

Haringey Local Plan

Tottenham Area Action Plan

Sustainability Appraisal (SA) and Habitats
Regulations Assessment (HRA)

Addendum **considering Inspector's Main
Modifications and Additional Modifications**

November 2016

Haringey
LONDON

www.haringey.gov.uk



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1 Background

- 1.1 On 24 May 2016 Haringey Council submitted four emerging Local Plan documents – **Alterations to Strategic Policies, Development Management, Site Allocations and Tottenham Area Action Plan** – to the Secretary of State. An independent Planning Inspector, Christine Thorby MRTPI IHBC, was then appointed to conduct an examination of the Local Plan documents.
- 1.2 Examination hearings on the Local Plan documents were held between August and September 2016, subsequent to which the Inspector set out a series of **Main Modifications** considered necessary to ensure the emerging Local Plans are sound. A series of other **Additional (Minor) Modifications** have also been proposed, aimed mainly at improving the legibility and readability of the documents.
- 1.3 The Main and Additional Modifications will be subject to a statutory 6-week public consultation.
- 1.4 The Main and Additional Modifications have not previously been assessed through the **Sustainability Appraisal (SA)** and **Habitats Regulations Assessment (HRA)** process and therefore need to be appropriately considered. The modifications are the focus of this SA/HRA Report Addendum, discussed in further detail below.

Consultation

- 1.5 The Council has prepared this SA Report Addendum for public consultation alongside the proposed Main and Additional Modifications.
- 1.6 The Council invites consultation responses on any aspect on the content and processes set out in this SA/HRA report. The consultation runs from 18 November 2016 to 13 January 2017.
- 1.7 Responses should be sent -

By email:
localplan@haringey.gov.uk

By post:
**Planning Policy
Haringey Council
6th Floor - River Park House
225 High Road, London
N22 8HQ**
- 1.8 Responses must be received by **5 pm on 13 January 2017**.

2 This SA/HRA Report Addendum

- 2.1 The Local Plan is being developed alongside an iterative process of Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA). SA is used to ensure that the significant social, economic and environmental effects of the emerging Local Plans are systematically identified, considered and reported on. It is a requirement that SA is undertaken in line with the procedures set out in the Environmental Assessment of Plans and Programmes **Regulations (the 'SEA Regulations') 2004**. HRA considers the effects of the Local Plan on protected European habitats or species, in line with the Conservation of Habitats and Species Regulations (2010).
- 2.2 This is an Addendum to the 'Pre-submission' SA/HRA Report (2015). It should be read alongside previous SA Reports, as relevant. Reports have been published throughout the different stages of the plan making process, including initial Scoping Reports, Interim SA Reports (published at the Regulation 18 stages) and Draft Final Reports (published at the Regulation 19 stage). An HRA report was prepared at the Regulation 19 stage.
- 2.3 All reports are available to access online from the individual plan pages at: www.haringey.gov.uk/localplan

- 2.4 The aim of this Addendum is to present information on the proposed Main and Additional Modifications with a view to informing the post-examination hearing public consultation and subsequent finalisation of the Local Plans. Specifically, this report seeks to screen the modifications to consider whether any further sustainability issues or implications are likely to arise from these.
- 2.5 As an addendum this report is concerned principally with presenting an appraisal of the modifications, rather than the draft Local Plan as a whole. However, consideration is given to the cumulative effects of the modifications in terms of their overall influence across the entirety of the plan, where appropriate.

3 Appraisal Methodology

- 3.1 The scope of the Sustainability Appraisal (i.e. the sustainability issues and objectives that should be a focus of the appraisal) and methodology for carrying out the appraisal has been established through previous SA reporting on the Local Plan. Accordingly, this Addendum continues to apply the SA Framework established therein. Further details on scoping are available in previous reports and the SA Framework is re-provided in **Appendix A**.

Screening

3.2 The first step in appraisal of the proposed modifications is screening. This involves consideration of whether the modifications will substantively affect the policy approach or impact significantly on the strategic sustainability objectives.

3.3 A precautionary approach to screening is taken here. This ensures that any uncertainty as to whether a modification could lead to new or different significant social, economic or environmental effects is appropriately addressed. Modifications 'screened in' where there is such uncertainty.

3.4 The exercise is set against the following screening categories:

Screen 1 (S1) - Technical clarification (e.g. factual update, grammatical/spelling correction, updates to signposted policies or documents, such as planning consents or legislation/policy, etc.) or a contextual amendment (e.g. changes to text within introductory sections which set the context for subsequent policies).

Screen 2 (S2) - Procedural clarification/change (e.g. amended supporting text on how a policy would be implemented, where the policy wording itself is not changed by the modification).

Screen 3 (S3) - Change to policy wording that would not alter how a policy would be expected to be interpreted and/or implemented (e.g. changes to policy wording and/or the supporting text to improve legibility).

3.5 Where one of these 3 screening criteria applies, modifications have been 'screened out' from further detailed sustainability appraisal consideration. This is on the basis that the modifications are unlikely to have potential significant effects and/or are unlikely to have implications for the (baseline) appraisal of the draft plan as set out in the '**Pre-Submission**' SA Report (2015).

3.6 Where a modification has not been 'screened out' then it has been subject to further sustainability appraisal having regard to the SA Framework discussed above.

3.7 Outcomes of the screening and iterative sustainability appraisal process are set out in **Appendix B**. A high level summary of findings is also set out in the next section of this report.

3.8 The appraisal below relates to the proposed Main and Additional Modifications and there is no discussion of '**reasonable alternatives**' to the preferred approaches taken therein, unlike in previous reports. Where particular policy issues have been addressed through Main Modifications, it is appropriate that **these are not subject to formal 'alternatives appraisal' through the SA process, given that these have been considered and established through the public examination process and are necessary to make the Plan sound.**

Habitats Regulations Assessment

- 3.9 For HRA screening the modifications have been subject to an initial screening exercise according to the criteria set out in paragraph 3.4 above.
- 3.10 Where one of the 3 screening criteria applies, modifications have been screened out from further detailed HRA consideration. This is on the basis that the modifications are unlikely to have significant effects on protected sites and/or are unlikely to have implications for the (baseline) **assessment of the draft plan as set out in the 'Pre-Submission' HRA report (2015).**
- 3.11 Where a modification has not been 'screened out' through this initial exercise, then it has been subject to further HRA consideration. The intention here is to establish whether an **additional assessment of 'likely significant effects' is needed**, having regard to findings of the baseline assessment. The methodology for considering potential significant effects is **set out in Section 2 of the 'Pre-Submission' HRA Report.**
- 3.12 A precautionary approach to screening is taken here. This ensures that any uncertainty as to whether a modification could lead to new or different significant effects on protected **sites is appropriately addressed. Modifications are 'screened in' where there is such uncertainty.**
- 3.13 Outcomes of the initial screening and iterative assessment process are set out in **Appendix B**. A high level summary of findings is also set out in the next section of this report.

4 Summary

- 4.1 The following section summarises key findings of the Sustainability Appraisal and Habitats Regulations Assessment screening of the Main and Additional **Modifications to Haringey's Local Plan.**
- 4.2 It is important to note that neither the quantum of growth planned for the Borough over the plan period, nor the spatial distribution of this growth, has changed as a result of the Main Modifications. This SA/HRA Addendum is therefore set in the context of the same overall strategic framework (i.e. **Haringey's spatial strategy) that was set out and considered at the Regulation 19 'Pre-Submission' stage. Where** Modifications have been proposed for the Plan, these are principally changes to the detailed development requirements and guidelines which are considered necessary for reasons of soundness.

Sustainability Appraisal

- 4.3 **The majority of modifications proposed were 'screened out'** from further sustainability appraisal consideration. For the most part, this is owing to the modifications consisting of changes to policy wording, or procedural clarifications within the supporting text, which did not substantively alter the overall development principles or corresponding implementation points.

- 4.4 **Where modifications were ‘screened in’ it was often the case** that the likely effects were assessed as being limited or insignificant in scope and the revised policy therefore did not impact on the baseline appraisal.
- 4.5 In a few instances, the modifications helped clarify expectations on policy implementation, including through additional guidance. These changes provided for greater certainty of likely significant, positive effects that were previously identified. This is particularly for Policy AAP6 (where further guidance is provided for considering impacts on protected nature conservation sites); Policy TG3 (where proposals will be expected to demonstrate how they have explored a range of options to make the most optimal and sustainable use of the site); for town centre development in North Tottenham (where the Plan better clarifies how the Council will support a flexible approach to the delivery of floorspace requirements across the strategic sites); and on various sites in the area where further information on flood risk considerations has been included.
- 4.6 The iterative appraisal process has demonstrated that the modifications do not significantly impact on the overall appraisal of the Plan, or trigger the need for new mitigation measures to manage effects. Furthermore, the modifications are not expected to result in any significant negative social, environmental or economic effects.

Habitats Regulations Assessment

- 4.7 **A screening assessment on the ‘Pre-Submission’ HRA** Report was undertaken for the Tottenham AAP document. This concluded that the Plan would not result in likely significant effects on European sites, either alone and in combination with other projects or plans.
- 4.8 **The ‘Pre-Submission’ HRA Report identified** only a limited number of policies (including site allocation policies in North Tottenham and Tottenham Hale) that had the potential to result in impact pathways that link to the Lee Valley SPA and Ramsar site. The Report concluded that the identified impact pathways could be screened out.
- 4.9 As this Addendum has previously set out, the proposed modifications do not change the overall scale or location of development expected to be delivered in the Tottenham area, or Haringey, over the plan period. Furthermore, the site development principles for the site allocations remain intact. The bulk of modifications are principally changes to the detailed site requirements and development guidelines, **most of which have been ‘screened out’ from further HRA** consideration, using the methodology set out in paragraph 3.4. The remaining modifications have been considered against the findings of the baseline assessment. It is considered that these findings remain applicable to the policies as modified.

- 4.10 It is important to note that Policy AAP6.I provides further requirements on nature conservation for development proposals within the Tottenham area. These requirements are intended to be considered alongside adopted Borough-wide policy SP13 and emerging policy DM19. Policy AAP6.I was included in the Plan having been informed by recommendations of the HRA Report (2015).
- 4.11 There is a proposed modification for additional supporting text which provides guidance on implementation of Policy AAP6.I. The modification has been included on the recommendation of Natural England through the public examination process. Natural England has stated its in-principle support for the Policy AAP6.I, and considers the supporting text will provide for more effective implementation. This will ensure appropriate consideration and protection of European sites
- 4.12 In light of all of the above points, it is concluded that the proposed modifications will not result in any likely significant effects on European sites, either alone or in combination with other projects or plans.

5 Appendix A – SA Framework

Topic	SA Objective	Appraisal criteria <i>Will the policy approach under consideration help to...</i>
Social		
Crime	Reduce crime, disorder and the fear of crime	<ul style="list-style-type: none"> • Encourage safety by design? • Reduce levels of crime? • Reduce the fear of crime? • Reduce levels of antisocial behaviour?
Education	Improve levels of educational attainment for all age groups and all sectors of society	<ul style="list-style-type: none"> • Increase levels of participation and attainment in education for all members of society? • Improve the provision of and access to education and training facilities? • Ensure educational facilities are accessible to residential areas? • Enhance education provision in-step with new housing?
Health	Improve physical and mental health for all and reduce health inequalities	<ul style="list-style-type: none"> • Improve access to health and social care services? • Prolong life expectancy and improve well-being? • Promote a network of quality, accessible open spaces? • Promote healthy lifestyles? • Provide good quality outdoor sports facilities and sites?

Topic	SA Objective	Appraisal criteria <i>Will the policy approach under consideration help to...</i>
Housing	Provide greater choice, quality and diversity of housing across all tenures to meet the needs of residents	<ul style="list-style-type: none"> • Reduce homelessness? • Increase the availability of affordable housing? • Improve the condition of Local Authority housing stock? • Improve the diversity of the housing stock? • Promote the efficient reuse of existing housing stock whilst minimising the impact on residential amenity and character? • Create balanced communities of different affordable housing types, densities and tenures? • Create integrated, mixed-use tenure developments?
Community Cohesion	Protect and enhance community spirit and cohesion	<ul style="list-style-type: none"> • Promote a sense of cultural identity, belonging and well-being? • Develop opportunities for community involvement? • Support strong relationships between people from different backgrounds and communities?
Accessibility	Improve access to services and amenities for all groups	<ul style="list-style-type: none"> • Improve access to cultural and leisure facilities? • Maintain and improve access to essential services (banking, health, education) facilities?
Economic		
Economic Growth	Encourage sustainable economic growth and business development across the borough	<ul style="list-style-type: none"> • Retain existing local employment and create local employment opportunities? • Diversify employment opportunities? • Meet the needs of different sectors of the economy? • To facilitate new land and business development?
Skills and Training	Develop the skills and training needed to establish and maintain a healthy labour pool	<ul style="list-style-type: none"> • Improve lifelong learning opportunities and work related training? • Reduce high levels of unemployment and worklessness? • Facilitate development of new and improved training facilities in high unemployment areas?
Economic Inclusion	Encourage economic inclusion	<ul style="list-style-type: none"> • Improve physical accessibility to local and London-wide jobs? • Support flexible working patterns? • Encourage new businesses?

Topic	SA Objective	Appraisal criteria <i>Will the policy approach under consideration help to...</i>
Town Centres	Improve the vitality and vibrancy of town centres	<ul style="list-style-type: none"> • Enhance the environmental quality of the borough's town centres? • Promote the borough's town centres as a place to live, work and visit? • Ensure that the borough's town centres are easily accessible and meet local needs and requirements? • Promote high quality buildings and public realm?
Environmental		
Biodiversity	Protect and enhance biodiversity	<ul style="list-style-type: none"> • Protect and enhance biodiversity at designated and non-designated sites? • Link and enhance habitats and wildlife corridors? • Provide opportunities for people to access wildlife and diverse open green spaces?
Townscape and Cultural Heritage	Protect and enhance the borough's townscape and cultural heritage resources and the wider London townscape	<ul style="list-style-type: none"> • Promote townscape character and quality? • Preserve or enhance buildings and areas of architectural and historic interest?
Open Space	Protect and enhance the borough's landscape resources	<ul style="list-style-type: none"> • Promote a network of quality, accessible open spaces? • Address deficiencies in open space provision?
Water Resources	Protect and enhance the quality of water features and resources	<ul style="list-style-type: none"> • Preserve ground and surface water quality? • Conserve water resources? • Incorporate measures to reduce water consumption?
Soil and Land Quality	Encourage the use of previously developed land	<ul style="list-style-type: none"> • Encourage the development and remediation of brownfield land? • Promote the efficient and effective use of land whilst minimising environmental impacts?
Flood Risk and Climate Change	Mitigate and adapt to climate change	<ul style="list-style-type: none"> • Reduce and manage flood risk from all sources? • Encourage the inclusion of SUDS in new development?
Air Quality	Protect and improve air quality	<ul style="list-style-type: none"> • Manage air quality within the borough? • Encourage businesses to produce travel plans?
Noise	Minimise the impact of the ambient noise environment	<ul style="list-style-type: none"> • Minimise the impact of the ambient noise environment?

Topic	SA Objective	Appraisal criteria <i>Will the policy approach under consideration help to...</i>
Energy and Carbon	Limit climate change by minimising energy use reducing CO2 emissions	<ul style="list-style-type: none"> • Minimise the use of energy? • Increase energy efficiency and support affordable warmth initiatives? • Increase the use of renewable energy? • Mitigate against the urban heat island effect? • Ensure type and capacity of infrastructure is known for future development?
Waste Management	Ensure the sustainable use of natural resources	<ul style="list-style-type: none"> • Reduce the consumption of raw materials (particularly those from finite or unsustainable sources)? • Encourage the re-use of goods? • Reduce the production of waste? • Support the use of sustainable materials and construction methods? • Increase the proportion of waste recycling and composting across all sectors?
Sustainable Transport	Promote the use of sustainable modes of transport	<ul style="list-style-type: none"> • Improve the amenity and connectivity of walking and cycling routes? • Promote the use of public transport? • Reduce the use of the private car? • Encourage development in growth areas and town centres and reduce commuting?

6 Appendix B – Screening / Iterative Appraisal

Tottenham AAP				
Main Modifications				
Modification Reference	Policy / Para / Page	Description of Change	SA Screening	HRA Screening
AAPMod1	Whole Plan	<p>Delete all references to 'capped commercial rents' within Site Requirements and Development Guidelines and replace with reference to affordable workspace to read:</p> <p><u>Capped commercial rents will be expected in this area in line with the Draft Development Management DPD. Proposals should make provision for an element of affordable workspace in line with Policy DM38.</u></p>	S2/S3	S2/S3
AAPMod2	Whole Plan	<p>Amend all Development Guidelines, where relevant, to read:</p> <p>This site is identified as being in an area with potential for being part of a <u>d</u>Decentralised <u>e</u>Energy (<u>DE</u>) network. <u>This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.</u></p>	S2	S2
AAPMod3	Figure 1.4	<p>Revise and amend Figure 1.4 of the AAP to provide a more detailed 'key diagram' for the Tottenham AAP area adding the town centre boundaries for Seven Sisters & Bruce Grove town centre, the indicative boundary for the extended or new local town centre boundary at High</p>	S1	S1

		<i>Road West/Spurs; the stations subject to planned improvement, and the improved pedestrian linkages through to the Lee Valley Regional Park (See amended key diagram provided at the end of this schedule)</i>		
AAPMod4	Table 1	<p><i>Update Table 1 to reflect changes in designations of ‘High Road West’ which should come under the list of ‘Local Employment Areas’.</i></p> <p><i>Additionally, add to this list (Local Employment Areas) ‘High Road East’</i></p>	S1	S1
AAPMod5	Figure 2.4	<i>Amend the map at Figure 2.4 to reflect accurate designations as per Employment Land Study 2015, Appendix A Map of Defined Employment Areas, including the Millmead Strategic Industrial Location (SIL) boundary.</i>	S1	S1
AAPMod6	Paragraph 2.37	<p><i>Insert new paragraph after paragraph 2.37 to read:</i></p> <p><u>The THFC stadium development and the redevelopment of High Road West (including the relocation of the station entrance for White Hart Lane station and the creation of a new public square) offers the opportunity to create a new local centre or to redraw the boundary of the existing North Tottenham High Road Local Centre to form a more coherent centre. The THFC stadium scheme has been consented and the second phase (which includes the new stadium is under construction). The completed first phase already includes main town centre uses such as a large format food store and headquarter office accommodation. In addition to the stadium, the remainder of the scheme includes health; leisure; hotel; and residential uses as well as a large area of public realm that will help link the High Road West and Northumberland Park schemes. This provides a clear basis for the inclusion of the THFC stadium</u></p>	S1/S2	S1/S2

		<u>scheme within the North Tottenham High Road Local Centre and the redrawing of the boundary accordingly. To the west of the High Road, the precise boundary of the North Tottenham High Road Local Centre will need to be defined as town centre uses are consented and delivered, formal reviews of the local centre boundary will be undertaken and revised boundaries will be drawn.</u>		
AAPMod7	Paragraph 3.18	Amend subheading to read <i>Objective 7</i> and amend the first sentence of paragraph 3.18 to read: Tottenham has a number of significant heritage assets which are facing pressures from development, <u>as well as wear and tear overtime some of which are in poor and vulnerable condition, underused and facing an uncertain future.</u>	S1	S1
AAPMod8	AAP1	Amend Policy AAP1 Part C to read: C. The Council will take a proactive approach to working with landowners, the Mayor of London, <u>existing site users</u> , the local community and other interested parties to help deliver the changes needed in Tottenham to meet the shared vision for the regeneration of Tottenham.	S3 The modification provides that the Council will ensure existing site users are involved in delivering change in the area, but does not alter the appraisal conclusions, including assessed positive effects on community cohesion.	No change
AAPMod9	AAP1	Amend AAP1 Part D to read: D. Development proposals will be expected to <u>maximise the use of public and private sector investment to</u> provide a range of types and sizes of homes, create <u>inclusive and</u> mixed <u>and balanced</u> communities within neighbourhoods, create economic opportunities for local	S3 The modification does not alter the expected outputs and objectives of this policy, and so the appraisal conclusions are not changed.	No change

		residents and businesses, improve and enhance the local environment, and reduce carbon emissions and adapt to climate change, in accordance with the other policies of this AAP and Haringey's Local Plan.		
AAPMod10	Paragraph 4.6	<i>Insert the following at the end of the third sentence of Paragraph 4.6:</i> “ <u>..., whilst enabling the component parts of a site allocation to be developed out separately.</u> ”	S2	S2
AAPMod11	AAP3	<i>Amend Policy AAP4 Part A to read:</i> A. To improve the diversity and choice of homes and to support <u>sustainable mixed and balanced</u> communities in Tottenham, the Council will seek the delivery of 10,000 additional new homes across the Tottenham AAP area in order to meet housing needs, contribute to <u>inclusive and mixed and balanced</u> communities and to improve the quality of homes;	S3	S3
AAPMod12	AAP3	<i>Amend Policy AAP3 Part D to read:</i> D. To <u>better address the concerns of viability optimise the use of land</u> in delivering wholesale renewal of Haringey's housing estates in Tottenham (as listed in <u>Alt53 Policy SP2</u> of the <u>Local Plan</u> Strategic Policies), the Council will support <u>higher density mixed tenure development, as a mechanism to proposals which are designed to:</u> a. Improve the quality and range of affordable housing options; b. Better address housing needs in Haringey; c. Secure a more <u>balanced inclusive and mixed, sustainable</u> community; and	The modification clarifies expectations for estate renewal and therefore assists with policy effectiveness. The focus on optimising the use of land is considered to be a more sustainable approach overall, as this takes into account development quantum alongside other considerations. The deletion of the criterion for higher density development does not however significantly alter the overall objective of the policy which includes	No change

		d. Increase housing delivery in Tottenham.	delivering additional housing – other policies in the Local Plan cover density and viability. There are therefore no changes to the baseline as a result of this policy change, and so no significant impact on the appraisal.	
AAPMod13	Paragraph 4.12	<p><i>Amend paragraph 4.12 to read:</i></p> <p><u>To rebalance the</u> There are currently high levels of social rented accommodation in Tottenham, which equates to more than 60% of the Borough’s total social rented stock (40% of which is located in Northumberland Park alone). <u>To promote inclusive and mixed communities which provide residents with better access to a range of housing types.</u> Policy <u>AAP2-AAP3</u> seeks to introduce alternative affordable tenures into areas currently dominated by a single tenure type.</p>	S2	S2
AAPMod14	Paragraph 4.14	<p><i>Amend paragraph 4.14 to include additional text at the end of the paragraph to read:</i></p> <p><u>To support delivery of inclusive and mixed communities the Council will give consideration to the most appropriate housing mix and tenure to be delivered on individual schemes, in line with Policy DM13(C).</u></p>	S1/S2	S1/S2
AAPMod15	Figure 4.1	<i>Amend Figure 4.1 to identify Millmead Industrial Estate as Strategic Industrial Location (SIL)</i>	S1	S1
AAPMod16	AAP4	<p><i>Amend Part A(c) of the Policy to read:</i></p> <p>... enabling <u>employment</u> led mixed-use schemes...</p>	<p>S3</p> <p>Modification for clarity – no impact upon the appraisal.</p>	No change
AAPMod17	AAP4	<i>Amend Policy AAP4 Part B to read:</i>	S3	No change

		B. The Council will support local residents to access local and London-wide jobs <u>through the ongoing collection of and, where appropriate, may seek</u> planning contributions towards <u>providing employment initiatives</u> in line with policies SP9 <u>and DM48</u> .	Modification clarifies that contributions will be sought to employment training where appropriate – the policy will therefore still have likely beneficial impacts with regards to employment and community cohesion, and so the appraisal conclusions are not impacted.	
AAPMod18	Table 3	<i>Update Table 3 to include:</i> <u>High Road West - Local Employment Area Regeneration Area High Road East - Local Employment Area Regeneration Area</u>	S1	S1
AAPMod19	Figure 4.1	<i>Amend the map at Figure 4.1 to reflect accurate designations as per Employment Land Study 2015, Appendix A Map of Defined Employment Areas, including the Millmead Strategic Industrial Location (SIL) boundary.</i>	S1	S1
AAPMod20	AAP5	<i>Insert a new Policy AAP5 Part A to read:</i> <u>A. The Council will seek to deliver growth and regeneration in Tottenham through well-managed change. This means balancing continuity and the preservation of local distinctiveness and character whilst ensuring historic environments remain functional places and spaces that respond to the needs of local communities.</u>	S3 The modification provides further clarity on the approach for balancing the need for change with preserving character and conserving historic assets. This has not altered the overall thrust of the policy and plan, which already sought to achieve this, and so there are no changes to the SA, including those conclusions regarding townscape and	No change

			regeneration.	
AAPMod21	AAP 5	<p>Delete Part A(e) and amend Part A of Policy AAP5 to read as follows:</p> <p>A. The Council will seek to strengthen... and the wider historic environment. <u>This includes reviewing Conservation Area Management Plans where appropriate, including reviewing existing boundaries.</u> Proposals for new development will be required to:</p> <p>A.e Reviewing Conservation Area Management Plans where appropriate, including reviewing existing boundaries.</p>	<p>S1/S3</p> <p>The deletion of this text will not affect the overall conclusions of the SA on the Local Plan as a whole, as these criteria are covered by other policies in the Local Plan, and by the NPPF – therefore the plans outcomes and objectives will still improve with regards to these matters as compared to the baseline, and in line with the submitted SA conclusions.</p>	No change
AAPMod22	AAP5	<p>Delete Policy AAP5 Part B.</p> <p><u>B. In line with the NPPF, paragraph 133, substantial or total loss of significance of designated heritage assets would only be considered where it satisfactorily justifies and demonstrates that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:</u></p> <p><u>a. the nature of the heritage asset prevents all reasonable uses of the site; and</u></p> <p><u>b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</u></p> <p><u>c. conservation by grant funding or some form of charitable public ownership is demonstrably not possible; and</u></p>	<p>S1/S3</p> <p>The deletion of this text will not affect the overall conclusions of the SA on the Local Plan as a whole, as these criteria are covered by other policies in the Local Plan, and by the NPPF – therefore the plans outcomes and objectives will still improve with regards to these matters as compared to the baseline, and in line with the submitted SA conclusions</p>	No change

		<u>d. the harm or loss is outweighed by the benefit of bringing the site back into use.</u>		
AAPMod23	AAP5	<p>Delete Policy AAP5 Part C.</p> <p><u>C. In line with the NPPF, paragraph 134, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.</u></p>	<p>S1/S3</p> <p>The deletion of this text will not affect the overall conclusions of the SA on the Local Plan as a whole, as these criteria are covered by other policies in the Local Plan, and by the NPPF – therefore the plans outcomes and objectives will still improve with regards to these matters as compared to the baseline, and in line with the submitted SA conclusions</p>	No change
AAPMod24	AAP5	<p>Delete Policy AAP5 Part D.</p> <p><u>D. In line with the NPPF, paragraph 135, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</u></p>	<p>S1/S3</p> <p>The deletion of this text will not affect the overall conclusions of the SA on the Local Plan as a whole, as these criteria are covered by other policies in the Local Plan, and by the NPPF – therefore the plans outcomes and objectives will still improve with regards to these matters as compared to the baseline, and in line with the submitted SA conclusions</p>	No change
AAPMod25	Paragraph 4.23	<p>Amend paragraph 4.23 to read:</p> <p>All development proposals should demonstrate an</p>	S2	S2

		<p>understanding of the local historic environment and clearly consider the proposal's physical and functional impact on this environment, as well as the wider area.</p> <p><u>The requirements of AAP5 will be considered alongside Policy DM9.</u></p> <p><u>Where substantial harm to or total loss of significance of heritage assets is proposed, the Council must be satisfied that all opportunities to enhance the existing asset have been considered, and that there is significant public benefits which outweigh the substantial harm.</u></p>		
AAPMod26	AAP6	<p><i>Amend 2nd sentence of Policy AAP6 Part B to read:</i></p> <p>Further details of these developments will be in accordance with the relevant Site Allocations, and proposals should <u>follow have regard to</u> the guidance set out in the <u>Council's Tall Buildings and Views</u> SPD, once adopted.</p>	S3	No change
AAPMod27	AAP6	<p><i>Amend Policy AAP6 Part E to read as follows:</i></p> <p>E. <u>Have regard to</u> the recommendations of the Urban Characterisation Study <u>will to</u> ensure the height of new buildings respond and help to define the surrounding character, whilst optimising opportunities for intensification and regeneration <u>in order to help create legible communities.</u></p>	S3	No change
AAPMod28	Paragraph 4.27	<p><i>Following paragraph 4.27 insert a new paragraph as follows:</i></p> <p><u>The Council would encourage applicants for proposals for tall buildings within 500m of a Special Protection Area/RAMSAR area to utilise the Government's mapping site (Magic Mapping) to check if a particular site would be likely to require further assessment in</u></p>	S1/S2	<p>S1/S2</p> <p>Policy AAP6.I was included in the Plan having been informed by recommendations of the baseline HRA Report (2015). The modification is additional supporting text which provides</p>

		order to rule out any impact using the Site of Special Scientific Interest (SSSI) Impact Risk Zones (IRZs) screening tools therein.		guidance on implementation of this policy. The modification has been included on the recommendation of Natural England through the public examination process. Natural England has stated its in-principle support for the policy, and considers the supporting text will provide for more effective implementation. This will ensure appropriate consideration and protection of European sites. No change.
AAPMod29	Paragraph 4.29	<i>Amend the fourth bullet point of paragraph 4.29 to read:</i> <ul style="list-style-type: none"> Managing and improving the capacity of the road network and improving the street environment; and 	S2	S2
AAPMod30	AAP8	<i>Amend Policy AAP8 Part A to read:</i> A. The Council will encourage heritage-led regeneration and development on Tottenham High Road. P Proposals will be supported where it is demonstrated to that development will positively enhance the overall character and setting of the Tottenham High Road Historic Corridor .	S3 This change gives further clarity on the policy principles to ensure proposals positively impact on heritage assets and townscape, but does not alter the SA appraisal conclusions.	No change
AAPMod31	Paragraph 4.30	<i>Insert an additional sentence at the end of paragraph 4.30 to read:</i> In positively managing growth and regeneration along the Historic Corridor, the Council's priorities include the	S2	S2

		<u>following:</u>		
AAPMod32	Paragraph 4.35	<p><i>Amend paragraph 4.35 to read:</i></p> <p>Due to the significant need for new housing and employment in Haringey, and Tottenham, delivering new open spaces of a significant scale is not considered realistic. <u>However the Council will seek to facilitate the creation of new open spaces where opportunities arise, and to create linkages between open spaces for people and wildlife.</u> Tottenham does have a range of excellent open spaces within it, and on its doorstep. Additionally development contributions have the potential to be collected and spent on improving, and improving access to existing open spaces. Together, these <u>aims</u> will form a green grid of networked, high quality open spaces.</p>	S2	S2
AAPMod33	Paragraph 4.36	<p><i>Amend the second sentence of paragraph 4.36 to read:</i></p> <p>The <u>more</u> built up character of many of the areas identified as being deficient in access to <u>open space</u> and nature makes the <u>eradication</u> of deficiency all the more challenging”.</p>	S2	S2
AAPMod34	AAP11	<p><i>Amend AAP11 Part D to delete current wording and replace with new to read:</i></p> <p><u>The Council will work with developers and construction companies to create local employment opportunities through:</u> <u>a. Ensuring local labour can access construction jobs;</u> <u>b. Creating apprenticeships; and</u> <u>c. Ensuring contributions towards local skills regeneration are gained when employment floorspace is lost on a site.</u></p>	S3	No change

		<u>D. The Council will seek to ensure that proposals make adequate provision for infrastructure and other requirements made necessary by new development, either through appropriate on-site provision or planning obligations, in line with Policies SP17 and DM48. This may include provision towards employment training and related initiatives.</u>	to flag up relevant policies requiring employment contributions, and so the Policy intent remains, and this does not alter the overall SA appraisal conclusions.	
AAPMod35	Paragraph 5.6	<p><i>Amend paragraph 5.6 to read:</i></p> <p>For each site, expectations are set out relating to land use, urban design, infrastructure and delivery in the Policy Box. <u>The Indicative Site Capacities signposted are minimum capacities, with the optimal capacity for each site being established through a rigorous design-led process having regard to relevant Local Plan policies.</u></p> <p>There is then a list of “Site Requirements, which should be read as part of the policy concerning what is required to be delivered on a site to be a policy compliant proposal. Following this there are “Development Guidelines which offer further guidance on the most appropriate development on each of the sites.</p>	S2	S2
AAPMod36	SS1	<p><i>Amend Policy SS1 Part B to read:</i></p> <p>B. Development proposals will be resisted where they involve the amalgamation of individual shop <u>units fronts</u> in order to preserve the historical <u>streetscape</u> rhythm and encourage the retention of smaller units to <u>preserve support</u> opportunities for independent traders.</p>	S3 Minor wording change for clarity – no impact on the baseline appraisal.	No change
AAPMod37	SS1	<p><i>Amend SS1 to include a new SS1 Part J to read:</i></p> <p><u>J. Proposals will be required to conserve and enhance heritage assets and their setting - including the Seven Sisters/Page Green, Clyde Circus and Tottenham Green</u></p>	This modification specifies particular heritage assets within the neighbourhood area that should be conserved and enhanced, consistent with	No change

		Conservation Areas - consistent with other policies in the plan.	other Local Plan policies. This builds on the already positive findings of the SA which are found to have significant positive effects on sustainability objectives, including townscape and cultural heritage. The addition will help reinforce this, but will not substantially alter the plan and so the SA findings for these objectives remain.	
AAPMod38	SS2, TG2, BG3, BG4	<p><i>Amend the 'Development Guidelines' for Sites SS2, TG2, BG3 and BG4 to read:</i></p> <ul style="list-style-type: none"> The site lies in a groundwater Source Protection Zone and as such the Council will expect developments to demonstrate no adverse impact on water quality therefore development should consider this receptor in any studies undertaken. 	S1/S2	S1/S2
AAPMod39	SS2	<p><i>Amend the fifth 'Site Requirement' to read:</i></p> <ul style="list-style-type: none"> Development must be designed in a way that responds to the SLOL designation designated open space at the land linking Elizabeth Place and Clyde Circus to the north of the site. 	S3 Factual amendment that does not alter the policy principle and therefore does not impact on the baseline appraisal.	No change
AAPMod40	SS2	<p><i>Amend the last bullet point under 'Development Guidelines' to read:</i></p> <ul style="list-style-type: none"> The urban realm along, and linking to, Seven Sisters Road West Green Road should be of a high quality so as to provide a pleasant approach to Seven Sisters station by foot. 	S2	S2

AAPMod41	SS3, TG3, NT3, NT4, NT5	<p><i>Insert a new paragraph at the appropriate location within the 'Site Commentary' section to provide more information on the process for estate renewal as follows:</i></p> <p><u>The process for undertaking estate renewal will follow the following steps:</u></p> <ul style="list-style-type: none"> - <u>Engagement with residents across the site prior to the commencement of any proposals to inform them of what is being proposed, the process for how they will be engaged and the proposed timetable;</u> - <u>The establishment of Residents Steering Group;</u> - <u>The appointment of an Independent Advisor to help people through the process and to inform them of their right and options as tenants or leaseholders;</u> - <u>The appointment of an architect to begin drawing up the site masterplan in consultation with the Residents Steering Group, including capacity testing, resulting in potential development options.</u> - <u>The conducting of financial appraisals of the development options;</u> - <u>Discussion with residents on the finds of the above studies, seeking agreement to the selection of a preferred proposal;</u> - <u>Working up the preferred proposal for planning permission, including decant arrangements and the phasing of development;</u> - <u>Appointment of a contractor to commence works.</u> 	<p>S1/S2</p> <p>The modification provides further clarification of what the Council will require regarding estate renewal and consultation arrangements. It does not change the policy intent and therefore has no impacts on the SA conclusions. This approach was previously assessed as having positive effects on social sustainability objectives.</p>	<p>S1/S2</p>
AAPMod42	SS3	<p><i>Add a new 'Development Guideline' as follows:</i></p>	<p>S1/S2</p>	<p>S1/S2</p>

		<u>The southern portion of the site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.</u>		
AAPMod43	SS4	<p>Amend the 2nd sentence of the 'Site Commentary' to read:</p> <p>Residential uses will be permitted to <u>cross-subsidise renewed-optimize the delivery of renewed</u> employment uses which will be aimed at creating flexible workspace for businesses in the knowledge-driven economy.</p>	S2	S2
AAPMod44	SS4	<p>Add a new 'Development Guideline' as follows:</p> <ul style="list-style-type: none"> • <u>This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.</u> 	S1/S2	S1/S2
AAPMod45	TG2	<p>Amend the 'Development Guidelines' to include a new bullet to read:</p> <p><u>Proposals will be expected to ensure appropriate provision of the community use, both in terms of form and function, in consultation with the existing site users and other stakeholders as appropriate.</u></p>	S2	S2
AAPMod46	TG3	<p>Amend Site Allocation TG3 to read:</p> <p>Subject to reprovision of the Police Station Locally, <u>site redevelopment to optimise the use of land, in accordance with a site-wide masterplan which addresses opportunities</u> for conversion of the existing police station to include commercial space for SME and start up businesses; and Rr redevelopment of Reynardson Court, and the car park to the rear, for improved housing stock and improved/enhanced open space.</p>	The modification clarifies that any redevelopment should optimise the use of the land in accordance with a masterplan, giving consideration to a range of options to deliver the most sustainable outcome for the entire site. This change is likely to provide for greater certainty of previously assessed positive effects across the social, economic and environmental	No change

			sustainability objectives.	
AAPMod47	TG3	<p><i>Amend Site Requirements to include an additional bullet to read:</i></p> <p><u>Proposals will be expected to demonstrate through the site-wide masterplan that a range of options have been considered to deliver the most optimal and sustainable use of the land and buildings.</u></p>	The modification clarifies that any redevelopment should optimise the use of the land in accordance with a masterplan, giving consideration to a range of options to deliver the most sustainable outcome. This change is likely to provide for greater certainty of previously assessed positive effects across the social, economic and environmental sustainability objectives.	No change
AAPMod48	Paragraph 5.57	<p><i>Insert the following in paragraph 5.57 after the third sentence:</i></p> <p><u>The buildings on the corner of Chestnut Road and Rycroft Way benefit from an unimplemented planning permission (HGY/2013/0155), making provision for 64 student rooms through partial demolition.</u></p>	S1	S1
AAPMod49	Paragraph 5.67	<p><i>Additional text to paragraph 5.67 second bullet:</i></p> <p><u>In addition, there are a number of a number of grade II listed buildings requiring repair, and viable reuse</u></p>	S1	S1
AAPMod50	Paragraph 5.92	<p>Amend 4th sentence of paragraph 5.92 to read:</p> <p>The northern part of the area is predominantly occupied by a number of local businesses such as timber merchants, car mechanics and metalwork fabrication, <u>which also includes a safeguarded waste facility.</u></p>	S1	S1
AAPMod51	Paragraph 5.94	<p><i>Amend the sixth bullet point of paragraph 5.94 final to read:</i></p>	S2	S2

		Serves as the heart of a new or expanded centre in the High Road West area and a welcoming gateway into North Tottenham from the west, including White Hart Lane Station and linking through to the new THFC stadium .		
AAPMod52	Table 5	<p><i>Amend the table heading to read “North Tottenham Indicative Site Capacities” and following Table 5 insert a new paragraph to read as follows:</i></p> <p>The site allocations NT3, NT5 and NT7 all have frontages on to the High Road and are to form part of the expanded or new town centre delivering a combined total of 50,000m² of town centre uses. The precise boundary of the Centre is still to be defined, and, therefore, how this quantum of new town centre floorspace is delivered between the sites may vary from that indicated in Table 5 above, especially if this results in a better and more functional townscape layout. Any retail schemes coming forward as a significant component of the town centre use will need to be tested as part of any planning application(s) to demonstrate compliance with national retail planning tests, namely sequential and impact tests.</p>	S1/S2	S1/S2
AAPMod53	NT3	<p><i>Include a new “Site Requirement’ to read as follows:</i></p> <ul style="list-style-type: none"> Development will achieve a high quality town centre landscape consistent with provision across the neighbouring site allocations NT7 and NT5 	This modification will help to secure a high quality landscape within the town centre, and so reinforces the SA conclusions of a significant positive effect on town centres. The change also helps to ensure the	No change

			townscape across a number of redevelopments results in a positive improvement – however this addition on its own does not alter the uncertain impact concluded within the SA; given the scale of regeneration proposed, the effects will be better understood once detailed masterplans are drawn up. This policy is the mechanism to require the designs to achieve high quality landscapes improving the overall townscape.	
AAPMod54	NT3	<p>Add a new 'Development Guideline' as follows:</p> <ul style="list-style-type: none"> • This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy. 	S1/S2	S1/S2
AAPMod55	NT4	<p>Add the following within the 'Planning designation' section:</p> <ul style="list-style-type: none"> • Partially in Flood Zone 2 	S1	S1
AAPMod56	NT4	<p>Amend the third bullet point under 'Development Guidelines' to read:</p> <ul style="list-style-type: none"> • The potential for new employment and leisure opportunities to be developed along Park Lane ... 	S3	S3
AAPMod57	NT4	<p>Add a 'Development Guideline' as follows:</p> <ul style="list-style-type: none"> • The eastern portion of the site is in an area of 	S1/S2	S1/S2

		<u>flood risk, and a Flood Risk Assessment should accompany any planning application.</u>		
AAPMod58	NT4	<p>Add a 'Development Guideline' as follows:</p> <ul style="list-style-type: none"> • <u>The western portion of the site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.</u> 	S1/S2	S1/S2
AAPMod59	NT5 Policies map	Amend the boundary to Site Allocation NT5 and the North Tottenham Growth Area to exclude 21-35 Headcorn Road and 1-19 Penshurst Road.	S1	S1
AAPMod60	NT5	<p>Add a further 'Planning designation' applying to the site as follows:</p> <ul style="list-style-type: none"> • <u>Partially in Flood Zone 2</u> 	S1	S1
AAPMod61	NT5	<p>Amend 5th bullet under 'Site Requirements' to read:</p> <ul style="list-style-type: none"> • New retail provision to enlarge the existing <u>shopping parade local centre</u>, or creating a new local centre, opposite to <u>and incorporating appropriate town centre uses within</u> the new stadium, including the new <u>Moselle</u> public square. This should complement not compete with Bruce Grove District Centre. 	<p>S1/S3</p> <p>The modification consists mostly of factual updates. However it introduces a requirement to ensure compatibility with town centre uses within the stadium area, consistent with the existing planning permission for that site. The change is not considered to impact on baseline appraisal conclusions for positive effects upon economic sustainability objectives, including the economy and town centres.</p>	No change

AAPMod62	NT5	<p>Amend the ninth bullet point under 'Site Requirements' to read as follows:</p> <ul style="list-style-type: none"> <u>The regeneration of heritage assets should be considered where the benefits of change and sympathetic development can enhance the overall feasibility and benefit of future investment into the future of heritage buildings in the area. Where feasible, viable uses should be sought for existing heritage assets, which may require sensitive adaptations and sympathetic development to facilitate.</u> 	S3	No change
AAPMod63	NT5	<p>Delete 3rd bullet under 'Development Guidelines'.</p> <p><u>Part of the site has a licensed waste capacity, and this will need to be reprovided before development of this section of the site can commence in line with Policy SA4.</u></p>	S1	S1
AAPMod64	NT5	<p>Add a new 'Development Guideline' as follows:</p> <ul style="list-style-type: none"> <u>This central portion of the site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.</u> 	S1/S2	S1/S2
AAPMod65	NT6	<p>Add a new 'Development Guideline' to read as follows:</p> <ul style="list-style-type: none"> <u>This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.</u> 	S1/S2	S1/S2
AAPMod66	NT7	<p>Update the "Indicative Development Capacity" row in Site Description table to account for development consented on the site by planning permissions: The Northern Development Permission HGY/2011/2350 & HGY/2013/1976</p>	S1	S1

		<i>The Southern Development Permission HGY/2011/2351 Stadium Basement Permission HGY/2015/0964 Hybrid Development Permission HGY/2015/3000</i>		
AAPMod67	NT7	<i>Add a further 'Planning designation' as follows:</i> <ul style="list-style-type: none"> • Partially in Flood Zone 2 	S1	S1
AAPMod68	NT7	<i>Amend Site Allocation NT7 Part A to read:</i> Redevelopment of the existing football stadium to increase match day capacity, with the introduction of residential, commercial, retail , education, community, leisure and hotel uses, and improved public realm across the site.	S1	S1
AAPMod69	NT7	<i>Amend seventh bullet point under 'Site Requirements' as follows:</i> <ul style="list-style-type: none"> • The leisure-retail/commercial uses should be complementary and not compete with the uses proposed on the expanded Local Centre on the western side of the High Road within the High Road West area." 	S3	No change
AAPMod70	NT7	<i>Add a further 'Development Guideline' to read as follows:</i> <ul style="list-style-type: none"> • Part of the site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application. 	S1/S2	S1/S2
AAPMod71	NT7	<i>Add a further 'Development Guideline' to read as follows:</i> <ul style="list-style-type: none"> • This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy. 	S1/S2	S1/S2
AAPMod72	Table 6 pg	<i>Amend the development capacity for the Hale Tower</i>	S1	S1

	111	(within TH8) for town centre uses to read <u>1,800m²</u> and not <u>2,500m²</u> .		
AAPMod73	TH2	<p>Amend the First 'Site Requirement' to read:</p> <ul style="list-style-type: none"> Development will be required to be accompanied by a District Centre-wide masterplan <u>that accords with the principles set out in the most up-to-date Council-approved masterplan for the wider Growth Area. It should show ing how <u>development it</u> will complement:</u> <ul style="list-style-type: none"> - Existing/retained parts of the site; - Existing extant planning permissions; <u>and</u> - The requirements of this, and other District Centre policies; <u>and</u> - <u>The recommendations of the District Centre Framework, or other adopted masterplans for the District Centre.</u> 	S3	No change
AAPMod74	TH2	<p>Add a further 'Development Guideline':</p> <p><u>This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.</u></p>	S1/S2	S1/S2
AAPMod75	TH3	<p>Add a further 'Development Guideline' to read as follows:</p> <p><u>This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.</u></p>	S1/S2	S1/S2
AAPMod76	TH6	<p>Amend the first 'Site Requirements' to read:</p> <ul style="list-style-type: none"> The site <u>will hold is within</u> a Designated Employment Area: Regeneration Area <u>status and proposals for mixed-use employment-led development will be supported, where appropriate to recognise the</u> 	S1/S3	No change

		contribution to the local economy that this site can make . It is anticipated that the redevelopment of this site will not create a net reduction in employment floorspace.	site outputs, and so the modification does not alter the allocations overall. Therefore there is no impact on the appraisal findings.	
AAPMod77	TH6	<p><i>Amend the third 'Site Requirements' to read:</i></p> <ul style="list-style-type: none"> Residential development will only be acceptable for the purpose of cross-subsidising making viable the re-provision of employment floorspace. 	<p>S3</p> <p>Modification for clarity with no impacts on the appraisal.</p>	No change
AAPMod78	TH6	<p><i>Amend the second 'Development Guidelines' to read:</i></p> <ul style="list-style-type: none"> Development should utilise and improve the amenity, and respect the character of Down Lane Park with a street edging the park, with buildings providing an edge to that street and fronting the park to the west and north-west. 	S2	S2
AAPMod79	TH6	<p><i>Add a further 'Development Guideline':</i></p> <ul style="list-style-type: none"> This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application. 	S1/S2	S1/S2
AAPMod80	TH7	<p><i>Amend the heading to read Design Development Guidelines and amend the second guideline to read:</i></p> <ul style="list-style-type: none"> The mature trees on the site, and in the park should be protected and incorporated into any future design. The amenity of Down Lane Park should be protected and improved. 	<p>S1/S2</p> <p>The modification signposts the need to protect and improve the amenity of Down Lane park, consistent with policies elsewhere in the Plan. The change does not impact on the appraisal.</p>	S1/S2
AAPMod81	TH7	<i>Add a further 'Development Guideline' as follows:</i>	S1/S2	S1/S2

		<ul style="list-style-type: none"> <u>This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.</u> 		
AAPMod82	TH8	<p>Add a further 'Development Guideline' as follows:</p> <ul style="list-style-type: none"> <u>This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.</u> 	S1/S2	S1/S2
AAPMod83	TH9	<p>Amend the indicative development capacity for the commercial floorspace to read <u>3,200m²</u> and not <u>1,570m²</u>.</p>	S1	S1
AAPMod84	TH9	<p>Amend the second 'Site Requirements' to read:</p> <ul style="list-style-type: none"> The site <u>will hold is within</u> a Designated Employment Area: Regeneration Area <u>status to recognise the contribution to the local economy that this site can make and proposals for mixed-use employment-led development will be supported, where appropriate.</u> 	<p>S3</p> <p>The modification clarifies support for mixed-use employment-led development. This is also recognised in the site outputs, and so the modification does not alter the allocations overall. Therefore there is no impact on the appraisal findings.</p>	No change
AAPMod85	TH9	<p>Amend the fourth 'Development Guidelines' to read:</p> <ul style="list-style-type: none"> The Environment Agency will be a key stakeholder in agreeing any new development proposals as the site is just outside of a high flood risk area. <u>In addition</u>, the site is in close proximity to the Walthamstow Marshes SSSI, Lee Valley Ramsar Site and Special Protection Areas. <u>Proposals should protect and enhance the nature conservation value of these sites in line with DM19, and applicants are encouraged to consult Natural England prior to submitting applications.</u> 	<p>S2</p> <p>The addition of this text further supports the site requirement to have regard to the environmental and ecological interests in this area. The modification reinforces the local plan policies to protect and enhance the natural environment. However the change is not considered so</p>	No change

			significant as to alter the SA findings. As set out in the baseline appraisal, given the scale of development and the many interdependencies that ultimately determine the overall impact on the natural environment, effects will be better understood having regard to the details of individual schemes.	
AAPMod86	TH9	<p><i>Amend the fifth bullet point under ‘Development Guidelines’ to read as follows:</i></p> <ul style="list-style-type: none"> • Building heights will have to respond to the site’s location within the Lee Valley Regional Park, and for the garage site, the need to maintain the proximity and openness of the ‘Green Belt’. 	S2	S2
AAPMod87	TH10	<p><i>Add a further ‘Planning designation’ as follows</i></p> <ul style="list-style-type: none"> • Partially in Flood Zone 2 	S1	S1
AAPMod88	TH10	<p><i>Amend the head to read Design Development Guidelines and amend the sixth guideline to read:</i></p> <ul style="list-style-type: none"> • Development of this site should create a public realm which enables a safe connection between the Green Grid, the new District Centre and Down Lane Park. This should include retention and improvements to the trees planted along Chesnut Road provision for a “green buffer” at this site to protect local amenity. 	S2	S2
AAPMod89	TH11	<i>Delete “Indicative Development Capacity” row/figures in Site Description Table.</i>	S1	S1
AAPMod90	TH11	<i>Amend Site Allocation TH11, paragraph 5.173, to read:</i>	The modification clarifies	No change.

		<p>Potential <u>mixed-use employment-led development</u> to increase accessibility, and provide increased <u>maximise</u> employment floorspace and <u>provision for</u> warehouse living accommodation.</p>	<p>expectations in respect of the site development principles, bringing wording in line with corresponding policies elsewhere in the Local Plan. The policy now seeks to maximise employment floorspace, bringing greater flexibility for proposals subject to individual site circumstances, however the overall thrust of the policy objectives remain. There is therefore no impact on the baseline appraisal.</p>	
AAPMod91	TH11	<p><i>Amend paragraph 5.174 to read:</i></p> <p><u>A number of these employment buildings have been subject to unlawful occupation and conversion to residential uses. The Council has made provision for Warehouse Living at this site, having regard to the existing uses and site's potential to deliver mixed-use development Where these uses demonstrably support new/existing floorspace within mixed use premises, the Council is seeking to expand and coordinate such uses through Policies DM38 and DM39. The recognition and improvement of buildings identified</u> in accordance with Policies <u>DM38 and DM39, which</u> will support the AAP objectives and create a new point of interest within Tottenham Hale where people can live, work and visit.</p>	S2	S2
AAPMod92	TH11	<p><i>Amend the second 'Site Requirement' to read:</i></p> <ul style="list-style-type: none"> The site <u>will be given is within</u> a Designated 	S3 The modification clarifies	No change

		Employment Area: Regeneration Area <u>status and proposals for mixed-use employment-led development will be supported, where appropriate, to reflect the Council's aspiration</u> to create a mix of uses on this site through the re-introduction of creative employment uses.	support for mixed-use employment-led development. This is also recognised in the site outputs, and so the modification does not alter the allocations overall. Therefore there is no impact on the appraisal findings.	
AAPMod93	TH12 – site boundary	<i>Amend site boundary to include the annex building on Herbert Road as detailed in Emphyrean Development response to Reg 19 consultation. See site plan pg 4 of Emphyrean Development representation.</i>	S1	S1
AAPMod94	TH12	<i>Amend Site Allocation TH12, paragraph 5.175, to read:</i> Potential redevelopment of the sites for <u>commercial-led mixed-use employment-led</u> development <u>with residential</u> .	S3 The modification clarifies support for mixed-use employment-led development. This is also recognised in the site outputs, and so the modification does not alter the allocations overall. Therefore there is no impact on the appraisal findings.	No change
AAPMod95	TH12	<i>Amend the first 'Site Requirement' to read:</i> <ul style="list-style-type: none"> The site <u>will be given is within</u> a Designated Employment Area – Regeneration Area <u>and proposals for mixed-use employment-led development will be supported, where appropriate, status to reflect the Council's aspiration</u> to create a mix of uses <u>on this site</u> through the re-introduction of creative employment uses. 	S3 The modification clarifies support for mixed-use employment-led development. This is also recognised in the site outputs, and so the modification does not alter the allocations overall. Therefore there is no impact on the	No change

			appraisal findings.	
AAPMod96	TH12	<p><i>Amend 2nd sentence of the second 'Site Requirement' to read:</i></p> <ul style="list-style-type: none"> Residential <u>uses</u> will be permitted to cross-subsidise <u>optimise the delivery of</u> new employment stock, and should be located adjacent to the existing residential uses adjoining the site. 	<p>S3</p> <p>Modification retains in principle support for the introduction of residential uses to enable delivery of new employment floorspace. The policy intent remains and therefore there is no impact on the appraisal findings.</p>	No change
AAPMod97	TH13	<p><i>Amend Site Allocation TH13, paragraph 5.175, to read:</i></p> <p>Potential <u>mixed-use employment-led development</u> to increase accessibility, provide increased <u>maximise</u> employment floorspace and <u>provision for</u> warehouse living accommodation.</p>	<p>The modification clarifies expectations in respect of the site development principles, bringing wording in line with corresponding policies elsewhere in the Local Plan. The policy now seeks to maximise employment floorspace, bringing greater flexibility for proposals subject to individual site circumstances, however the overall thrust of the policy objectives remain. There is therefore no impact on the baseline appraisal.</p>	No change
AAPMod98	TH13	<p><i>Amend the first 'Site Requirement' to read:</i></p> <ul style="list-style-type: none"> The site will be given is within a Designated Employment Area – Regeneration Area <u>and proposals for mixed-use employment-led development will be supported, where appropriate, status to reflect the</u> 	<p>S1/S3</p> <p>The modification clarifies support for mixed-use employment-led development. This is also recognised in the</p>	No change

		<u>Council's aspiration</u> to create a mix of uses <u>on this site</u> through the re-introduction of creative employment uses.	site outputs, and so the modification does not alter the allocations overall. Therefore there is no impact on the appraisal findings.	
AAPMod99	TH13	<p><i>Amend second sentence of the second 'Site Requirement' to read:</i></p> <p>Residential uses will be permitted only on the Stamford Road frontage to cross-subsidise <u>optimise the delivery of</u> new employment stock, and should be located adjacent to the existing residential uses adjoining the site.</p>	<p>S3</p> <p>Modification retains in principle support for the introduction of residential uses to enable delivery of new employment floorspace. The policy intent remains and therefore there is no impact on the appraisal findings.</p>	No change
AAPMod100	TH13	<p><i>Add a further 'Development Guideline' as follows:</i></p> <ul style="list-style-type: none"> <u>This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.</u> 	S1/S2	S1/S2
AAPMod101	Monitoring paragraph 6.14	<p><i>Insert a new paragraph following paragraph 6.14 to read:</i></p> <p><u>Where monitoring indicates that a strategic objective, elements of the AAP spatial strategy, or specific plan targets are not being delivered, the Council will assess the reasons for any departure and may consider, as appropriate, the actions/contingencies listed in the monitoring tables alongside other appropriate interventions.</u></p>	S2	S2
AAPMod102	Appendix A	<i>Include at the end of Appendix A the trajectories for housing, employment floorspace, and retail, as well as a commentary on the trajectory for infrastructure</i>	S1	S1

		<i>provision. This is set out at the end of this schedule</i>		
Minor Modifications				
Modification Reference	Policy / Para / Page	Description of Change	SA Screening	HRA Screening
AAPMinor1	Whole Local Plan	<i>Throughout documents: Replace “Consequentially” with “Consequently”</i>	S1	S1
AAPMinor2	Paragraph 2.36	<p><i>Amend the first two sentences of Paragraph 2.36 as follows:</i></p> <p>The AAP offers opportunities to support the vitality of the town centre <u>through the provision of additional retail floorspace to meet identified needs and also to consolidate and strengthen the existing offer</u>. For example, centre can be proactively managed, including by reducing in size the Primary Shopping Area, so as to encourage a wider range of uses to move into the periphery of centres, to help attract visitors <u>(including from beyond the existing catchments of centres)</u>, <u>improve the retention of expenditure within the centres</u> and better concentrate shopping activity.</p>	S1	S1
AAPMinor3	Paragraph 2.37	<p><i>Amend the last sentence of paragraph 2.37 to read as follows:</i></p> <p>This can be achieved by establishing the location as a premier leisure destination for London whilst also retaining <u>and enhancing</u> a <u>more</u> local retail function to support the community.</p>	S1	S1
AAPMinor4	Paragraph 2.50	<p><i>Amend first sentence of paragraph 2.50 to read:</i></p> <p>The Tottenham area contains a <u>large</u> number of listed buildings, both statutory listed and local listed.</p>	S1	S1
AAPMinor5	Paragraph 2.55	<i>Amend second last sentence of paragraph 2.55 to read:</i>	S1	S1

		Recognising this, Historic England has included several of the listed buildings in the Heritage at Risk Register, which is compiled using information provided by the Council .		
AAPMinor6	Paragraph 3.11	<i>Amend 1st sentence of paragraph 3.11 to read:</i> The vision for Tottenham is supported by eight-seven strategic objectives.	S1	S1
AAPMinor7	Paragraph 3.17	<i>Amend subheading to read Objective 6 and amend the second sentence of paragraph 3.17 to read:</i> Many people love living there and feel they belong, but a growing Tottenham will need improved health care provision, leisure opportunities , a continued joint effort to further reduce crime and support to foster strong and new social networks.	S1	S1
AAPMinor8	Paragraph 4.13	<i>Amend 1st sentence of paragraph 4.13 to read:</i> Tottenham also has an ageing stock of Council housing and rather than re-providing or renovating low quality existing stock which is not a sustainable solution and it not viable, the Council will support proposals for more widespread renewal of Tottenham’s housing estates in accordance with policy AAP2(E) AAP3(D) .	S1	S1
AAPMinor9	Paragraph 4.15	<i>Amend the second line of the paragraph to read:</i> ‘AAP2(D) AAP3(D) will ensure ...’	S1	S1
AAPMinor10	AAP 11	<i>Amend Policy AAP 11 (B) to read:</i> “The Council will actively seek to introduce tertiary employment education operators...”	S1	S1
AAPMinor11	AAP 11	<i>Include at the end of Policy AAP 11 (C):</i> (See Infrastructure Delivery Plan at Appendix 4 of the	S1	S1

		Strategic Policies DPD		
AAPMinor12	SS3	<i>Amend the site allocation map to demark Brunel Walk, to better distinguish Brunel Walk from the Turner Avenue estate.</i>	S1	S1
AAPMinor13	Paragraph 5.84	<i>Amend bullet point 6 of paragraph 5.84 to read:</i> <ul style="list-style-type: none"> To create a new premier leisure and sports destination for London 	S1	S1
AAPMinor14	Paragraph 5.94	<i>Amend paragraph 5.94 final bullet to read:</i> Enhancing the heritage assets that contribute positively to the conservation area by a programme of improvements to refurbish and reuse existing buildings, including facade and public realm improvements and increased safety safer and more accessible environments.	S2	S2
AAPMinor15	NT7	<i>Under Existing Planning Permission, delete current text and replace with the following:</i> The Northern Development Permission HGY/2011/2350 & HGY/2013/1976 The Southern Development Permission HGY/2011/2351 Stadium Basement Permission HGY/2015/0964 Hybrid Development Permission HGY/2015/3000: "Proposed demolition and comprehensive phased redevelopment for stadium (Class D2) with hotel (Class C1), Tottenham Experience (sui generis), sports centre (Class D2); community (Class D1) and / or offices (Class B1); housing (Class C3); and health centre (Class D1); together with associated facilities including the construction of new and altered roads, footways; public and private open spaces; landscaping and related works. Details of "appearance" and "landscape" are	S1	S1

		<p><u>reserved in relation to the residential buildings and associated community and / or office building. Details of "appearance" and "scale" are reserved in relation to the sports centre building. Details of "appearance" are reserved in relation to the health centre building. Proposal includes the demolition of 3 locally listed buildings and includes works to a Grade II Listed building for which a separate Listed Building application has been submitted (Ref: HGY/2015/3001)."</u></p> <p><u>HGY/2015/3001:</u> <u>"Listed building consent for internal and external works to No.744 High Road, all in connection with the use of the building for ancillary museum uses associated with a separate planning application for the Northumberland Development Project."</u></p> <p><u>HGY/2015/3002 (at 44 White Hart Lane):</u> <u>"Erection for a temporary period of, together with use as, a construction compound."</u></p>		
AAPMinor16	TH9	<p><i>Amend paragraph 5.169 to read:</i></p> <p>Comprehensive redevelopment to provide a mix of uses, with replacement employment floorspace, new residential and a leisure destination linked to the Lee Valley Regional Park.</p>	S1	S1

Amended Figure 1.4 as follows:

Figure 1.4: Tottenham Area Action Plan Key Diagram



Retain Table 10 in Appendix A, providing the delivery summary but replace the individual sites table with the following Tables:

Table 11: Tottenham AAP Housing Trajectory 2011/12 to 2025/26

<u>Location & Sites</u>	<u>Status</u>	<u>Total units</u>	<u>Delivery Period</u>		
			<u>(2011/12 – 2015/16)</u>	<u>(2016/17 – 2020/21)</u>	<u>(2021/22 – 2025/26)</u>
<u>TOTTENHAM HALE GROWTH AREA (5,080 units)</u>					
<u>Completions (including notable schemes)</u>					
<u>Hale Village & Village Tower (HGY/2006/1177), (HGY/2012/2210) & (HGY/2014/1608)</u>	<u>Partially Delivered</u>	<u>2,423</u>	<u>2,170</u>	<u>253</u>	
<u>1-13 Herbert Rd</u>	<u>Delivered</u>	<u>11</u>	<u>11</u>		
<u>Stainby Rd (HGY/2010/2025)</u>	<u>Delivered</u>	<u>22</u>	<u>22</u>		
<u>193-197 Broad Lane (HGY/2010/1428)</u>	<u>Delivered</u>	<u>29</u>	<u>29</u>		
<u>Small sites</u>	<u>Delivered</u>	<u>0</u>			
<u>Sites with Planning Permission</u>					
<u>Small sites</u>	<u>Under construction</u>	<u>0</u>		<u>0</u>	
<u>Small sites</u>	<u>Not started</u>	<u>0</u>		<u>0</u>	
<u>Site Allocations</u>					
<u>Station Interchange (TH2)</u>		<u>138</u>		<u>138</u>	
<u>Tottenham Hale Retail Park (TH3)</u>		<u>992</u>			<u>992</u>
<u>Station Square West (TH4)</u>	<u>Part Pre-app</u>	<u>297</u>		<u>297</u>	
<u>Station Square North (TH5)</u>	<u>Part Pre-app</u>	<u>213</u>		<u>213</u>	
<u>Ashley Road South (TH6)</u>	<u>Part pre-app</u>	<u>444</u>		<u>222</u>	<u>222</u>
<u>Ashley Road North (TH7)</u>	<u>Pre-app</u>	<u>147</u>		<u>147</u>	
<u>Hale Wharf (TH9)</u>	<u>Pre-app</u>	<u>405</u>		<u>405</u>	
<u>Welbourne Centre & Monument Way (TH10)</u>	<u>Part pre-app</u>	<u>298</u>		<u>298</u>	

<u>Fountayne Rd (TH11)</u>		<u>113</u>			<u>113</u>
<u>Herbert Rd (TH12)</u>		<u>66</u>			<u>66</u>
<u>Constable Crescent (TH13)</u>		<u>66</u>			<u>66</u>
<u>TOTTENHAM HALE GROWTH AREA TOTALS</u>		<u>5,664</u>	<u>2,232</u>	<u>1,973</u>	<u>1,459</u>
<u>NORTH TOTTENHAM GROWTH AREA (3,850 units)</u>					
<u>Completions (including notable schemes)</u>					
<u>Former Cannon Rubber Factory, 881 High Road N15 4RS (HGY/2012/2128)</u>	<u>Delivered</u>	<u>222</u>	<u>222</u>		
<u>Park Tavern pub (HGY/2008/2220)</u>	<u>Delivered</u>	<u>34</u>	<u>34</u>		
<u>Small sites</u>	<u>Delivered</u>	<u>18</u>	<u>18</u>		
<u>Sites with Planning Permission</u>					
<u>700-702 Tottenham High Rd (HGY/2009/1122)</u>		<u>14</u>		<u>14</u>	
<u>Tottenham Hotspur Stadium (HGY/2015/3000)</u>	<u>Not started</u>	<u>585</u>		<u>585</u>	
<u>Pretoria Road (HGY/2014/1080)</u>	<u>Under Construction</u>	<u>52</u>		<u>52</u>	
<u>72-72a Willoughby Lane (HGY/2014/3430)</u>		<u>15</u>		<u>15</u>	
<u>Imperial House, Willoughby Lane (HGY/2015/0134) Prior Approval</u>		<u>40</u>		<u>40</u>	
<u>Small sites</u>	<u>Under construction</u>	<u>2</u>		<u>2</u>	
<u>Small sites</u>	<u>Not started</u>	<u>11</u>		<u>11</u>	
<u>Site Allocations</u>					
<u>Northumberland Park North (NT3)</u>		<u>472</u>			<u>472</u>
<u>Northumberland Park Estate</u>		<u>1,929</u>			<u>1,929</u>

<u>Renewal (NT4)</u>					
<u>High Road West (NT5)</u>		<u>1,200</u>		<u>200</u>	<u>1,000</u>
<u>North of White Hart Lane (NT6)</u>		<u>100</u>		<u>0</u>	<u>100</u>
<u>NORTH TOTTENHAM GROWTH AREA TOTALS</u>		<u>4,694</u>	<u>274</u>	<u>919</u>	<u>3,501</u>
<u>SEVEN SISTERS CORRIDOR AREA OF CHANGE (1,730 units)</u>					
<u>Completions (including notable schemes)</u>					
<u>Florentia Court, Vale Road (HGY/2014/2100)</u>	<u>Delivered</u>	<u>12</u>	<u>12</u>		
<u>Small sites</u>	<u>Delivered</u>	<u>14</u>	<u>14</u>		
<u>Sites with Planning Permission</u>					
<u>St Ann's Hospital (SA28) (HGY/2014/1691)</u>		<u>456</u>		<u>456</u>	
<u>St Ann's Police Station (HGY/2015/3729)</u>		<u>28</u>		<u>28</u>	
<u>Ward's Corner (HGY/2012/0915) (SS3)</u>		<u>163</u>		<u>163</u>	
<u>Apex House (SS6) (HGY/2015/2915)</u>		<u>163</u>		<u>163</u>	
<u>Small sites</u>	<u>Under construction</u>	<u>0</u>		<u>0</u>	
<u>Small sites</u>	<u>Not started</u>	<u>1</u>		<u>1</u>	
<u>Site Allocations</u>					
<u>Gourley Triangle (SS4)</u>		<u>191</u>			<u>191</u>
<u>Arena Retail Park (SA29)</u>		<u>539</u>			<u>539</u>
<u>Arena Design Centre (SA30)</u>		<u>40</u>		<u>40</u>	
<u>Crusader Industrial Estate (SA31)</u>		<u>64</u>		<u>64</u>	
<u>Omega Works (SA32)</u>		<u>40</u>		<u>40</u>	
<u>Vale/Eade Roads (SA33)</u>		<u>101</u>		<u>101</u>	
<u>Overbury & Eade Roads</u>		<u>141</u>		<u>141</u>	

<u>(SA34)</u>					
<u>L/b Seven Sisters Road & Tewkesbury Road (SA35)</u>		<u>63</u>			<u>63</u>
<u>SEVEN SISTERS CORRIDOR AREA OF CHANGE TOTALS</u>		<u>2,016</u>	<u>26</u>	<u>1,197</u>	<u>793</u>
<u>TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE (525 units)</u>					
<u>Completions (including notable schemes)</u>					
<u>Lawrence Rd Phase 1 (HGY/2012/1983)</u>	<u>Majority Delivered</u>	<u>264</u>	<u>264</u>		
<u>97-99 Phillip Lane (HGY/2008/1738)</u>	<u>Delivered</u>	<u>10</u>	<u>10</u>		
<u>658-660 Tottenham High Rd (HGY/2007/2245)</u>	<u>Delivered</u>	<u>27</u>	<u>27</u>		
<u>596-606 Tottenham High Rd (HGY/2010/0201)</u>	<u>Delivered</u>	<u>36</u>	<u>36</u>		
<u>R/o Tottenham Town Hall</u>	<u>Delivered</u>	<u>109</u>	<u>109</u>		
<u>Protheroe House (2013/2465)</u>	<u>Delivered</u>	<u>50</u>	<u>50</u>		
<u>530-536 High Road N17 9SX (HGY/2013/0745)</u>	<u>Delivered</u>	<u>13</u>	<u>13</u>		
<u>Small sites</u>	<u>Delivered</u>	<u>59</u>	<u>59</u>		
<u>Sites with Planning Permission</u>					
<u>638 High Road N17 0AA (HGY/2012/0427)</u>		<u>26</u>		<u>26</u>	
<u>Land rear of 318-320 High Rd (HGY/2013/1985) (SS1)</u>		<u>18</u>		<u>18</u>	
<u>Saltram Close Housing Estate Site C Saltram Close N15 (HGY/2005/1257C)</u>		<u>15</u>		<u>15</u>	
<u>5 Bruce Grove (HGY/2014/1041)</u>		<u>13</u>		<u>13</u>	
<u>7 Bruce Grove N17 6RA</u>		<u>13</u>		<u>13</u>	

(HGY/2012/0563)					
2 Chestnut Rd (HGY/2013/0155)		64		64	
Small sites	Under construction	9		9	
Small sites	Not started	2		2	
Site Allocations					
Lawrence Rd Phase 2 (SS2)	Pre-app	178		178	
Tottenham Police Station & Reynardson Court (TG3)		30		30	
Tottenham Chances & Nicholson Court (TG2)		34			34
Bruce Grove Station (BG2)		11		11	
Bruce Grove Snooker Hall & Banqueting Suite (BG3)		49			49
Tottenham Delivery Office (BG4)		49			49
TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE					
TOTALS		1,079	568	379	132
TOTALS		13,453	3,100	4,468	5,855

[7.10](#) In accordance with Policy SP8, a net increase of 23,800m² of B Class employment floorspace is required across the borough up to 2026. The Tottenham area contains the majority of the borough's remaining large industrial estates and therefore has a significant role in meeting the increased floorspace requirement. The Tottenham AAP identifies a number of strategic sites where employment-led, mixed use redevelopment is promoted to secure the renewal or reconfiguration of existing floorspace. These sites are set out in the Table 12 below. An indicative employment floorspace capacity for each site is also shown; however it is recognised that these figures are indicative and are gross floorspace. The actual amount of floorspace (gross and net) will depend on the floorspace to be retained and reconfigured, the achievement of the maximum employment floorspace on existing employment sites having regard to the proposed overall mix, site layout and constraints, and viability.

Table 12 Tottenham AAP Employment Trajectory

<u>Site Allocation Reference</u>	<u>Site Allocation Address</u>	<u>Indicative Employment Floorspace</u>	<u>6-10 years (2016/17-2021)</u>	<u>11-15 years (2021/22-2025/26)</u>
<u>SS2</u>	<u>Lawrence Road</u>	<u>1,390m²</u>	<u>1,390m²</u>	
<u>SS4</u>	<u>Gourley Triangle</u>	<u>6,570m²</u>		<u>6,570m²</u>
<u>TG3</u>	<u>Tottenham Police Station and Reynardson Court</u>	<u>1,230m²</u>	<u>1,230m²</u>	
<u>BG2</u>	<u>Bruce Grove Station</u>	<u>100m²</u>	<u>100m²</u>	
<u>BG4</u>	<u>Tottenham Delivery Office</u>	<u>370m²</u>		<u>370m²</u>
<u>NT3</u>	<u>Northumberland Park North</u>	<u>340m²</u>		<u>340m²</u>
<u>NT4</u>	<u>Northumberland Park Estate Renewal</u>	<u>1,550m²</u>		<u>1,550m²</u>
<u>NT5</u>	<u>High Road West</u>	<u>4,350m²</u>	<u>2,175m²</u>	<u>2,175m²</u>
<u>NT7</u>	<u>Tottenham Hotspur Stadium</u>	<u>730m²</u>	<u>730m²</u>	
<u>TH3</u>	<u>Tottenham Hale Retail Park</u>	<u>13,900m²</u>		<u>13,900m²</u>
<u>TH5</u>	<u>Station Square North</u>	<u>7,350m²</u>	<u>7,350m²</u>	
<u>TH6</u>	<u>Ashley Road South Employment Area</u>	<u>15,300m²</u>	<u>7,650m²</u>	<u>7,650m²</u>
<u>TH8</u>	<u>Hale Village</u>	<u>4,000m²</u>	<u>4,000m²</u>	
<u>TH9</u>	<u>Hale Wharf</u>	<u>3,200m²</u>	<u>3,200m²</u>	
<u>TH11</u>	<u>Fountayne Road</u>	<u>3,900m²</u>		<u>3,900m²</u>
<u>TH12</u>	<u>Herbert Road</u>	<u>2,300m²</u>		<u>2,300m²</u>
<u>TH13</u>	<u>Constable Crescent</u>	<u>2,300m²</u>		<u>2,300m²</u>
	<u>TOTAL</u>	<u>68,880m²</u>	<u>27,825m²</u>	<u>41,055m²</u>

7.11 In accordance with Strategic Policy SP10, the Local Plan establishes a requirement for an increase in retail provision of 23,995m² floorspace (13,800m² comparison goods and 10,195m² convenience) across the borough up to 2026. To meet this requirement, the Tottenham AAP identifies sites with potential to deliver 85,570m² of town centre uses floorspace. The vast majority of this town centre floorspace is anticipated to be within the retail Use Classes and includes the reorientation of the Retail Park in Tottenham Hale to a District Centre and the expansion of a leisure-oriented local centre in North Tottenham. It is important to note that the figures set out in Table 12 are gross and indicative, and as mentioned in relation to the Tottenham Retail Park will replace the existing big box retailing with a more fine-grained, mixed use, walk-to retail typology. This may therefore not result in a significant change in the total on-site retail floorspace.

Table 12 Town Centre, including retail floorspace, Trajectory

<u>Development Plan Document</u>	<u>Site Allocation Reference</u>	<u>Site Allocation Address</u>	<u>Indicative Town Centre Floor space, inc retail</u>	<u>6-10 years (2016-2021)</u>	<u>11-15 years (2021-2026)</u>
<u>Tottenham Area Action Plan</u>	<u>SS5</u>	<u>Ward's Corner</u>	<u>3,700m²</u>	<u>3,700m²</u>	
	<u>SS6</u>	<u>Apex House & Seacole Court</u>	<u>1,600m²</u>	<u>1,600m²</u>	
	<u>TG3</u>	<u>Tottenham Police Station and Reynardson Court</u>	<u>490m²</u>	<u>490m²</u>	
	<u>BG2</u>	<u>Bruce Grove Station</u>	<u>100m²</u>	<u>100m²</u>	
	<u>BG3</u>	<u>Bruce Grove Snooker Hall & Banqueting Suite</u>	<u>850m²</u>		<u>850m²</u>
	<u>NT3</u>	<u>Northumberland Park North</u>	<u>340m²</u>		<u>340m²</u>
	<u>NT4</u>	<u>Northumberland Park Estate Renewal</u>	<u>1,550m²</u>		<u>1,550m²</u>
	<u>NT5</u>	<u>High Road West</u>	<u>11,740m²</u>	<u>5,870m²</u>	<u>5,870m²</u>
	<u>NT6</u>	<u>North of White Hart Lane</u>	<u>1,000m²</u>	<u>500m²</u>	<u>500m²</u>
	<u>NT7</u>	<u>Tottenham Hotspur Stadium</u>	<u>36,600m²</u>	<u>36,600m²</u>	
	<u>TH2</u>	<u>Station Interchange</u>	<u>2,400m²</u>	<u>2,400m²</u>	
	<u>TH3</u>	<u>Tottenham Hale Retail Park</u>	<u>13,900m²</u>		<u>13,900m²</u>
<u>TH4</u>	<u>Station Square West</u>	<u>5,200m²</u>	<u>5,200m²</u>		

	<u>TH8</u>	<u>Hale Village</u>	<u>6,100m²</u>	<u>6,100m²</u>	
		<u>TOTAL</u>	<u>85,570m²</u>	<u>62,560m²</u>	<u>23,010m²</u>

7.12 The physical and social infrastructure required to support the development and growth planned for in Tottenham, through both the Strategic Policies DPD and the Tottenham AAP, is set out in the Council's Infrastructure Delivery Plan (IDP). The IDP is intended to be a live document and will be updated regularly to take into account the monitoring of infrastructure delivery and changes to the service plans and funding commitments of the delivery bodies. For the latest position on the infrastructure requirements, and delivery against these, please visit the Council's website <http://www.haringey.gov.uk/localplan>