



Haringey Council

SCOPING REPORT

Site Allocations Development Plan Document

January 2014

This report has been prepared on behalf of Haringey Council by:



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1 Introduction

1.1 Introduction

The [Local Plan: Strategic Policies](#) document (adopted March 2013) is the primary strategic document in the Haringey Local Plan, and will guide planning and development in the borough for the next 15 years. The Local Plan alongside saved policies from the Unitary Development Plan 2006 sets out how the council will deliver development in the borough.

The Local Plan: Strategic Policies has been prepared as part of the Council's Local Plan in accordance with the Planning and Compulsory Purchase Act 2004. The Local Plan: Strategic Policies document was subjected to several rounds of public consultation, culminating in an Examination in Public by an independent Planning Inspector in 2011 and 2012. A further round of consultation took place in April 2012 in response to the changes that resulted from the introduction of the National Planning Policy Framework (NPPF). Following the publication of the Inspector's report in December 2012, the London Borough of Haringey formerly adopted its Local Plan: Strategic Policies in March 2013.

The [Development Management Policies DPD](#) (draft May 2013) and [Site Allocations DPD](#) will support the Local Plan Strategic Policies providing more detailed policies, which will be used to assess and determine planning applications. The policies will assist in delivering the objectives of the Council's Local Plan, and the London Plan.

A draft Site Allocations Document and Scoping report was produced in April 2010. This document provides an update of the Scoping Report owing to the amount of change that has occurred since the previous reports were published.

A Scoping Report for the draft Development Management Document (July 2012) and Interim Sustainability Appraisal (SA) (May 2013) have also been issued for public consultation. This document draws on the previous reports for reference as well as the Sustainability Appraisal of the Local Plan: Strategic Policies, in order to avoid any duplication of effort, and sets out the issues and methodology for the Sustainability Appraisal.

1.2 Why is a Sustainability Appraisal needed?

Under section 19(5) of the Planning and Compulsory Purchase Act 2004, Sustainability Appraisal (SA) is mandatory for new or revised Development Plan Documents (DPDs). The appraisal should include an assessment of the likely significant impacts - economic, social and environmental - of the plan.

When conducting an SA of DPDs an environmental assessment must also be conducted in accordance with the requirements of European Directive 2001/42/EC (The Strategic Environmental Assessment Directive), transposed into the UK legislation by the Environmental Assessment of Plans and Programmes Regulations 2004, Section 12 ([see Appendix A4](#)).

Sustainability Appraisals should be carried out in accordance with Government Guidance '[A Practical Guide to the SEA Directive, ODPM, 2005](#)' and the '[National Planning Policy Framework \(NPPF\) 2012](#)'. Sustainability Appraisal, as defined under the Planning and Compulsory Purchase Act, fully incorporates the requirements of the SEA directive. The term SA is therefore used to refer to the combined assessment.

1.3 What is this document?

This document provides the [Scoping Report](#) for the SA of the Site Allocations Development Plan Document. The Scoping report is the **first stage** of the sustainability appraisal process and sets the context and scope of the SA in accordance with best practice guidance. The report includes:

- Sustainability appraisal methodology
- Policies, plans and programmes of relevance to the DPD
- Summary of the baseline data for the borough
- Sustainability issues and opportunities
- Sustainability appraisal framework - including the objectives and indicators that will be used to measure the impacts of the plan upon sustainable development
- Draft content of the Sustainability Report.

1.4 Consultation process

The Scoping Report will be forwarded to statutory consultees to ensure that the proposed scope of work is appropriate, including:

- The Environment Agency
- Natural England
- English Heritage

The Greater London Authority, neighbouring local authorities and other key stakeholders will also be consulted. Following consultation of the Scoping Report, the Council will prepare a full sustainability appraisal of the draft Site Allocations Document in accordance with the regulations. The Sustainability Report will be issued for consultation alongside the Proposed Submission Site Allocations Document.

1.5 Consultation Questions

Consultees are welcome to comment or provide input on any aspect of the content and processes outlined in this report and are asked, in particular, to consider the following:

1. Plans and Programmes

Are there any plans, policies and programmes set out in **Appendix A1** that have not been included which are particularly relevant to the sustainability appraisal of the Site Allocations Document?

2. Baseline Data

Are there any sources of baseline data in **Section 5 and Appendix A2**, which have been omitted and should be considered as part of the SA and development of the Site Allocations Document?

3. Sustainability Issues and Objectives

Do any of the sustainability issues and objectives in **Section 6** need to be added to or amended? If so please state why.

4. Sustainability Appraisal Framework

Are the objectives and indicators set out in the SA Framework in **Section 7** appropriate?

5. Sustainability Report and Methodology

Is the proposed structure of the Sustainability Report and methodology in **Section 8** suitable? Is the methodology clear and complete?

The consultation on this Scoping Report will run from:
17 January – 7 March 2014.

Responses should be sent to:

ldf@haringey.gov.uk

or you can comment on the document online at:
www.haringey.gov.uk/local_development_framework

or by post to:

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2 The Site Allocations Development Plan Document

2.1 What is the purpose of the DPD?

The Site Allocations Development Plan Document (DPD) will allocate strategic sites, which will make a significant contribution to meeting the growth aspirations set out in the Local Plan: Strategic Policies.

Once adopted, the Site Allocations document will enable the Council to determine planning applications and make interventions on sites in line with the allocations. The document will provide guidance for developers on the type of development expected and enable the Council to refuse proposals that do not conform with the allocations or to intervene to speed up delivery, particularly in areas where infrastructure capacity is being enhanced.

A call for sites was issued in March 2013 for consideration in the Site Allocations document. A list of all sites nominated can be found in the [Draft Site Allocations DPD \(Appendix 2\)](#) and [Section 6.2](#) of this report.

2.2 What are the objectives of the DPD?

The aim of the Site Allocations DPD is to reduce unnecessary complexity and burdens for all parties engaged in the process. The allocations are intended not only to control land use but also to promote sustainable development, which will be a key part of their implementation.

The Site Allocations document will play a pivotal role in delivering the overall vision and objectives for the borough, alongside the Development Management DPD, as outlined in the Local Plan: Strategic Policies. The documents should therefore be considered together. Attention will also be given to the National Planning Policy Framework (NPPF) 2012 and the London Plan 2011 when making decisions on planning applications.

The document focuses on the larger strategic sites to ensure that the following objectives are achieved:

- The appropriate level of development occurs on the site
- A positive approach to design is taken
- Infrastructure is provided in a timely manner to serve the growing local community.

2.3 Timetable for the production of the Site Allocations Document

The timetable for the production of the document is as follows:

- Evidence gathering and drafting document
October 2013 – January 2014
- Cabinet approval for consultation
November 2013
- Regulation 18 public consultation on draft Site Allocations Document and Scoping Report (6 weeks)
17 January – 28 February 2014
- Review of responses to consultation and amendments to documents where needed
March – September 2014
- Cabinet and Full Council to approve proposed submission Site Allocations Document and Sustainability Report
October 2014
- Regulation 19 public consultation on proposed submission Site Allocations Document and Sustainability Report (6 weeks)
October - November 2014.
- Submission to Planning Inspectorate
March 2015
- Examination in Public (estimated)
June 2015
- Adoption
December 2015

3 Sustainability Appraisal Methodology

3.1 Purpose of the Sustainability Appraisal

The purpose of the Sustainability Appraisal (SA) is to ensure that sustainable development has been integrated in the formulation of development plans and to verify that due consideration has been given to social, economic and environmental factors. The SA must also show how the requirements of the Strategic Environmental Assessment (SEA) Directive have been met.

3.2 Planning Policy and Sustainable Development

The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF must be taken into account in the preparation of local plans and is a material consideration in planning decisions. Planning policies and decisions must also reflect and, where appropriate, promote relevant EU obligations and statutory requirements.

‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’

Definition of Sustainable Development, Brundtland

The purpose of the planning system is to contribute to the achievement of sustainable development as defined in the Brundtland definition. The definition of sustainable development is also set out in the UK Sustainable development Strategy ‘Securing the future - delivering the UK Sustainable Development Strategy, 2005’. The document sets out the guiding principles for sustainable development and priorities for action. The strategy sets out five guiding principles to achieve sustainable development:

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

The Strategy also gives the following priorities for action:

- Sustainable consumption and production
- Climate Change and Energy
- Natural Resource Protection and Environmental Enhancement
- Sustainable Communities.

3.3 The Sustainability Appraisal Process

The Sustainability Appraisal of the Site Allocations Document will be carried out in accordance with the relevant Regulations and Government policy and guidance, as set out below:

- European Directive 2001/42/EC (The Strategic Environmental Assessment Directive)
- EC Guidance on the SEA Directive – Implementation of Directive 2001/42 on the assessment of the effects of certain plans and programmes on the environment, September 2003
- Environmental Assessment of Plans and Programmes Regulations 2004, Section 12
- The Planning and Compulsory Purchase Act 2004, Section 19(5)
- A Practical Guide to the Strategic Environmental Assessment Directive, ODPM 2005
- Local Development Frameworks: Examining Development Plan Documents – Soundness Guidance, Planning Inspectorate, August 2009 and update February 2010
- Local Development Frameworks: Examining Development Plan Documents – Learning from Experience, September 2009
- The National Planning Policy Framework, 2012
- Draft National Planning Practice Guidance, 2013

3.4 Stages of the SA Process

The stages of the SA process are set out opposite. It should be noted that SA is an iterative process and some stages may need to be undertaken more than once. This report is [Stage A](#). The requirements of the SEA Directive are set out in [Appendix A4](#).

STAGE A: SCOPING REPORT	
A1:	Identify other relevant plans, programmes and sustainability objectives
A2:	Collect baseline information
A3:	Identify sustainability issues and problems
A4:	Develop SA framework, including objectives, indicators and targets
A5:	Consult on the Scope of the SA
STAGE B: DEVELOP/REFINE OPTIONS & ASSESS EFFECTS	
B1:	Test the plan or programme objectives against the SA framework
B2:	Develop the DPD options/alternatives
B3:	Predict the effects of the draft DPD, including options/alternatives
B4:	Evaluate the effects of the draft DPD, including options/alternatives
B5:	Consider ways of mitigating adverse effects and maximising beneficial effects
B6:	Propose measures to monitor the sustainability effects of the plan or programme implementation
STAGE C: PREPARE THE SUSTAINABILITY REPORT	
C1:	Prepare the Sustainability Report
STAGE D: CONSULT ON THE DRAFT PLAN AND SUSTAINABILITY REPORT	
D1:	Consult on the draft DPD and Sustainability Report
D2:	Assess any significant changes as a result of the consultation
D3:	Finalise Sustainability Report and prepare Sustainability Statement
STAGE E: MONITOR IMPLEMENTATION OF THE PLAN OR PROGRAMME	
E1:	Develop aims and methods for monitoring
E2:	Respond to any adverse effects

3.5 Consultation

As part of the preparation of the Site Allocations Document, public consultation will be carried out to make sure that local residents, businesses and stakeholders are informed of the future plans to manage development in the borough.

Consultation on the Site Allocations Document is being carried out in accordance with the Statement of Community Involvement (SCI) 2011 (update 2012). The SCI sets out how individuals, community groups, developers and anyone else who may have an interest in the Local Development Framework should be consulted on planning documents. SA and SEA guidance requires that the ‘authorities with environmental responsibility’ must be consulted regarding the contents of the scoping report, which includes:

- Natural England
- The Environment Agency
- English Heritage.

Government guidance also recommends that additional bodies can be consulted in order to represent the social and economic aspects of sustainability.

Duty to Co-operate

The ‘Duty to Co-operate’ is a statutory duty. Section 110 of the Localism Act 2011 inserts section 33A and section 20(5) (c) into the Planning and Compulsory Purchase Act 2004 (PCPA 2004). Section 33A imposes a duty on a local planning authority to co-operate with other local planning authorities, county councils and bodies or other persons as prescribed (being those identified in regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012).

The National Planning Policy Framework (NPPF) states that public bodies have a duty to co-operate on planning issues that cross administrative boundaries, particularly those which relate to strategic priorities. The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities (para. 178).

The NPPF provides some guidance on what could be considered as a “strategic matter”. It outlines that local planning authorities should set out the strategic priorities for the area in the Local Plan (para. 156). This should include strategic policies to deliver:

- the homes and jobs needed in the area
- the provision of retail, leisure and other commercial development
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)
- the provision of health, security, community and cultural infrastructure and other local facilities
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

Paragraph 181 of the NPPF states that ‘Local Planning Authorities will be expected to demonstrate evidence of having successfully cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination’.

The following additional bodies will be consulted, in addition to key local consultees:

- Department for Communities and Local Government
- Greater London Authority
- Highways Agency
- London Borough of Barnet
- London Borough of Camden
- London Borough of Enfield
- London Borough of Hackney
- London Borough of Islington
- London Borough of Waltham Forest
- National Grid
- Network Rail
- Thames Water.

4 Links to Plans, Policies & Programmes

4.1 Links to other policies, plans and programmes

Stage A1 of the SA process, involves the identification of the relevant plans, programmes and sustainability objectives. The purpose of this exercise is to establish how the plan or programme is affected by outside factors and to suggest ideas for how any constraints can be addressed. This stage should also help identify the Sustainability Objectives.

The plans, programmes and sustainability objectives that need to be considered include those at international, national, regional and local scale. The plans and programmes are set out in [Appendix A1](#)

Question 1: Plans and Programmes

Are there any plans, policies and programmes as set out in [Appendix A1](#) that have not been included, which are particularly relevant to the sustainability appraisal of the Site Allocations Document?

4.2 Review of policies, plans and programmes

This Scoping report has taken the review of documents that was undertaken for the SA of the Local Plan: Strategic Policies (formerly Core strategy) and draft Development Management Document as its starting point in order to avoid any duplication of effort (Article 4 of SEA Directive). The information has been updated to reflect changes to policies, plans and programmes that have occurred since the last review.

Further details of the documents referred to are set out in [Appendix A1](#).

5 Baseline Information

5.1 Collecting baseline information

Stage A2 of the SA process requires the collection of baseline information to provide an evidence base for the sustainability issues in the borough in order to enable the selection of the sustainability objectives, the prediction of effects and future monitoring.

As set out in the SEA Directive Annex 1 (b and c), the information to be provided must include:

‘The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme’ and

‘The environmental characteristics of areas likely to be significantly affected’ SEA Directive

The baseline data is set out in [Appendix A2](#). The data correlates to the set of sustainability indicators, which are used for monitoring the effectiveness of the borough’s planning policies. The data presented, whilst considered to be comprehensive, is not exhaustive. Any additional data identified or supplied by the consultation bodies will be welcomed. Where gaps in data have been identified, these are clearly marked.

Some data will also be the subject of further studies that are being carried out in support of the Site Allocations Document and SA. The baseline data will be updated as information becomes available and the final baseline data set will be issued in support of the Sustainability Report.

A summary of the baseline information and key trends is set out below. This information draws upon the baseline information that was collected for the Local Plan: Strategic Policies and the draft Development Management Document. The data has been updated where necessary in relation to the Site Allocations DPD. This evidence base includes but is not limited to, the following documents:

- Borough Profile Documents
- Census information 2011 & Indices of Multiple Deprivation 2010
- Haringey Annual Monitoring Report 2011/12
- Haringey Affordable Housing Viability Study 2010
- North London Strategic Housing Market Assessment 2011
- Greater London Strategic Housing Land Availability Assessment 2013
- Haringey Retail Study April 2013
- Haringey Employment Study 2008 and update January 2012 (further update due 2014)
- North London Level 1 Strategic Flood Risk Assessment 2008
- Haringey Level 2 SFRA March 2013
- Open Space Study 2004 (updated 2008, further update due 2014)
- Haringey Biodiversity Action Plan 2009
- Community Infrastructure Plan 2010
- Haringey Homelessness Strategy 2011-2014
- Infrastructure Delivery Plan 2011 and update 2013
- Haringey Local Plan: Strategic Policies 2013-26
- Upper Lee Valley Opportunity Area Planning Framework, 2013
- The London Plan 2011
- Urban Characterisation Study (due 2014)

The key sources of data for the Tottenham area include:

- The Tottenham Strategic Regeneration Framework, 2013
- The Draft Tottenham Physical Development Framework, 2013
- The Housing Investment and Estate Renewal Strategy 2013-23
- 'From Around Here' Review of industrial uses and outputs in some key employment areas in Tottenham, 2013
- A Plan for Tottenham 2012-25
- The Draft High Road West Concept Masterplan, 2012 and Masterplan Option Consultation Feedback/Next Steps
- The Tottenham High Road Strategy, 2006
- Transforming Tottenham Hale Urban Centre Masterplan, 2006

The AAPs will also be informed by the following emerging strategies:

- Urban Characterisation Study
- Open Space and Biodiversity Study
- Employment Land Study Update

A summary of the baseline information by topic is provided below.

Question 2: Baseline Data

Are there any sources of baseline data in the section below and **Appendix A2**, which have been omitted and should be considered as part of the SA and development of the Site Allocations Development Plan Document?

Socio-Economic Characteristics

The key sources of data for the socio-economic characteristics for the borough are the Census 2011 and the Indices of Multiple Deprivation 2010. The data has been collated and evaluated and is set out in the Borough Profile on the Council's website. A summary of the key data is provided below.

5.2 Population

The 2011 Census showed that Haringey's population increased by 38,390 from 216,510 in 2001 to 254,900 in March 2011 (an 18% increase). 49.5% of the population is male and 50.5% female. The Office for National Statistics (ONS) released the mid-year population estimates on 25 June 2013, which estimated the population for Haringey now stands at 258,900, an increase of 3,300 from the population in June 2011 (255,540). Haringey showed the highest increase in population in London and has the 15th highest population of all London Boroughs. The number of households also increased to 101,900 in 2011 an increase from 92,170 in 2001 or 10.6%.

The proportion of 20-64 year olds now accounts for 66.3% of the population, compared to a figure of 64.4% for London with 22% of the population aged between 25-34. There was a 14% increase in the proportion of 40-54 year olds between the 2001 and 2011 census. There has also been a significant increase in the number of under fives (24.1%) with a decline in the number of people over the age of 85 years old. It is projected that Haringey's population will increase to 286,774 by 2021.

The 2011 figures from the ONS show that Haringey had a population density of 86.2 persons per hectare compared to 52.0 for London as a whole. The highest residential densities in Haringey tend to be in the east of the borough, particularly Bruce Grove, Tottenham Hale, St Ann's and Seven Sisters wards. 65.3 % of the population comes from non-white British ethnic minority backgrounds, which is higher than the London figure of 55.1% and 19.5% for England and Wales.

Haringey has a relatively transient population. In 2009/10 the ONS stated that 19,280 people moved to Haringey, which equates to 85.6 per 1000 of the population (7th highest in London). In the same period 23,300 people left Haringey (103.4 per 1000 of the population) the 5th highest rate in London. In addition, between the years 2002-11, the number of people who registered for national insurance whose previous address was overseas was 91,250.

Thirty percent of Haringey's population lives in the central and eastern areas in the borough, which are amongst the 10% most deprived in England.

In common with the rest of London, Haringey is expected to experience rapid growth in population, which will bring with it pressure for new housing and associated infrastructure. Each of Haringey's growth areas has been identified in the London Plan as having potential for significant increases in jobs and homes. The growth areas in the Local Plan include Haringey Heartlands/Wood Green and Tottenham Hale.

5.3 Deprivation and Crime

Crime in Haringey has fallen year on year by over a third (37%) from 39,017 incidents in 2002/3 to 24,588 in 2010/11. The most common types of crime by volume are violence against the person, motor vehicle crime, burglary and criminal damage.

The 2010 IMD shows Haringey is ranked the 13th most deprived local authority in England out of 326, an increase from 18th in 2007 and the 4th most deprived in London. One Lower Super Output Area (LSOA) in Tottenham Hale and 4 in Northumberland Park are in the top 3% most deprived LSOAs in England.

Haringey also ranks amongst the top 10 most deprived districts in England for barriers to housing (4th), income deprivation (6th), crime deprivation (6th) and income deprivation affecting older people (8th). All eight LSOAs in Northumberland Park are amongst the top 3% most income deprived in the country. All 144 LSOAs in Haringey for the sector that includes homelessness and household overcrowding are in the most deprived 5% in England.

55 priority areas have been identified, which are considered vulnerable locations for crime, and are largely located in the east of the borough with Northumberland Park containing 12 and Tottenham Hale 7.

5.4 Housing

Despite the economic downturn, the numbers of additional new houses delivered in 2011/12 was almost on target. Haringey's annual housing target is for 820 new units, of which 50% are to be affordable. In 2011/12, 1,065 new housing units were completed. Taking into account demolitions and conversions, the total net additional housing figure for 2011/12 was 818, 100% of which were built on previously developed land.

In 2010/11 564 new housing units were completed, with a total of 3,777 new homes completed from 2006-2011. It is projected that 5,107 new homes will be completed between the years 2011-2016 and a total of 13,269 for the fifteen years up to 2026. The average completion figure is 1021 units per annum, which will exceed the London Plan target of 820 p/a for Haringey.

Haringey Heartlands and Tottenham Hale have both been identified growth areas in the London Plan and it is anticipated that these sites will deliver the majority of the housing in the borough in the next 15 years with a capacity to deliver nearly 5,000 housing units up to 2026.

Of the 585 new homes that were built in 2010/11 there was a shortfall in the number of 1, 3 and 4 bedroom properties needed, with an over supply of 2 bedroom properties. For affordable housing there was a shortfall in the provision of 3 and 4 bed properties. The results show that the current policy requirements are not being met. The Strategic Housing Market Assessment 2011 also identified a particular need for affordable one-bedroom units, market and social 2 bedroom units and market and social 3+ bedroom units. The findings represent a challenge to the borough in that many of those in priority need and in temporary accommodation require larger units. The current policy will therefore be reviewed in the preparation of the Development Management DPD.

The Housing Strategy Statistical Appendix (DCLG, 2007) identified 8% of the dwellings in Haringey as 'unfit'. There are also high levels of overcrowding and households lacking amenities in Haringey. The 2011 census shows that 64% of households show at least 1 dimension of deprivation and 1.37% (1,402) showing 4 dimensions of deprivation, compared to 34.2% and 0.9% respectively for London as a whole. In October 2013, there were 3,391 non-decent homes (20.4% of Council stock), a substantial reduction from the 2008/9 baseline of 5,954 non-decent homes (36% of Council stock).

The Affordable Housing Viability Study 2010 considered the impact of a variety of targets on viability and set out the evidence to continue with the 50% affordable housing target for sites over 10 units and 20% for sites under 10 units. The study also showed that the split between social and intermediate housing provision should remain as 70:30. In March 2011, 494 households were accepted as homeless with a further 3,294 households in temporary accommodation for the year 2010/11. The number of affordable homes delivered in 2011/12 was 458, which accounts for 43% of total gross completions in the borough, an increase from 259 in 2010/11.

The 2011 census shows that home ownership has decreased to 38.0% of households with 2,901 fewer homes owned than in 2001 with the proportion of households that are privately rented increasing significantly to 31.5%, amongst the highest of all London Boroughs. Over occupancy is also up significantly with 16.3% of households now over-occupied by at least 1 bedroom, much higher than the London rate of 11.6%.

The North London sub-regional Strategic Market Housing Assessment identifies the five year housing need for Haringey to be 49,544, which far exceeds the housing capacity for the borough (820 new homes p/a). It is expected that the remaining dwellings will be met through a combination of the Council exceeding the minimum targets, the sub-division of existing dwellings and potentially more out-migration or fewer household formations owing to the limited availability.

5.5 Health

Self-assessment of health in the borough is in line with national levels and London levels, with 49.6% of people in Haringey expressing they were in very good health in the 2011 Census. Overall, life expectancy rates in Haringey are increasing and are expected to improve further. Average life expectancy in Haringey for men is 76 and for women 83 (2010). Average life expectancy in London is 78 for men and 83 for women. The national averages are 78 for men and 82 for women.

In 2010 there were 4,456 births in Haringey. The total births have been steadily rising since 2002, with the birth rate per 1000 of the population consistently higher than London. In 2010 there were 1214 deaths, less than in 2006/7. The death rate has been consistently higher than London in this period. The main health problems are cancer, cardiovascular and respiratory disease which account for about 60% of deaths in the under 75 population.

Health inequalities in Haringey are evident; the most deprived areas tend to experience the poorest health. Fifty five out of 144 (or 38%) Lower Super Output Areas within Haringey are considered to be in the 20% most deprived in England.

An assessment of child obesity in Haringey showed high levels of obesity in children across the borough and identified wards with the highest prevalence of child obesity corresponding to those with a higher density of fast food outlets and lower density of open spaces. Physical exercise is an important issue in promoting health. Sports activities, walking and cycling are beneficial to health. Access to sports, recreational facilities and open spaces all help to encourage active lifestyles. There are sports and leisure facilities at Tottenham Leisure Centre, Park Road Pools, White Hart Lane Community Centre and Finsbury Park Track and Gym. There are also public swimming pools in Tottenham Green, Park Road, and Northumberland Park.

In terms of outdoor sports provision, there are football pitches at Northumberland Park, White Hart and Hornsey while others are being developed at Fortismere, White Hart Lane and Highgate Wood. However, the Open Space and Sports Assessment 2008 identified deficiencies and gaps in provision of sports facilities across the borough and that the quality of playing pitch provision was varied. There is a lack of accessible indoor football, poor quality and lack of pitches and ancillary facilities and a shortage of indoor tennis facilities. Participation rates in Haringey for outdoor sports are below the national average.

The findings from the Council's Community Infrastructure Plan (2010) show that the anticipated growth in population will generate a need for additional GPs, particularly in the east and south east of the borough as well as the potential 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.

5.6 Education

The 2011 Census shows that 40.8% of residents over 16 have a level 4 qualification or above, which is higher than the London rate of 37.7%. There has also been a major reduction in the proportion of residents over 16 with no qualifications, from 23.4% in 2001 to 17.8% in 2011. Attainment at GCSE level has caught up significantly with results in England with 58.6% of pupils achieving 5+ A* - C (including English and maths), compared to 59.4% in England (data refers to 2012 results).

Improving educational attainment in the borough is a key factor in reducing unemployment. The Council is seeking to tackle worklessness in the borough through a number of initiatives, such as the Haringey Guarantee, which commenced in 2006. The Haringey Guarantee programme provides Information, Advice & Guidance (IAG) and one-to-one sessions focused on supporting residents into sustained employment. Six out of 144 Lower Super Output Areas within Haringey are considered to be in the 20% most deprived in England. Educational attainment is lowest in White Hart Lane, Northumberland Park and Seven Sisters.

There are 64 primary schools, 12 secondary schools and four special schools in the borough. In addition there is a Sixth Form Centre, a further education college (CHENEL) and there are three maintained nursery schools. The School Place Planning Report 2013 identifies that overall surplus capacity at reception class level in Haringey fell from 7.58% in 2005/6 to 0.33% in 2012/13 (based on the January 2013 PLASC1 count (Pupil Level Annual Schools Census). School projections indicate that for the next two to three years (up to September 2015) reception demand will increase by approximately one form of entry per year. Demand is projected to rapidly increase from September 2016 to September 2018, by approximately 9fe, then gradually increase from September 2019 onwards requiring an additional 2fe of provision. The long term trend in the demand for secondary school places is upward, although some surplus capacity in places is expected over the next four to five years.

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. Additional primary capacity will also be required in the Northumberland Park ward as the local area is already close to capacity for school places. It is anticipated that a new site for a primary school will be required

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 1500m² would be required. 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. In the event that the proposed new housing growth figures in the London Plan are adopted, it is possible that the expansion and replacement thresholds will be reached earlier than anticipated.

The majority of Haringey's twelve secondary schools range in size from 6 to 10 forms of entry, although John Loughborough (a Seventh Day Adventist school) operates at just 2 forms of entry. The expected rise in demand for secondary places has been addressed in part by the provision of a 6 form entry new secondary school in the middle of the borough, Heartlands High.

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.

5.7 Community and Cultural Facilities

Haringey has a good range of community facilities that are provided by the Council or the voluntary sector including many meeting places, churches, synagogues, community facilities and prayer centres that cater for a range of faiths and beliefs. The protection of existing community facilities in the borough and the delivery of new infrastructure will play a key role in improving the lives of residents of Haringey. The Council will seek to support community organisations and religious groups to help them to meet their need for specific community facilities.

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. There are also a growing number of local events and festivals such as the Tottenham Carnival, which have been attended and enjoyed by residents of the borough, London and further afield, giving Haringey a more national profile. These events are managed by committees of local people in partnership with, College Arts, Bruce Castle Museum and Haringey Council.

Haringey is home to a vibrant, attractive and accessible network of town centres and retail facilities. These cater to meet 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 can offer a range of exotic food from all over the world.

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.

There are 9 libraries located throughout the borough, in addition to a mobile library and a Housebound service catering for the numerous and diverse requirements of residents.

Haringey's first commercial art gallery - The Original Gallery - located in Hornsey Library is now open, showing work from a mixture of established and emerging artists. Jacksons Lane (Arts Centre and Theatre) Community Centre in Highgate 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.

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. 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.

5.9 Employment

Over the period April 2012 to March 2013 the employment rate in Haringey was 69.1%, lower than the London and England rates of 69.5% and 71.1% respectively. Although the employment rate in Haringey has increased since the period July 2010 to June 2011, it is lower than the peak of 70.1% observed over the period July 2006 to June 2007. The unemployment rate in Haringey is currently 8.9%, lower than the London rate of 9.1% but higher than the England rate of 8.0%.

The employment rate for females in Haringey is currently 62.2%, 13.3 percentage points below the male employment rate of 75.5%. The gap between male and female employment rates in Haringey has increased by 4.5 percentage points since the period April 2004 to March 2005. 6.8% of young people aged 18-24 in Haringey currently claim Job Seekers Allowance, higher than the London and England rates of 5.1% and 5.9% respectively.

The London Plan's employment projections for Haringey suggest a 15.5% increase in employment between 2007 and 2031 – an increase of 13,000 jobs. Therefore the rate of employment growth in Haringey is expected to be lower than the London average (16.6%) but higher than its neighbouring North London boroughs of Barnet (12.1%), Enfield (10.1%) and Waltham Forest (6.3%). The top three industries in Haringey are: Wholesale and retail trade/repair of motor vehicles and motor cycles (11.8%); Education (11.5%) and; Professional, scientific and technical activities (11.4%).

Haringey continues to have a higher than average percentage of young businesses – 38% of the borough's businesses are 3 years or younger compared to 36% in London and 30% in England. Haringey also has a higher than average percentage of micro and small businesses – 76% employ up to 4 people compared to 71% in London and 68% in England. However, the number of businesses employing up to 4 people in Haringey declined from 6,740 in 2008 to 6,680 in 2010 – a net loss of 60 micro businesses. This reflects the challenging economic conditions, which small businesses have faced across the country.

The DCLG Indices of Deprivation show that with regard to employment deprivation, 62 (out of 144) Lower Super Output Areas within Haringey are considered to be in the 20% most deprived in England. Regarding income deprivation, 94 (out of 144) Lower Super Output Areas within Haringey are considered to be in the 20% most deprived in England.

The London Plan designates two Haringey locations as Strategic Industrial Locations (SIL), the Central Leaside Business Area (part of which is in Haringey) and part of Tottenham Hale. Strategic Industrial Locations should be promoted, managed and, where appropriate, protected as London's main reservoirs of industrial and related capacity, including general and light industrial uses, logistics, waste management and environmental industries, utilities, wholesale markets and some transport functions.

Taking account of local variations of demand, boroughs are encouraged to manage and where possible, reconfigure their portfolios of industrial land, safeguarding the best quality sites and phasing the release of industrial land in their DPDs in particular for waste management and logistics uses.

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.

The size of office units available in the borough varies with greater demand for small office space between 200-500 sq ft, especially on high street locations, in close proximity to tube and railway stations. There is also evidence of demand for 500-1,000 sq ft units although the demand for larger office space has declined. Overall, there is a perceived oversupply of office space resulting in notable empty office space.

The average size of industrial / warehousing units in Haringey is 1-2,000 sq ft although units can range up to 10,000 sq ft. Warehousing units tend to be located on the outskirts of towns due to constraints associated with congestion and parking. Locations including Park Royal, North Finchley and Enfield were noted by agents as being particularly popular due to scale of supply (thus offering choice and affordability), good road links and strategic access (M1, M25 and A406). However, large retailers tend to locate outside of London for units of over 10,000 sq ft given the limited size of units within the M25 area.

The Employment Land Study Update 2012 shows a total vacant land supply of around 11 hectares, of which, nearly 60% is a single undeveloped site (DEA 6 - Friern Barnet Sewage Works). This represents a land vacancy rate of around 8% (or 3% when excluding DEA 6).

The 2012 update also indicates that Haringey's B class employment is expected to increase by 6,934 jobs over the period 2011-2026, an increase of 15.6%. Employment growth will primarily come from B1 and, to a lesser extent, B8 uses while B2 employment is forecast to continue to decline. Based on the above employment forecasts Haringey's floorspace and land requirements over the period 2011-2026 are forecast to increase by 125,529 m² of B use class floorspace (base scenario) or 21ha. of land.

5.10 Retail and Town Centres

The hierarchy of shopping centres in the borough is defined as follows:

- **Metropolitan Centres:**
 - Wood Green
- **District Centres:**
 - Muswell Hill
 - Crouch End
 - Green Lanes
 - Tottenham High Road/Bruce Grove
 - West Green Road/Seven Sisters Road
- **Local Shopping Centres:**

Wood Green is identified as a Metropolitan Centre with a floorspace of 106,000 sq. m, with a modelled comparison goods floorspace need between 2001-2016 of 7,000 - 11,000 sq.m. The District Centres in the Borough have the following floorspace and modelled comparison goods floorspace (shown in brackets):

- Tottenham – 26,000 sq m (1,000 - 2,000 sq m)
- Muswell Hill – 29,000 sq m (1,000 – 2,000 sq m)
- Green Lanes – 36,000 sq m (<1,000 sq m)
- Crouch End – 32,000 sq m (1,000 sq m)
- West Green Road – 2,000 sq m

The Wood Green Town Centre Supplementary Planning Document (2008) was prepared to establish a vision for the future of Wood Green town centre. To achieve the vision a series of objectives were developed including: to develop the range and quality of the retail offer within the town centre and to encourage the development of appropriate leisure and night-time economy uses in the town centre.

Venuescore’s UK Shopping Index 2006 provides an index of retail centres on the basis of a weighted score for multiple retailers represented in each centre. Wood Green is the highest ranked centre in the borough (133rd) followed by Muswell Hill (639th), Tottenham High Road (756th) and Crouch End (1,060th).

The Retail Study 2008 (updated 2013) provides a borough-wide needs assessment for retail in the London Borough of Haringey. The study provides a guide to the shopping needs of the borough up to 2031. The retail capacity analysis in this report assumes that existing retail floorspace can, on average, increase its turnover to sales floorspace densities. The floorspace projections reflect these assumptions. In addition to the growth in sales densities, vacant shops could help to accommodate future growth.

A number of local centres have increased vacancy levels compared to those in NLP’s 2008 study, notably Cranley Parade (+40%), Green Lanes Parade (+30%) and West Green Road West (+29.3%). The local centres with highest vacancy levels are Quernmore Road (60%) and West Green Road West (50%).

The existing convenience goods retail floorspace 2012 is 54,926 sq.m. net with the comparison goods retail floorspace estimated at 101,403 sq.m. net. The quantitative capacity analysis indicates that in the short term up to 2017 surplus expenditure could support up to 3,725 sq. m net of convenience goods floorspace across the Borough, rising to 11,133 sq. m. net by 2031. For comparison goods floorspace the projections are for a further 4,931 sq. m. net (6,575 sq. m. gross) in 2017 increasing to 26, 245 sq.m. net in 2031.

The Retail Study 2013 identified very few potential retail development opportunities. This is primarily due to the fact that most of the centres are bound very tightly with residential areas, offering limited or no potential redevelopment sites in or on the edge of the centres. In addition, there were no clusters of vacant units, which could be combined to create a potential retail development opportunity. The key potential development opportunities that have been identified are in Crouch End and Wood Green. No development opportunities were identified in Green Lanes or Muswell Hill.

The Retail Study also recognizes that if the emerging plans for the Tottenham area come forward, the location of the existing centres within the east of the borough would not be able to fully serve the opportunity area and it may therefore be necessary to allow for additional retail development at Tottenham Hale.

Tottenham Hale Retail Park could be allocated as a District Centre in terms of the current scale of floorspace, however, there would need to be an intensification of uses on the Park to broaden the range and type of retailers and services. This would need to include smaller units for non-retail/community services.

5.11 Transport

Haringey’s Local Implementation Plan (LIP) sets out how the Council intends to deliver more sustainable transport. Haringey has relatively good public transport, providing its residents access to employment opportunities in the City and West End, which are within easy travelling distance of rail and tube connections.

National Rail services run mostly North to South. Local services on the East Coast main line serving Alexandra Palace, Haringay and Hornsey have a peak 10 minute frequency while the Enfield Chase and Southbury Loop services provide a combined frequency of four trains per hour to stations in the borough. However, the frequency of local services on the West Anglia line serving Tottenham Hale and Northumberland Park are constrained by lack of capacity on the route. An improvement to these services is a major aspiration for the borough. In the short term, the frequency is to be doubled (STAR scheme) and in the long term the aim is to increase the main line to four track in order to increase services in anticipation of Cross Rail 2.

The Piccadilly Line serves Turnpike Lane, Wood Green and Bounds Green. The Northern Line serves Highgate while Tottenham Hale and Seven Sisters are on the Victoria Line. Statistics from London Underground show that substantial overcrowding occurs on Underground lines in the borough during the morning peak. This occurs particularly at Seven Sisters on the Victoria Line and Turnpike Lane on the Piccadilly Line.

Environmental Characteristics

5.12 Flood Risk and Water Management

Forty bus routes serve the borough, of which all but seven are high frequency routes. The routes are mainly radial in nature. The main issue for these radial routes is provision of capacity to meet growing demand. A number of routes form a high frequency orbital network. However, further development of the orbital bus routes is needed to provide an effective and sustainable alternative to the car for journeys to the east and west of Haringey. In addition the development of the orbital bus network is constrained by the nature of the road network and low rail bridges.

Over half of Haringey households do not own a car or van (51.8%) an increase from 46.5% in 2001. This is much higher than London where 41.6% of households have no car. The number of cars belonging to Haringey households has also decreased from 62,929 in 2001 to 61,515 in 2011.

In Haringey, 34% of all trips are on foot. This compares with the London wide figure of 30%. Haringey residents make more than 184,000 walking trips per day, which is more than car driver trips (118,000). The Council is undertaking a programme of schemes to enhance the attractiveness of the walking environment and improving safety features, such as natural surveillance, lighting and removal of blind spots in certain routes and alleys.

Haringey has a network of cycle routes across the borough including cycle lanes on main roads, separated cycle lanes and special fully signed, quiet routes. The borough is part of the London Cycle Network and the London Cycle Guide provides a map of Haringey's on and off road cycle routes.

The River Lee (including the Lee Navigation) on the borough's eastern boundary is the principal watercourse in the area. The quality of the water bodies and proposed actions for improvement up to 2027 are set out in the Thames River Basin Management Plan (2009) Annex B and Annex C respectively.

There are source protection zones, which protect two drinking water extraction sites in Haringey. These are the North London Artificial Recharge wells in Wood Green, Tottenham and Hornsey, where surface water is periodically pumped into the chalk aquifer to balance deep ground water abstraction. Land use activities within the source protection zones are closely monitored by the Environment Agency.

Flood risk is largely present in the east of the borough. Tottenham Hale is the worst affected ward in the borough with more than 50% lying within Flood Zone 2 (low to medium risk of flooding). Northumberland Park to the north of Tottenham Hale is also largely within Flood Zone 2. The wards of Tottenham Green, Seven Sisters and West Green contain smaller areas lying in Flood Zone 2 and Alexandra and White Hart Lane have very small areas at risk from flooding. It should also be noted that small areas within Northumberland Park, Tottenham Hale and Seven Sisters lie within Flood Zone 3, which is land with a high risk of flooding.

The combination of climate change, predicted growth in population and increased water usage will exacerbate demand for water. Therefore, along with the increase in the intensity of rainfall, and more hard surfaces in our environment, there is a greater pressure on the drainage systems. Haringey requires that new developments should aim to decrease the demand for water as much as possible.

Increased flood risk due to anticipated changes in the climate also requires consideration of measures for adapting to climate change and minimising the flood risk in the area. Hard and soft landscaping associated with new development must take account of sustainable land management practices and managing the risk of flooding by applying Sustainable Urban Drainage Systems (SUDS) in order to improve water attenuation, quality and amenity.

The Stage 2 Strategic Flood Risk Assessment (SFRA) 2013 provides an update to the Stage 1 SFRA and assesses the flood risk of the potential site allocations. A range of mitigation measures is outlined in the SFRA, which predominantly focus on surface water management, the greatest risk of flooding identified for the borough. Such mitigation measures should be considered when planning development.

5.13 Soil and Land Quality

Haringey's industrial history has left a legacy of contamination. Haringey's Contaminated Land Strategy identified potentially contaminated sites in the borough. The Greater London Authority has identified 29 Previously Developed Land (PDL) sites in Haringey, which cover 84.9ha of land. The vast majority (86%) of PDLs is already allocated for development or has planning permission with only 2% of sites without planning permission. Sites with vacant or derelict buildings account for the remaining 12% of Haringey's PDL.

5.14 Air Quality

Under the National Air Quality Strategy, Haringey conducted a three-stage review and assessment of air quality in the borough. The review indicated that the Government's air quality standards for Particulate Matter 10 (PM₁₀) and Nitrogen Dioxide (NO₂) would not be met. As a result, the Council declared the whole borough as an Air Quality Management Area (AQMA) on 1 July 2001 for PM₁₀ and NO₂.

The two London Air Quality Network (LAQN) monitoring sites in Haringey are located at Haringey Town Hall and Priory Park. The 2010 Air Quality Strategy Objectives show that at both sites, NO₂ (Annual Mean) Objective was not achieved with readings of 50 ug/m³ and 41 ug/m³ respectively; however the PM₁₀ (Annual Mean) Objective was achieved at both sites.

Major roads provide a significant proportion of PM₁₀ concentrations in Haringey. There are no sites within the borough, which are listed as producing emissions to air under the Environment Agency's Pollution Inventory although the Edmonton Solid Waste Incinerator is located just beyond the northeast boundary of the borough.

5.15 Noise

The Council supports the Mayor of London's noise strategy 'Sounder City – The Mayor's Ambient Noise Strategy', March 2004. The strategy focuses on reducing noise through better management of transport systems, better town planning and the design of buildings, including minimising the noise on roads and railways and the careful siting of noisy activities. The strategy seeks to protect housing, schools, waterways and open spaces as areas, which should be peaceful havens.

The Council seeks to address this issue by controlling pollution and nuisance from new development, as well as nuisance from existing uses and from road traffic, by safeguarding the amenities of neighbourhood and quality of life for local people. The Council also encourages the reduction of the adverse effects of traffic by encouraging more sustainable forms of transport such as walking, cycling and public transport through the Haringey Walking Plan and Cycling Action Plan and the Haringey Cycle Route Network, where minimal noise is created from both these activities.

5.16 Climatic Factors

In 2009, Haringey Council adopted a target of reducing CO₂ emissions by 40% by 2020 on the 2005 baseline. The Council is committed to developing an annual action plan to meet this target, fulfilling a commitment to establish a long term CO₂ reduction target made in the Greenest Borough Strategy. The Annual Carbon Report 2012 sets out the carbon targets and CO₂ reduction activity and projects for the borough.

The population of Haringey is expected to increase during the plan period to 2050. This will result in the construction of new buildings and greater demand for transport. If this growth is allowed to happen at current rates, emissions are expected to increase by a further 195 kpa.

The Council is working to develop a de-centralised energy feasibility study for selected sites to identify financial and operational matters to assist with future implementation of such networks. The London Heat map is a map-based data tool to assist developers and local authorities in identifying and implementing de-centralised energy. Over time, Haringey and its partners will populate the London Heat Map with Haringey specific information on heat load and demand, and identify opportunities for new developments or major retrofitting projects to connect to or future proof buildings and sites to connect to future de-centralised networks. In areas where future network opportunities are identified, development proposals should be designed to connect to these networks or assessed whether there are opportunities to extend their de-centralised energy system beyond the site boundary to adjacent sites.

In line with the London Plan energy hierarchy, the Council will expect developments to achieve a reduction in predicted carbon dioxide emissions of minimum 20% through the use of on-site renewable energy generation unless it can be demonstrated that such provision is not feasible. The majority of the sites investigated in the Climate Change, Site Development and Infrastructure Study 2009 are found to support the utilisation of renewable energy technologies to achieve a 20% reduction in predicted CO₂ emissions.

5.17 Open Space and Biodiversity

Green Belt has a structural role to play and therefore is 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 national planning policy. Within Haringey an area of the Lee Valley Regional Park, which straddles the eastern boundary of the borough, is strategically designated as Green Belt. The park provides a range of sporting, nature conservation and recreational activities for both residents of the borough and visitors alike. The Council will protect existing Green Belt land and strongly resist any inappropriate development there. The regional park also has an area within it designated as a Ramsar Site, which is protected by European Law, and is classified as a Site of Special Scientific Interest.

Metropolitan Open Land (MOL) is defined as open land within the built-up area, which has wider than borough significance. It receives the same presumption against development as Green Belt land. There are 17 areas designated as MOL in Haringey, for example Alexandra Park.

Haringey has 382.9 hectares of open land, the largest areas being:

- Fortis Green reservoir and playing field
- St Alloysius/Channing playing fields
- Chestnuts recreation ground
- Down Lane recreation ground
- Priory Park.

Finsbury Park and Alexandra Park are identified by English Heritage in their *Register of Parks and Gardens of Special Historic Interest in England*. A further 34 of Haringey's public parks, gardens, squares, cemeteries and churchyards are of local historic interest and are registered in *The London Parks and Garden Trust Inventory*.

Haringey has a total of 60 areas designated as Sites of Importance for Nature Conservation Importance. Of these, five are of Metropolitan Importance, 22 of Borough Importance Grade I and Borough Grade II and 33 of Local Importance. Haringey also has three Local Nature Reserves (LNRs), with wildlife or geological features that are of interest locally. The waterways also offer a valuable habitat, which it is recognised should be preserved and enhanced. Details of the ecological status of the waterways are given in the Thames river Basin Management Plan, 2009.

LNR's are a statutory designation made under the National Parks and Access to Countryside Act 1949. The 3 Local Nature Reserves (LNR) in Haringey are:

- The Parkland Walk
- Railway Fields
- Queen's Wood

The LNRs lie to the west of the wards Crouch End, Highgate, Muswell Hill, Stroud Green and Harringay. The areas designated as Sites of Metropolitan Importance are located in Highgate, Muswell Hill, Crouch End, Stroud Green and Harringay in the western part of the borough and adjacent to the Lee Valley in the eastern end of the borough. The proportion of Local Sites where positive nature conservation management has been or is being implemented has increased from 27% in 2010/11 to 32% in 2011/12. There are also 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 Open Space and Sports Assessment 2004 found that Haringey has overall provision of 1.7ha of open space per 1,000 population and that areas deficient in public open space include Northumberland Park, parts of White Hart Lane and parts of Bounds Green ward. This study was updated by Haringey's Open Space and Recreational Standards Supplementary Planning Document 2008, which set out detailed advice and implementation guidance to developers to address open space deficiency. A further update of the Open Space and Biodiversity is scheduled for 2014, which will be used to inform the development of the DPD. The Council will seek to create new open space, where the opportunity arises as well as seek to improve the quality, usage and accessibility of existing public open space.

5.18 Cultural Heritage and Townscape

Haringey has a rich architectural heritage including the following:

- 467 Statutory Listed Buildings of Special Architectural or Historic Interest
- 6 Grade I Buildings and 434 Grade II Listed Buildings
- 1150 Locally Listed Buildings of Merit
- 29 Conservation Areas
- 2 English Heritage statutory registered Parks and Gardens of Special Historic Interest
- 34 Local Historic Green Spaces
- 23 Designated Sites of Industrial Heritage Interest
- 22 Archaeological Priority Areas.

Appendix A3 shows the locations of Conservation Areas in the Borough. The following areas have had Conservation Character Area Appraisals undertaken: Bruce Castle; St Ann's; Clyde Circus; Muswell Hill; Wood Green; Trinity Gardens; Crouch End; and Highgate.

In 2012 the English Heritage Register of Heritage Assets identified 13 buildings and historic structures and 5 conservation areas at risk. It is hoped to remove between 2 and 4 entries in 2013. One notable case included Alexandra Palace (grade II listed building, conservation area and grade II registered park and garden.) The trustees of Alexandra Palace have now commissioned Terry Farrell and Partners to develop a masterplan for the area. Public consultation on six potential regeneration ideas have been carried out and a bid is being submitted to the Heritage Lottery Fund.

In Haringey the view of St Paul's Cathedral and the City from Alexandra Palace is identified in the London Plan 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 , higher may be visible from the viewpoint)
- The foreground (the open landscape with sloping park).

In addition to the strategic view, there are also many local views within the borough, which should be taken into consideration. The Council will resist proposals that it considers will cause harm to these views.

5.19 Waste and Recycling

All households and schools in the borough now have access to convenient and comprehensive recycling facilities, with facilities at a number of community centres and on-street recycling points on high streets and around transport hubs. There are two Reuse & Recycling Centres in the borough for residents to bring unwanted items to, and these accept an increasing range of materials and items for reuse or recycling.

North London’s waste is expected to rise from approximately 1.5 million tonnes in 2010 to over 2.3 million tonnes by 2020. Whilst the Council will continue to develop its waste reduction and recycling policies to minimise the environmental impact of municipal waste under its control, it will be necessary for North London to develop new solutions and facilities for managing waste sustainably, and as far as possible, within the boundaries of the sub-region.

In this context, the seven North London boroughs that constitute the North London Waste Authority are developing the North London Waste Plan Development Plan Document (DPD) a planning framework with the aim of identifying suitable and viable sites to meet the sub-region’s future waste management needs and satisfy the apportionment targets of the London Plan. The plan is part of each borough’s Local Plan. The Waste Plan has to identify sufficient sites to cover 85% of the waste produced in the north London area and to meet the London Plan apportionment of 2,384,334 tonnes (equivalent to 28.4 hectares).

Haringey residents generate approximately 366kg of waste per person. Overall, residents produce 85,000 tonnes of waste each year. Around 75,000 homes currently receive a green box recycling service, enabling them to recycle a wide range of goods. In 2006-2007, 22% of waste was recycled. In 2007/2008, Haringey exceeded their recycling and composting target with 25.68% of all waste sent to recycling and composting. The remaining residential and commercial waste, if suitable, is sent for incineration at Edmonton Waste Incinerator, which generates electricity.

Veolia was awarded the waste contract for the borough in 2011 and has committed to the following key outcomes for Haringey:

- Top 25 percent performance in London on street cleansing
- 40 percent recycling rate by 2015, with a view to reaching 50 percent
- Reduction in carbon emissions of 40 percent from current levels.

In 2011/12, the recycling rate was approximately 27%. There was an increase in the recycling rate for the first quarter of 2012/13, which is largely attributable to the continuing roll-out of fortnightly waste collection services in parts of the borough. A third phase of the roll-out is set to follow, after which the Council is expected to exceed the 2013 recycling target of 31.7%.

5.20 Infrastructure

The Infrastructure that will be needed to support the future growth in the borough has been assessed in the Community Infrastructure Study 2010 and is set out in the Infrastructure Delivery Plan (IDP) and Update 2013. The IDP also identifies the funding required and identifies gaps in the funding stream that the Community Infrastructure Levy could contribute towards.

6 Sustainability Issues and Objectives

6.1 Sustainability issues and objectives

Sustainability issues with Haringey have been identified during the preparation of the Local Plan: Strategic Policies based on existing documents, strategies and assessments and consultation. The key issues and opportunities identified through the SA process are summarised below. These issues are considered relevant to the Site Allocations DPD but other more specific issues may be identified during the preparation of the DPD and the subsequent SA process. Reference should also be made to the implementation considerations for each site as set out in the draft Site Allocations Development Plan Document.

Social

Demographic profile

- The borough has a higher proportion of younger people than London as a whole, which will increase pressure for housing and associated infrastructure
- Nearly half the population comes from ethnic minority backgrounds
- The proportion of older people is lower than the London average but is likely to place increasing pressure on health services in Haringey.

Housing

- There is a significant need for affordable housing in the borough.
- Future housing growth is likely to place pressure on other land uses, such as open spaces and employment sites.
- Local services, if not carefully integrated, may affect the character of the borough.

Education

- Additional primary school provision is anticipated in Tottenham Hale and Haringey Heartlands
- Educational attainment is significantly lower than the London average and lowest in White Hart Lane, Northumberland Park and Seven Sisters.

Health

- Appropriate service provision is required for all groups of the community in terms of education, housing and health.
- The population in the west of the borough is predominantly ‘older’ than the east, which will have implications for the provision of educational, health and recreational facilities.

Employment

- The level of employment declined by 7.1% between 2008-10 almost double the London and National averages
- Worklessness, isolation and low income have adverse effects upon resident’s health and well-being. Employment growth is below the London average.

Crime and deprivation

- Crime rates are relatively high across the borough with incidences of crime and disorder evenly spread across the borough.
- Haringey is the 13th most deprived local authority in England
- There are pockets of multiple deprivation in a number of the wards particularly in the centre and east of the borough.

Transport

- Stronger orbital public transport capacity is required to serve key development areas, town centres and residential areas.

Economic

Employment

- Employment areas should be protected where viable to retain employment provision within the borough

Economic Growth

- Inward investment should be encouraged, with a focus on growth sectors and existing key business clusters
- The regeneration of Haringey Heartlands, Tottenham Hale and the industrial areas in Central Leaside offer new business and employment opportunities
- Start-up businesses should be encouraged and supported
- Existing employment areas including town centres should be retained and enhanced.

Skills and training

- Opportunities need to be found to raise educational attainment and develop skills to reduce levels of worklessness and associated deprivation.
- Training and skills development should be promoted in the eastern parts of the borough to reduce levels of worklessness and associated deprivation.

Retail Provision

- The town centres need to be maintained and enhanced to retain retail capacity within the borough
- Additional shopping and service facilities are needed in order to meet projected growth in expenditure

Transport

- High levels of accessibility and public transport provision to the centres need to be maintained
- Transport links need to be improved to major employment opportunity areas outside of the borough including Stratford, Brent Cross and Stansted Airport.

Environmental

Biodiversity

- All biodiversity sites and species should be protected and, where possible enhanced.
- Biodiversity sites should function as multifunctional green space, which are designed to a high standard to accommodate nature, wildlife, health, recreation, historic and cultural assets
- The biodiversity value of waste land and derelict sites should be recognised.
- Identify opportunities to enhance green corridors/chains within the borough, including the use of the existing natural signature of the borough

Open Space

- The Lee Valley Regional Park is Haringey's single area of designated Green Belt and should continue to be protected
- Improve accessibility to and quality of open spaces. Explore opportunities for accessible open spaces within new development and the opportunities to link open spaces
- Improve smaller open spaces and green areas around highways and junctions, including tree planting.
- Ensure waterways contribute towards the provision of green corridors within the borough by creating buffer zones.
- The Lee Valley presents a significant recreational waterway, which could serve to link Haringey with developments in East London most notably the Olympic Park
- Continue efforts to encourage access for all to the River Lee to provide health and educational excursions for residents and visitors.
- Haringey has a network of Metropolitan Open Land and Significant Local Open Land. Strategic landscape and open space resources should be maintained, enhanced and, where possible, linked
- The All London Green Grid Framework presents an opportunity for Haringey to enhance inter-borough green corridors

Historic Environment

- Haringey has a total of 467 Listed Buildings of which 6 are Grade 1 and of outstanding national significance. There are 29 Conservation Areas and 22 Areas of Archaeological Importance. All cultural heritage features should be conserved.
- Finsbury Park and Alexandra Park are identified as historic parks. Whilst preserving statutory sites, it is important to ensure that the wider historic landscape is also protected and enhanced and that cultural heritage issues are addressed by new development

Built Environment

- The quality in the design of the built environment should be improved
- Consideration should be given to the height, density and location of development
- The microclimate should be considered when planning new development in terms of sun, wind, shading, urban heat island effect etc.

Soil and Land Quality

- A variety of industrial land uses have left behind substantial contamination in the borough, which may need to be remediated before development
- Brownfield sites should be prioritised and sites which offer the greatest capacity for development
- Sites which may be better used as a green resource should be identified.

Air and Noise Quality

- Measures to improve air and noise quality in development should be considered

Flood Risk and Water

- Development should be avoided in areas of flood risk
- Flood risk should be reduced by creating space for water and reducing surface water rates to greenfield runoff rates where viable
- Development should be encouraged which includes Sustainable Drainage Systems (SuDS) and incorporates facilities to reduce water consumption and re-use grey water

Energy and Carbon

- Encourage further reductions in CO2 emissions, particularly in the built environment
- Promote energy efficiency measures, including community heating schemes, Combined Heat and Power and energy action zones and link homes to decentralised local energy networks.
- Identify broad areas for development of specific renewable energy technologies.

Waste and Recycling

- Further reduce waste production and promote sustainable sourcing and waste management principles for all new developments in the borough.

Sustainable Transport

- Reduce car use through design i.e. capped car provision for new developments
- Encourage businesses/services to produce travel plans and require them as part of planning applications for new development with significant transport implications
- Reduce dependency on the private car and increase public transport use
- Improve key transport interchanges to accommodate proposed housing developments and regeneration programmes
- Encourage a high quality urban environment that supports active travel.

6.2 Specific Site Issues

The following table sets out the draft Site Allocations and the potential key social, economic and environmental impacts that will be need to be assessed.

SITE DETAILS			POTENTIAL KEY IMPACTS		
Site Ref	Site Name	Size (Ha)	Social	Economic	Environmental
TH1	Tottenham Retail Park	4.84	✓✓	✓✓	✓
TH2	Over Station Development at Tottenham Hale	0.95	✓✓	✓✓	
TH3	Station Square West	2.52	✓✓	✓✓	
TH4	Ashley Road South	2.63	✓	✓✓	
TH5	Ashley Rd North	5.47	✓	✓✓	✓
TH6	Hale Village	0.18	✓		✓
TH7	Hale Wharf	1.93	✓	✓	✓✓
TH8	South Tottenham Employment Area	10.18	✓✓	✓✓	
TH9	Welbourne Centre & Monument Way	0.97	✓	✓	✓
Employment Land in Tottenham Hale		N/A	✓	✓✓	✓
HH1	Parma House	1.17	✓	✓✓	✓
HH2	Chocolate Factory	1.48	✓	✓✓	
HH3	Clarendon Square	4.55	✓✓	✓✓	✓
HH4	Clarendon Square Gateway	0.95	✓✓	✓	✓
HH5	Clarendon Rd South	1.48	✓	✓✓	
HH6	NW of Clarendon Square	0.30	✓	✓	✓
HH7	Land adjacent to Coronation Sidings	0.71			✓
WG1	Civic Centre, Wood Green	1.18	✓✓	✓	
WG2	Arriva Bus Depot	0.84	✓✓	✓✓	
WG3	Station Rd Sites	0.96	✓	✓✓	
WG4	Wood Green Library	1.33	✓✓	✓✓	
WG5	The Mall	3.60	✓✓	✓	
WG6	Bury Rd Car Park	0.70	✓	✓	
WG7	Turnpike Lane Station	7.0	N/A	N/A	N/A
NT1	500 White Hart Lane	1.00	✓	✓✓	✓
NT2	Tottenham Hotspur Stadium Development	9.99	✓✓	✓✓	✓
NT3	High Road West	10.90	✓✓	✓✓	✓

SITE DETAILS			POTENTIAL KEY IMPACTS		
Site Ref	Site Name	Size (Ha)	Social	Economic	Environmental
	Employment Land in North Tottenham/ Northumberland Park	N/A	✓	✓✓	✓
THR1	The Roundway at Bruce Grove	0.70	✓	✓	
THR2	Tottenham Delivery Office et al	0.63	✓	✓	
THR3	Bruce Grove Snooker Hall	0.50	✓	✓	✓
THR4	Tottenham Green Bus Garage	1.43	✓✓	✓✓	✓✓
THR5	Kwik Fit north of Saltram Close Housing Estate	0.30	✓	✓	
THR6	Lawrence Rd	3.34	✓	✓✓	
THR7	Seven Sisters Regeneration Project	1.37	✓✓	✓✓	✓
THR8	Seven Sisters Station	19.6	N/A	N/A	N/A
THR9	Gourley Place & Wicks site	2.49	✓✓	✓✓	✓✓
HG1	Wellington Roundabout & Highgate Rail Depot	3.97	✓✓	✓✓	✓✓
HG2	Highgate Magistrates Court	0.47	✓	✓	
HG3	Former Highgate Rail Station	1.50	✓		✓✓
HG4	Highgate Bowl	3.35	✓	✓	✓✓
HG5	Summersby Rd	4.99	✓	✓	✓
MH1	St. Luke's Hospital	2.52	✓✓	✓	✓
MH2	56 Muswell Hill	0.50	✓✓		
MH3	Friern Barnet former sewage works	6.50	✓	✓✓	✓✓
HO1	Hornsey Depot	2.36	✓✓	✓✓	
HO2	Hornsey Water Treatment Works	0.66	✓	✓	✓✓
HO3	Hornsey Town Hall	1.38	✓✓	✓	
AP1	Alexandra Palace Station	19.6	N/A	N/A	N/A
S1	St. Ann's Hospital	11.50	✓✓	✓✓	✓
S2	Greater Ashfield Rd	3.06	✓✓	✓✓	✓
S3	Vale Rd/ Tewkesbury Rd Employment areas	7.15	✓✓	✓✓	
S4	Arena Retail Park	5.74	✓✓	✓✓	✓
S5	Finsbury Park Bowling Alley	0.37	✓✓	✓	✓✓
S7	Finsbury Park & Stroud Green Rd	0.39	✓	✓	✓
	Housing Estate Renewal	N/A	✓✓		✓

6.3 Sustainability Objectives

A set of 20 Sustainability Objectives was developed in the SA of the Local Plan: Strategic Policies, which will also be used in the SA of the Site Allocations. Additional sub-objectives and sustainability indicators will be added where appropriate. The Sustainability Objectives are as follows:

- | | | | |
|-------------|--|-------------|---|
| SO1 | To reduce crime, disorder and fear of crime | SO12 | To protect and enhance the borough’s townscape and cultural heritage resources |
| SO2 | To improve levels of educational attainment for all age groups and all sectors of society | SO13 | To protect and enhance the borough’s landscape resources |
| SO3 | To improve physical and mental health for all and reduce health inequalities | SO14 | To protect and enhance the quality of water features and resources |
| SO4 | To provide greater choice, quality and diversity of housing across all tenures to meet the needs of residents | SO15 | To encourage the use of previously developed land |
| SO5 | To protect and enhance community spirit and cohesion | SO16 | To mitigate and adapt to climate change |
| SO6 | To improve access to services and amenities for all groups | SO17 | To protect and improve air quality |
| SO7 | To encourage sustainable economic growth and business development across the borough | SO18 | To limit climate change by reducing CO₂ emissions |
| SO8 | To develop the skills and training needed to establish and maintain a healthy labour pool | SO19 | To ensure the sustainable use of natural resources |
| SO9 | To encourage economic inclusion | SO20 | To promote the use of sustainable modes of transport |
| SO10 | To improve the vitality and vibrancy of town centres | | |
| SO11 | To protect and enhance biodiversity | | |

Question 3: Sustainability Issues and Objectives

Do any of the sustainability issues and objectives in Section 6 need to be added to or amended? If so please state why.

7 Sustainability Appraisal Framework

7.1 The SA Framework

The SA framework that was developed for the SA of the Local Plan: Strategic Policies and the initial draft Development Management Document has been used as the starting point for this assessment and amendments made where considered necessary

Sustainability Objectives		Indicators
1 CRIME		
SO1 To reduce crime, disorder and fear of crime	<ul style="list-style-type: none"> - To encourage safety by design - To reduce levels of crime - To reduce the fear of crime - To reduce levels of anti-social behaviour - To develop vacant/derelict sites 	1.1 Total number of notable offences (p/a) 1.2 Annual incident rate per 1,000 residents 1.3 Indices of multiple deprivation: crime and disorder figures 1.4 Number of applications including ‘Secured by Design’
2 EDUCATION		
SO2 To improve levels of educational attainment for all age groups and all sectors of society	<ul style="list-style-type: none"> - To increase levels of participation and attainment in education for all members of society - To improve the provision of and access to education and training facilities - To ensure educational facilities are accessible to residential areas 	2.1 Indices of multiple deprivation: Education figures 2.2 % of population with no qualifications 2.3 % of population with HE educational attainment 2.4 Proportion of resident pupils achieving 5+ GCSE grades A-Cs including English and Maths, split by equality group 2.5 No/type and capacity of educational establishments 2.6 Level of access to education

Sustainability Objectives		Indicators
3 HEALTH		
SO3 To improve physical and mental health for all and reduce health inequalities	<ul style="list-style-type: none"> - To improve access to health and social care services - To prolong life expectancy and improve well-being - To promote a network of quality, accessible open spaces - To promote healthy lifestyles - To provide good quality outdoor sports facilities and sites 	3.1 Perceptions of health 3.2 %age of population with long-term limiting illness 3.3 Indices of multiple deprivation: Health deprivation and disability 3.4 Mortality rates 3.5 No/type and capacity of health facilities
4 HOUSING		
SO4 To provide greater choice, quality and diversity of housing across all tenures to meet the needs of residents	<ul style="list-style-type: none"> - To reduce homelessness - To increase the availability of affordable housing - To improve the condition of Local Authority housing stock - To improve the diversity of the housing stock - To promote the efficient re-use of existing housing stock whilst minimising the impact on residential amenity and character - To create balanced communities of different affordable housing types, densities and tenures - To create integrated, mixed-use tenure developments 	4.1 Number of homes in the borough by type and tenure 4.2 No. of people in housing need 4.3 Number of households living in temporary accommodation 4.4 Number of non-decent or 'unfit' homes in the borough 4.5 No. of households living in overcrowded properties 4.6 Income to average house price ratio 4.7 No. /type of new dwellings built in the borough per/annum 4.8 No. of new dwellings that are that are: <ul style="list-style-type: none"> - Code for Sustainable Homes level 4 - Life Time Homes - Wheelchair accessible

Sustainability Objectives		Indicators
5 COMMUNITY COHESION		
SO5 To protect and enhance community spirit and cohesion	<ul style="list-style-type: none"> - To promote a sense of cultural identity, belonging and well-being - To develop opportunities for community involvement - To support strong relationships between people from different backgrounds and communities 	5.1 Percentage of population in ethnic groups 5.2 Number of transient population
6 ACCESSIBILITY		
SO6 To improve access to services and amenities for all groups	<ul style="list-style-type: none"> - To improve access to cultural and leisure facilities - To maintain and improve access to essential services (banking, health, education) facilities 	6.1 Percentage of 'no car' households 6.2 Percentage of 'no car' households within access to: health centres/GPs surgeries, hospitals, food stores, culture and leisure facilities 6.3 Public transport accessibility 6.4 No./type and capacity of community facilities per ward
7 ECONOMIC GROWTH		
SO7 To encourage sustainable economic growth and business development across the borough	<ul style="list-style-type: none"> - To retain existing local employment and create local employment opportunities - To diversify employment opportunities - To meet the needs of different sectors of the economy - To facilitate new land and business development 	7.1 No. of VAT registrations 7.2 No. of VAT de-registrations 7.3 Number and % of jobs by sector 7.4 % employment growth rates per sector 7.5 Percentage of working age self-employed

Sustainability Objectives		Indicators
8 SKILLS AND TRAINING		
SO8 To develop the skills and training needed to establish and maintain a healthy labour pool	<ul style="list-style-type: none"> - To improve lifelong learning opportunities and work related training - To reduce high levels of unemployment and worklessness - To facilitate development of new and improved training facilities in high unemployment areas 	8.1 Indices of multiple deprivation: employment and income deprivation 8.2 Numbers of unemployed by sector 8.3 Numbers receiving benefit 8.4 Percentage of population with no qualifications
9 ECONOMIC INCLUSION		
SO9 To encourage economic inclusion	<ul style="list-style-type: none"> - To improve physical accessibility to local and London-wide jobs - To support flexible working patterns - To encourage new businesses 	9.1 Access to employment 9.2 No. of vacant business premises available
10 TOWN CENTRES		
SO10 To improve the vitality and vibrancy of town centres	<ul style="list-style-type: none"> - To enhance the environmental quality of the borough's town centres - To promote the borough's town centres as a place to live, work and visit - To ensure that the borough's town centres are easily accessible and meet local needs and requirements - To promote high quality buildings and public realm 	10.1 Percentage of vacant town centre floor space 10.2 Peak zone A rental data £/m ² annum 10.3 Quality of Town Centre streetscape and general shopping environment 10.4 Percentage retail yields in town centres

Sustainability Objectives		Indicators
11 BIODIVERSITY		
SO11 To protect and enhance biodiversity	<ul style="list-style-type: none"> – To protect and enhance Priority Species and Habitats identified in the Biodiversity Action Plan – To link and enhance habitats and wildlife corridors – To provide opportunities for people to access wildlife and diverse open green spaces 	11.1 Change in priority habitats (ha) and species (no.) 11.2 No. of green roofs/facades
12 TOWNSCAPE & CULTURAL HERITAGE		
SO12 To protect and enhance the borough's townscape and cultural heritage resources	<ul style="list-style-type: none"> – To promote townscape character and quality – To conserve and enhance the significance of the heritage assets, including buildings and areas of architectural and historic interest 	12.1 No. of listed buildings and number of heritage assets on the English heritage at risk register 12.2 Extent of borough covered by Conservation Areas, Areas of Archaeological Importance and Historic Parks 12.3 No. of Conservation Areas with up-to-date conservation area appraisals 12.4 No. of Building for Life Assessments
13 OPEN SPACE		
SO13 To protect and enhance the borough's landscape resources	<ul style="list-style-type: none"> – To promote a network of quality, accessible open spaces 	13.1 No. of new spaces created 13.2 Areas of open space deficiency 13.3 Changes in the amount quantity of open space (ha) 13.4 Changes in SINCS and LNRs 13.5 Deficiency in access to nature
14 WATER RESOURCES		
SO14 To protect and enhance the quality of water features and resources	<ul style="list-style-type: none"> – To preserve ground and surface water quality – To conserve water resources – To ensure type and capacity of infrastructure is known for future development 	14.1 Water quality changes 14.2 Average potable water consumption l/head/day (domestic and commercial) 14.3 Capacity and condition of water and sewerage infrastructure

Sustainability Objectives		Indicators
15 SOIL AND LAND QUALITY		
SO15 To encourage the use of previously developed land	<ul style="list-style-type: none"> – To encourage the development and remediation of brownfield land – To promote the efficient and effective use of land whilst minimising environmental impacts 	15.1 Number of planning applications on previously developed land 15.2 No. of contaminated sites 15.3 No. of contaminated sites remediated
16 FLOOD RISK AND CLIMATE CHANGE		
SO16 To mitigate and adapt to climate change	<ul style="list-style-type: none"> – To reduce and manage flood risk – To encourage sustainable design solutions – To encourage the inclusion of SUDS in new development 	16.1 No. of properties in flood risk zones 16.2 No. of flooding incidents (including sewer flooding) 16.3 No. of planning applications incorporating SUDS 16.4 No. of planning applications meeting Code 4/ BREEAM Excellent or above
17 AIR QUALITY		
SO17 To protect and improve air quality	<ul style="list-style-type: none"> – To manage air quality within the borough – To encourage businesses to produce travel plans 	17.1 No. of days p/a of high pollution 17.2 Annual average concentrations and exceedances of PM ₁₀ and NO ₂ 17.3 Number of businesses with travel plans
18 NOISE		
SO18 To minimise the impact of the ambient noise environment	<ul style="list-style-type: none"> – To minimise the impact of the ambient noise environment 	18.1 No. of Priority areas in the borough 18.2 Number of reported incidents of noise levels above 55dB (A) Lden

Sustainability Objectives		Indicators
19 ENERGY & CARBON		
SO19 To limit climate change by minimising energy use reducing CO₂ emissions	<ul style="list-style-type: none"> - To minimise the use of energy - To increase energy efficiency and support affordable warmth initiatives - To increase the use of renewable energy - To mitigate against the urban heat island effect - To ensure type and capacity of infrastructure is known for future development 	19.1 CO ₂ emissions and energy consumption (breakdown by type/source) 19.2 No. of energy efficiency initiatives approved p/a 19.3 % Renewable energy included in development by sector 19.4 No. of developments p/a connected to de-centralised energy networks 19.5 No. of applications p/a designed to mitigate against urban heat island
20 WASTE MANAGEMENT		
SO20 To ensure the sustainable use of natural resources	<ul style="list-style-type: none"> - To reduce the consumption of raw materials (particularly those from finite or unsustainable sources) - To encourage the re-use of goods - To reduce the production of waste - To support the use of sustainable materials and construction methods - To increase the proportion of waste recycling and composting across all sectors 	20.1 Amount of municipal waste sent to land fill (tonnes) 20.2 Percentage of municipal waste sent for reuse, recycling and composting (by sector)
21 SUSTAINABLE TRANSPORT		
SO21 To promote the use of sustainable modes of transport	<ul style="list-style-type: none"> - To improve the amenity and connectivity of walking and cycling routes - To promote the use of public transport - To reduce the use of the private car - To encourage development in growth areas and town centres and reduce commuting 	21.1 No. of Households who own private vehicles 21.2 Public transport accessibility levels (by ward) 21.3 Types of personal travel by mode (p/a) 21.4 Proximity of residents to cycling routes

7.3 Results of Compatibility Matrix

The following Sustainability Objectives raise areas of uncertainty regarding their compatibility with each other:

- **SO4 Housing and SO11 Biodiversity, SO13 Open Space, SO14 Water Resources, SO 19 Energy & Carbon**
The provision of additional housing to provide for the growth in population could cause conflict with the need to protect and enhance biodiversity, open space and water resources in the borough. Care will need to be taken to ensure suitable mitigation measures are applied. Additional housing is likely to have an adverse impact upon energy consumption and carbon emissions. Again care will be needed to incorporate suitable mitigation measures to minimise any adverse impacts.
- **SO7 Economic Growth and SO11 Biodiversity, SO12 Townscape & Heritage, SO13 Open Space, SO14 Water Resources, SO17 Air Quality, SO18 Noise, SO19 Energy & Carbon, SO20 Waste Management**
Whilst the need for economic growth is recognised as an essential part of sustainable development, care will be needed to ensure that the economic benefits do not cause unnecessary adverse environmental impacts. Significant adverse impacts should be avoided wherever possible and alternative options considered, which will reduce or eliminate such impacts should be pursued. Where it is not possible to eliminate such impacts, suitable mitigation measures will need to be identified.
- **SO11 Biodiversity and SO15 Soil and Land Quality**
There is a potential conflict between the desire to protect areas of biodiversity within the borough and the development of previously developed land. Significant adverse impacts should be avoided wherever possible and alternative options considered, which will reduce or eliminate such impacts should be pursued. Where it is not possible to eliminate such impacts, suitable mitigation measures will need to be identified.

Question 4: Sustainability Appraisal Framework

Are the objectives and indicators set out in the SA Framework in Section 7 appropriate?

8 Sustainability Report Structure

8.1 Structure of the Sustainability Report

The proposed structure of the Sustainability Report is as follows:

- **Non-technical Summary**
A summary in plain language that summarises the SA process, the likely significant effects of the plan and the difference the SA has made to the development of the plan.
- **Introduction**
 - Explanation of the purpose of the SA
 - The SA process
 - Compliance with the SEA Directive and Planning Regulations
 - Why is the DPD needed
- **Methodology**
 - When the SA was carried out
 - Who carried out the appraisal
 - The consultation process
 - Any difficulties in undertaking the SA
- **Plan Issues and Objectives**
 - The purpose of the DPD being assessed
 - The DPD Objectives
- **Context and Baseline**
 - Links to other policies, plans and programmes
 - A summary of the baseline information
- **SA Issues and Objectives**
 - Sustainability Issues (social, economic and environmental)
 - Sustainability Objectives
 - Any limitations or amendments to this information
- **The Sustainability Appraisal Framework**
 - Purpose of the framework
 - The SA framework – objectives, indicators and targets
- **Plan Issues and Options**
 - What options have been considered and how they were identified
 - Comparison of sustainability objectives against the plan objectives
 - Comparison of the significant sustainability effects of alternatives
 - Reasons for the selection and rejection of options
 - Any proposed mitigation measures
- **Effects of the DPD policies**
 - How sustainability has been considered in developing the DPD
 - Summary of the significant positive sustainability effects of the DPD
 - Summary of the significant negative effects of the DPD
 - Proposed mitigation measures
 - Any uncertainties and risks
 - Feedback from the consultation and impacts on the DPD development
- **Implementation**
 - Next steps in the plan preparation
 - How the plan will be implemented
 - Links to other tiers of plans and programmes
 - Proposals for monitoring

8.2 Method of assessment

The DPD will be assessed against the SA framework to establish the likely significant effects, both positive and negative, of the policies. The SA framework sets out the Sustainability Objectives, Indicators and Targets that will be used to assess the likely impacts of the DPD, which has been developed in consultation with the statutory consultees and other key local stakeholders.

The SA will be used to predict the likely significant effects of the DPD, including alternatives and then evaluate the effects of the plan. The assessment will be carried out in the form of a matrix and will include the identification of potential mitigation measures.

The results will be scored as follows:

Major Positive	++
Minor Positive	+
Uncertain	?
Minor Negative	-
Major Negative	--
No Significant Impact	

A commentary will accompany the matrix to explain the reasons for the scoring against the SA Framework. The results will be assessed in terms of short, medium and long-term effects (5, 10 and 15 years) including permanent/temporary and direct/indirect effects.

The SEA Directive also requires an assessment of secondary, cumulative and synergistic effects. Collectively these effects are called cumulative impacts. Cumulative impacts may arise, for example, where several developments each have insignificant effects but together have a significant effect or where several individual effects have a combined effect.

Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Significant synergistic effects often occur as habitats, resources or human communities get close to capacity. For example, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all.

The assessment of alternative options will include a clear audit trail of the details for selection and rejection in order to document a transparent approach. Any difficulties or lack of information in undertaking the SA will be clearly documented.

8.3 Compliance with the SEA Directive

The SA will clearly signpost how the appraisal complies with the SEA Directive. The requirements of the SEA Directive are set out in [Appendix A4](#)

8.4 What are the next steps?

The next stage of the development of the DPD will be the selection of site allocations for the DPD, which will draw upon the information identified during the scoping stage. The options will be assessed against the SA framework as set out in Section 7. The most sustainable sites will form the basis of the DPD, which will be assessed in detail through the sustainability appraisal process.

Question 5: Sustainability Report and Methodology
Is the proposed structure of the Sustainability Report and methodology in **Section 8** suitable? Is the methodology clear and complete?