

8 OPEN SPACE

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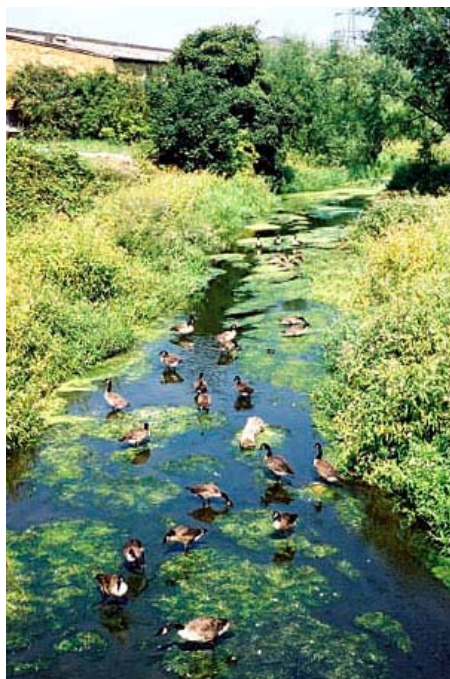
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Open Space

Providing open space recreation for all

Introduction

8.1 The quality and quantity of open space (both green and non-green) plays an important role in defining the character of an area and the sort of experience people get from using it. Open space is not limited to its visual impact. Its benefits are linked to sport, recreation, regeneration, the economy, health, culture, social inclusion, biodiversity, children's recreation and the environment. It provides a valuable resource and focus for local communities. However, the pressure on open land increases as London becomes more compact and more intensively used, and so its protection becomes even more paramount. Existing open spaces should not be built on unless an assessment shows the open space is surplus to requirements. As part of the Local Development Framework, an SPD will include local open space standards. Where open space is built upon, that open space is lost forever. A Haringey Open Space and Sports Assessment was conducted in 2003 and is available from the Council. When considering policies in this Chapter, regard should be had to SPG9 Sustainability Statement – Including Checklist, SPG10a The Negotiation, Management and Monitoring of Planning Obligations and SPG8d Biodiversity, Landscaping and Trees.

8.2 Guiding Principles

- Everybody in the borough should have good access to well-maintained, good quality, and sustainable open space.

8.3 Key Objectives

- To protect and promote a network of open space
- To maintain a satisfactory level of easily accessed open space in the borough with a variety of uses.
- Ensure that the flora and fauna with nature conservation value, environmental value or amenity value in the borough is protected and encouraged, and that the provision helps to meet the aims of the Haringey Biodiversity Action Plan (draft 2002).

CORE POLICIES

8.4 The Council has designated some of its open land into particular categories in order to ensure that it is protected from unsuitable development and that the character of the open land remains essentially open. The three strongest categories of protection in the borough are Green Belt, Metropolitan Open Land and Significant Local Open Land.

- 8.5 A “Haringey Open Space and Sports Assessment” was carried out in 2003 which provides a comprehensive and robust assessment of all open space over 0.25 hectares and all public and private sporting facilities in the borough. It is linked to a study by the GLA on all the ecologically important sites in the borough (Sites of Importance for Nature Conservation in Haringey GLA, 2003). The recommendations from both studies in terms of land designation (both additions and deletions from the previous plan) have been implemented and are now reflected in this plan.

OS1: GREEN BELT

The openness of the Green Belt as shown on the Proposals Map will be preserved. The character and quality of Green Belt will be safeguarded. There is a general presumption against inappropriate development; such development will only be approved in very special circumstances. Within the Green Belt planning permission will not be granted for development other than:

- a) the construction of a new building for one of the following purposes:**
 - (i) agriculture or forestry;**
 - (ii) essential facilities for outdoor sport or recreation, for cemeteries or for other uses of land which preserve the openness of the Green Belt and do not conflict with its purposes;**
 - (iii) limited infilling or redevelopment of major existing developed sites;**
- b) the re-use of existing buildings within the Green Belt provided that the proposal:**
 - (i) does not have a materially greater impact than the present use on the openness of the Green Belt, or on the fulfilment of its purposes;**
 - (ii) is for a building of permanent and substantial construction which is capable of conversion without major or complete reconstruction;**
 - (iii) is for a building with a form, bulk and general design which is in keeping with its surroundings;**
 - (iv) does not include a building extension or associated uses of land around the building which might conflict with the openness of the Green Belt and the purposes of including land in it.**

- 8.6 In order to maintain the open nature of Green Belt, the only uses for which buildings will be permitted are those that are outlined above. These uses are considered to be appropriate in regard to the function of Green Belt and in terms of their effect on the landscape and environment. The fact that land has been allowed to become derelict is not in itself to be regarded as sufficient reason for permitting development. When assessing development proposals on

Green Belt, the operational needs of utility companies should be taken into account. In particular cases, the essential need for new infrastructure may override the need to protect the open character of the Green Belt. Such development may be treated as very special circumstances in accordance with paragraphs 3.2 and 3.12 of PPG2. Green Belt in the borough is identified on the Proposals Map and in Schedule 9.

OS2: METROPOLITAN OPEN LAND (MOL)

The openness of MOL as shown on the Proposals Map will be preserved. The character and quality of MOL will be safeguarded. Development which is inappropriate will not be given planning permission except in very special circumstances. Limited development serving the needs of the visiting public may be permitted, if clearly ancillary to the identified purposes of MOL. Within MOL planning permission will not be granted for development other than:

- a) the construction of a new building for one of the following purposes:
 - (i) agriculture or forestry;**
 - (ii) essential facilities for outdoor sport or recreation, for cemeteries or for other uses of land which preserve the openness of the MOL and do not conflict with its purposes;**
 - (iii) limited infilling or redevelopment of major existing developed sites.****

- b) the re-use of existing buildings within MOL provided that the proposal:
 - (i) does not have a materially greater impact than the present use on the openness of the MOL, or on the fulfilment of its purposes;**
 - (ii) is for a building of permanent and substantial construction which is capable of conversion without major or complete reconstruction;**
 - (iii) is for a building with a form, bulk and general design which is in keeping with its surroundings;**
 - (iv) does not include a building extension or associated uses of land around the building which might conflict with the openness of the MOL and the purposes of including land in it.****

8.7 MOL is any strategic open land within the urban area which is significant to London as a whole, or to part of London stretching across several boroughs. The MOL designation is unique to London. The main criteria for MOL designation is:

- Land which contributes to the physical structure of London by being clearly distinguishable from the built-up area.

- Land which includes open-air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism which serve the whole or significant parts of London.
- Land which contains features or landscape of historic, recreational, nature conservation or habitat interest, of value at a metropolitan or national level
- Land that forms part of a green chain and meets one of the above criteria.

8.8 The London Plan recognises that MOL encompasses a wide range of sites and locations, and that limited development to serve the needs of the visiting public may not be considered inappropriate if clearly ancillary to the identified purpose of the MOL. Such appropriate development will only be acceptable where it does not have an adverse impact the open character of the land. The effects of such development on the MOL and its environment should be assessed, including the arrangements made for access by sustainable means of transport.

8.9 Areas of MOL significantly contribute to defining and separating the urban areas of the borough, protecting open space for Londoners and open space that contains features of landscape of national or regional significance. Metropolitan Open Land is identified on the Proposals Map and in Schedule 9.

8.10 When assessing development proposals on MOL, the operational needs of utility companies should be taken into account. In particular cases, the essential need for new infrastructure may override the need to protect the open character of the MOL. Such development may be treated as very special circumstances in accordance with paragraphs 3.2 and 3.12 of PPG2.

OS3: SIGNIFICANT LOCAL OPEN LAND (SLOL)

The Council will not permit development on SLOL unless it meets all of the following criteria:

- It is ancillary to the use of the open space;**
- It is small in scale;**
- It does not detract from the site's open nature and character**
- It is required to enhance activities associated with the particular open nature and character; and**
- It positively contributes to the setting and quality of the open space.**

8.11 The London Plan acknowledges that there are open spaces within the built environment which although not of strategic importance are nevertheless important at a local level. The SLOL designation reflects this local importance. SLOL designation means that

designated sites have one or more of the following values: recreational, biodiversity, amenity and landscape.

- 8.12 When assessing development proposals on SLOL land, the operational needs of utility companies should be taken into account. In particular cases, the essential need for new infrastructure may override the need to protect the open character of the SLOL land.

OS4: ALEXANDRA PARK AND PALACE

Alexandra Park and Palace represents MOL of a unique character, which will be safeguarded in accordance with the above policy on MOL. In addition Alexandra Palace was designated as a listed building in 1996. Proposals for Alexandra Park and Palace should:

- a) conserve and enhance the habitat and ecological value of the Park.
- b) preserve and enhance the special architectural and historic interest and setting of the Palace and the historic form and layout of the park land.
- c) facilitate the restoration of the fabric of the building.
- d) enhance the outdoor recreational, leisure and sports opportunities within the Park, having regard to the needs of a wide range of users including the need for passive recreation.
- e) provide a range of uses for the Palace, which complement the outdoor activities in the Park and complement as far as possible the function of Wood Green Metropolitan Town Centre. It is considered that the Palace should be used primarily for a mixture of arts, cultural and entertainment, educational, sport and recreation and other uses within the D1 (non-residential institutions) and D2 (assembly and leisure) Use Classes. Within the existing curtilage of the Palace some ancillary use for food and drink (use class A3), Business (Use Class B1), residential, hotel and conference purposes may be acceptable as part of a mixed-use scheme.
- f) not involve unacceptable levels of traffic that cannot be accommodated on site.
- g) protect the amenity of local residential properties.

Development proposals involving limited infilling of or extensions to, the palace should:

- a) not result in any greater impact on the purposes of including Alexandra Park and Palace within MOL;
- b) not result in the height of the existing main ridge line of the roof of the Palace being exceeded;
- c) not result in a significant increase in the developed extent of Alexandra Palace;
- d) ensure the special architectural and historic setting of the Palace is preserved;

- e) ensure the effects on the setting of Alexandra Palace are acceptable;
- f) be necessary to secure the restoration and future viable use of the Palace; and
- g) not adversely impact on the strategic views to St Paul's Cathedral and the City.

8.13 Alexandra Palace and Park is a strategically important site and it requires protection from inappropriate development which would cause harm to either the essentially open nature of the MOL park, the setting of the palace as a listed building or to the strategic views.

8.14 The Palace's proximity to Wood Green Metropolitan Centre makes it appropriate for mixed-use schemes, primarily for arts, cultural and entertainment uses. These schemes should have no adverse impact on the Town Centre.

8.15 For the avoidance of doubt criterion i) applies to the height of the main ridge line of the roof of the Palace and not the gable, at the front of the Palace, or the tower and mast. The outline of the palace is an important feature from various viewpoints both within and beyond the borough boundary. It is important that the silhouette of this listed building is preserved.

OS5: DEVELOPMENT ADJACENT TO OPEN SPACES
Development close to the edge of Green Belt, Metropolitan Open Land Significant Local Open Land or any other valuable open land will only be permitted if it protects or enhances the value and visual character of the open land.

8.16 Development close to any valuable open land boundary must be carefully designed in order that the open character of the land itself is not diminished. Land adjacent to open land forms part of the character and may affect the natural habitat of the open land. The boundary and any sense of enclosure created by adjacent development is a key component in defining the character of the open land and is important in defining views from and to the open land.

8.17 When assessing development proposals on land adjacent to Green Belt, MOL or SLOL, the operational needs of utility companies should be taken into account. In particular cases, the essential need for new infrastructure may be found to override the need to protect the visual character of the land.

Other land designations

8.18 Haringey has other land designations including ecologically valuable sites, historic parks and gardens and heritage land.

OS6: ECOLOGICALLY VALUABLE SITES AND THEIR CORRIDORS

The Council will not permit development on or adjacent to Sites of Special Scientific Interest (SSSIs), statutory Local Nature Reserves, or other sites of importance for nature conservation value or ecological importance:

- a) unless there will be no adverse effect on the nature conservation value of the site; and
- b) unless the importance of the development outweighs the nature conservation value of the site.

Green Corridors form important links between the nature conservation sites identified on the Proposals Map. Wherever possible the continuity of these corridors should be protected and their green nature enhanced in order that they do not become fragmented and thereby diminish their ecological value. Development for operational transport needs in the Green Corridors may be acceptable, if it can be shown that there are no alternative locations and there is an essential need for the development.

- 8.19 The ecologically designated areas of the borough make an important and a positive contribution to the diversity and richness of Haringey's flora and fauna. It is important that this diversity is protected and, where appropriate, enhanced in order to provide a rich and varied landscape and ecological foundation to Haringey.
- 8.20 Developments affecting sites of existing or potential nature conservation value should be accompanied by an appropriate ecological statement. SPG8g 'Ecological Impact Assessment' contains a list of instances where a development may have an impact on ecology and where the Council might request an ecological impact assessment.
- 8.21 Most of the Green Corridors are operational railway land. When transport development is being considered within a Green Corridor the operational requirements of transport companies will be taken into account.
- 8.22 An ecologically valuable site is one that supports a range of flora and fauna considered to be of ecological value and nature conservation importance to the borough. These sites are identified on the proposals map and listed in Schedule 11: Ecologically Valuable Sites.
- 8.23 Utility development which would be likely to harm the nature conservation value of an ecologically valuable site would only be permitted if the importance of the development outweighs the value of the ecological site.

OS7: HISTORIC PARKS, GARDENS AND LANDSCAPES

Proposals for development or landscape changes affecting the character or setting of registered or borough designated historic parks or landscapes must conserve and enhance the historic character of the garden, park or landscape and any buildings within its setting.

Applications for development within registered or borough historic parks, gardens or landscapes which would be likely to have significant environmental effects, should be accompanied by an environmental statement which would include a survey of the historic interest, to allow the appropriate balance of modernisation, preservation and restoration to be judged on the merits of the case.

The Council will encourage the identification, protection and sensitive restoration of gardens of special historic or garden interest within the borough and will not permit their subdivision against the advice of English Heritage and the Garden History Society.

8.24 Finsbury Park and Alexandra Park are identified by English Heritage in a Register of Parks and Gardens of Special Historic Interest in England as historic parks and gardens. Following collaborative research with the London Historic Parks and Garden Trust, the Council has identified a number of parks, gardens, cemeteries and churchyards of local historic interest, which are listed in Schedule 13. The purpose of these designations is to ensure that development and change affecting the historic or landscaped character or setting of these parks and gardens should be carried out in a planned way taking account of the local historic and landscape importance of the park or garden. Although the designation of an historic park in itself brings no additional statutory protection, the Council is required to make provision for the protection of the historic environment in planning policies and in the allocation of resources. Registration is a material consideration in planning terms (see paragraph 2.24 of Planning Policy Guidance Note 15). Therefore, the Council will take into account the historic interest of a site when determining an application for development affecting a registered park or garden. Other development or landscape proposals which do not directly damage the character of registered or boroughs parks or gardens may be acceptable provided they pay appropriate regard to the historic character. Historic parks and gardens are identified on the Proposals Map.

8.25 However, because of the importance of Alexandra Palace and Park to the borough, a section on it appears in the MOL section of the Plan as well as further detailed information in SPG2 Conservation and Archaeology.

8.26 Detail on environmental statements is set out in SPG8h Environmental Impact Assessments.

OS8: HERITAGE LAND

Development will not be permitted on areas identified as heritage land. The Council will protect and enhance the open character, visual attractiveness and nature conservation value of areas identified as heritage land.

8.27 Heritage Land is open land of strategic significance for its landscape, open character, historical and nature conservation interest.

8.28 In Haringey, Highgate Golf Course has been identified as heritage land. It forms part of a wider area, encompassing Hampstead Heath, which has a high inherent value to London due to its visual, historic and nature conservation qualities. Highgate Golf Course is also Metropolitan Open Land, is an Ecologically Valuable Site of Borough Importance Grade II and forms part of Highgate Conservation Area. In determining planning applications to develop on or in proximity to the land, the Council will have regard to its strategic importance in addition to its local landscape, historical and nature conservation value.

OS9: LEE VALLEY REGIONAL PARK

The Council supports the Lee Valley Regional Park Authority's proposals to increase the range and quality of leisure and amenity provision available to Haringey residents, subject to their general compliance with the policies of this plan. Specifically proposals which;

- a) create a cohesive, sustainable and valued regional green lung;
- b) create an area of enhanced and protected natural biodiversity for the enjoyment of all;
- c) achieve the full utilisation of the Regional Park's land and water assets for the specialist leisure and recreation facilities, developed in accordance with the principles of sustainability and design excellence; and
- d) create an accessible and permeable integrated visitor attraction to serve the region, which includes local communities.

In considering any planning application adjacent to or within the Regional Park regard will be had to the provisions of the Lee Valley Regional Park Plan and care will be taken to ensure that the proposal does not impact upon the park or its immediate environments in a detrimental way.

8.29 The Lee Valley Regional Park Authority (LVRPA) was established by an Act of Parliament in 1966 with a remit to develop, manage and protect the Lee Valley as a place for the occupation of leisure,

recreation, sports, games, amusements, or any similar activity, for the provision of nature reserves and for the enjoyment of entertainment of any kind. The LVRPA is required to prepare a plan of proposals for the future use and development of the Park. The Lee Valley Regional Plan (2000) contains policies and proposals that promote the future sustainable management and development of the Park and its resources. Under the 1966 Act, the Council is required to include relevant parts of the Park Plan within its development plan. These are set out in Schedule 8: Lee Valley Park Proposals. Regard will also be had to the provisions of the Lee Valley Biodiversity Action Plan (2000).

OS10: OTHER OPEN SPACE

Development will not be permitted on open spaces that are not MOL or SLOL except in exceptional circumstances including:

- a) improving the appearance of the open space;**
- b) activities associated with the open space use;**
- c) if replacement open space of equivalent size and quality has been secured within the immediate locality for similar use;**
- d) if the development would not result in the loss of play space or any other facilities for children unless replacement is possible in a nearby and appropriate location;**
- e) if the development will not result in a deterioration of the open space, or where the quality of the open space can be safeguarded by the use of conditions; and**
- f) improving the ecological quality of the site for the benefit of wildlife and biodiversity.**

Informal open space, which may or may not be accessible also plays an important role in defining the character of an area. Regard will be had to the present, past and potential use of the space, as well as its contribution to the townscape, its contribution to visual relief and its possible role as a focal point in the townscape.

- 8.30 Open space in the borough makes a valuable contribution to the enjoyment and well being of the residents who use it. It is important that open space is not lost unless there are very special circumstances, and that any loss is offset by the replacement of the open space, where appropriate, on an alternative site. The Haringey Open Space and Sports Assessment 2003 confirms that current and projected population figures demonstrate that there will continue to be increased pressure on the existing open spaces in the future. It also confirms that Haringey's open space falls below the National Playing Field Association's 2.43 hectares per 1000 of the population standing at only 1.7 hectares.

- 8.31 Play spaces and open spaces predominantly for the benefit of children are often undervalued, and as such have been seen as a disposable resource. However, there continues to be a shortage of both supervised and unsupervised play spaces throughout the borough. It is important that adequate, suitable and safe play spaces for children are not unduly lost from the borough, and that new areas are provided where additional development creates a demand for them.
- 8.32 Other open space can include civic space which is open space consisting of urban squares, market places and other paved or hard landscaped areas with a civic function. It can also include areas around housing estates which are in public use and which make a contribution to the general character of the area. Factors which can undermine such open space include traffic, business activity, anti-social behaviour and crime, poor design conflicting roles and privatisation of the public realm.
- 8.33 Civic space provides an important contribution to the townscape of our centres, and should be protected where appropriate in order to support the vitality and/or viability of that town centre in visual and user terms.
- 8.34 Informal open spaces often play a key role in landscape terms and may be of great value to those with impaired mobility.

OS11: BIODIVERSITY

All applications and development should respect the biodiversity of the borough, and ensure that the biodiversity is not diminished in any form, and that every opportunity is taken to enhance it. Such enhancements are particularly important in areas deficient in accessible natural green space.

The Council will resist development which would have a significant adverse impact on the population or conservation status of a protected species or species which have been identified as a priority in the UK, London or Draft Haringey Biodiversity Action Plan.

Where development is permitted which may cause significant harm to biodiversity, the Council will first seek to avoid or minimise the impact, then seek mitigation and finally invoke compensatory measures for any residual impacts.

- 8.35 The Mayor's Biodiversity Strategy has defined biodiversity as the whole variety of life on earth. It includes the myriad species of plants and animals on earth and the range of habitats where they live. It also includes the genetic variation within the species. Protecting biodiversity means that we are provided with a number of different habitats to enjoy in a recreational and educational sense; it enables

the survival of a diverse flora and fauna in the borough, which are dependent on each other for survival. Provision should also be made for refuges for wildlife where there is no disturbance by humans.

- 8.36 In terms of new building works, the Council encourages applicants to consider the potential for biodiversity within and close to buildings. Bats, for example, are as much a part of the built, as well as the natural environment and may have roosting sites within existing buildings. Maintenance of new or existing ecological features may be subject to conditions or planning agreements.
- 8.37 Further guidance and detail is set out in SPG8d: Biodiversity and Haringey's draft Biodiversity Action Plan.

OS12: ALLOTMENTS

The Council will seek to protect allotment space. The value of the allotment space visually and in ecological, biodiversity and historical terms will also be taken into account where there is development pressure on the land.

Where allotments become surplus to demand, other open space uses will be considered first before surplus allotment sites are developed, particularly where there is a deficiency in open space provision in the area.

- 8.38 Allotments are open areas of land, which are often small in size and are usually but not always in local authority ownership. They provide valuable cultivation space for residents who have no access to a private back garden, or to residents who require space additional to their back garden space in which to cultivate fruit, vegetables or flowers. Following a decline in the demand for allotments, their popularity has enjoyed a recent increase. They provide a valuable open space experience for local residents acting as a "lung" in a similar way to parkland. Both cultivated and untended plots contribute to maintaining biodiversity. They also provide an opportunity for exercise in the form of cultivating, and they play a very important role in sustainability terms by allowing residents to grow their own produce. Finally, allotments also have a historical and cultural role.
- 8.39 Local authorities are duty bound to provide allotments for their residents if they consider there is a demand under Section 23 of the 1908 Allotments Act (as amended).
- 8.40 The Haringey Open Space and Sports Assessment carried out in 2003 looked at the current allotment provision in the borough. There is currently provision for an additional 179 allotment holders within the borough from vacant plots. It is estimated that there will be a demand for a further 444 plots arising from demographic change between 2003 and 2016, and 712 plots from areas underserved by

existing provision. In addition, between 75 and 150 plots could be taken up though improvements to site management and initiatives to promote demand. Therefore, there is an estimated requirement for up to 1552 additional plots or 31ha of allotment land depending upon the success of marketing initiatives and the extent to which additional households are able to take up/access existing supply. The Allotment Strategy, to be undertaken by the Council's Recreation Department, will explore opportunities for meeting this demand especially in areas of deficiency.

- 8.41 It is important that other open space uses are considered on any surplus sites, as open space, once lost, is lost forever.

OS13: PLAYING FIELDS

Planning permission will only be granted for the development of playing fields where:

- a) **it has been shown that the playing field is surplus to requirements and no other alternative open space use can be found for it;**
- b) **the site is not in an open space deficiency area as shown on Map 8.1;**
- c) **if access to existing open space nearby can be improved;**
or
- d) **there has been a robust assessment of existing and future needs of the community as outlined in PPG17 Planning for Open Space, Sport and Recreation under Assessments of Needs and Opportunities, and under Chapter 3 of the Companion Guide, Diagram 1, Redevelopment of an Existing Open Space or Sports/Recreation Facility.**

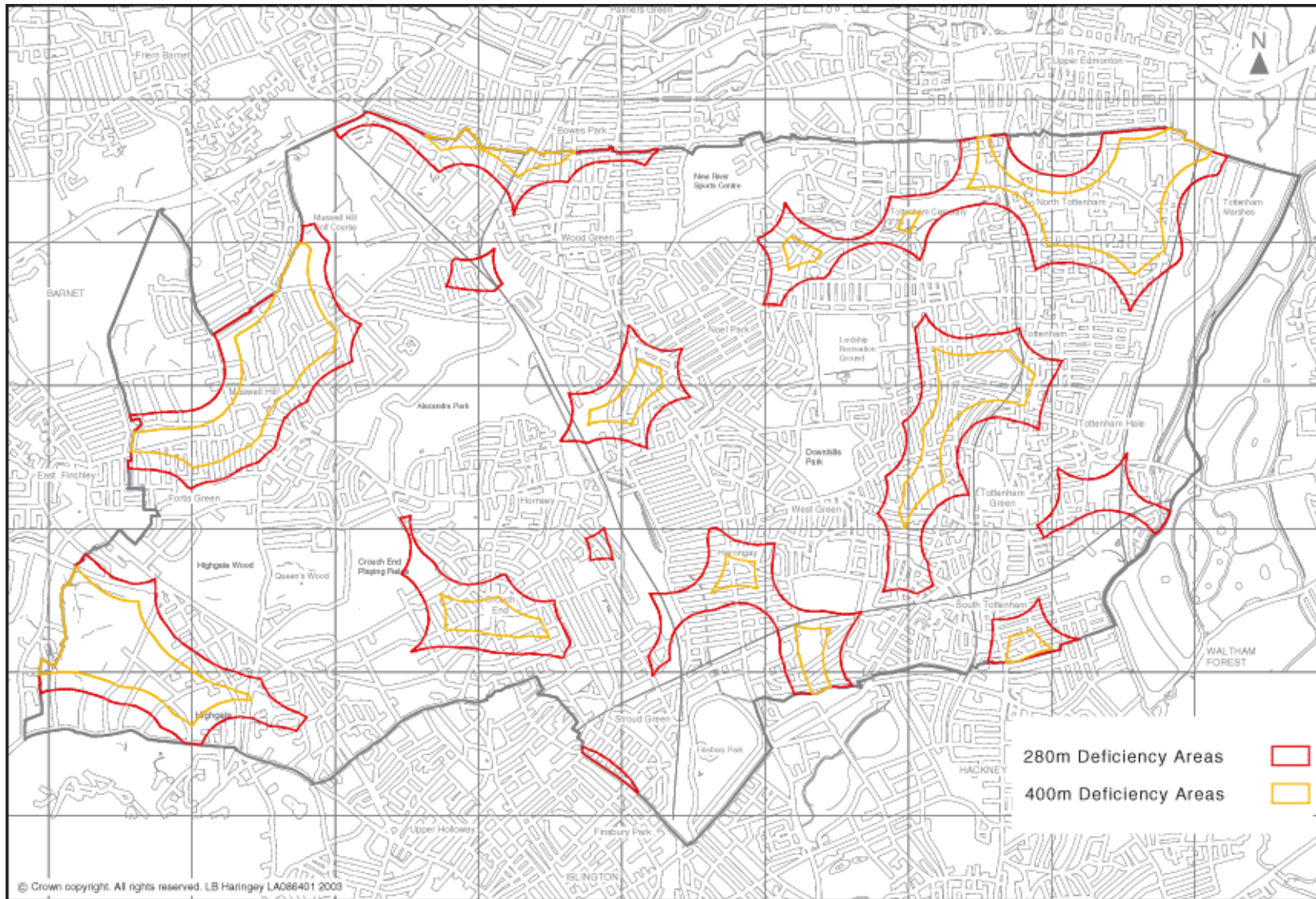
The Council will prevent the loss of facilities or access to resources which are important in terms of sports development in accordance with current Town Planning legislation, PPG17 and other relevant guidance.

- 8.42 The only statutory consultation role aimed at playing fields is the statutory role for consultation that Sport England have where there is an application affecting a playing field. This statutory consultation will help local communities who are at risk of losing these facilities in areas where they are in demand and utilised, or are capable of being utilised.

- 8.43 The provision of open space can be increased by improving access to previously inaccessible areas of open space. This can be achieved, for example, by the provision of, or improvements to pedestrian crossings to access open space. Therefore when assessing applications for development on playing fields the accessibility of other open space in the vicinity should be taken into account.

- 8.44 This policy should be applied in conjunction with Policy OS14 which deals with open space deficiency and new developments. Map 8.1 identifies areas of the borough deficient in public open space.

MAP 8.1: OPEN SPACE DEFICIENCY



Excludes sites under 0.25ha or where access is restricted. This includes private sports grounds and private playing fields.
 Source: Atkins, 2003. *Haringey Open Space and Sports Assessment. (Volumes 1 and 2).*

OS14: BURIAL SPACE

In determining any application for the provision of burial space regard will be had to the following:

- a) transport links;**
- b) the affect on the water table and the possibility of flooding or water logging caused by the provision of a new burial ground;**
- c) any encroachment on existing sport or open air recreation facilities, areas of nature conservation importance or buildings or features of architectural or historic interest; and**
- d) the requirements of the various ethnic and religious groups within the borough.**

8.45 While the Council has no legal obligation to provide burial space, strategic advice encourages provision to meet the demands for burial space and cremation. Burial space is in particular shortage in London as opposed to the rest of England and Wales. The increase in cremation in the last fifty years has eased this pressure considerably, but at the same time, the demand for space for crematoria has increased. At the present time approximately 28% of deaths are followed by a full body burial.¹ A significant number of cremations are followed by the formal burial of the cremated remains at a crematorium. There is no statutory duty to provide burial space and therefore provision has often been on an ad hoc basis across London as a whole.

8.46 Any proposals which propose the provision of green burials are likely to be given favourable consideration where possible. Encouragement will also be given to other new concepts for burials, for example enveloping burial areas within shrub planting. This concept would create a more flexible and environmentally valuable environment. This would also enable London to meet all of its future burial needs within existing burial grounds.

OS15: OPEN SPACE DEFICIENCY AND NEW DEVELOPMENTS

In areas of identified open space deficiency proposals for major new developments will be expected to:

- a) provide an appropriate area of open space; or**
- b) improve the accessibility or quality of nearby open space.**

8.47 The Haringey Open Space and Sports Assessment of the borough conducted in 2003 shows that overall there is a deficiency of open space within the borough. New development should not exacerbate this open space deficiency, and should ensure that there is adequate open space provided on site for the type of development proposed.

¹ Source – The Cemetery Research Group

- 8.48 The Open Space and Sports Assessment included a map at Figure 4.4 entitled “Areas Deficient in Public Open Space”. This map has been reproduced in the Plan as Map 8.1. Only land greater than 0.25ha (0.7 acres) in size was surveyed, in accordance with the threshold recommended in the Mayor of London’s “Best Practice Guide to Preparing Open Space Strategies. Open space deficiency areas have been derived by considering pedestrian access to any form of public open spaces (regional parks, metropolitan parks, district parks, local parks and small local parks and linear open spaces). Open spaces where access is restricted such as private sports grounds and playing fields were excluded from the survey. It also excluded green amenity space which form part of housing areas, or which represent ‘incidental’ open space, allotments, cemeteries and nature reserves. However, allotments, cemeteries, nature reserves and green corridors have been mapped along with the open spaces to provide a comprehensive map of green spaces in the borough (see paragraph 4.7 of the Assessment).
- 8.49 Those areas of the borough which are deficient in public open space are defined as those which are further than 280m and 400m from any form of public open space. It will be important for the assessment to relate deficiencies to the character, density and other needs of areas within the Borough. Deficiency areas within wards with a more suburban character, for example, are likely to be less significant than other deficiency areas as residents tend to have back gardens.
- 8.50 It is important that open space is accessible to all those in the immediate locality and, in the cases of strategic open space, from a wider catchment area, to utilise it. Where development would further increase demand for open space then improved access should be secured before development is allowed. Minor extensions and improved access points to existing small local parks and open spaces can also help alleviate deficiency, particularly in areas of deprivation. SPG10d Open Space provides more detail on planning obligations and open space.

OS16: GREEN CHAINS

Development will only be allowed where it will not result in a break up of existing green chains for the public or inhibit their provision or extensions. All opportunities will be taken to consolidate and strengthen chains, and where appropriate, to add to chains, or to link them to existing open space in order to improve accessibility to that open space.

- 8.51 The value of green chains includes nature conservation, public access, recreation, including linear footpath walks, breaks in the urban area, and delineation of separate communities. They have structural significance to the borough as a whole and may have significance to the whole or part of London. Green chains provide a

valuable connection between open spaces, and their protection will enable breaks in the built-up environment to be maintained securing a positive visual contribution and variety to the borough. The Haringey Open Space and Sports Assessment 2003 has identified potential to increase the green chains and also to use them to provide increased accessibility to existing open space. Recommendations of the study include improved cycle and walking links, greening of existing links, and working with adjoining boroughs to realise the fruition of the North London Green Network.

OS17: TREE PROTECTION, TREE MASSES AND SPINES

The Council will seek to protect and improve the contribution of trees, tree masses and spines to local landscape character by:

- a) making tree preservation orders as appropriate;**
- b) encouraging tree planting wherever possible and appropriate;**
- c) ensuring that road proposals and traffic management schemes are adequately landscaped where appropriate with new trees;**
- d) ensuring that, when unprotected trees are affected by development, a programme of tree replanting and replacement of at least equal amenity and ecological value and extent is approved by the Council; and**
- e) giving stronger protection to and recognising the value of ancient woodland areas in terms of their historical, cultural and biodiversity contribution to the borough; and**
- f) ensuring that tree planting does not damage underground utilities infrastructure with encroaching root systems.**

8.52 Tree cover is of structural importance and major significance to the borough as a whole and not just residential areas.

8.53 Section 197 of the 1990 Town and Country Planning Act places a specific duty on Local Planning Authorities to ensure that adequate provision is made for the preservation and planting of trees. The Council has powers to make Tree Preservation Orders (TPOs) which require consent to felling, lopping and topping of trees. All trees in conservation areas are similarly protected. In addition, the Council's Recreation Department, in conjunction with Planning will prepare a Tree Strategy for Haringey. Information on managing and recording trees, for example, will be included in the Strategy.

8.54 Tree cover in the form of masses and spines/copse is of major significance for the borough's character as a whole and contributes to Haringey's Urban Open Space. Large parts of the area of special character, Green Belt and Metropolitan Open Land derives special character from the quality and extent of tree cover. Groups of trees are particularly important within green chains.

- 8.55 Trees provide major benefits to biodiversity. They provide nest sites to birds and mammals as well as essential cover and food. Trees have high value in the urban landscape, including general visual amenity, visual separation of locations, visual screening, supporting biodiversity, reducing air pollution, improving micro climate, muffling noise, among other benefits.
- 8.56 Ancient woodlands are woodlands which have been in continuous woodland cover since at least the year 1600. Before this date, planting was uncommon, so a wood present in this time was likely to have developed naturally. The Woodland Trust identify ancient woodland as being important for historical, cultural and biodiversity reasons.