land to other uses will need to be rigorously managed, particularly in areas that can accommodate this release. This includes Opportunity Areas to the east (including Tottenham Hale) and to the west (Haringey Heartlands, including Wood Green Metropolitan Town Centre). Small and medium sized enterprises are important elements in the sub-regional economy and they need to be fully supported.

## INDICATORS

### Monitoring

**5.1.30** SP8 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Annual Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

### Key evidence and references

- Haringey Employment Land Study, London Borough of Haringey 2004
- Haringey Employment Land Study, London Borough of Haringey 2009 and Update 2012
- Haringey Unitary Development Plan, London Borough of Haringey 2006
- Haringey's Regeneration Strategy, London Borough of Haringey 2008
- Haringey's Well being Strategic Framework, Haringey Strategic Partnership 2007
- North London Employment Land Study, London Development Agency 2006
- The London Plan, Mayor of London 2011
- Economic Profile of Key Locations in Outer London, Outer London Commission 2009
- An Economic Vision for the Upper Lee Valley, North London Strategic Alliance 2009
- National Planning Policy Framework 2012

# 5.2

## SP9

# IMPROVING SKILLS AND TRAINING TO SUPPORT ACCESS TO JOBS AND COMMUNITY COHESION AND INCLUSION

### SP9: IMPROVING SKILLS AND TRAINING TO SUPPORT ACCESS TO JOBS AND COMMUNITY COHESION AND INCLUSION

The Council will seek to address unemployment by facilitating training opportunities for the local population, increasing the employment offered in the borough and allocating land for employment purposes.

The Council will encourage the provision and growth of education and training facilities within the borough in areas such as Haringey Heartlands and Tottenham Hale and areas of high unemployment.

The Council will promote the diversification of the borough's economy and support new and expanding employment sectors such as green industries, small and medium sized enterprises.

The Council will secure financial contributions from development that results in a net loss of employment floorspace to invest in training and other initiatives that seek to promote employment and adult education in the borough.

### Supporting Local Employment Training Schemes and Enterprise Development

- 5.2.1 In Haringey, there is a polarisation between low and high level skills amongst the working age population. Some 21% of the borough's working age population has a level 1 or below qualification while 43% have a level 4 or above qualification. GLA Economics estimates that by 2020 the demand for highly skilled workers will increase to the extent that 50% of employees in London will need to have a level 4 qualification. The aim is to promote a higher skilled workforce within the borough and encourage more jobs into the borough to match that skills base.
- 5.2.2 The employment rate in Haringey is 63% compared to 68% in London and 70% nationally. The Government has aspirations to achieve full employment, equating to an 80% national employment rate. If this was to be replicated in Haringey it would mean an additional 2,480 residents needing to find employment - a huge challenge, especially in light of the current economic climate.
- 5.2.3 The Council is committed to providing new jobs and training wherever possible through the reuse of vacant sites and the more intensive use of sites already in employment use. The links that already exist between the Council and education institutions will continue, as training has a pivotal role in reducing unemployment and providing greater flexibility in the local economy. The training of local people provides positive feedback into the local economy by allowing businesses to have access to a skilled workforce. This is particularly important in light of new emerging sectors such as green industries.

- 5.2.4 In line with Haringey's Regeneration Strategy (2008), the Council is involved in a range of initiatives that support local recruitment by employers and help meet employers' recruitment, staff training and development needs.
- 5.2.5 The Council is committed to using the Jobs for Haringey programme as a means of supporting more Haringey residents into sustainable employment. Jobs for Haringey works with employers, schools and colleges, skills training providers, employment services and local communities to deliver:
- Jobs for unemployed local people who already have skills to a level required by employers;
  - Jobs for local people with relevant skills following completion of training courses and/or work placements; and
  - Support for local businesses by providing a financial incentive, through the Haringey Jobs Fund, to recruit local unemployed people.
- 5.2.6 The Council will use Jobs for Haringey to support and deliver the objectives set out in SP9. Alongside this, the Council will seek to strengthen already strong partnership arrangements with Jobcentre Plus and work closely with the three prime contractors responsible for delivering the Work Programme in Haringey.

### Supporting Self Employment

- 5.2.7 Haringey has a high representation of small businesses with 98% of the businesses in the borough employing less than 50 people. This is supported by a strong spirit of entrepreneurialism with 18,300 being self employed, representing 23% of all employment in the borough.
- 5.2.8 Despite under-representation in comparison to London, there has been an increase in the number of large companies with 200 or more employees in the borough. There are 53 known organisations within this sector in the borough, with the majority based in Tottenham. The Council is committed to encouraging small start-up units in new developments and supporting small and medium sized units on existing sites or in existing buildings. The Council will work with local business groups and partnerships and recognise their role in supporting Haringey's growth.

- 5.2.9 The Chocolate Factory I and II are prime examples of locations that are providing high quality small and medium units for up and coming businesses in the creative industries. Known as the Cultural Quarter, these locations in Haringey Heartlands provide a thriving hub of accessible units very close to Wood Green Metropolitan Town Centre. More units like these will be supported in the Heartlands to expand the Cultural Quarter further and develop the existing physical links between this area and Wood Green Metropolitan Town Centre.

## INDICATORS

### Monitoring

- 5.2.10 SP9 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Annual Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

### Key evidence and references

- Haringey Employment Study, London Borough of Haringey 2009 and update 2012
- Haringey Community Infrastructure Plan, London Borough of Haringey 2010
- Haringey's Regeneration Strategy, London Borough of Haringey 2008
- Haringey's Children and Young People's Plan 2009-2020, London Borough of Haringey 2009
- Haringey Worklessness Statement, London Borough of Haringey 2007
- Haringey Initial Work and Skills Plan, London Borough of Haringey 2010
- Child Poverty Strategy 2008-2011, London Borough of Haringey 2008
- Well being Strategic Framework, London Borough of Haringey 2007
- Mapping Haringey's Third Sector, Haringey Strategic Partnership 2010.

# 5.3

## SP10

# TOWN CENTRES

- 5.3.1** Haringey's town centres are more than just areas in which to shop - they provide an "experience" including leisure for shoppers (e.g. cinema and leisure centres), community facilities, as well as employment in the form of offices, and places to live. They provide a focus for activity and community life and give character and identity to the local area and borough as a whole.
- 5.3.2** One of the strategic priorities for north London is to enhance the attractiveness of town centres to consumers and manage the restructuring of town centres in need of change, especially in the outer parts of the sub-region. Wood Green is one of eleven Metropolitan Town Centres in London and has the potential to provide sustainable access to higher quality goods and services.
- 5.3.3** As the objectives in Section 1 set out, the Council wishes to strengthen the role of Wood Green Metropolitan Town Centre and the borough's District Centres as accessible locations for retail, office, leisure and community uses and new homes, and to enhance the environmental quality and attractiveness of the borough's town centres.
- 5.3.4** This policy seeks to support and promote Wood Green Metropolitan Town Centre and the five District Centres as existing successful and vibrant town centres, and places that will attract new businesses, jobs and homes during the life of the Local Plan, thus becoming even more vibrant and exciting hubs of community life. It will also support, promote and protect the borough's 38 local shopping centres as places that offer unique and often specialist goods and services to their immediate communities.

### SUSTAINABLE COMMUNITY STRATEGY

This policy contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy:

#### SCS Priorities:

- Provide even better shopping and cultural and leisure opportunities;
- Improve supporting facilities, services and infrastructure; and
- Increase sustainable economic activity.

## SP10: TOWN CENTRES

### Distribution of retail across Haringey

The Council will promote the distribution of retail growth to meet the required additional 13,800m<sup>2</sup> gross comparison goods floorspace and an additional 10,194m<sup>2</sup> net convenience goods floorspace by 2016. The majority of this additional retail growth will be met in Wood Green Metropolitan Centre and the five District Town Centres.

### Protecting and enhancing Haringey's Town Centres

The Council will promote and encourage development of retail, office, community, leisure, entertainment facilities, recreation uses, arts and cultural activities within its town centres according to the borough's town centre hierarchy.

Wood Green Metropolitan Town Centre will be the principal focus of growth accommodating an extensive range of the types of development set out above, which should help to shape Wood Green into a thriving and vibrant centre for north London.

Development proposals which foster a diverse evening and night time economy in Wood Green will be supported providing that measures are in place to address issues such as community safety, policing, litter and the potential impact of noise and disturbance to local people.

The District Town Centres of Bruce Grove/ Tottenham High Road, Crouch End, Green Lanes, Muswell Hill and West Green Road/Seven Sisters will continue to be supported and strengthened as important shopping and service centres to meet people's day-to-day needs. The Council will take a proactive partnership approach to reinvigorating these town centres, widening their role and offer, developing their identities, improving the public realm and accessibility to them.

Haringey's Local Shopping Centres will continue to be supported in providing core local shopping facilities and services (such as convenience store, post office, and newsagent) for their respective local communities, largely catering for a catchment area within walking distance.

It is possible to identify potential future changes to the borough's town centres over the life of the Local Plan, including potential new centres. Given the existing scale, role and function and mixed use development which is currently taking place at Tottenham Hale there may be potential to designate Tottenham Hale Urban Centre as a new District Centre.

### Town Centre Hierarchy

**5.3.5** SP10 establishes the hierarchy of town centres within the borough. The role and function of Haringey's centres vary, reflecting the diverse nature of the borough itself:

- Wood Green Metropolitan Town Centre and the five District Town Centres of Muswell Hill, Crouch End, Tottenham High Road/Bruce Grove, Green Lanes and Seven Sisters/ West Green Road are influenced by major shopping destinations in north and central London and compete with a number of centres in neighbouring boroughs including Brent Cross, Walthamstow and Edmonton Green in Enfield;
- Haringey's 38 Local Shopping Centres, which provide for the day-to-day needs of people living, working and staying nearby; and
- A number of smaller shopping parades and individual shops also meet the day-to-day needs for shopping, services and facilities.

**5.3.6** The spatial arrangement of retail centres provides a basis for shaping Haringey, for locating community infrastructure and building attractive and distinctive focal points for neighbourhoods, for sustainable growth and regeneration of the borough (Figure 5.2).

### Distribution of Retail Growth

**5.3.7** Haringey will focus new shopping (and related uses) in the borough's designated growth areas and existing centres, having regard to the level of capacity available in these locations. The borough's growth areas and town centres are shown on Figure 2.1.

**5.3.8** The borough's Retail Study 2008 predicts that Haringey will require an extra 13,800m<sup>2</sup> gross comparison goods floorspace and an additional 10,194m<sup>2</sup> net convenience goods floorspace by 2016. It is anticipated that much of this will be met in Wood Green Metropolitan Centre and the five District Centres and the potential of a new retail centre being proposed as part of the Tottenham Hale Urban Centre Masterplan SPD. The growth area of Haringey Heartlands and the redevelopment of Tottenham Hotspur Football Club will also provide the major focus for retail provision in Haringey.

**5.3.9** In line with paragraph 24 of the NPPF, the Council will ensure that its town centres are considered first for the location of new retail development, having regard to the distribution of future retail growth set out in SP10 and the hierarchy of Haringey's town centres.



*Three Compasses, Hornsey*

Figure 5.2: Town Centres



## Protecting and Promoting Town Centres

- 5.3.10** The development of new shops or other town centre uses, particularly if they are large in scale, can have an impact on other centres. The Council will ensure that development in its centres is appropriate to the character, size and role of the centre in which it is located, and does not cause harm to neighbours, the local area or other centres. Shops and service uses (A1 and A2) are considered suitable for all town centres.
- 5.3.11** The way town centres look is an important factor in their character and the way they are perceived. A number of our centres lie in Conservation Areas - Tottenham High Road, Crouch End, Muswell Hill - recognising their architectural and/or historical importance. The design of shop fronts can contribute greatly to the character of town centres and their distinctiveness. Further information on town centres and the Council's approach to enhancing and protecting them are set out in SP11 and SP12, the Council's Conservation Area Appraisals and the Development Management Policies. This is also in line with continued investment in the public realm to maximise the historic environment's contribution to town centre vibrancy and vitality in policy, as set out in the NPPF.

## Ensuring a Range of Shops and Other Appropriate Town Centre Uses

- 5.3.12** Where it is possible, within the provisions of the Use Classes Order and the General Development Order, the Council will seek to ensure that there is a diverse range of shopping facilities provided across the borough, from its town centres, through to the smallest shopping parades and frontages. This is to ensure residents can access a full range of shops and services to meet their everyday and longer term needs without resorting to reliance on public transport or car based journeys. Improvements to public transport and promotion of more sustainable modes of travel will contribute to more accessible, vibrant and greener town centres, as set out in SP7.

**5.3.13** Car ownership in the borough is 54% of households; this is lower than the overall figure for Greater London at 60 % of households and much lower than Britain as a whole, where 75% of households have access to a car. The lower level of car ownership in the borough is a reflection of the good access to public transport.

**5.3.14** One of the strategic priorities for North London is to enhance the attractiveness of town centres to consumers, and manage the restructuring of town centres in need of change, especially in the outer parts of the sub-region, in line with the London Plan. The Retail Study 2008 identified 190 vacant units within town and local centres, a vacancy rate of 8.0%. This is compared to a GOAD national average vacancy rate of 11%. If half of the 95 units were re-occupied this would help to accommodate growth and, based on the average size of a unit (100m<sup>2</sup>), these re-occupied units could accommodate about 9,500m<sup>2</sup> gross floorspace.

**5.3.15** This Local Plan policy seeks to promote new investment in the town centres to deliver good economic outcomes, consistent with the overall approach to growth, as set out in Strategic Policy 1 and section 23 of the NPPF. Bringing shop vacancies back into use will help achieve the anticipated required growth in comparison to floor space and this will promote greater diversity in the range of facilities being provided and act as a community hub. Development of new retail locations in town centres could encourage economic investment, delivering more jobs and possible diversification of businesses.

**5.3.16** New retail development that will have a negative impact on existing town centres will be resisted and the existing hierarchy of centres and their respective primary and secondary frontages will be retained and protected. Wherever possible, the Council will encourage proposals that add to the vibrancy and choice of shops in the existing centres.

**5.3.17** The Council will seek to retain all A1 use within the primary frontage as the presence of blank facades can contribute to inactivity at street level during certain times of the day. Within the secondary frontages there may be greater flexibility about the proportion of non A1 uses that will be permitted since it is recognised that town centres should perform a function beyond retail. Within the primary frontages, A1 retail is the principle and dominant land use. Usually it contains the most important shopping facilities, those which attract the greatest number of customers and which contribute most to the vitality of the centre. Secondary frontages contain a variety of service and other uses in addition to A1 retail. These frontages support the primary frontage of a centre.

**5.3.18** To preserve the viability and vitality of the primary and secondary frontages, no more than two adjoining frontages should be in non-A1 use. A2, A3, A4 and A5 uses or community facilities are the preferred alternatives to A1 because they are appropriate uses within town centres and would largely retain a window display. Window displays can help maintain the attractiveness and continuity of the shopping frontage especially in the core shopping areas. Further detail will be set out in the Development Management Policies.

### **Encouraging Residential Development**

**5.3.19** The housing needs of the borough are discussed in more detail in SP2 Housing and SP1 Managing Growth (for distribution of growth). The inclusion of new housing development within Wood Green Town Centre, as well as changes of use to residential on the upper floors will contribute to providing a vibrant environment. Intensifying residential development in town centres could have positive benefits by reducing pressure for more residential areas and creating natural surveillance. Wherever possible, housing development will also be encouraged in the other town centres, providing it complements the essential retail element within the centre.

### **Improving Our Town Centres**

**5.3.20** The borough's shopping centres are nuclei of leisure, relaxation and retail choice for the people who live, work in or visit the borough. They provide various forms of entertainment and relaxation and bring income into the borough. Their successful roles and functions are essential to the economic health and wealth of the borough. Part of the shopping experience is moving through the town centre. Negotiating traffic, rubbish and large numbers of people grouped together can make that experience unpleasant.

**5.3.21** The Council will endeavour to improve the overall environment of the town centres, wherever possible, through design to improve safety and comfort for those using the centres. This will encourage respect for the local character and promote high quality, clutter free design to make streets and public places that are safe and easy to use for all. In line with section 23 of the NPPF, it is the Council's intention to review the performance of town centres. Through health checks, the Council will monitor the character and vitality of the centres and the impact of retail developments near them. It will use these checks to understand changing shopping trends and use them as a way of keeping abreast of the needs of shoppers, residents and workers. Additionally, investment into the public realm and historic environment will support the economic competitiveness of town centres by ensuring that their historic environments are maintained to maximise their attractiveness. Results from the 2009 Town Centre Health Check showed that vacancy rates in Haringey's Metropolitan and District Town Centres were well below the Council target of 10% and below national vacancy rates of 11%. The Council will continue to carry out health checks of its town centres and monitor any impact through the Annual Monitoring Report.

**5.3.22** The section below describes each of Haringey's town centres. The Council will expect development in its centres to reflect the character and role of the centres in which it is located.



## Wood Green Metropolitan Town Centre

- 5.3.23** Wood Green consists of approximately 365 units (excluding non-retail Class A uses), comprising 86,864m<sup>2</sup> of floorspace. The centre offers a wide range and choice of goods, both everyday needs such as food and less frequently purchased goods. There is a high representation of multiple retailers and comparison retailers. In addition to shops, there are two multi-screen cinemas and a number of community facilities. The centre serves shoppers both from the borough and across north London, which is possible because of its very good public transport links with the rest of London.
- 5.3.24** The sub-regional development framework indicates there is capacity to accommodate some of North London's need for additional retail floorspace in Wood Green, stating "Wood Green remains the largest town centre in the sub-region and its role as a metropolitan centre should be enhanced by exploiting development opportunities in the associated Heartlands area for intensification and through higher density mixed use schemes in the town centre.
- 5.3.25** Wood Green is identified as having 106,000m<sup>2</sup> total rental floorspace and needing between 7000m<sup>2</sup> - 11,000m<sup>2</sup> additional comparison floorspace by 2016. The opportunity to complement the existing facilities in Wood Green exists with the proximity of Haringey Heartlands.
- 5.3.26** The retail performance and importance of a shopping centre can be demonstrated by commercial yields and Zone A rental levels achieved for retail property. Retail yields in Wood Green are relatively low (strong) and have fallen from 7.75% in 2004 to 5.7% in 2008. They are slightly higher (worse) than Romford and Ilford (the Exchange) but slightly lower (better) than in Enfield, Finchley, Barnet and Ilford. Wood Green achieves a Zone A rent of £1,399 per m<sup>2</sup> and this has steadily increased in the centre since 1998. These rents are lower than in Enfield, Ilford, Romford and Brent Cross. In comparison, retail rents are higher in Wood Green than in Walthamstow and Barnet. Muswell Hill achieves retail rents of £969 per m<sup>2</sup> (2007 data), which is higher than in Barnet but lower than Wood Green and Walthamstow. As a Metropolitan Centre, Wood Green should aim to achieve higher Zone A retail rents.
- 5.3.27** The Retail Study indicated that Wood Green feels relatively safe during the day. Both police presence and CCTV coverage are viewed as good, as is the frequency of street lights. However, there is an element of anti-social behaviour that impacts on the users of the centre that needs to be addressed. On-street drinking is viewed as the primary nuisance within the centre which needs reviewing.
- 5.3.28** Pedestrian movement in and around the centre can also be a challenge because of its linear structure. The high volume of vehicular traffic also causes pedestrian/vehicular conflict, which is relieved somewhat through the good frequency of pedestrian crossings.
- 5.3.29** Food, drink and entertainment uses add to the diversity and vibrancy of Haringey's town centres and bring activity to them outside normal shop hours. Wood Green, as the largest town centre in the borough, has a thriving night time economy of pubs, restaurants, cinemas and night clubs, located mainly around Hollywood Green Cinema. Whilst these uses are an intrinsic and essential part of any town centre it is also imperative that these uses do not have a negative impact on the lives and day to day activities of local people or negatively alter the character and role of the centre itself. It is therefore essential that changes of use to these types of businesses are monitored and reviewed to ensure their impact is minimal. These uses will be monitored through the development management process in terms of hours of opening and the potential impact on the town centre as a whole.
- 5.3.30** Wood Green is adjacent to two Conservation Areas, Trinity Gardens and Noel Park. In line with Strategic Policy 12 Conservation the design of any new development near the Conservation Areas must be sympathetic to and enhance them in order to protect their status and setting.



Wood Green Town Centre

### Bruce Grove/Tottenham High Road

**5.3.31** This centre is located near Bruce Grove station. Tottenham High Road has its origins in Roman times, although the Bruce Grove section was developed in the late Victorian period when the station was opened in 1872. The centre is characterised by Victorian and Edwardian buildings and some more modern infill. The centre is in a “Y” shape with the station in the centre and is bounded by predominantly residential on all sides.

**5.3.32** The Retail Study indicates that the centre currently has a GOAD/CASA floorspace of 26,000m<sup>2</sup> and predicts a need of 1,000-2000m<sup>2</sup> between 2001 and 2016. There is also limited scope for additional residential developments in the centre.

**5.3.33** The town centre forms part of the Tottenham High Road Historic Corridor, which is a series of Conservation Areas running along Tottenham High Road. In particular, the centre is located within Bruce Grove Conservation Area and, as such, will also be subject to SP 12 Conservation. As part of an improvement package for this corridor, shop front improvements have been carried out which have significantly enhanced the appearance of the centre.

**5.3.34** The convenience and comparison shops in this centre very much serve a local need, both in terms of size and variety. The centre also provides for a range of ethnic communities. The uses that contribute to a thriving evening economy are limited in this centre. There was little evidence of antisocial behaviour during the day, according to the Retail Study. The street lighting is rated good and during the day, the centre has a reasonably good feeling of safety.

**5.3.35** The High Road and Bruce Grove sometimes have high volumes of traffic which impact on the ease of movement in and around the centre. The general environment could be improved to further accentuate the quality of the buildings.

### West Green Road/Seven Sisters Road

**5.3.36** This district centre is located around Seven Sisters underground station. Since its Roman and Victorian beginnings, the centre has become an important shopping destination for the local community.

- 5.3.37 This centre has 173 retail and service units according to the Retail Study. This figure excludes non-retail Class A uses, but does include some units outside the Council's designated centre, within the area defined by the GOAD Plans.
- 5.3.38 The centre is located in two Conservation Areas - Clyde Circus and Seven Sisters/Paige Green. SP12 Conservation applies to those areas affected.
- 5.3.39 The centre provides for its local diverse community in the goods and services available. This trade mix reflects a primary daytime retail function rather than an active night time economy.
- 5.3.40 The Retail Study noted very little antisocial behaviour during the day. The street lighting and wider pavements all contribute to making the centre feel quite safe during the day.

### Green Lanes

- 5.3.41 Green Lanes is a linear district centre with a row of late-Victorian terraced mansions on one side. The centre includes the Arena Shopping Park, which is a recent addition, and includes a large number of national retailers. Green Lanes has 245 retail/service units, excluding non retail Class A uses.
- 5.3.42 The centre provides for a diverse community, with the bulk of the national multiple outlets located in Arena Shopping Park and the independent retailers located along Green Lanes. There is a thriving evening economy with a good range of restaurants.
- 5.3.43 According to the Retail Study, there is little evidence of anti-social behaviour during the day. The CCTV coverage and police presence are rated as good. However, movement in and around the centre is an issue because of the high level of vehicles along Green Lanes.



Tottenham High Road

### Muswell Hill

- 5.3.44 Muswell Hill was originally a medieval settlement developed near a spring. The centre is now characterised by predominantly Edwardian development. The roads were set out and developed mainly in the late 1890's and early 1900's. There are 199 units in the centre, excluding non-retail Class A uses (Retail Study 2008).
- 5.3.45 The centre is located within Muswell Hill Conservation Area. The Edwardian character of the area is maintained throughout and the status of the Conservation Area and the intention to preserve and protect it contributes to maintaining the centre's high quality environment.
- 5.3.46 From the Retail Study, there appeared to be little evidence of antisocial behaviour, such as begging or on-street drinking, and there is good police presence throughout the centre. Overall, there is a feeling of being safe when shopping in Muswell Hill during the day.
- 5.3.47 The centre also provides an evening economy which is rated as "good," with a range of bars and restaurants in the primary area of the centre. The centre also offers a range of national and independent shops.
- 5.3.48 The Retail Study also noted that movement in and around the centre is reasonable, with several crossings. The general quality of the streetscape was rated as poor due to the lack of bins or benches. However, the attractiveness of the commercial properties throughout the centre was considered very good, as the buildings provide a high quality shopping environment that is functional and attractive.

### Crouch End

- 5.3.49 Crouch End was a medieval settlement developed around the intersection of several roads. This district centre is characterised by largely Victorian developments. The centre has 267 retail and service units (excluding non retail Class A uses). The bulk of the centre is located in the Crouch End Conservation Area and is also subject to SP12 on Conservation, which aims to protect the status and character of the borough's conservation areas.



*Crouch End Town Centre*

**5.3.50** The centre has a good mix of retail and service uses as well as a good range of uses associated with the evening economy. The Retail Study indicates that the centre has low antisocial behaviour and a very good feeling of safety during the day. Crouch End suffers from high volumes of traffic, which converges onto the Broadway, making congestion highest in the primary retail area. There is also a high level of pedestrian/vehicular conflict, but that is somewhat mitigated by the good frequency of pedestrian crossings.

### Local Shopping Centres

**5.3.51** The borough has a network of 38 Local Shopping Centres which provide for the day-to-day needs of people living, working and staying nearby. Small specialist shops are essential to sustain the vibrancy and character of shopping areas but they are threatened by the continuing trend towards fewer, larger shops. Haringey's Retail Capacity Study 2008 recommended that these local shopping centres are retained as the loss of shop units within these centres would harm the character, function, vitality and viability of the centre and general area.

### Tottenham Hale Retail Park

**5.3.52** Tottenham Hale Retail Park is located in the heart of the regeneration programme taking place in Tottenham. Currently, it includes some major retail outlets as well as a large DIY store. In addition to providing a large amount of new housing, the proposed changes to the gyratory system will provide better access to land in very close proximity to the retail park.

**5.3.53** As set out in the Tottenham Hale Urban Centre SPD, the site offers an opportunity to expand the retail offer in the area, particularly comparison shopping, and improve the frontage onto Ferry Lane. All of these future changes present an opportunity to review shopping provision and encourage uses that provide cohesion and connectivity to the two district centres, namely Tottenham/Bruce Grove and Seven Sisters/West Green Road, which are in the same locality. In order to fully exploit the potential created by these changes and development in Tottenham Hale, an Area Action Plan will be produced, which will encompass proposals in and around the retail park. In line with section 23 of the NPPF and the London Plan, it is the Council's intention to designate Tottenham Hale as a District Centre over the life of the Local Plan. Further detail regarding this designation will be set out in an Area Action Plan for Tottenham Hale.

## INDICATORS

### Monitoring

**5.3.54** SP10 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Annual Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

### Key Evidence and References

- Haringey's Retail Study; LB Haringey 2008;
- Haringey Heartlands Development Framework; LB Haringey 2005;
- Tottenham Hale Urban Centre Masterplan Supplementary Planning Document; LB Haringey 2007;
- Wood Green Town Centre Supplementary Planning Document; LB Haringey 2008;
- London Plan, Mayor of London 2011
- National Planning Policy Framework 2012

# SAFER FOR ALL 06

- 6.1 SP11 Design
- 6.2 SP12 Conservation
- 6.3 SP13 Open Space and Biodiversity



# 6.1

## SP11 DESIGN

**6.1.1** Haringey has many special and unique places with historic and modern buildings of the highest quality. As well as preserving our rich heritage, the Council will also be contributing to it by making sure that it only permits new buildings of high quality that will be appreciated by future generations. Urban design is about how the urban environment looks and functions and can have a significant impact on people's quality of life. This will also influence the image of a place, which in turn can affect the economy of an area.

**6.1.2** The Council's overall approach is to manage growth in Haringey in a sustainable way so it meets Haringey's need for homes, jobs and services, in a way that conserves and enhances the features that make the borough a special and attractive place to live, work and visit. SP11 and 12 set out the Council's approach to ensuring that design in the borough is of the highest possible quality as well as being sustainable, also that schemes include measures to minimise the effects of, and adapt to, climate change as well as conserving the borough's rich and diverse heritage.



*Heartlands High School*

### SUSTAINABLE COMMUNITY STRATEGY

The policies below contribute to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

SCS Priorities:

- Reduce the incidence and fear of crime; and
- Provide a better, cleaner public realm and built environment

### SP11: DESIGN

All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;
- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;
- Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places;
- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;
- Seek the highest standards of access in all buildings and places; and
- Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.

Applications for tall buildings will be assessed against the following criteria:

- an adopted Area Action Plan or existing adopted masterplan framework for the site and surrounding area;
- assessment supporting tall buildings in a Characterisation Study which should be prepared as supporting evidence for all AAP areas;
- compliance with the Development Management Policies criteria for Tall and Large Buildings siting and design; and
- compliance with all the relevant recommendations as set out in CABE / English Heritage "Guidance on Tall Buildings", 2007.

### High quality design

- 6.1.3** Good urban design is not just about how places look, but also about how they work. Design has a crucial impact on people's quality of life and their perception of an area.
- 6.1.4** The Council will insist on high quality design throughout the borough. In accordance with government guidance in paragraph 64 of the NPPF, the Council will not accept design that is considered inappropriate to its context, or which fails to take opportunities to improve the character and quality of an area and the way it functions. The Council will also take account of the Building for Life (BfL) criteria in the assessment of proposals for residential developments. Please see Building in Context for further guidance in delivering designs which have a regard for local context and character (<http://building-in-context.org/>).
- 6.1.5** Development schemes should improve the quality of existing buildings, landscaping and the street environment and, through this, improve the experience of the borough for residents and visitors.
- 6.1.6** The Haringey Design Panel and Design Awards, which were set up in 2005, provide an opportunity to give recognition to and raise awareness of high quality development within Haringey. All major planning applications are referred to the Design Panel.

## Sustainable Design and Construction

- 6.1.7** Layout and design and construction of buildings have significant effect on a building's environmental and energy performance. The construction and use of buildings currently account for around half of the carbon emissions in Haringey. The Council considers it is important that all new and redeveloped buildings are designed to have a beneficial impact on their environment.
- 6.1.8** Key areas of focus are reducing energy demand and carbon emissions by improvements to the building fabric, the use of passive solar energy and natural light and ventilation, choosing materials with low embedded energy, and the utilisation of low carbon technologies. These measures should be considered alongside policies on climate change (SP4)
- 6.1.9** With predicted change in climate in London, measures against heat island effect, use of cooling and shading techniques and the use of sustainable urban drainage measures are all crucial for creating climate resilient communities. Measures to reduce construction waste and water usage, and design solutions which protect and enhance habitats for wildlife are also key components of sustainable design and construction. Please see the Sustainable Design and Construction SPD for further details.

## Safer and Accessible Design

- 6.1.10** Well designed buildings and spaces are safe and accessible, and respond flexibly to the needs of their users. Good access benefits everyone but many people are disadvantaged by poor access to facilities. These disadvantaged and vulnerable groups, including disabled people, people with children in pushchairs and the elderly can be particularly affected by poor access, by difficulties in reaching facilities or difficulties in using the facilities themselves.
- 6.1.11** The Council requires new buildings and spaces to be inclusive and accessible to all. Design and Access Statements will be required for developments to show how the principles of inclusive design and access for all have been integrated into the proposed development. See SP2 Housing on Lifetime Homes and Wheelchair Accessible Housing.

**6.1.12** In addition, making roads and pavements, and the spaces between buildings fully accessible is as important as making the buildings themselves accessible. The Council will ensure good quality access and circulation arrangements, including improvements to existing routes and footways.

### Landscaping and public realm

**6.1.13** High quality landscaping plays an important role in the attractiveness and character of our surroundings. It can improve the setting of buildings, bring trees and other greenery into built up areas to revive the hard landscaping and provide shade, as well as provide habitats for wildlife. The Council will expect development schemes to provide a high standard of hard and soft landscaping and of boundary features such as walls and fences and private gardens.

**6.1.14** The Council will encourage appropriate use of landscaping in the form of green roofs and brown roofs which have a number of environmental benefits, such as providing wildlife habitats, in helping to cool and insulate buildings and in retaining water and helping to reduce flooding, in addition to being visually attractive.

### Tall Buildings

**6.1.15** Haringey is characterised by predominantly low-rise (2-3 storey) residential suburban development across the borough and 3-4 storey development in its town centres. The exception is Wood Green town centre, where buildings within its core area range between 4-9 storeys

**6.1.16** The Council has adopted the definition of Tall and Large Buildings as those which are substantially taller than their neighbours, have a significant impact on the skyline, or are of 10 storeys and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London, as set out in the London Plan.

**6.1.17** As noted in SP1, the Council will prepare Area Action Plans (AAPs) for the areas identified in Section 3.1. As part of the evidence base for each of these areas, an Urban Characterisation Study (UCS) will assess the urban character of each area concerned, including a sufficient assessment of the surrounding area to consider the context affected by the proposals in the AAP. These Characterisation Studies will examine the case for tall and large buildings and whether there are suitable locations within the area.

**6.1.18** The Council considers that currently only two areas, Haringey Heartlands/Wood Green and Tottenham Hale, have sites that may be suitable for some tall or large buildings. This is because they are close to major transport interchanges, have been designated in the London Plan as an Opportunity Area (Tottenham Hale) and an Area for Intensification (Haringey Heartlands/Wood Green) and have existing adopted Masterplan Frameworks. Any AAPs and associated Characterisation Studies for these areas will supersede these established suitable locations for Tall and Large Buildings with their recommended locations (if any). Elsewhere tall buildings are considered inappropriate to Haringey's predominantly 2-3 storey residential suburban character until shown otherwise, for example, in AAPs and UCSs.

**6.1.19** The Criteria for Siting and Design of Tall and Large Buildings will be described in detail in the Development Management Policies.

**6.1.20** In all cases, the design of tall buildings should comply with the recommendations contained in the CABE / English Heritage 'Guidance on Tall Buildings' (July 2007). It sets the criteria for evaluating proposals for tall buildings and promotes a plan led approach to tall buildings.

## INDICATORS

### Monitoring

**6.1.21** SP11 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Annual Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.



*Tottenham Town Hall*



## SP12: CONSERVATION

- The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.
- The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.

### Haringey's heritage

- 6.2.1** Haringey has a rich and diverse Heritage. The Historic Environment Record consists of:
- 471 Statutory Listed Buildings of Special Architectural or Historic Interest;
  - 1150 Locally Listed Buildings of Merit;
  - 29 Conservation Areas, four of which have Article 4 Directions (Rookfield, Tower Gardens, Noel Park and Peabody Cottages);
  - 2 English Heritage Statutory Registered Parks & Gardens of Special Historic Interest; (Finsbury Park and Alexandra Palace Park);
  - 34 Local Historic Green Spaces;
  - 23 Designated Sites of Industrial Heritage Interest; and
  - 22 Archaeological Priority Areas.



*Bruce Grove*



*Dial House, Tottenham*

- 6.2.2** The borough's built heritage, which includes locally distinctive landmarks, creates a sense of place and stability. It also supports local economic competitiveness (by providing attractive places for people to live and work) and promotes community cohesion through shared culture and identity. The borough's built form is made up of a series of residential communities centred around a commercial core, each with their own unique identity that developed around the distinctive characteristics of the borough's historic centres (Highgate, Hornsey, and Tottenham). The settlement pattern has followed the historic routes that radiate north from the City of London, around which, small rural villages developed during the medieval period. Throughout history, these settlements have been expanded, with earlier buildings being interwoven with, or replaced by later development. Haringey experienced rapid development during the 19th Century as a result of industrialisation, resulting in a provision of all forms of buildings; residential, industrial, commercial and civic.
- 6.2.3** The residential housing within the historic areas can be generally characterised by its period. Throughout the borough, but largely within Highgate and Tottenham, there are Georgian buildings which are typically large detached or semi-detached houses and villas or grand terraces, with large gardens to the rear.
- 6.2.4** The coming of the railways from the 1850's onwards led to rapid urbanisation; by 1900 much of Haringey had been transformed from a rural environment to an urban one. Development followed the routes leading to central London. The Great Northern Railway line is the effective east/west divide in Haringey, and bisects the borough into two parts with Wood Green on the east side and Hornsey on the west side.
- 6.2.5** Most of the 19th Century development can be characterised as a mixture of detached, semi-detached and terraced housing, typically laid out in a traditional perimeter block form with frontages facing the street and with private rear gardens. They are designed with a variety of architectural detailing, but are mainly two or three storeys in height and usually of brick with slate or clay tiled roofs. As a result, they create visually and socially coherent uniform street scenes and neighbourhoods of distinctive suburban character and appearance.
- 6.2.6** 20th Century development has consisted mainly of public and private housing estates on what remained of the open farmland, such as Tower Gardens, Rookfield, Broadwater Farm and White Hart Lane Estates. The borough also has some fine examples of 20th Century modernist apartment buildings, most notably Lubetkin's Highpoint I and II (Grade I listed) in Highgate. However, it is recognised that post-war development in the borough has not always been of the highest quality design, or sensitive to its setting. As such, the Council will seek to ensure that future development will be of the highest possible quality of design as well as meeting the Council's green agenda.
- 6.2.7** Green Lanes is an ancient thoroughfare along which cattle were driven from Hertfordshire towards Smithfield Market in London. Since late medieval times small hamlets emerged at intersections with Green Lanes, however, the area retained its rural quality until the mid nineteenth century with the arrival of the railways. The railway enabled the rapid mass transportation of workers into Kings Cross and had a marked impact on the subsequent urbanisation of the area. Wood Green is now a busy Metropolitan town centre. Its High Road, the main shopping spine, is part of Green Lanes and stretches from Wood Green tube station to the next station along the Piccadilly line, Turnpike Lane. The character of Green Lanes down to Manor House reflects the diverse range of communities with sizable commercial and residential populations of Greeks, Turks, Cypriots and Kurds.

**Figure 6.1: Conservation Areas**



## Haringey's character

- 6.2.8 The Council recognised, with the statutory introduction of Conservation Areas, that Highgate and Tottenham High Road were important areas in terms of their character. As a result, they were the first two conservation areas to be designated in Haringey. They are amongst the oldest areas of development in the borough but have developed in different ways.
- 6.2.9 The section below describes these two very different Conservation Areas.

## Highgate

- 6.2.10 Highgate was designated a Conservation Area in 1967, and forms part of an area of great historical and architectural interest. The earliest records describe Highgate as a meeting place of many paths and roads, with fine commanding views and clean country air in close proximity to the City of London. The core of the village was established in the 15th Century. During the 17th and 18th Centuries Highgate became a fashionable retreat for the nobility and merchants, and an important staging post on the Great North Road.
- 6.2.11 Many of the large villas and their grounds have been replaced by more compact housing, though Cromwell House (104 Highgate Hill) remains a fine example of a 17th Century building, and as such has been statutory listed Grade I. Elsewhere the street scene owes much to the rich variety of Georgian and Victorian houses, with occasional modern developments such as High Point I and II, also Grade I listed.
- 6.2.12 Highgate today largely retains its original 17th and 18th century layout and design. The High Street and central village areas are built on a domestic scale, with the majority being two or three storey Georgian and early Victorian houses, several of which have later additions and alterations. Outside of the centre there are many buildings of historical and architectural interest, including churches, schools and residential properties.



*Tower Gardens Conservation Area*

- 6.2.13 The majority of Haringey's future growth will take place outside Highgate Village. However, it is important that this growth respects the character of its surroundings and conserves heritage and other important features. Please see SP1 for the Council's approach to areas of more limited change. It is important to note that the responsibility of Highgate Conservation Area is divided between the boroughs of Haringey and Camden, the boundary between which, runs down the middle of Highgate High Street. The Council will continue to work with the London Borough of Camden to ensure the conservation area continues to be protected.

## Tottenham High Road Historic Corridor

- 6.2.14 The Tottenham High Road Historic Corridor covers an extensive area, stretching approximately 3.7km between Enfield to the north and Stamford Hill to the south. Accordingly, it is relatively diverse in character and appearance and is subdivided into six Conservation Areas, each with unifying characteristics such as scale, massing, use, architectural style and detailing and period of development.
- 6.2.15 Tottenham High Road Historic Corridor is centred upon the High Road; a wide, busy road which is fronted almost continuously by terraces of three or four storeys, with commercial uses at ground floor. However, interspersed within the frontage are a number of larger civic, educational and religious buildings. There are also a number of open spaces along the length of the High Road, at Scotland Green, Tottenham Green and Seven Sisters/Page Green. The residential roads flanking the High Road are characterised by more finely grained terraces of two and, occasionally three storeys with a greater degree of uniformity in materials and architectural detailing. The character of the High Road and its restaurants, cafes, retailing and commercial outlets reflects its diverse ethnic mix.

- 6.2.16 The eastern part of the borough is where most of Haringey's future growth will take place. Where this growth is adjacent to the Tottenham High Road Historic Corridor, the Council will seek to ensure that future development takes into account its sensitive context and maximises opportunities and benefits for the local area as a whole.

## Strategic and Local Views

**6.2.17** In Haringey the view of St Paul's Cathedral and the City from Alexandra Palace is identified in the London Plan and the London View Management Framework as a strategically important Landmark Viewing Corridor: London Panorama 1. Proposed developments within London Panoramas should fit within the prevailing pattern of buildings and spaces and should not detract from the panorama as a whole. Haringey has sought to take account of this strategic view and promotes its protection against the impact of development proposals which fall within the boundaries of the following zones:

- The viewing corridor (the direct view from Alexandra Palace to St. Paul Cathedral);
- The wider setting (the area immediately surrounding the viewing corridor affecting its setting);
- The mid-ground (the high ridge area where any development higher may be visible from the viewpoint); and
- The foreground (the open landscape with sloping park).

**6.2.18** In addition to the strategic view, there are also many local views within the borough. The Council will consider the impact of a scheme in terms of townscape, landscape and skyline, and will seek to ensure that development is compatible with such views in terms of setting, scale and massing. The Council will resist proposals that we consider will cause harm to these views.

**6.2.19** The Council will seek to protect locally important views that contribute to the interest and character of the borough. These may include:

- Views of and from large parks and open spaces, such as Alexandra Palace and Finsbury Park and other public parks on the Local Register of Historic Parks and Gardens;
- Views into, within and from Conservation Areas; and
- Views of listed and landmark buildings and monuments.

**6.2.20** The Local Views will be identified in a schedule within the Development Management Policies and the proposed Conservation SPD. The Council will refer to English Heritage guidance 'Seeing the History in the View' when producing its list of Local Views.

## INDICATORS

### Monitoring

**6.2.21** SP12 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Annual Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

### Key evidence and references for SP11 and SP12

- Haringey's Greenest Borough Strategy, London Borough of Haringey 2008
- Sustainable Design and Construction Supplementary Planning Document, London Borough of Haringey 2013
- Haringey's Housing Supplementary Planning Document, London Borough of Haringey 2008
- Design and Quality Standards, Homes and Communities Agency 2007
- Guidance on Tall Buildings, CABE/English Heritage 2007
- London Plan, Mayor of London 2011
- National Planning Policy Framework March 2012
- A Practical Guide to Implementing PPS5 (English Heritage, March 2010).
- Bruce Castle Conservation Area Character Appraisal (March 2009)
- St Ann's Conservation Area Character Appraisal (March 2009)
- Clyde Circus Conservation Area Character Appraisal (March 2009)
- Muswell Hill Conservation Area Character Appraisal (February 2008)
- Wood Green Common Conservation Area Character Appraisal (February 2008)
- Trinity Gardens Conservation Area Character Appraisal (February 2008)
- Crouch End Conservation Area Character Appraisal (September 2010)
- Historic Environment Planning Practice Guide Department of Communities and Local Government (2010).

- 6.3.1** Haringey has more than 600 acres of parks, recreation grounds and open spaces. The borough boasts many different types of open spaces that are important in terms of health, sport, recreation and play, heritage, the economy, culture, biodiversity, providing a pleasant outlook and breaks in built up areas.
- 6.3.2** Haringey's future growth will increase the use and hence the demand for good quality open spaces. Therefore, it is important that the Council protects its existing parks and open spaces and increases access to those areas deficient in open space. As the objective in Section 1 sets out, the Council wishes to promote a network of high quality, accessible open spaces as areas for recreation, visual interest and biodiversity improving access to the Lee Valley Regional Park. SP13 sets out the Council's approach to protecting the borough's existing parks and open spaces and improving access to those areas deficient in public open space.

#### SUSTAINABLE COMMUNITY STRATEGY

This chapter contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

##### SCS Priorities:

- Provide award winning parks and open spaces;
- Protect the natural environment;
- Give greater opportunities to live a healthier lifestyle; and
- Manage our environmental resources more effectively.

### SP13: OPEN SPACE AND BIODIVERSITY

New development shall protect and improve Haringey's parks and open spaces. All new development shall:

- Protect and enhance, and when and where possible, extend the existing boundaries of the borough's Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments, river corridors and other open spaces from inappropriate development;
- Provide amenity space in accordance with the Council's Open Space and Recreational Standards Supplementary Planning Document (SPD);
- Manage the impact of such new developments in areas adjacent to designated open space;
- Secure improvements, enhancement and management in both quality and access to existing green spaces;
- Seek on-site or financial contributions towards open space from new developments as set out in the Open Space and Recreational Standards SPD;
- Seek to secure opportunities for additional publicly accessible open space especially in those identified areas of Open Space deficiency e.g. in the east of the borough where the quality and amount of provision is poorer as set out in the Council's Open Space and Recreational Standards SPD; and
- Conserve the historic significance of the borough's designated historic parks and gardens.

All development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its:

- Contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities;
- Protection, management and maintenance of existing trees and the planting of new trees where appropriate; and
- Protection, enhancement and creation of Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs).

The Council will enhance and improve the borough's green infrastructure through:

- Implementation of the borough's green infrastructure projects (such as Lordship Recreation Ground Improvements);
- Working with adjoining boroughs and partners to safeguard the existing Green Infrastructure, to create new green infrastructure and link up sites; and
- Working with Lee Valley Regional Park Authority to protect and enhance access to the park, its waterside open spaces and habitats, recreational and sporting facilities.

New development shall provide opportunities for Children's Play Space by:

- Protecting and enhancing existing play spaces;
- Making provision for children's informal or formal play space in addition to amenity space provision as set out above;
- Provide children's informal or formal play space to meet minimum of 3m<sup>2</sup> as set out in the Council's Open Space Standards SPD and an aspirational target of 10m<sup>2</sup> as set out in the Mayor's SPG Providing for Children's and Young People's Play and Informal recreation;
- Ensuring easy access to a range of quality and safe play opportunities for all children and within a practical journey from their home without the need to use public or private transport;
- Provide play spaces that are attractive, welcoming and engaging for all children and young people, children of both gender, disabled children and children from minority groups in the community; and
- Securing a financial contribution pursuant to a S106 Agreement towards the provision of Children's Play Space and ensuring its long term maintenance is addressed through planning obligations.

Developers will need to demonstrate:

- That the potential for play spaces for a range of outdoor activities and across different age groups can be provided on off-site open space(s) which already exist and which are close to the application site;
- They're working with the relevant agencies, community groups and developers to ensure the provision of safe, stimulating play facilities; and
- How they will secure new open spaces and SINCs, through identifying and securing funding to purchase and enhance such sites in areas of deficiency, such that there is a net increase in provision.

## Protecting our open spaces

**6.3.3** The Council will protect the borough's designated and other open spaces as well as other suitable land with the potential to be used as open space. Development will not be permitted on these open spaces, unless it is for limited small scale development ancillary to an existing use on the land and for which there is a demonstrable need. The Council will only allow development on designated open spaces or sites adjacent to an open space that respects the size, form and use of that open space and does not detract from the overall openness and character of the site, the appearance and historical significance of the setting, or harms the public enjoyment.

**6.3.4** Local open spaces form part of the wider network of open spaces which are integral and vital to the spatial character of the borough and to residents' quality of life (further details in SP11 Design). Open spaces of local importance in the borough can include, but are not limited to, parks, allotments, woodlands, sports facilities, water courses, children's play areas (both formal and informal), back and front gardens, amenity spaces and squares. The level of public access is not a criterion for definition. Where desirable, and where the open space in question has identifiable value, the Council will resist any development that results in a net loss of this open space.



*Tottenham Green*



*Wood Green Common*

6.3.5 Haringey's Open Space Strategy 'A Space for Everyone' (2006), considers the supply of open spaces in the borough and identified eight strategic objectives to improve the quality, range, usage and management of provision. The borough has achieved Green Flag Status, which exemplifies areas of Open Space of outstanding quality, for fourteen parks: this is the highest awarded to any London borough. To date, improvement works to Markfield Park include the construction of a new cafe and park toilets, improved sports pavilion, new playground, restored beam engine, heritage building works to the (Markfield) Museum and general landscape improvements throughout the park. Lordship Recreation Ground will also undergo considerable works, including installation of a new play ground, creation of a city farm and a new environment centre providing a park cafe and community rooms.

6.3.6 The Tottenham Hale Urban Centre Masterplan Supplementary Planning Document includes an extensive east-west green link proposal - Ashley Link. This is a green link that extends Cheshnut Road for pedestrians eastward towards the waterfront connecting to the proposed footbridge across to the river to Hale Wharf. The link will be a wide pedestrian and cycle only link (Please see SP1 Managing Growth). Further information with regard to planned green infrastructure projects is reflected in Appendix 4 Infrastructure Delivery Plan.

6.3.7 However, it is not just green spaces that contribute to the borough's Open Space network, but also waterways, which form a vital link between Open Spaces throughout London. In the borough, the two most important waterways are the River Lee (which flows through the Lee Valley) and the Moselle Brooke, which runs under the Heartlands/Wood Green growth area. The Haringey Biodiversity Action Plan (BAP) (2009) includes as part of the future plans for rivers and streams, the restoration of Moselle Brook in Lordship Recreation Ground in Tottenham (See SP5 Water Management and Flooding). The Council will conserve the historic significance of the borough's waterways, to ensure that the heritage values of the River Lee and the Moselle Brook are conserved for the community.



*Narrowboats on the River Lea*





**6.3.8** The Lee Valley Regional Park (LVRP) Plan (2000) acknowledged that the environmental and recreational role of the River Lee had yet to be fully recognised. Proposals in the LVRP Plan (2000) include a broad spectrum of recreational, leisure and nature conservation for the area. The New River forms another equally important green/river corridor (also flowing through the Lee Valley). The River Lee Navigation offers an important link between parts of the borough's green spaces and other green spaces in North London including the Olympic Park. These environmental assets are important in that they promote linkages to the East London Green Grid and London's Blue Ribbon Network. The Council will support the Lee Valley Regional Park Authority and other partners in their efforts to increase the range and access to Open Space for both borough residents and visitors.

### **Green Belt**

**6.3.9** The Green Belt has a structural role to play in the borough and therefore requires the strongest level of protection. It is of national and regional importance and its aim is to prevent urban sprawl by keeping land permanently open. Green Belt is protected in line with section 9 of the NPPF and the London Plan. Within Haringey an area of the Lee Valley Regional Park is strategically designated as Green Belt. It provides a range of sporting, nature conservation and recreational activities for both residents of the borough and visitors alike. The LVRP Plan (2000) sets out its vision for the park as a cohesive, sustainable and valued regional green lung, with emphasis on the biodiversity and water assets of the area. The Council will protect existing Green Belt land and strongly resist any inappropriate development there.

**6.3.10** The Lee Valley Regional Park Authority is currently working to identify a new series of proposals for the future uses and management of the park - the Park Development Framework. Tottenham Marshes located in the Lee Valley Park, north of Tottenham Hale on the borders of Haringey and Waltham Forest, is an urban oasis and an area for informal recreation set within a waterside park. Large areas of the marshes are managed for nature conservation with wildflower meadows, woodlands, scrub and a new pond.

### **Metropolitan Open Land (MOL)**

**6.3.11** Metropolitan Open Land (MOL) is defined as open land within a built-up area which has wider than borough significance. It receives the same presumption against development as Green Belt land. MOL is specific to London in that it contributes to the physical structure of London's landscape and helps shape the pattern of development so that it occurs in suitable locations. There are 17 areas designated as MOL in Haringey, including Alexandra Park and Palace. Haringey's MOL will be protected in accordance with the London Plan. The London Plan strongly supports the current extent of the Green Belt and Metropolitan Open Land, its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL. The Council will protect existing MOL and resist any inappropriate development. The Council will, through the appropriate channels, review and upgrade or remove, as appropriate, existing open land to or from MOL designation where there is evidence to support such a move. Further policy provision on MOL will be provided in the Development Management Policies.

## Green Chains

**6.3.12** Green chains provide a valuable connection between open spaces, and their protection will enable breaks in the built up environment to be maintained, securing a positive visual contribution and variety to the borough. They have structural significance to the borough as a whole and may have significance to the whole or part of London. The value of green chains includes nature conservation, public access, recreation, including footpath walks, breaks in the urban area, and delineation of separate communities.

## Allotments

**6.3.13** The Council will seek to protect, and where possible, through development opportunities, increase the allotment space and promote and encourage sustainable food growing in the borough. Where allotments become surplus to demand, other open space uses will be considered first before allotment sites are developed, particularly where there is a deficiency in open space provision in the area.

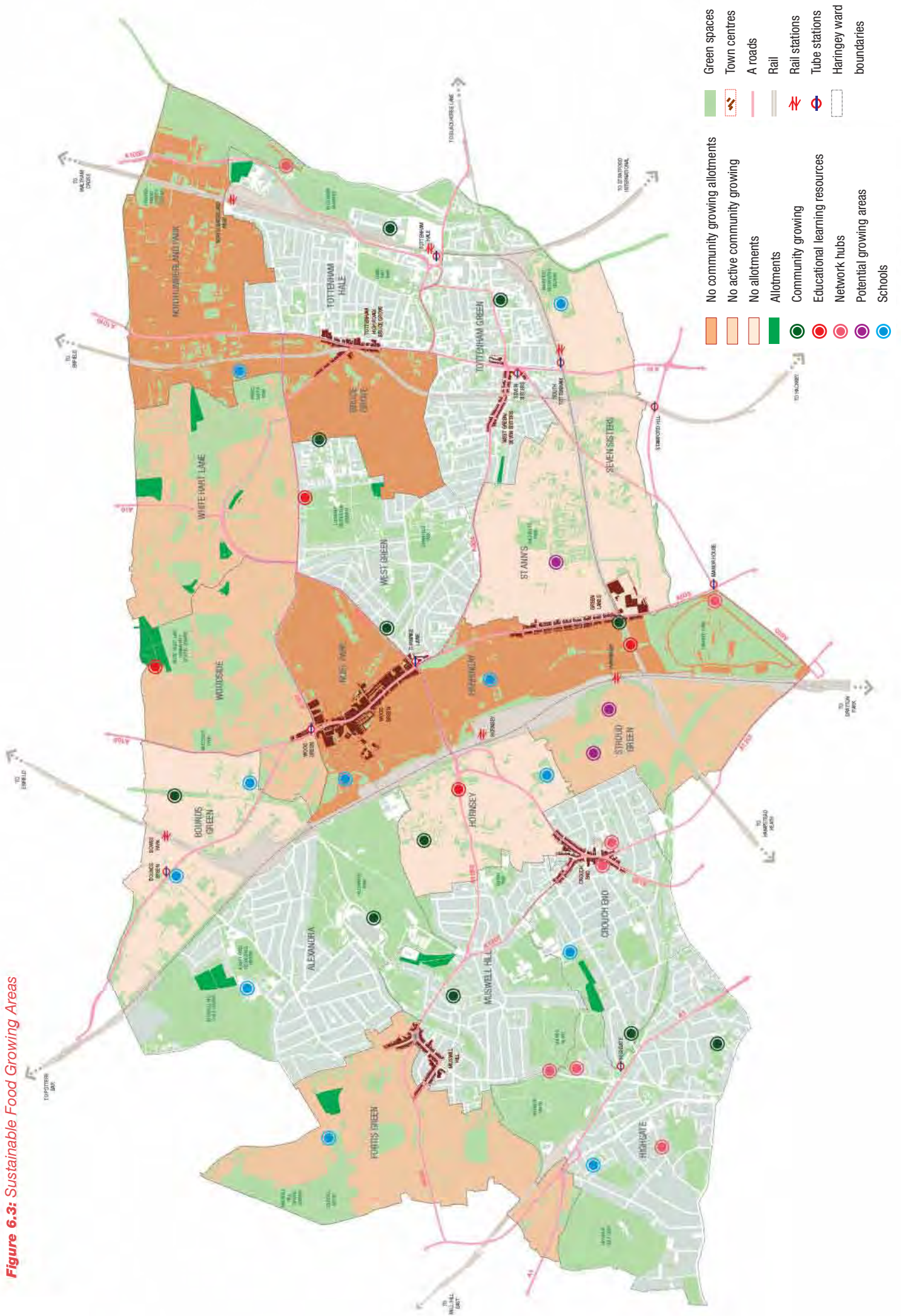
**6.3.14** There are 42 hectares of managed allotments in the borough providing a total of 1650 individual plots. This equates to 0.18 hectares of allotment space and 7.9 plots per 1,000 residents. The standard, as set out in Haringey's Open Space and Recreational Standards SPD 2008, says that there should be 0.24 ha of allotment space per 1000, with all residents having access to an allotment within 800m of their home. The Council is in the process of bringing back to full use an additional two currently disused sites. In line with the findings of the Council's Community Infrastructure Plan (2009), further thought must be given to increasing allotment provision in those wards where there is an identified shortage. These include Bounds Green, Bruce Grove, Crouch End, Fortis Green, Haringay, Hornsey, Northumberland Park, Seven Sisters, St. Ann's, Tottenham Green and Tottenham Hale.

**6.3.15** Allotments provide valuable cultivation space for residents who have no access to a private back garden, or to residents who require space additional to their back garden space in which to cultivate fruit, vegetables or flowers. Following a decline in the demand for allotments, their popularity has enjoyed a recent increase. They provide a valuable open space experience for local residents acting as a "lung" in a similar way to parkland. Both cultivated and untended plots contribute to maintaining biodiversity. They also provide an opportunity for exercise in the form of cultivating, and they play a very important role in sustainability, by allowing residents to grow their own produce. Finally, allotments also have a historical and cultural role.

**6.3.16** In addition, A Sustainable Food Strategy for Haringey is being developed with the objectives of:

- Improving health and reducing health inequalities;
- Increasing resource efficiency;
- Increasing individual and community food growing;
- Supporting a vibrant food economy; and
- Celebrating and promoting food culture and diversity.

**Figure 6.3: Sustainable Food Growing Areas**



**6.3.17** Haringey's communities have developed a number of innovative community food growing schemes such as Back 2 Earth in Broadwater Farm, Living Under One Sun community allotment in Tottenham, and Wolves Lane Nursery redevelopment. Figure 6.3 shows the sustainable food infrastructure in the borough and current gaps in provision.

**6.3.18** Haringey is committed to developing additional growing spaces in the borough, working in partnership with Capital Growth. In addition to the 25 allotments Haringey currently has:

- 12 community growing spaces ranging from large community allotments to smaller growing spaces;
- Nine network hubs: these social networks enable residents to share knowledge and skills related to urban food growing; and
- 12 school growing areas such as micro food farms, vegetable plots or roof gardens. An additional six schools have recently been awarded funding to create growing spaces.

Please also see SP14 for the Council's approach to health and well-being and healthy eating.

## Open space deficiency

**6.3.19** Parks and Open Spaces are of great importance to Haringey in terms of sport, recreation and play, biodiversity, culture, regeneration, the economy and in breaking up built up areas. The Open Space and Sports Assessment study (Atkins 2004, as updated 2008) found that Haringey has overall provision for 1.7ha of open space per 1,000 population. The study details the open space hierarchy as well as the distribution of the amount and type of public open space in the borough. It identified areas deficient in public open space as those which are further than 280m and 400m from any form of public open space. Those areas of the borough deficient in public open space include, but is not limited to, Northumberland Park, parts of White Hart Lane ward, parts of Bounds Green ward, parts of Fortis Green and Alexandra wards, part of Highgate ward, parts of Crouch End ward, parts of St Ann's, Harringay and Seven Sisters wards and the east of Seven Sisters ward (Figure 6.4). The Council's Open Space Strategy notes that the study excluded green amenity areas which form part of housing estates and allotments in its definition of open spaces. In conclusion, the study sets out a series of recommendations with guidance to address both open space deficiencies and to improve the range and condition of facilities within existing open spaces.

**6.3.20** According to the Council's Infrastructure Delivery Plan, for Haringey to maintain its current level of public open space provision or to meet the goals set out in the Open Space and Recreational Standards SPD, an increase of between approximately 24 and 32 hectares of public open space would be required by 2016. However, there is a real difficulty in increasing the quantity of public open space in Haringey as it is an urban borough and the focus is therefore primarily on the function, quality, usage and accessibility of existing public open space. The Council will need to seek to create new open space where the opportunity to do so arises as well as seeking to improve the quality and usage and accessibility of existing public open space. An ongoing programme of improvements to existing parks has been identified in the Infrastructure Delivery Plan (Appendix 4).

Figure 6.4: Open Space Deficiency



- 6.3.21** For growth areas, as a focus for new housing in the borough, Haringey Heartlands will create demand for open space in Noel Park ward and part of Hornsey Ward. Part of Noel Park ward is considered to be deficient in access to public open space. Options for increasing access to Alexandra Palace Park from Haringey Heartlands should be considered. In either instance, S106 monies should be secured as part of the development to help towards the cost of increasing provision of or access to open space in the area.
- 6.3.22** Tottenham Hale covers the Tottenham Hale and Tottenham Green wards. Given the proximity of Tottenham Hale to Lee Valley Regional Park and other local parks, this growth area generally has good access to public open space. However, there is a pocket of Tottenham Green ward which suffers from poor access. As part of the development of Greater Ashley Road, there is commitment to improve accessibility to existing open space.

### Nature conservation

- 6.3.23** Haringey has a total of 60 areas designated as Sites of Importance for Nature Conservation Importance (SINCs). Of these; five are of Metropolitan Importance (i.e. important in a London-wide context), nine of Borough Grade 1 Importance, 13 Borough Grade II and 33 of Local Importance. Haringey is home to three Local Nature Reserves (LNRs); these are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it. LNR's are a statutory designation made under the National Parks and Access to Countryside Act 1949. The three sites are the Parkland Walk, Railway Fields and Queens Wood. SINCs within the borough include Bluebell Wood and Muswell Hill Golf Course, Tottenham Cemetery and Bruce Castle Park.
- 6.3.24** The Council will not permit development on SINCS and LNRs unless there are exceptional circumstances and where the importance of any development coming forward outweighs the nature conservation value of the site. In such circumstances, or where a site has more than one designation, appropriate mitigation measures must be taken and where practicable and reasonable, additional nature conservation space must be provided. Each case will be looked at on its merits, having regard to all material considerations. The Council and statutory undertakers, who own some of the designated sites, have a duty to have regard to conserving biodiversity. Although most SINCs in Haringey are not in the Council's control, the Council will seek to protect species, habitats and areas from inappropriate and harmful development.
- 6.3.25** Other sites of ecological value include green chains and ecological corridors (of which there are seven in Haringey), which mainly comprise operational railway land. The Council will continue to protect all sites in the borough formally identified as being of nature conservation value (Figure 6.2) and seek to identify and protect any new corridors which meet the criteria for determining their ecological value.
- 6.3.26** The EC Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna) establishes the requirement for Habitats Regulation Assessment. The 'Habitats Directive' provides legal protection for habitats and species of European Importance and the Directive requires an assessment of plans to prevent significant adverse effects on European sites i.e. sites of international importance. Haringey Habitats Regulation Assessment (HRA) identifies three European Sites within a 10km radius of the borough; The Lee Valley Ramsar Site; The Lee Valley Special Protection Area; and Epping Forest Special Area of Conservation.

**6.3.27** The HRA screening report includes the following recommendations; ‘No development will be permitted unless either it establishes that it is not likely to have a significant effect on any Ramsar site or Natura 2000 site (including Special Protection Areas, potential Special Protection Areas, Special Areas of Conservation, candidate or possible Special Areas of Conservation), or it is ascertained, following Appropriate Assessment, that it will not adversely affect the integrity of any Ramsar site or Natura 2000 site’.

**6.3.28** The Haringey Biodiversity Action Plan 2009 aims to conserve, enrich and improve biodiversity value and celebrate the wildlife in Haringey through informing local people and involving more people in its enjoyment and conservation and, where possible, increase the population of key species and habitats, such as woodland.

**6.3.29** The Council’s Greenest Borough Strategy 2008-2018 ‘Going Green’, sets out the long term strategy and framework to secure a clean, safe and environmentally sustainable future for the borough. With regard to biodiversity and nature conservation in the borough, any new development and regeneration in general will have some potential to contribute towards nature conservation.

**6.3.30** Trees play a significant role in improving environmental conditions and people’s quality of life. The Council is responsible for approximately 40,000 trees, located on streets and housing sites, in parks and open spaces, in woodlands and conservation sites, in schools and in the grounds of other public buildings. The Council’s Tree Strategy 2008-2011 aims to ensure trees within the borough are managed in a pro-active and systematic manner.

## Play facilities

**6.3.31** Haringey Council’s Children and Young People’s Strategic Plan 2009 - 2020 ‘Better Futures’ notes that the borough is home to approximately 55,000 children and young people and the approach to play is set out in the Council’s Play Strategy. The Council currently provides a range of play facilities in parks, open spaces and on housing estates, including 107 playgrounds (29 of which are located in parks), and 25 ball courts in parks and on housing estates in the borough. These facilities are available free of charge throughout the year.

**6.3.32** Haringey’s Open Space Strategy undertook an audit of the quality of existing play provision in the borough; it identified a need for considerable further investment in play facilities. As a result of funding secured in 2009 from the government investment in children’s play, Playbuilder Project, the development of 22 new or existing play areas took place between 2009 - 2011.

**6.3.33** Haringey’s population is growing and changing. The population in the borough is set to increase by 15% between 2011- 2026, an increase to over 260,000 people. The Council wants to ensure that the right tenures and sizes of housing will be available (see SP2 Housing for further details). The proposed mixture of housing tenure and type (i.e. family or flatted) will inform the precise nature and layout of each play space (and the proximity of existing play areas). The Council will ensure that adequate provision is made through the planning process. Details of developer contribution and provision requirement towards children’s play space are fully outlined in the Open Space and Recreational Standards SPD (2008) and SP17 Delivering and Monitoring.





*Bruce Castle Park*

**6.3.34** In particular circumstances, where relevant and appropriate, the Council will allow the off-site provision of new facilities and/or the further development of already existing outdoor activities and facilities to meet the open space and recreational requirements of development arising from the planning application that is being considered. This off-site provision will frequently supplement the provision of new facilities/open space that have been proposed on the application site as part of the application, but where that provision is considered to be insufficient to meet the anticipated demand arising as a result of the development. Where additional demand for play space is created by new development, Haringey will expect the provision of play space on site, broadly in accordance with the London Plan and the Mayor’s SPG Providing for Children and Young People’s Play and Informal Recreation.

## INDICATORS

### Monitoring

**6.3.35** SP13 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Annual Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3. The key infrastructure which will support the delivery of SP13 are set out in Appendix 4 (Infrastructure Delivery Plan).

## Key evidence and references

- Haringey Open Space and Recreational Standards Supplementary Planning Document, London Borough of Haringey 2008
- Haringey's Greenest Borough Strategy, London Borough of Haringey 2008
- The London Plan, Mayor of London 2011
- National Planning Policy Framework, 2012
- Haringey Tree Strategy 2008 - 2011, London Borough of Haringey 2008
- Providing for Children and Young People's Play and Informal Recreation Supplementary Planning Guidance, Mayor of London 2008
- Haringey Play Strategy 2006 - 2010, London Borough of Haringey 2006
- Haringey Open Space Strategy 2006 - 2016, London Borough of Haringey 2006
- Haringey Biodiversity Action Plan, London Borough of Haringey 2009
- Connecting with London's nature: The Mayor's Biodiversity Strategy, Greater London Authority 2002.