


# HEALTHIER PEOPLE WITH A BETTER QUALITY OF LIFE 07

7.1 SP14 Health and Well-Being

7.2 SP15 Culture and Leisure

Hornsey Central

The image shows the exterior of the Hornsey Central building. The entrance features large glass doors and a sign above them that reads "Hornsey Central". The building has a modern design with large windows and a stone pillar on the right side. In the foreground, there are two wooden bollards on a paved area. The entire image is overlaid with a teal color filter.

# 7.1

## SP14

# HEALTH AND WELL-BEING

- 7.1.1** Many factors influence our health, including the lifestyles we lead, the environment we live in and the opportunities we have to exercise and to access health facilities. A wider sense of well-being is influenced by a variety of factors such as opportunities for work and recreation, attractive historic environments, personal relationships and feelings of safety and community.
- 7.1.2** One of the key priorities of Haringey's Sustainable Community Strategy is improving health and community well-being by providing better housing, meeting health and community needs and encouraging lifetime well-being at home, work, play and learning.
- 7.1.3** Strategic Policy 14 contributes towards the overall aim of the Local Plan to manage the impact of Haringey's future growth by setting out the Council's approach to improving health and well-being in the borough as well as providing access to medical services and treatments. It should be read alongside SP16 Community Facilities, and the Council's Infrastructure Delivery Plan which sets out the future need for health care in the borough.

### SUSTAINABLE COMMUNITY STRATEGY

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

#### SCS priorities:

- Tackle health inequalities;
- Give greater opportunities to live a healthier lifestyle;
- Promote independence and provide high quality support and care for those in greatest need;
- Provide a better cleaner, public realm and built environment; and
- Improve supporting facilities, services and infrastructure.

## SP14: HEALTH AND WELL-BEING

The Council will seek to improve health and well-being in Haringey. The Council will:

- Work with NHS Haringey in its goal to reduce health inequalities in the areas with poorest health;
- Identify appropriate sites for new health infrastructure including those in Haringey's growth areas based on a health service delivery plan agreed by the Council and its partners;
- Protect existing facilities and support the provision of new or improved health facilities through land use planning area plans, development management decisions, improved service management plans and through planning contributions (see SP17);
- Prioritise interventions and resources to those areas of the borough where health inequalities are greatest; and
- Support the integration of community facilities and services, i.e. health, education, cultural and leisure in multi-purpose buildings.



*Priory Park, Muswell Hill*

**7.1.4** Many measures set out in the Local Plan play a part in promoting good health and addressing health inequalities, for example:

- Integrating housing types and tenures in developments, ensuring new housing is of a good standard, which are well designed, flexible and adaptable to residents' changing and specific needs, with consideration of the ageing population and meeting the demands for specialised care, and supported housing (see SP2);
- Encouraging physical activity and good mental health by providing, protecting and enhancing good quality open spaces, outdoor sports, recreation facilities and children's play space (see SP13);
- Encouraging physical activity by promoting walking and cycling (see SP7);
- Improving road safety by implementing area-based traffic calming schemes and safe walking and cycling routes (see SP7);
- Providing jobs and opportunities (see SP8 and 9); and
- Lessening environmental impacts including air and noise pollution (see SP6).

## Health needs in Haringey

- 7.1.5** Types and levels of health issues vary considerably across Haringey and spatial planning has a role in meeting health needs throughout the borough. The reasons for these variations are complex and are likely to include both disparities in health need and demand for health services. It is likely that these variations reflect the different capacity and capability in primary care services to prevent, identify and treat ill health.
- 7.1.6** Health inequalities in Haringey are apparent with the most deprived areas tending to experience the poorest health. All geographical locations, however, experience trends of specific health problems. In the east, there are high rates of hospital admissions for mental health needs, and the north east of the borough experiences the highest levels of chronic kidney disease, smoking, dementia and stroke. The central part of the borough has the highest levels of registered pulmonary heart disease, heart failure and chronic obstructive pulmonary disease; while the west experiences the highest levels of cancer.

**7.1.7** Haringey Council, Haringey NHS and Haringey's Strategic Partnership work in partnership to identify the key priorities of the borough's residents through Haringey's Joint Strategic Needs Assessment (JSNA). The JSNA data highlights the health needs and current trends in the borough in order to further understand and address the existing inequalities. Overall, life expectancy rates in Haringey are increasing and are expected to improve further; although male life expectancy rates still remain below the national average. Within the borough male life expectancy in the west is higher than the east by 6.5 years. The east/west divide for women's life expectancy is less evident and the borough average is equal to that of the UK.

**7.1.8** The main health problems experienced in the borough are cancer and cardiovascular disease (CVD) which account for 60% of deaths in the under 75s population, and rates of stroke and diabetes are higher in Haringey than nationally. Further projections for health predict that by 2025 approximately 75% of the over 65s population in Haringey will be living with a limiting long term illness.

**7.1.9** Key priorities and areas of unmet need identified by NHS Haringey and the JSNA include alcohol, improved management and earlier detection of long term conditions including diabetes, heart disease and cancer.

## **Delivering health facilities and services**

**7.1.10** NHS Haringey and its partners recognise the challenges facing the borough in terms of addressing health inequalities and improving health outcomes. The NHS Haringey Strategic Plan 2009 – 2014 is the overarching plan for improving the quality of health care services and the health and well-being of the residents. The plan recognises the challenges and sets out goals to address them. These goals emphasise the importance of providing local and accessible care through neighbourhood health centres; delivering good quality, cost effective services; safeguarding children and adults; and partnership working with greater emphasis on joint commissioning of services and improving health and well-being. This plan is monitored and reviewed every six months and revised annually to ensure it reflects the needs and trends of health issues in the borough.

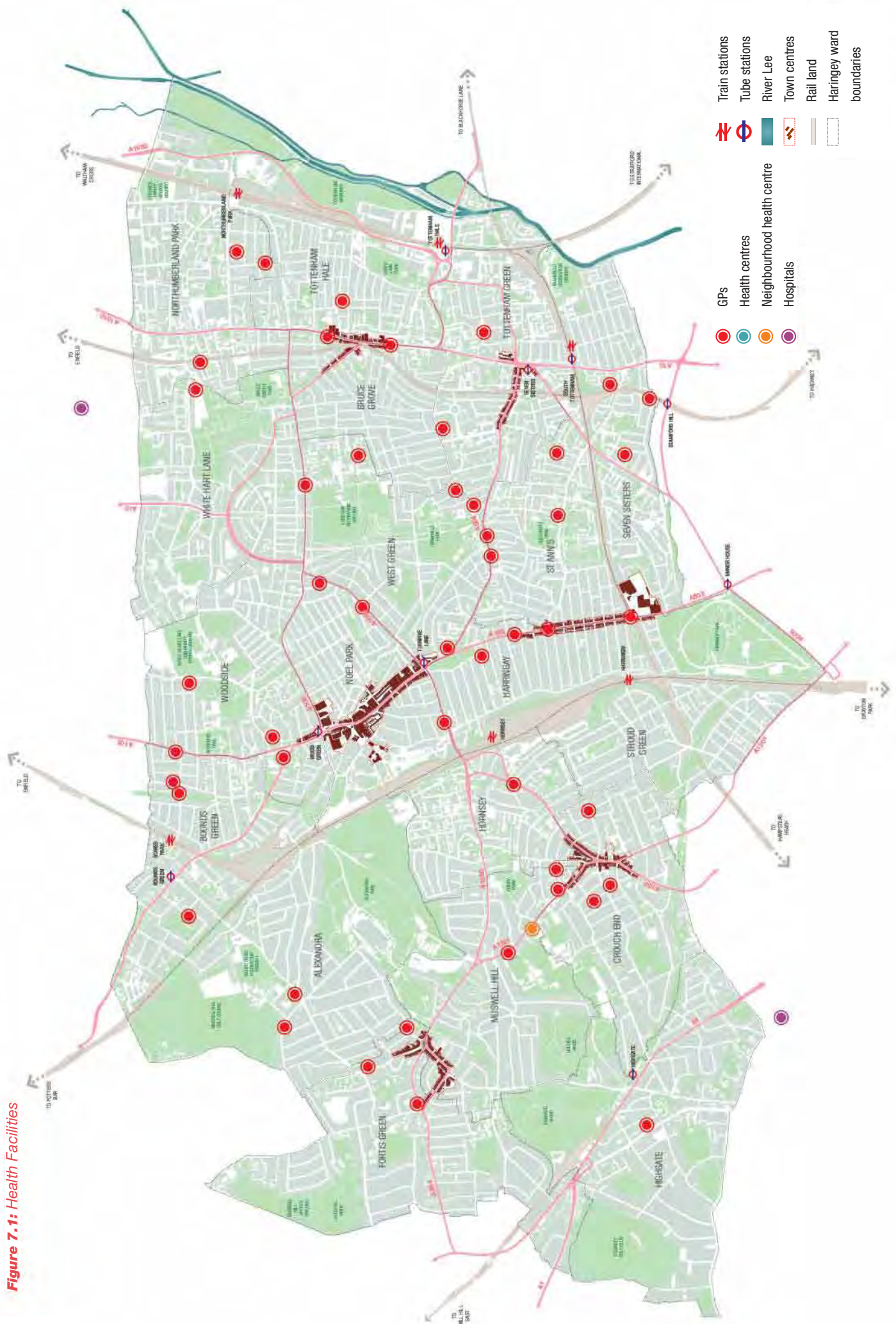
**7.1.11** The focus of future land and facility requirements will be on ensuring there is adequate primary care provision in the borough to meet the objectives of Haringey NHS World Class Commissioning Strategy. At the heart of the primary care strategy is the establishment of the four Commissioning Collaboratives, Central, North East, South East and West.

**7.1.12** The Central Neighbourhood has 18 GP practices and good access to these health services with the majority of households able to access the practices within ten minutes walking time. Residents of the neighbourhood can also access the Laurels NHC and Hornsey Central NHC.

**7.1.13** The North East Neighbourhood has 14 GP practices for which over half of households can access within five minutes walking time and all households have access within 20 minutes walking time. Lordship Lane Health Centre situated in Tottenham is the NHC for this area and is accessible to over 50% of households within 20 minutes walking time. An increased requirement for health services has been identified in the north east of the borough as the area which experiences high levels of health inequalities.

- 7.1.14** The South East Neighbourhood has 15 existing GP practices and The Laurels NHC at St Ann's Road is accessible to almost a 100% of households within 20 minutes walking time. This centre works in tandem with Tynemouth Road Health Centre in which capacity has been released to provide women's health care services closer to home and to meet the needs of the residents more efficiently.
- 7.1.15** The West Neighbourhood has 18 practices accessible to 94% of households within 15 minutes walking time and 100% of households in 20 minutes. Hornsey Central NHC is accessible to under half of households in less than 20 minutes walking time, though two thirds of households can access the centre in a 20 minutes public bus journey, and 96.2% of households in a 30 minutes bus journey. This low access can be attributed to the fact that this is geographically the largest area.
- 7.1.16** These centres are integral to the collaborative primary and community health care networks which respond to the specific health needs of each neighbourhood and deliver local health services by providing community based services including health visitors, district nurses, and information and support healthy lifestyles. Each NHC will be patient centred in their care, encouraging patients to participate in their health care and have greater autonomy. The centres are led by local clinicians and will be supported by emerging neighbourhood commissioning teams. Individual neighbourhood plans reflect the specific local health issues for each area and the priorities of the borough and the entire sector. This follows central government directives for future provision and the approach adopted across London for future facilities.
- 7.1.17** With no general hospital within Haringey's boundaries, residents primarily use North Middlesex Hospital in Enfield to the north and the Whittington Hospital in Islington to the south. Other hospitals in the capital will also be used to provide specialist services for Haringey residents. Previous analysis has identified that over three quarters of Haringey's households are able to access either the North Middlesex or the Whittington hospitals within a 30 minute bus journey, while 100% of households are able to access one of the hospitals within a 45 minute bus journey.
- 7.1.18** Barnet, Enfield and Haringey Mental Health NHS Trust provides a range of mental health services principally to people living in the boroughs of Barnet, Enfield and Haringey. The Trust also provides a number of specialist services to a wider population across North London and beyond. In Haringey, the Trust owns the St. Ann's Hospital site and provides a range of mental health services on site. St. Ann's Hospital site is a 29 acre site in the Seven Sisters area of the borough. The Trust occupies just half of the current buildings on the site, including the inpatient mental health unit for Haringey. The Trust also operates a set of smaller Mental Health centres located in the community, including Tynemouth Road centre in Tottenham and Canning Crescent centre in Wood Green.
- 7.1.19** The Council will support the provision of additional health facilities and will work with NHS Haringey and other service providers to ensure the borough has a necessary supply and distribution of premises to meet Haringey's health care needs. Further information on health infrastructure is set out in Appendix 4 Infrastructure Delivery Plan.

Figure 7.1: Health Facilities



- GPs
- Health centres
- Neighbourhood health centre
- Hospitals
- ⚡ Train stations
- ⚡ Tube stations
- 🌊 River Lee
- 🏘️ Town centres
- 🛤️ Rail land
- ⬛ Haringey ward boundaries

**7.1.20** Based on the most recent GLA population projections (2010), the primary care needs expressed as the number of GPs associated with the predicted population growth in Haringey is approximately 12 GPs between 2010 and 2026. Eight of these GPs will be required in the north east and south east collaborative areas. The population growth is highest in the north east and south east areas which are identified in SPs 1 and 2 for future housing growth such as Tottenham Hale, Northumberland Park, Tottenham High Road, and Seven Sisters. The GP numbers associated with growth in these areas equate to approximately eight GPs, two of which relate to the Tottenham Hale ward. Assessments based on actual numbers of GPs operating in the borough indicated that there is an oversupply of GPs in three of the collaboratives. However, there is a small deficit in GP numbers in the southeast of the borough. Based on GLA projections (2010), and assuming that the number of existing GPs stays the same; this deficit will increase to six GPs by 2021. Neither the local NHS nor the Council have powers to redistribute GPs from oversupply areas to less well-served ones. However, the imbalance in supply in the south east, the need to modernise some of the GP premises, age profile for GPs, emerging new health models, and predicted housing growth in areas identified in the Local Plan, requires the NHS to plan ahead for service provision, including encouraging growth in supply in relevant areas. The Council and the local NHS are committed to ensuring health provision (accessible services and buildings) that deliver good and improving quality standards and health outcomes that reduce health inequalities and meet the needs of the growing population in Haringey, especially in the identified growth areas, Tottenham Hale and Haringey Heartlands and in areas which are under-doctored, and where future growth is anticipated.

**7.1.21** The NHS estate is facing a radical overhaul. New models of service delivery are still developing. Assessment of health needs and service delivery are currently being quantified by NHS North Central London. Options under development include the mix of re-developed and new primary care facilities and resource centre/s for local public health services and appropriate hospital and community care delivered closer to home. The NHS is planning continued expansion of general practice capacity and re-development of primary care premises especially in the eastern part of the borough for reasons mentioned above. The capacity increase will also consider the extension of the role of some practices that are procured to supply care in general practice settings previously provided in hospital settings due to changes in health technology and clinical practice. The most up-to-date primary care and community care related schemes which are being considered by the NHS are included in Appendix 4. The Council will work with the NHS to keep growth trends and the corresponding needs for health services under review as part of monitoring the Local Plan, the Infrastructure Delivery projects, and appropriate Health Plans, and will utilise the monitoring of outcomes in shaping future services in Haringey.

**7.1.22** In light of current uncertainties related to health requirements, the Infrastructure Delivery Plan (IDP) investigated the requirements associated solely with meeting the primary care needs of the net new population. Estimates from the IDP show potential requirements associated with high and low net population growth scenarios for the period 2006-2016 as equating to 6-8 new GPs by 2016/17.

### **Impacts of the built and natural environment on physical and mental wellbeing**

**7.1.23** In addition to the provision of health services, the built and natural environment plays a key role in encouraging children, young people and adults to engage in more physical activity, play, recreation and sports. This could lead to improved physical and mental health, reduced segregation and isolation, and prevent long-term illness, such as obesity and associated diseases. Spatial planning can also reduce and mitigate adverse impacts on health, by managing noise and air pollution, and designing walking routes and cycle lanes.

- 7.1.24** As detailed in SP1 Managing Growth, a concentration of new homes will be built in Tottenham Hale and Haringey Heartlands and other sustainable locations throughout the borough. The rate and pattern of this development and population change will impact on the health and well-being of new and existing residents and on the demand for health services. The NHS will work in partnership with the Council to explore how spatial planning interventions might influence the wider determinants of health and result in positive health outcomes.
- 7.1.25** Housing quality and the environmental quality of neighbourhoods are significantly and independently related to people's self-rated mental health. Poorly designed housing can have a considerable impact on physical and psychological health and well-being. Overcrowding, for example, is a particular problem in some parts of the borough and affects the health of both children and adults. Haringey's Housing Needs Assessment 2007 identified that 8.9% (8,311 homes) of households in the borough are overcrowded. The wards which experience the highest occurrence of overcrowding include Seven Sisters and White Hart Lane, with nearly 20% of households. The wards least likely to experience overcrowding include Fortis Green and Muswell Hill. The highest proportion of overcrowding was more likely to occur in the social rented sector than in owner occupied households, with 15% of these social rented homes being overcrowded. Additionally, it was found that households with children were most likely to be overcrowded, particularly lone parent households (30.7%). Overcrowding contributes to the spread of infectious diseases and can adversely affect personal relationships and mental health. Damp housing exacerbates respiratory disease, while accidents are also more likely in poorly designed and poorly maintained homes. Homelessness and poor quality housing may lead to mental ill health and may increase the likelihood of substance misuse.
- 7.1.26** The needs of Haringey's ageing population will be a major consideration in planning for the borough in the next 15 years. The flexible and appropriate design of housing, community facilities and public realm and improving accessibility, will allow older people to live healthier and independent lives.
- 7.1.27** An efficient transport network has positive effects on health by enabling access to recreational amenities, social networks, health services, education and employment. However, car use, in particular, can have a negative impact on health by contributing to air pollution, causing road traffic injuries, reducing physical activity levels, increasing noise pollution, contributing to community severance, and increasing levels of stress and anxiety.
- 7.1.28** Air pollution can have a detrimental impact on health, aggravating existing heart and lung illnesses. In addition, anticipated climate change in London will make air pollution worse as a result of hotter, drier weather. The whole borough is an Air Quality Management Area (AQMA), and has particularly high levels of pollution from nitrogen dioxide and particulate matter. The dominant source of air pollution in Haringey is road transport, with a variety of other sources contributing to emissions. An Air Quality Action Plan has been produced, setting out measures to reduce air pollution emissions in the borough. SP7 Transport explains our approach to improving air quality through transport measures. The Development Management Policies will explain how we will expect developments to reduce their impact on air quality. Further guidance is also provided in the Sustainable Design and Construction SPD.
- 7.1.29** Access to open space, design of the public realm, access to employment, health and community facilities, and measures addressing deprivation and supporting community cohesion all have a significant impact on both physical and mental health. Accessible open and green spaces allow opportunities for physical exercise which can reduce stress, obesity and other cardiovascular diseases. Lack of, and barriers to employment opportunities can affect people's health and cause people to feel isolated. Employment programmes and mixed use development improves access to and opportunities for employment.
- 7.1.30** Health Impact Assessments (HIA) consider the potential impacts of planning policies and decisions on health and health inequalities. They identify actions that can enhance the positive effects and mitigate or eliminate the negative effects of developments. Health impacts should be considered at the very outset of developing planning proposals or strategies to ensure positive health outcomes. There are several tools available for assessing the impacts of a development. Health can be integrated into statutory assessments such as a sustainability appraisal, environmental impact assessment, or a separate health impact assessment can be undertaken. For further information please see the Mayor's Best Practice Guidance on Health Issues in Planning.







*Haringey Markets*

## Healthy Eating and Physical Activity

**7.1.31** Participation in physical activity and sports promotes health and well-being. It is vital in developing children's play, exercise and social skills. Haringey's close proximity to the Olympic Games site provides opportunities for increased participation, and access to high standard sports facilities, as well as regeneration benefits such as jobs and leisure facilities.

**7.1.32** Obesity is a major risk factor for the future health of children as it can lead to complications such as heart disease, diabetes, joint problems and emotional problems. Data from 2008 shows high levels of obesity in children across the borough. Of those measured, 17.3% were classified obese and a further 13.2% were classified as overweight. These trends are higher in boys than in girls and there is a large variation across the borough with the highest in the east.

**7.1.33** An assessment undertaken by the NHS in conjunction with University College London Institute of Child Health identified wards with the highest prevalence of child obesity broadly corresponded to those with a higher density of fast food outlets and a lower density of open spaces. The improvement of town centres in Haringey is addressed in SP10 and improved access to open space is dealt with in SP13.

**7.1.34** Adult obesity is estimated at 17.9% in Haringey compared to 18.4% for London and 23.6% for England. The estimates vary considerably from less than 10% in Highgate to greater than 25% in Tottenham Hale, West Green, White Hart Lane, Bruce Grove and Northumberland Park.

**7.1.35** Increased physical activity, including walking and cycling, is beneficial to health and protects against the risk of cardiovascular disease. Access to sport, recreation facilities, play facilities and open space all help to encourage active lifestyles.

**7.1.36** Sport England identifies a correlation between adult obesity and participation in sport and recreation and the health benefits of improvements to open space. Figure 6.4 shows the deficiency in public open space and can identify targeted interventions. The 2006 Haringey Resident's Survey reported on the numbers of residents undertaking at least 30 minutes of moderate to intense physical activity on three or more days per week. It found that approximately 40% of the population did not achieve the required level of physical activity.



NW1 Rooftop, Hale Village  
 (photograph: Newlon Housing Trust)

## INDICATORS

### Monitoring

**7.1.37** SP14 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 SP14 are set out in Appendix 4 (Infrastructure Delivery Plan).

### Key evidence and references

- The London Plan, Mayor of London 2011
- Haringey Community Infrastructure Plan, London Borough of Haringey 2010
- Haringey Residents' Survey, London Borough of Haringey 2006, 2007, 2008, 2009
- Haringey Open Space and Recreational Standards Supplementary Planning Document, London Borough of Haringey 2008
- Haringey's Housing Needs Assessment, Haringey's Housing Needs Assessment, London Borough of Haringey 2007
- Haringey's Housing Strategy, London Borough of Haringey 2008
- Towards Joint Strategic Needs Assessment: the core dataset, Haringey Strategic Partnership 2008
- Working towards a Healthier Haringey Strategic Plan 2009-2014, NHS Haringey 2010
- Developing World Class Primary Care in Haringey (draft), NHS Haringey 2008
- Haringey's Children and Young People's Plan 2009-2020, London Borough of Haringey 2009
- Haringey's Well being Strategic Framework, Haringey Strategic Partnership 2007
- Healthy Weight, Healthy Lives, Department of Health (2008)
- Supplementary Planning Guidance Providing for Children and Young People's Play and Informal Recreation, 2008 Greater London Authority.

# 7.2

## SP15

# CULTURE AND LEISURE

**7.2.1** Haringey's cultural wealth is as diverse as its people and owes much to them. It is home to almost 230,000 people, with significant African, African-Caribbean, Greek and Turkish, Cypriot and Asian communities as well as people from a range of other minority and ethnic groups, including recent refugee and asylum seeker communities. Together they make Haringey one of the most diverse boroughs in London and the UK, with over 190 languages spoken locally.

**7.2.2** As the objective in Section 1 sets out, the Council wishes to ensure that community, cultural and leisure facilities are provided to meet local needs. As such, SP15 sets out Haringey's continued approach to protecting and fostering inclusive communities by supporting the borough's cultural heritage.



*Banksy, Tottenham*

### 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 cultural, leisure and shopping opportunities;
- Promote community cohesion; and
- Improve supporting facilities, services and infrastructure.

### SP15: CULTURE AND LEISURE

The Council will safeguard and foster the borough's cultural heritage and promote cultural industries and activities through:

1. Protecting the established Cultural Quarter at Wood Green and the development of further cultural quarters, where appropriate, through Area Action Plans.
2. Supporting the provision of new work spaces and social and cultural venues in all areas of the borough that support all formal and informal cultural and leisure activities;
3. Protecting and enhancing, where feasible, existing cultural facilities and access to cultural heritage throughout the borough.

The Council will safeguard and foster the borough's existing recreational and sporting facilities through:

- The protection and enhancement of sporting and leisure facilities in areas of deficiency; and
- The dual use of the borough's cultural assets, such as land and buildings to meet the needs of local communities, for example meeting space, arts and leisure activities, opportunities for recreation and sport.

## Arts and cultural facilities

- 7.2.3** Haringey is keen to develop and build on its visitor and cultural destinations within the borough, ensuring that they continue to attract visitors from within the borough and beyond. The Council's Sustainable Community Strategy seeks to improve and create places of enjoyment, culture and interest. The borough boasts many cultural attractions such as Alexandra Palace, Bruce Castle Museum, Bernie Grant Arts Centre and Tottenham Hotspur Football Club at White Hart Lane. In 2011 the Time Out website listed Bruce Castle as one of the top 101 attractions in London. The predominance of retail in the borough ensures an attractive shopping and leisure experience for both residents and visitors alike. Haringey is home to a vibrant, attractive and accessible network of town centres and retail facilities (further reflected in SP10 Town Centres). These cater for people's day to day needs as well as functioning as places to spend leisure time, for example, Muswell Hill and Crouch End have a multitude of boutiques and gift shops while Green Lanes has become a well known destination for Turkish and Mediterranean food.
- 7.2.4** The Lee Valley Park provides a range of cultural, leisure and recreational activities and opportunities for both residents and visitors, for example Tottenham Marshes serves as both a regional open space resource and a local open space for community events and festivals. The Waterside Centre at Stonebridge Lock on the River Lee provides opportunities for community recreation and water sports. Markfield Park and the Markfield Beam Engine and Museum are located in the Seven Sisters ward of the borough. The park is an underused resource and the listed Victorian pumping station has the potential to be developed into a significant visitor destination, with links to the River Lee offering leisure amenity links. The Council will work in partnership with the Lee Valley Regional Authority in relation to the leisure and recreation opportunities on offer for both residents of the borough and visitors.
- 7.2.5** There are nine libraries located throughout the borough, in addition to a mobile library and a Housebound service catering for the numerous and diverse requirements of residents. The libraries offer a wide range of activities including author and music events. Most of the libraries have dedicated space in order to facilitate the exhibition of works of local artists.
- 7.2.6** Haringey's first commercial art gallery - The Original Gallery - located in Hornsey Library, shows work from a mixture of established and emerging artists. Jacksons Lane (Arts Centre and Theatre) Community Centre in Highgate is in a converted red brick church on the corner of Archway Road and Jacksons Lane. It offers an extensive range of stage based activities for all age groups, for example dance, drama and music performances, cafe /bar facilities and the opportunity to hire both theatre and studio space.
- 7.2.7** A key priority included in the Council's Regeneration Strategy People, Places & Prosperity (2008) is the redevelopment of Hornsey Town Hall as a cultural landmark in Crouch End. It is anticipated that the redevelopment will include community/cultural/arts facilities in the main town hall with residential development at the rear of approximately 100 units.

## Cultural Quarters

- 7.2.8** In Shaping Places in London through Culture (GLA 2009), "culture" is defined as '... An engine for communities through recreation, celebration and stimulation, as well as the social glue which can bring people together, enhance people's quality of life and health, provide education and training, and bring economic benefits such as tourism, to an area'.
- 7.2.9** The London Plan defines Cultural Quarters as areas where a critical mass of cultural activities and related uses are emerging, usually in historic or interesting environments. They can contribute to urban regeneration. There is considerable scope for growth in the leisure, cultural and visitor economy sectors, with scope for encouragement of cultural quarters in Outer London – particularly in town centres, the promotion, diversification and tighter management of the night time economy and possible potential for very large-scale commercial leisure facilities.



*Bernie Grant Arts Centre, Tottenham*

## Wood Green Cultural Quarter

**7.2.10** The cultural quarter at Wood Green is dominated by the Chocolate Factory, a former Barratt's sweet factory, now a complex of 80 artist studios and small business units, with more than 100 creative individuals and organisations. It is north London's largest creative enterprise centre. The Wood Green Cultural Quarter is expanding further with the potential for growth as Haringey Heartlands develops. Further detail will be provided on the development of this Cultural Quarter through the Wood Green Area Action Plan.

**7.2.11** Over the life of the Local Plan and as subsequent LDF documents come forward, there may be the potential to promote the development of additional Cultural Quarters to accommodate new arts, cultural and leisure activities, enabling them to contribute more effectively to regeneration at the following areas:

## Tottenham Green Cultural Quarter

**7.2.12** There are several important cultural destinations around Tottenham Green, including Bruce Castle Museum, the Bernie Grant Arts Centre and the Marcus Garvey Library, all providing strong links to both the culture and heritage of the borough. However, the connection between the public realm, the cultural buildings and their activities and service provision is currently not fully optimised, with little opportunity for the wider public to engage with the green space or adjoining buildings.

**7.2.13** There is the potential to strengthen the identity of these assets, link up and enhance service provision and make significant improvements in public open space including its programming and management, streetscene and community safety. There is also the potential to establish a cultural quarter to provide a coordinated strategy for maintaining and enhancing the existing cultural and associated uses located in and around Tottenham Green.

**7.2.14** The development of a cultural quarter could contribute to the aims and objectives of the wider regeneration of Tottenham providing an important link between the other regeneration strategies in the area such as the Seven Sisters Corridor within the former New Deal for Communities area.

## Haringay Green Lanes

**7.2.15** Haringay Green Lanes District Centre provides for a rich diverse community with a thriving evening economy and good range of restaurants. Within the centre itself many of the shops are independently run by members of the Turkish and Kurdish communities. Over the life of the Local Plan there is the potential to create a cultural quarter around Haringay Green Lanes strengthening the identity of the area and building on its diverse community.

## Hornsey Town Hall

**7.2.16** Hornsey Town Hall and its associated buildings are located in a prominent position with The Broadway (A103) adjacent to the prime retailing thoroughfare of the Crouch End District Centre. The site is also bounded by residential premises on Weston Park to the north, residential and garage accommodation to the east, Hornsey Library and Haringey Park to the south, residential premises in Hatherley Gardens to the south west and The Broadway's commercial and retail premises to the west. The Town Hall and associated buildings fall within the Crouch End Conservation Area and the Town Hall is a Grade II\* listed building. The Council and the local community place a high degree of significance upon the Town Hall and associated buildings. This is principally due to their architectural importance and the prominent position that they occupy within Crouch End District Centre.

**7.2.17** The Council's vision for Hornsey Town Hall, its associated buildings and surrounding area is the creation of an interesting, lively focal point for Crouch End through the creation of an integrated complex of buildings, which promote a viable and vibrant mix of community, cultural, arts, leisure, business and residential uses through appropriate refurbishment and further enabling development.

### **Tottenham Hotspur Cultural Quarter**

**7.2.18** As part of the wider regeneration of Northumberland Park, there is the potential to create a cultural quarter around Tottenham Hotspur football stadium. Further details on how the Council sees this develop will be set out in the Northumberland Park Area Action Plan.

### **Sports and leisure facilities**

**7.2.19** Haringey has the fifth highest population of people under the age of 24 years old in London, with 40 per cent within this age range in Seven Sisters alone. Haringey's Strategic Partnership has placed a strong emphasis on youth, in particular on creating opportunities for young people to contribute to economic and social life and on actions to divert young people from crime. Involvement in arts, sports and formal and informal play can have a positive role in helping to address these issues through providing a sense of self worth, belonging and personal empowerment. Increasing participation in physical activity amongst school children has been identified as a specific priority in light of increasing levels of child obesity. In Haringey, 37% of year 6 children were considered to be overweight or obese compared to 31.3% nationally, with wards in the east of the borough showing higher proportions of overweight and obese children, e.g., 27.2% to 31.9% in Tottenham Green and White Hart Lane wards compared with 4.3% to 7.2% in Highgate, Muswell Hill, Fortis Green and Alexandra wards.



*Park Road Leisure Centre, Hornsey*

**7.2.20** Celebrating and supporting Haringey's diversity is one of the key drivers for the Council's Sports and Physical Activity Strategy 2005. Moreover, participation in sports has been accepted as an outcome for making communities healthier as identified in the Health White Paper: Choosing Health. The Council's Sports Scholarship Programme aims to produce Olympic stars of the future providing funding, coaching advice and pastoral support to the most talented young athletes in the borough. The programme aims to ensure that at least two of the scholars will compete in the 2012 London Olympics and Paralympics and at least half of them represent their country in their chosen sport.

Figure 7.3: Leisure Facilities



- Train stations
- Tube stations
- River Lee
- Town centres
- Rail
- Haringey ward boundaries

- Libraries
- Leisure and sports centres



**7.2.21** The Council operates four sports and leisure facilities at Tottenham Leisure Centre, Park Road Pools, White Hart Lane Community Sports Centre and Finsbury Park Track and Gym. There are six public swimming pools on two sites at Tottenham Green and Park Road Pools, with one other at Northumberland Park Community School which provides restricted access and four primary schools with swimming pools.

**7.2.22** The Haringey Open Space and Sports Assessment (Atkins 2004, as updated 2008) identified 15 facilities with large sports halls operated through main leisure providers and secondary schools, with additional provision of 79 community venues or smaller sports facilities across the borough. There are also seven sports halls located outside the borough which are used by Haringey residents, including Sobell Sports Centre in Islington and the Ashmole Centre in Barnet.

**7.2.23** In terms of outdoor sports provision, there are a total of 119 clubs identified as operating within the borough. Of these, football is the most popular sport. There are also three full AstroTurf pitches currently in use, all of which are floodlit. These are located at Northumberland Park Sports Centre, White Hart Lane Community Sports Centre and Hornsey School for Girls. AstroTurf pitches are also being developed at Fortismere, White Hart Lane and Highgate Wood. Some 21% of pitch sites are owned and managed by the voluntary sector within Haringey, in comparison with 6% for London as a whole.

**7.2.24** However, the Haringey Open Space and Sports Assessment (Atkins 2004, as updated 2008) identified deficiencies and gaps in provision in relation to sports facilities across the borough and the quality of playing pitch provision is uneven within Haringey, for example a lack of accessible indoor football facilities, poor quality and lack of pitches, and ancillary facilities, and a shortage of indoor tennis facilities. Total provision in numerical terms is below the national and London averages per head of population. Some 22% of pitches do not have access to changing facilities and 60% of pitches do not have social facilities. A particular concern is that participation rates in Haringey for outdoor sports are below the national average, which is significant. 28% of football clubs, 30% of cricket club, and 20% of hockey clubs draw more than half their members from outside of the borough.

### **Provision of leisure and sports facilities**

**7.2.25** Haringey is relatively well served by a range of community facilities and infrastructure. Deficiencies in community facilities are identified in the Infrastructure Delivery Plan from which initial findings show a need for a new district level combination swimming pool and leisure centre to meet the predicted population growth. A prime location for this pool would be the central part of the borough, possibly in Wood Green. Further details are set out in Appendix 4 Infrastructure Delivery Plan.



*Park View*

## INDICATORS

### Monitoring

**7.2.26** SP15 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 SP15 are set out in Appendix 4 (Infrastructure Delivery Plan).

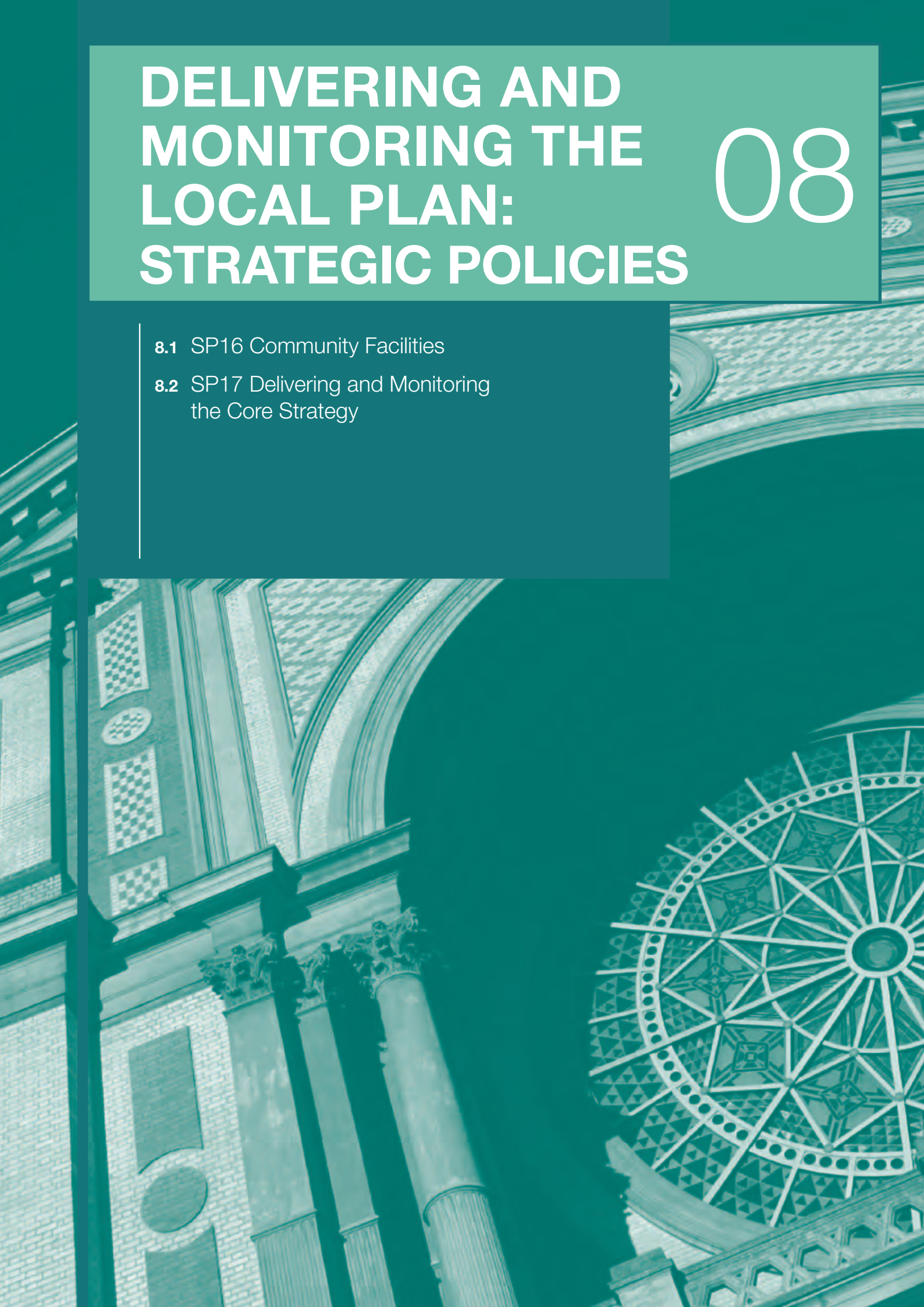
### Key evidence and references

- Haringey's Regeneration Strategy, London Borough of Haringey 2008
- Haringey Sport and Physical Activity Strategy, London Borough of Haringey 2005
- Planning Policy Guidance 17: Planning for open space, sport and recreation, Department of Communities and Local Government 2004
- The London Plan, Mayor of London 2011
- London Cultural Strategy: Realising the Potential of a World Class City, Mayor of London 2004
- Cultural Metropolis - The Mayor's Priorities for Culture 2009-2012, Mayor of London 2008
- 2012: A Legacy for Haringey, London Borough of Haringey 2009

# DELIVERING AND MONITORING THE LOCAL PLAN: STRATEGIC POLICIES

08

- 8.1 SP16 Community Facilities
- 8.2 SP17 Delivering and Monitoring the Core Strategy



# 8.1

## SP16

# COMMUNITY FACILITIES

**8.1.1** Community facilities provide people with opportunities to meet, learn, socialise and develop skills and interests and, by doing this; help improve their quality of life. A key part of the Council's strategy for managing Haringey's growth is making sure that the services, facilities and infrastructure to support the local community and visitors are provided in suitable locations to meet the increasing demand of our growing population. The provision of community facilities also plays a key role in meeting the Haringey Sustainable Community Strategy priority of improving health and community well-being.

**8.1.2** Strategic Policy 16 sets out Haringey's approach to ensuring a wide range of services and facilities to meet community needs are provided in the borough. For the purpose of this policy, community facilities include education and childcare, health facilities (also covered in SP14), community halls, post offices, places of worship and criminal justice facilities. Libraries, culture and art, pubs and sports facilities are covered in SP15 and parks and open spaces are covered in SP13.

### SUSTAINABLE COMMUNITY STRATEGY

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

SCS priorities:

- Promote community cohesion;
- Improve supporting facilities, services and infrastructure; and
- Create a positive future for our children and young people.

## SP16: COMMUNITY FACILITIES

The Council will work with its partners to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey's communities.

This will be based on the programming, delivery, monitoring and updating of the Infrastructure Delivery Plan and Schedule which cover projects for:

- Health (see also SP14);
- Education;
- Social care;
- Libraries and Museums (see also SP15);
- Open Spaces and environmental improvements (see also SP13);
- Community and youth facilities;
- Play facilities (see also SP13);
- Leisure (see also SP15);
- Emergency Services;
- Transport (see also SP7);
- Waste (see also SP6);
- Water Supply and Sewerage (see also SP5);
- Towards a low carbon borough (SP4); and
- Energy and Telecommunication Services.

The Council will:

- Expect development that increases the demand for community facilities and services to make appropriate contributions towards providing new facilities or improving existing facilities; and
- Promote the efficient use of community facilities and the provision of multi-purpose community facilities.

## Community facilities and development

- 8.1.3** As Haringey continues to grow and diversify it is vital that we provide the right quantity and quality of infrastructure to ensure that facilities can be easily accessed by all groups in the borough, in line with the London Plan. Promoting cohesion will lie at the heart of our approach to supporting neighbourhoods and communities. To ensure that we continue to meet the demand for community facilities, developments will be expected to contribute to the provision for new facilities, or improvements to existing facilities. This will help to meet the needs of new residents and mitigate the impacts of the new development on the existing community.
- 8.1.4** Community facilities can provide a range of services in one location, e.g. a community hall can be used for meetings, exercise classes, performances, exhibitions and other uses. As such, grouping facilities together allows a greater number of services to be provided in a single place, makes best use of existing buildings, makes efficient use of land, and encourages links between the facilities and services. Haringey will support multi-purpose community facilities that can provide a range of services and facilities to the community at one location. The Council will also encourage the use of existing community facilities for more than one use, and support the use of other types of premises for community use, i.e. those buildings which already have some public use. The Council and other service providers must work closely together to ensure the services provided are accessible and that the buildings are well maintained. Further detail on provision of community facilities will be included in the Development Management Policies.



*Alexandra Palace*

## Providing community facilities

- 8.1.5** Haringey has a good range of community facilities that are provided by the Council or the voluntary sector. Haringey's voluntary and community sector consists of approximately 1,400 organisations which employs approximately 5,100 people, and relies on 3,100 volunteers to carry out the services. As well as the important economic impact, the Third Sector has extensive social impacts and benefits for Haringey. The protection of existing community facilities in the borough, the delivery of new infrastructure and assuring that there is no net loss of community facilities will address deficiencies and play a key role in improving the lives of residents in Haringey, in line with the London Plan. The Council will support the community and voluntary sector by enhancing and protecting, where possible, the facilities and premises required.

## Education and training facilities

- 8.1.6** Haringey aims to provide a high standard of education and training for everyone through the borough's network of schools, youth centres and childcare providers (Figure 8.1). We will also work with our partners, such as the further education colleges, neighbouring boroughs and the community and voluntary sector, to ensure that suitable services and facilities for education and training are provided.



*Bruce Castle*



*Eden Primary School*

## Primary Schools

8.1.7 Haringey has a mix of one and two tier primary schools. There are six infant and six junior schools operating with individual head teachers and governing bodies, four sets of infant and junior schools operating as a 'hard federation' (one head and one governing body), which is very similar to an 'all through' primary school. There are also 43 primary schools that combine and cover the age ranges represented by infant and junior schools. For 2009/10, there were 19,613 school places (reception to year 6). The Council's Primary Strategy sets out the borough's aspirations for primary aged children over the period of the National Children's Plan to 2020. In line with DfE guidance, the Council's Children and Young People's Service will seek to provide, where possible, new primary schools of no less than two forms of entry, and will actively support the federation of schools where applicable to help give each school the capacity to meet the borough's aspirations. Overall, the most urgent need for primary school places has been in Alexandra, Muswell Hill and Fortis Green wards, although this is now being addressed by a decision to expand Rhodes Avenue Primary School by one form of entry. The Council's Children and Young People's Service is also responding to the possible impact of emerging legislation on effective school place planning in the borough in the coming years.

8.1.8 It is anticipated that by September 2014 additional school capacity will be required at Tottenham Hale to respond to new housing developments. The child yield assessment for Hale Village concluded that there will be an increase in demand for an additional 60 reception places and 210 primary school places, despite some current surplus capacity across the six local primary schools.

8.1.9 There will be a need to either expand an existing school, or create an additional primary school to meet the demand from predicted new housing growth in Haringey Heartlands. One possibility is the expansion of a nearby school and to expand this school, additional land of approximately 1,500m<sup>2</sup> would be required.

8.1.10 While immediate demand can be addressed, scope for expansion in the north east of the borough is very limited within the schools in Northumberland Park. Redevelopment of Tottenham Hotspur Football Club to include a new stadium and 285 housing units will require the provision of additional school places.

8.1.11 Work is ongoing within Children and Young People's Service to identify sites/schools that will be used to address the increased demand for school places in the Council's growth areas.

8.1.12 It is recommended that sites for future primary school expansion or development be identified at these locations to meet demand arising from delivery of housing targets. As the London Plan provides housing growth figures, it is possible that the expansion and replacement thresholds will be reached earlier than anticipated.

## Secondary schools

8.1.13 The majority of Haringey's 12 secondary schools range in size from six to ten forms of entry, although The John Loughborough Seventh Day Adventist School operates at two forms of entry. The borough also has a sixth form college, the Haringey Sixth Form Centre.



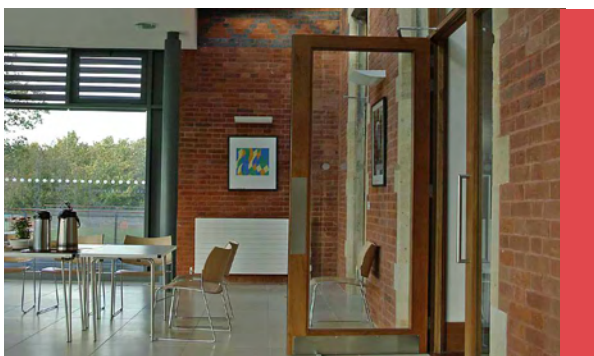
*Risley Avenue Primary School, White Hart Lane*

**8.1.14** The expected rise in demand for secondary places has been addressed in part by the provision of a new six form of entry secondary school in the middle of the borough, Heartlands High School that opened in September 2010. In addition, Haringey’s Building Schools for the Future (BSF) programme is seeing a roll out of more than £200 million on improving our secondary schools and ensuring that they are fit to meet the requirements of a 21st Century agenda. Haringey’s Strategic Business Case (SBC) for BSF sets out how and where we will spend our money. The BSF programme is already well underway, with some of the work completed.

**8.1.15** The Infrastructure Delivery Plan in Appendix 4 provides more detail on planned education schemes.

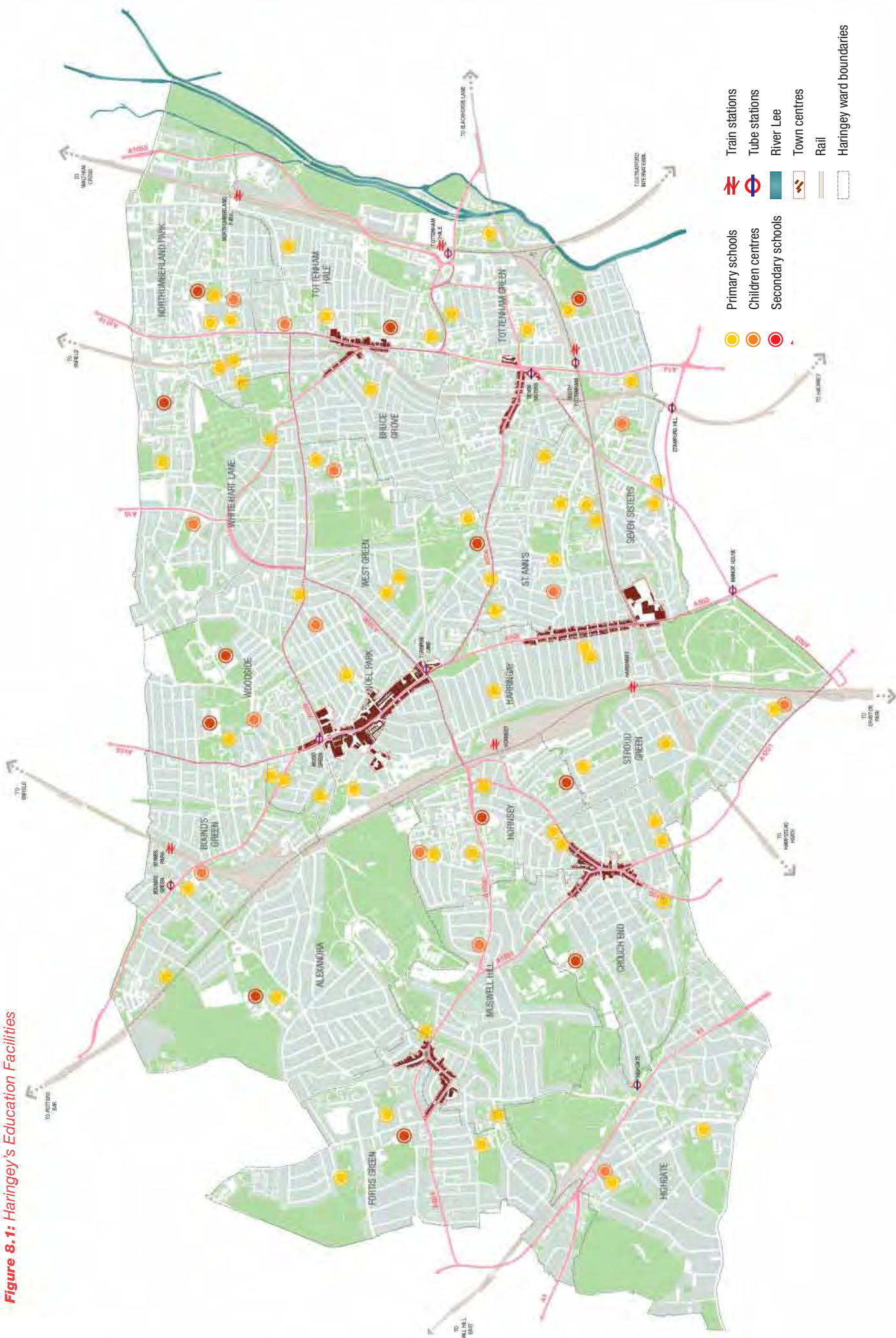
### Higher and further education

**8.1.16** In 2009, the College of North East London located in Tottenham Green merged with Enfield College to become the College of Haringey, Enfield and North East London (CHENEL). This is the only College in Haringey. At Tottenham there are over 2,000 full time 16-19 year old students and 9,000 adult learners of which 2,800 are full time. The Enfield site is in the Ponders End area of eastern Enfield which is six miles north of the Tottenham site. The College also offers extensive training in the workplace for 4000 individuals, including apprenticeships, with 500 employers. The College employs over 700 (550 FTE) staff. The College Strategic Development Plan covering the period up to 2013 commits the College to the development of both its Tottenham and Enfield Centres. Haringey recognises the importance of the higher and further education sector and will seek to support its requirements by continuing to work with its partners across the sub-region.



*Neighbourhood Resource Centre, Northumberland Park*

Figure 8.1: Haringey's Education Facilities





## Facilities for children and young people

- 8.1.17** Haringey will aim to make sure that children and young people receive the services and support they need by working with our partners, including schools, the voluntary and community sector, parents and carers, and the children and young people themselves.
- 8.1.18** Haringey's Childcare Sufficiency Assessment (2008, updated 2009 and 2010) is a measure of the nature and extent of the need for and the supply of childcare within each local area. It helps the Council identify where there are gaps in the market and plan how to support the market to address those gaps. The supply of childcare varies across the borough, both in terms of the number of places available, and in the pattern and combination of types of care. The Council has 17 children's centres which bring together a range of services for children under five, including family support, health and education.
- 8.1.19** Child care provision is critical in supporting parents and carers to pursue work, training and education opportunities. While the local authority is not responsible for the provision of childcare, they will provide at least a proportion of child care in the form of free nursery places for three and four year olds (up to 15 hours per week), and longer periods of childcare through the provision of children's centres. They also have a duty to secure sufficient childcare to enable parents to work or take up education or training. Please see SP9 for more information on how the Local Plan supports schemes that encourage Haringey residents into training and jobs.

## Facilities for older people

- 8.1.20** In 2008, it was estimated there were 20,800 people aged 65+, making up approximately 9.2% of the total population (2006 Mid-Year Population Estimates, POPPI). The population of Haringey is expected to increase in age over the next 25 years, to 24,200 people aged 65 and over. By the same year, the number of residents aged 10-39 is projected to fall by 3.4% (3,600 residents), while the number of those aged 40 to 69 years will grow by 22.4% (15,200 residents).
- 8.1.21** There are a number of strategies and policies that help guide and inform the provision of facilities for older people including Haringey's Older People's Housing Strategy 2011-2021, the Assessment of Older People's Needs in Haringey (phase 1 August 2009), the Older Persons Housing and Support Needs Analysis, the Housing Investment Plan 2009 - Priorities for Older People, and the Commissioning Plan for Services for Older People. The Council will work with its partners to continue to provide more informal services and facilities such as lunch clubs, learning opportunities, exercise classes, networking groups and meeting places.

## Meeting spaces and places of worship

- 8.1.22** Haringey has many meeting places, churches, synagogues, community facilities and prayer centres that cater for a range of community organisations and faith and belief groups. The Council will seek to support community organisations and religious groups to help them to meet their need for specific community facilities.



*Alexandra Palace*

## **Policing and emergency services**

**8.1.23** Policing services in Haringey are managed by the Metropolitan Police at a London-wide level and by the Safer Neighbourhoods Team at a local level. There are five police stations in Haringey, with 807 police officers and 147 police staff. The Haringey Metropolitan Police Asset Management Plan (2007) sets out future trends and implications for asset management in Haringey. The new long term provision aims to separate functions which are currently delivered in multi function buildings, as well as a review of back office facilities for command, management and support functions. A potential building near Wood Green has been identified as suitable for these functions. This will accommodate staff currently located in Hornsey, Tottenham and Muswell Hill police stations. Haringey will work with the Police to help deliver their planned improvements once they have been agreed.

**8.1.24** The London Fire Brigade (LFB) have no plans for restructuring existing facilities in Haringey as a result of population growth. The LFB will continue to work with boroughs on the need to make adequate provision through the planning system for the provision of suitable facilities for the fire service. The Infrastructure Delivery Plan in Appendix 4 provides more details on the planned policing and emergency services schemes.





Home Zone, Linden Road, West Green

## INDICATORS

### Monitoring

**8.1.25** SP16 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 SP16 are set out in Appendix 4 (Infrastructure Delivery Plan).

### Key evidence and references

- Haringey's Community Infrastructure Plan, London Borough of Haringey 2010
- Experience Still Counts: Haringey's strategy for improving the quality of life of older people 2009-12, London Borough of Haringey 2009
- Haringey's Sustainable Community Strategy 2007-2016, Haringey Strategic Partnership 2007
- Haringey's Childcare Sufficiency Assessment, London Borough of Haringey 2008 (updated 2009)
- Older People's Needs Assessment, Haringey Strategic Partnership 2009
- Children and Young People's Plan 2009-2020, London Borough of Haringey 2009
- National Planning Policy Framework 2012
- The London Plan, Mayor of London 2011

## DELIVERING AND MONITORING THE LOCAL PLAN: STRATEGIC POLICIES

**8.2.1** The Council, in partnership with the public, private and voluntary sector agencies will deliver the Local Plan through the policy set out below and the following other mechanisms:

- Working with our partners;
- Community Infrastructure;
- Development Management;
- Planning obligations;
- Cross boundary working; and
- Monitoring and review.

**8.2.2** A key mechanism for delivering the Local Plan will be the Council's decisions on planning applications. The policies in the Local Plan and the Development Management Policies document, and for relevant locations, the designations in the Council's Site Allocations document will provide the framework for these decisions. The Council will also take account of Supplementary Planning Documents (SPDs), including planning briefs, frameworks and conservation area statements and appraisals, when determining planning applications.

### SP17: DELIVERING AND MONITORING

The Council will work with Haringey's Local Strategic Partnership and its sub regional and regional partners to deliver the vision, objectives and policies of this Local Plan. In particular the Council will use the following means:

- Development management negotiations and decisions and planning enforcement;
- Planning area and improvement plans, planning briefs and guidance;
- Haringey Strategic Partnership programmes;
- North London Strategic Alliance programme and cross borough working on joint projects;
- Infrastructure Delivery Plan and S106 policy including the development S106 tariffs and a possible community infrastructure levy;
- The Council's Capital programme and Service Management Improvement Plans;
- Improvements through community involvement and working with the Third Sector via an agreed Compact. Support for neighbourhood and community engagement and empowerment and community behavioural change;
- National, London and European Legislation;
- London Plan programmes, National Area Growth Programmes, Utility Improvement programmes, European Structural Funds and Homes and Communities Agency Funds;
- Private Sector partnership working; and
- Monitor the implementation of the Local Plan against the monitoring framework set out in the Council's Monitoring Framework and Annual Monitoring Report.

## Working with our partners

- 8.2.3** The Council has secured the involvement and commitment of Haringey's Local Strategic Partnership (LSP) and other key delivery partners to reflect their plans and spending programmes. The LSP recognises that it has an important role to play in relation to the delivery of the Local Plan, in particular in bringing forward the Infrastructure Delivery Plan set out in Appendix 4.
- 8.2.4** Involving local communities in developing our policies and services is essential to achieving the Local Plan's vision, objectives and policies. Planning affects everyone - where you live, work, and how you spend your leisure time. As such, involving the community through engagement and consultation is an integral part of Planning. As part of Haringey's LDF, the Council has published a Statement of Community Involvement (SCI) which sets out how the Council will involve all community members and stakeholders on planning applications and development plan production. In addition, the Haringey Strategic Partnership (HSP), including the Council, has produced a Community Engagement Framework which will take a step further, through a common approach that will raise the profile, improve the quality and achieve better co-ordination of community engagement across the agencies that make up the HSP.

## Community Infrastructure

- 8.2.5** It is vital that the transport facilities and services, and the social infrastructure needed to make development work and support local communities is provided, particularly in the parts of the borough that will experience the most growth up to 2026. As such, the Council has been working closely with infrastructure providers, delivery partners and other relevant organisations to ensure that the necessary infrastructure is planned, and will continue to do so to ensure that the infrastructure to support the planned growth is delivered.

- 8.2.6** In order to ensure the infrastructure is provided the Council has produced an Infrastructure Delivery Plan (IDP) to provide information on infrastructure needs and provision in the borough. This document aims to identify the new infrastructure that will be required to meet the anticipated growth in demand for services. In the first instance, the Council is focusing on infrastructure requirements up to 2016 /2017 and has used 6,800 housing units by 2016/17 as a baseline for infrastructure needs. Two scenarios have been put forward showing how many additional people could be living in Haringey as a result of an additional 6,800 housing units. The study shows that there could be a population increase of between 4.5 and 6%.
- 8.2.7** This initial assessment will also provide a basis for estimating future requirements to 2026 given continuation of the initial rate of growth for the forward planning period. On the basis of a firmer foundation for requirements associated with 6,800 housing units to 2016/17 it will also be possible to roll requirements forward to 2026.
- 8.2.8** The Council's Infrastructure Delivery Plan schedule (Appendix 4), sets out the infrastructure and services that are needed to deliver the Local Plan and other Local Development Plan documents. The schedule sets out who is responsible for delivery, funding and timescales, where these are known. It also includes a contingency plan where possible, should the amount of growth and locations in the borough vary, or if funding is not secured. The schedule also indicates how the identified infrastructure is linked to strategic policies.



*Muswell Hill*

**8.2.9** While the schedule is detailed, it is not exhaustive of all infrastructure likely to be needed in the borough in the plan period. Other items may be required, as appropriate, in response to new development in the borough or new issues emerging. In many cases, the confirmation of funding for infrastructure is limited to the short term. However, details of medium to long term infrastructure priorities, even where funding has not yet been confirmed, are still necessary to include. To ensure that funding arrangements are fully identified and the proposed infrastructure to support growth are implemented in a timely fashion, the Council has identified a network of service providers to meet regularly to monitor the progress and keep under review the infrastructure needs and delivery of identified projects. This project list will be reviewed regularly to ensure infrastructure delivery meets Local Plan growth requirements and to accommodate any changes to the national and regional framework.

**8.2.10** The infrastructure findings will be crucial in this process by helping service providers and the Council to identify infrastructure investment bids, the possible need for financial contributions associated with individual planning applications, and to provide a platform for the development of a charging schedule. It will also provide an infrastructure context for future planning consent negotiations; create a corporate community of stakeholders within the borough to ensure consideration of community infrastructure in future development, planning and policy. In addition, the IDP indicates that all key service providers are interested in opportunities for sharing buildings and facilities. This fits in well with the Council's own plans for reviewing existing assets and will be further explored through the IDP review and monitoring process.

**8.2.11** The Council's Site Allocations Document will contain further information about the infrastructure requirements of specific sites and areas in the borough that are expected to experience significant development.

## Development management

**8.2.12** Together with the London Plan, the Local Development Framework will be the main basis for decision-making and managing development in the borough. The Local Development Scheme (LDS) is a three year plan, which sets out a programme for replacing the UDP policies with Local Development Documents (LDD). The current LDS sets out a timetable for the production of a number of Development Plan Documents, Supplementary Planning Documents and Area Action Plans (please see the current LDS for further detail). The Local Plan is the key document, to which all the other LDF documents relate. In order to manage development and make decisions on planning applications, it is supported by the Development Management Policies, Sites Allocation Document, and the Sustainable Design and Construction SPD. For the borough's strategic growth area at Tottenham Hale and Areas of Change at Northumberland Park, Tottenham High Road Corridor and Wood Green Metropolitan Town Centre, Area Action Plans will provide more detailed guidance on sites, in order to guide and manage new development. The Council's policies on waste will be implemented through the North London Joint Waste Plan being produced by Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest Councils.

## Planning obligations

**8.2.13** The Council will expect developers to contribute to the reasonable costs of new infrastructure made necessary by their development proposals through the use of planning obligations and its replacements, such as the Community Infrastructure Levy. The Council will use planning obligations (sometimes known as legal agreements or S106 agreements) in appropriate circumstances and in accordance with Circular 05/2005, to influence the nature of a development or mitigate for its potential effects. A planning obligation can be used in the following ways:

- To prescribe the nature of the development to achieve planning objectives;
- To mitigate the impact of a development;
- To compensate for loss or damage caused by a development.

**8.2.14** The Council will assess each application individually and on its merits to determine if a planning obligation is needed and what matters it should address. This will include those relevant adverse impacts that might arise as a result of the development including those on the environment, transport, local economic conditions, social, recreational, health, educational, emergency services, and community facilities. (Guidance is provided in SPG10a The Negotiation, Management and Monitoring of Planning Obligations (2006), until the adoption of the Development Management Policies).

**8.2.15** The Council will ensure that a section 106 agreement will only be entered into where planning conditions cannot be used to overcome problems associated with a development proposal.

**8.2.16** For Planning Obligations the Council will prioritise its needs including the following:

- Affordable Housing;
- Transport;
- Environmental and public realm improvements;
- Community facilities and services including education, health and open space and policing facilities; and
- Training, skills and regeneration.

**8.2.17** Planning obligations can take different forms and can involve financial contributions or the provision of certain requirements 'in kind'. In considering planning obligations, the Council will take into account economic viability, the full range of benefits provided by a development and the extent to which it contributes towards delivering the objectives of this Local Plan and other planning policies. Pooled contributions will be used when the combined impact of a number of schemes creates the need for related infrastructure or works.



## Community Infrastructure Levy

- 8.2.18** Community Infrastructure Levy (CIL), which came into force in April 2010, is a proposed new tariff which the Council intends to apply to most forms of new development. The planning obligations under Section 106 will be scaled back from 2014 onwards only to be used for the mitigation of impacts which arise directly from the proposed development. Affordable housing obligations will continue to be covered by Section 106.
- 8.2.19** The Council is currently working towards introducing a CIL rate and aims to prepare a Community Infrastructure Levy charging schedule by late 2013. CIL will be closely linked to the infrastructure provision as set out in Appendix 4 of the Local Plan.
- 8.2.20** In setting its rates, the Council will take into account various factors, including the potential effect of CIL upon the economic viability of development. The Mayor for London's CIL for Crossrail came into effect on 1 April 2012 and the Council is a charging authority. The rate for Haringey is £35 per sq/m.
- 8.2.21** The Council monitors the Section 106 negotiations and agreements, and the outcomes are reported in the Annual Monitoring Report. The Council will develop a CIL monitoring system. The Council will also meet service providers regularly to monitor the progress of infrastructure projects and keep under review the infrastructure needs. The Council will also ensure that a process and timetable for delivery of infrastructure remains in place and contributions are monitored and distributed as developments are implemented.

## Greater London Authority (GLA)

- 8.2.22** In September 2010, the Council adopted the Borough Investment Plan (BIP), which set out its key spatial and thematic priorities for housing led regeneration in the borough. A key priority of the BIP is to build balanced communities through tackling the inequalities in tenure and deprivation between the east and west of the borough. It also supports the Council's Housing Strategy and Sustainable Community Strategy by seeking to maximise housing supply, improve existing stock and ensure long term sustainability.

- 8.2.23** While the funding and investment opportunities highlighted in the BIP have changed and new delivery models introduced (e.g. Affordable Rent) the evidence and principles underlying the spatial and thematic priorities remain. Consequently the BIP remains a fundamental informative in terms of housing and regeneration in the borough.

## Cross boundary working

- 8.2.24** The Council is working with neighbouring boroughs and the wider north London sub-region to ensure that Haringey's Local Plan takes accounts of their plans and programmes as well as the spending and delivery plans of regional bodies such as the LDA and TfL.
- 8.2.25** Haringey works closely with neighbouring boroughs to ensure a consistent approach is taken in relation to growth areas and town centres which straddle borough boundaries. As such, discussions have taken place with Hackney in relation to the redevelopment of Woodberry Down, and with Enfield and Waltham Forest in relation to Central Leaside. In addition, we jointly commissioned and prepared a sub-regional Strategic Housing Market Assessment (SHMA) with the seven boroughs in the north London housing sub region; and we are currently involved in the preparation of a joint Waste Plan with the six other boroughs in the north London Waste Authority (Barnet, Camden, Enfield, Hackney, Islington and Waltham Forest). Please see to SP2 and SP6 for further detail.
- 8.2.26** Haringey is also working with the GLA, LDA, TfL, NLSA and the London boroughs of Enfield and Waltham Forest to develop and implement solutions to cross boundary issues which affect the Upper Lee Valley growth corridor in the next 15 years.

## Monitoring and Review

**8.2.27** Monitoring is a key component of the new planning system. Local Plans must set out clear arrangements for monitoring the effectiveness of policies in meeting plan objectives. Under the Town and Country Planning (Local Development Regulations) 2004 and the NPPF, planning authorities are required to prepare an Annual Monitoring Report (AMR). LDFs need to be reviewed regularly to assess how well their policies and proposals are being implemented and to ensure that they are up to date. Monitoring provides the objective basis necessary for such reviews. The monitoring targets and indicators set out in Appendix 3 will be used to monitor the delivery of each strategic policy. The indicators have been specifically selected to address every policy as far as possible. All indicators and targets will be subject to periodic review through the Annual Monitoring process. Each year the Council's AMR will:

- Assess the performance of the Local Plan policies and other policy documents, as set out in the Council's Local Development Scheme;
- Set out the Council's housing trajectory;
- Identify the need to reassess or review any policies or approaches;
- Identify trends in the wider social, economic and environmental issues facing Haringey; and
- Make sure the context and evidence behind our Local Plan is still relevant.
- Monitor community infrastructure provision as set out in the Council's Infrastructure Delivery Plan.

**8.2.28** The process of annual monitoring will enable the Council to assess whether or not the objectives of the Local Plan are being met. If it is found that objectives are not being met, and the Council has explored the identified risk and contingency plans, then the Council may seek an early review of the relevant strategy policy.

**8.2.29** The Council has a commitment to monitor the amount of growth in Haringey and identify any potential impact on services. We will continue to work with our partners to ensure the critical infrastructure and services to support new growth are provided. The progress in delivery of infrastructure projects will be reviewed together with the Annual Monitoring Report. The Council will meet service providers regularly to keep under review the infrastructure needs and monitor the progress of infrastructure projects. The schedule and its updated versions will also be considered as key evidence for future Development Plan Policies where the requirement for infrastructure, and priorities, will be reviewed in relation to the policies it supports.

## INDICATORS

### Monitoring

**8.2.30** SP17 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 Community Infrastructure Plan, London Borough of Haringey 2010
- Haringey's Monitoring Framework, London Borough of Haringey 2010
- Government Circular 05/2005: Planning Obligations, Department of Communities and Local Government 2005
- The London Plan, Mayor of London 2011
- Planning Policy Statement 1: Delivering Sustainable Development, Department of Communities and Local Government 2005