

# haringey heartlands

## development framework

April 2005

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This Development Framework has been prepared by:

The London Borough of Haringey

Strategic Sites and Projects

Environmental Services

639 High Road

London

N17 8BD

# Executive Summary

This document is a development framework for the Haringey Heartlands area. The area is located in the centre of the borough of Haringey adjoining Wood Green Town Centre and comprises large tracts of underused utilities lands. It has the potential to be a 'Heartland' for the borough linking east and west.

Haringey Heartlands is identified as an 'Area of Intensification' in the London Plan, which sets down minimum targets for new housing and employment in the area. Development frameworks are needed to provide guidance for such areas undergoing major change. They help ensure that major planning applications meet the strategic goals that have been set for an area.

The framework area comprises the whole of the western and eastern utilities lands, together with areas which provide vital links to Wood Green and Hornsey Centres. The western utilities lands north of Hornsey High Street now have planning permission and much of this area has now been redeveloped. In the light of progress made in connection with the redevelopment of this area, the main focus of the framework is on ensuring the successful integrated development of the eastern utilities lands. On the eastern utilities lands significant residential and employment development is needed to meet objectives set out in the London Plan, to provide jobs and homes in an area of high unemployment and deprivation. The wider objective is a new mixed use, high quality urban community and development proposals should be set in the context of this framework to facilitate comprehensive redevelopment of the site. The heartlands has also been extended from previous planning exercises to include areas that provide opportunities to improve links through to Wood Green and Hornsey Centres. The framework replaces the existing planning brief for the Hornsey Depot and Hornsey waterworks.

This document proposes better links to Wood Green Town Centre. Another key proposal will be the development of a Business Enterprise Centre on the eastern utility lands, in partnership with the London Development Agency. There will also be new public open spaces. The objective is to achieve the highest standards of sustainable urban design and development.

There is an identified need to increase the number of school places which will require land for a new school. The framework proposes to provide a new school on the eastern utility lands. In addition, the framework proposes to create a new vehicular and pedestrian route through the framework area to help reduce the impact of any development on existing roads.

Haringey, the Greater London Authority and the London Development Agency consider that these outcomes can best be met through a comprehensive approach to development.

The development of Haringey Heartlands represents an exciting opportunity to meet Haringey's and London's needs. This document has been prepared following an extensive public consultation exercise, the details of which are set out in a separate schedule annexed to this Framework. The schedule details who responded, the comments received, Haringey's response to them and any revisions made.

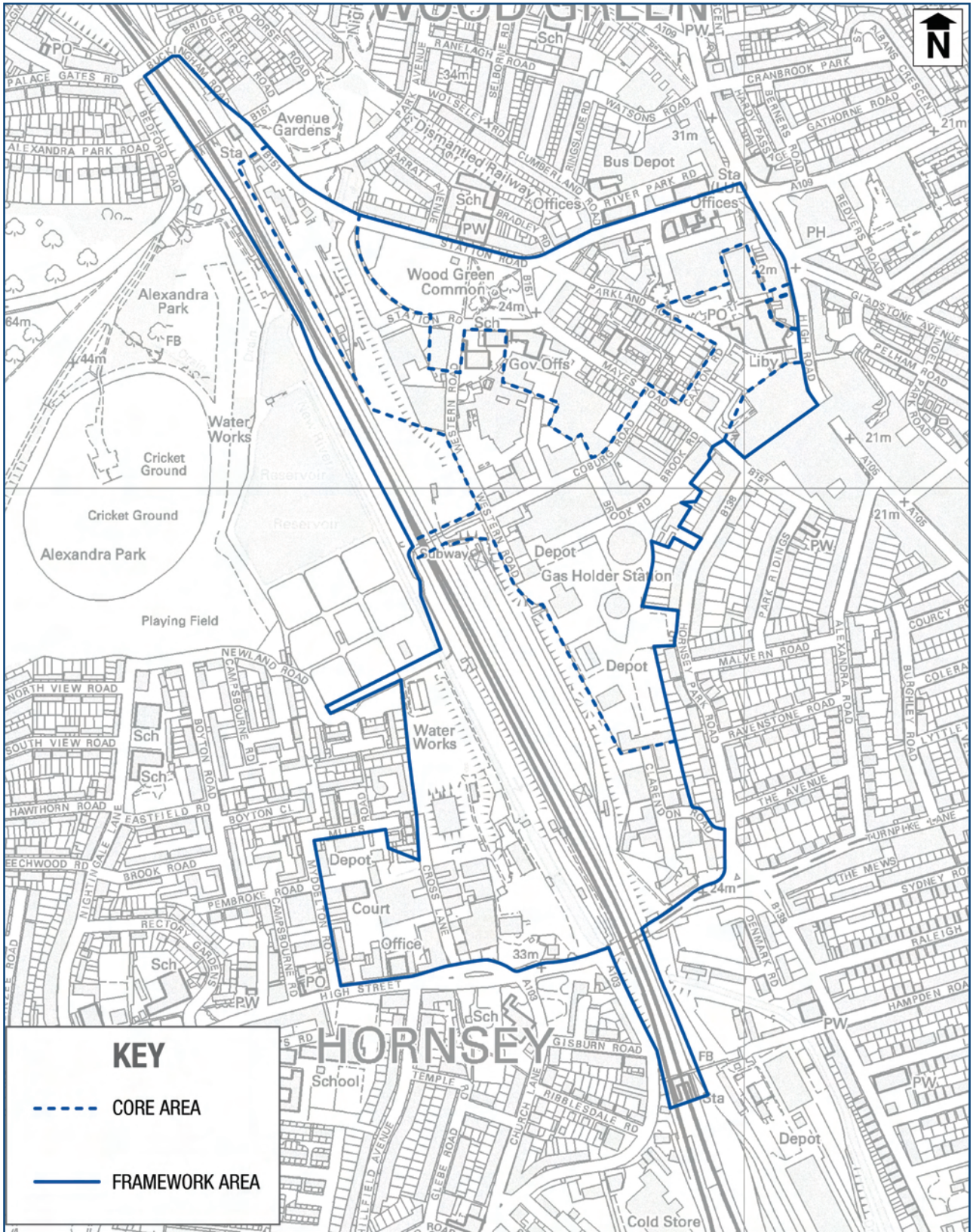


FIGURE 1: Area covered by the Framework and the Core Area

Not to scale

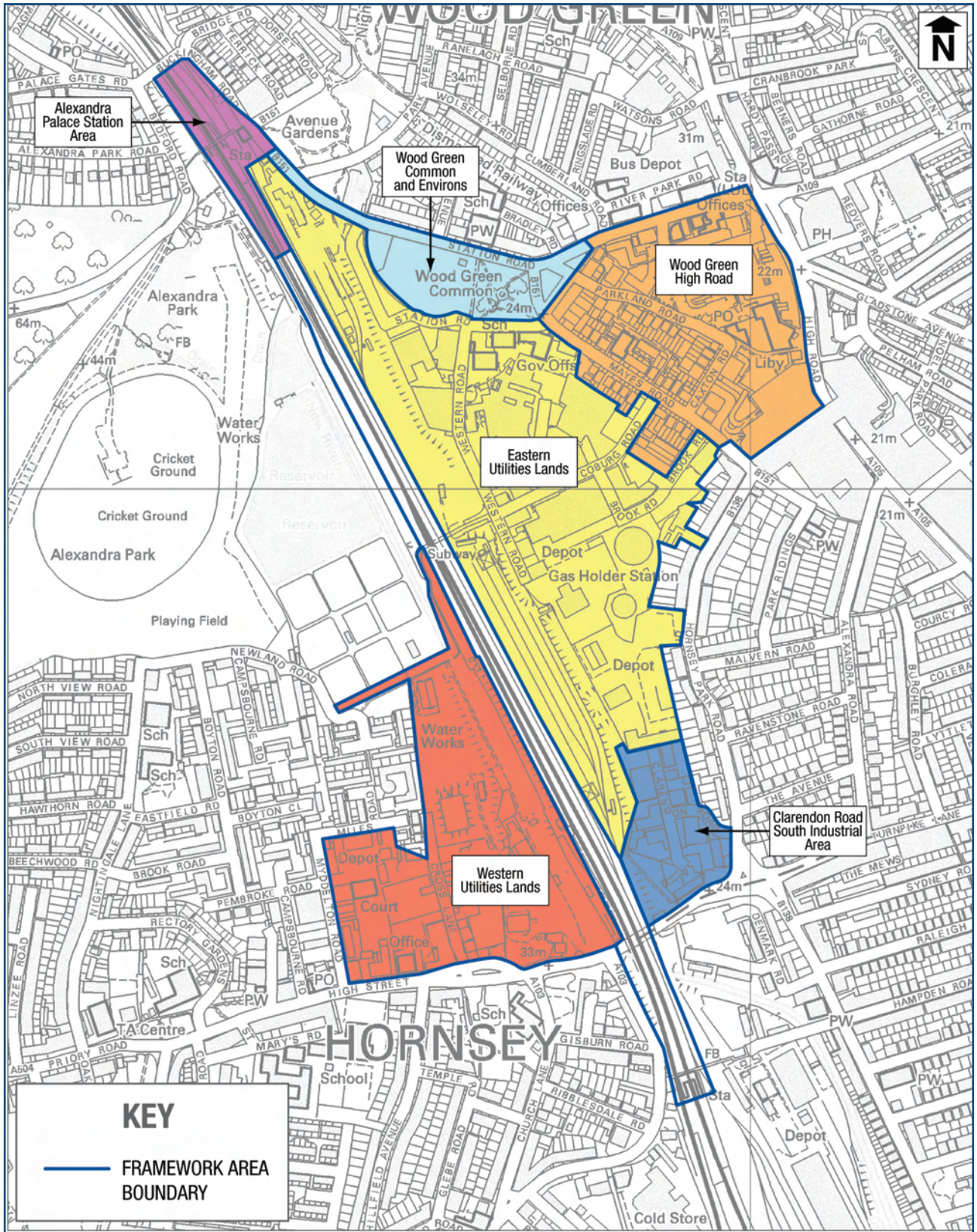


FIGURE 2: Character Areas within the Framework Area

Not to scale