

New Local Plan

First Steps Engagement Summary Document

November 2020



The New Local Plan: What, Why & How?

What?

The Local Plan is a document that sets out a long-term vision and objectives for future development of the borough. It also contains a spatial strategy and policies to enable significant growth such as new homes, employment, leisure and cultural facilities and infrastructure, while protecting and enhancing our heritage and natural environment. The Local Plan is used to decide planning applications.

This New Local Plan will cover the period 2022-2037



View of the city from Alexandra Park

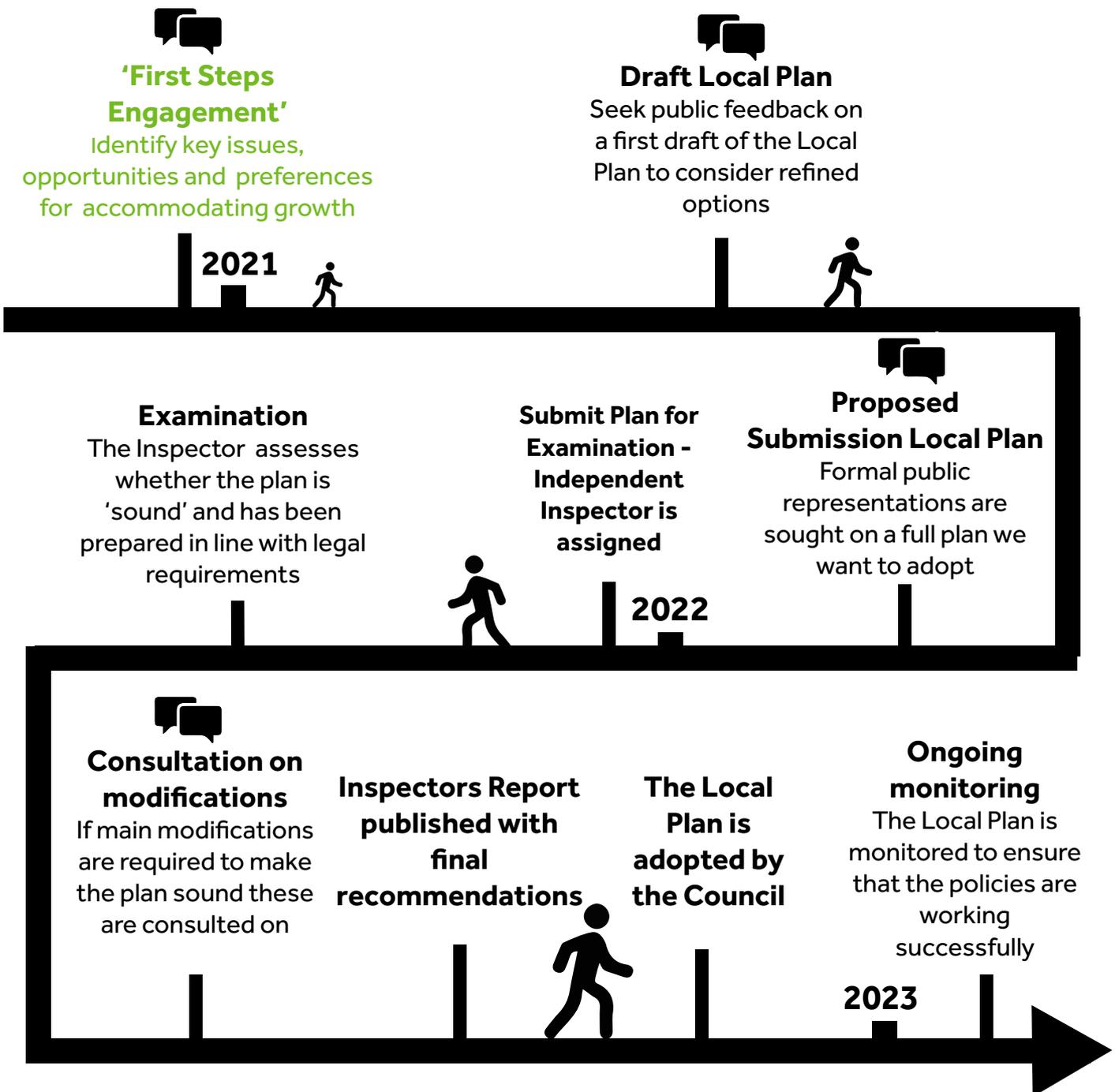
Why?

We need to ensure the Local Plan is up to date so that we continue to have a robust basis for deciding planning applications that supports our overall aspirations. There are a six key reasons why we are doing this now.



How?

It takes time to create a Local Plan. There are a number of stages set out by law and we need to make sure that residents, businesses, and other key stakeholders have a chance to influence the process. The timeframe for the New Local Plan is set out below. Public engagements are noted with this symbol: 





Have your say on the **New Local Plan**

We don't want to create this plan in isolation. We need to hear from you, your neighbours and friends to make sure the New Local Plan meets the needs of our diverse communities.

Step 1: Read this summary document or if you want more detail you can read the full document on the Council's engagement website or sign up for one of our online engagement events where you can listen to and talk to experts.

Step 2: Fill in the questions on the engagement website. You don't have to answer all the questions, just the ones that matter most to you.

Step 3: Tell your friends, family and neighbours about this engagement. The more voices we hear the more effective the plan will be.

Changes and Opportunities

The New Local Plan will need to respond to the big challenges and opportunities that Haringey faces:



Reducing inequality and making Haringey a fairer place



Housing Haringey's people



Helping to minimise Climate Change and adapt to its effects

Supporting Haringey's recovery and renewal from COVID-19



Building and retaining wealth in Haringey's communities



Improving facilities and services and accessibility to them



Creating attractive, sustainable and safe places and improved local environments



Supporting active and healthy lifestyles across Haringey



Delivering a transport system which is better connected, has a greater capacity and is more accessible

Ensuring growth in Haringey benefits everyone and is sustainable



The Vision

Haringey will have to accommodate a significant amount of growth to meet our local needs. Our vision should be positive, focusing on what we want to see rather than what we do not. It should provide a clear picture of the role that new development will play in creating the borough we want to see in the future.

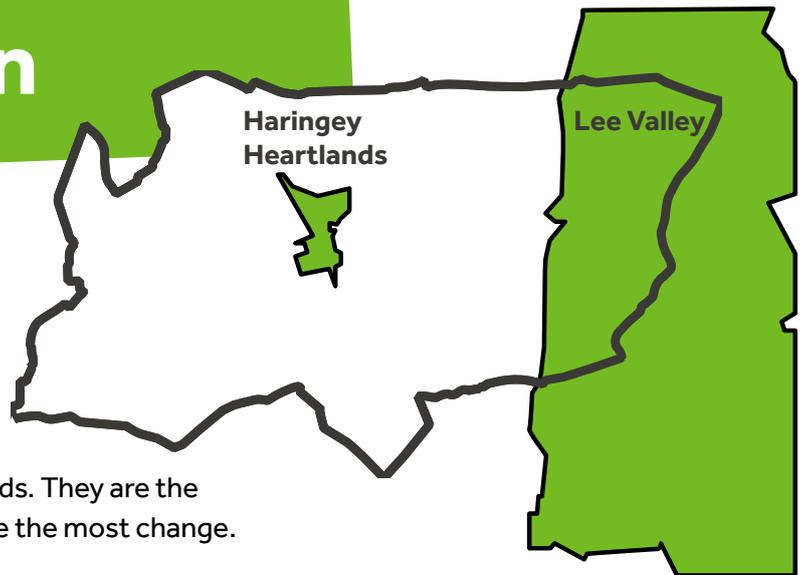
We would like your thoughts on our suggested vision below and what you think the proposed vision should be.

Suggested vision		In 2037 Haringey has a strong track record of addressing our key challenges	
 <p>INEQUALITY</p>	<p>A fairer borough which has significantly reduced inequalities and considerably narrowed the gap in outcomes</p>	 <p>CLIMATE EMERGENCY</p>	<p>On target to be a zero-carbon borough by 2041, leading on climate action and protecting Haringey from the effects of climate change</p>
		 <p>HOUSING AFFORDABILITY</p>	<p>Everyone has a safe, stable and affordable home, regardless of their circumstances</p>

Is a proud borough where our unique natural, physical and cultural assets have been enhanced and are celebrated			
 <p>A network of thriving town centres and high streets which are fit for 21st century needs</p>	 <p>Well connected in physical terms and benefiting from a network of connected communities</p>	 <p>Has expanded its cultural and creative offer</p>	 <p>An environment that has benefited from development of the highest design quality</p>
 <p>A leader in adapting to new technologies and innovations that support a sustainable borough</p>	 <p>A healthy borough where walking and cycling are the preferred modes for local trips</p>	 <p>Has an excellent range of services and facilities that are equally accessible to all</p>	 <p>A conserved and enhanced historic environment whose value to residents is maximised</p>

Continues to empower our diverse and talented people, in particular our children, to live healthy, enriched lives, and reach their potential			
 <p>Has a good local economy which provides opportunities for all residents and supports our local businesses to thrive</p>	 <p>Has benefited from the renewal of Wood Green and Tottenham as part of a borough-wide community wealth-building approach that puts local people at the heart of regeneration</p>	 <p>People can live active and healthy lives in an environment that is clean and green and supports community safety and cohesion</p>	

Opportunity Areas & Regeneration



The London Plan identifies two Opportunity Areas in Haringey. These are at Wood Green (referred to as Haringey Heartlands), and the Lee Valley which includes Tottenham Hale. These areas have the potential to deliver a substantial amount of the new homes and jobs that Haringey and London needs. They are the areas of the borough which are expected to see the most change.

By co-ordinating and planning for development in Opportunity and Regeneration Areas, particularly on key sites, we can ensure that growth is able to deliver wider benefits for residents and businesses. The New Local Plan will require comprehensive masterplanning and site assembly in these areas where appropriate.

Wood Green/ Haringey Heartlands Opportunity Area

- Redevelopment could support a **rejuvenated employment-led town centre**
- Has excellent public transport connections which would be further improved if Crossrail 2 is confirmed
- **Ideal location for growth** in employment and service provision to serve the central portion of Haringey and the wider region
- Emerging **Wood Green Area Action Plan** details key sites and aspirations for redevelopment

New London Plan identifies capacity for

4,500
new homes



2,500
new jobs



Lee Valley Opportunity Area

- Occupies a strategic position in the London-Stansted-Cambridge-Peterborough growth corridor
- Major schemes in Tottenham Hale already underway and the Tottenham Hotspur Stadium and associated development is mostly completed
- Arrival of Crossrail 2 will transform connectivity in this area along with recent improvements to the West Anglia Main Line
- It is proposed to incorporate the uncompleted sites in the Tottenham Area Action Plan into the New Local Plan

New London Plan identifies capacity for

21,000

new homes of which **10,000** are currently planned for in Haringey



2,500

new jobs of which **5,000** are currently planned for in Haringey



Town Centres & High Streets

The changing nature of Town Centres

Today our town centres and high streets face many challenges and the New Local Plan will need to take a positive approach to their management and adaptation, maximising available opportunities. In doing so it will need to:

- Define the network and hierarchy of town centres and their extent
- Set policies for land use and development in the centres and the edge of centres
- Allocate suitable sites to accommodate new development and infrastructure that is needed such as civic, cultural, community and leisure facilities.

What is the current situation?



Retail is facing major competition from online shopping and retailers are increasing looking to concentrate their stores in a smaller number of centres with larger department stores struggling to compete



Some of these changes have been further accelerated by the **COVID-19 pandemic**. There has however been a trend towards more local shopping during the pandemic which could be a key future opportunity for the town centres and high streets in the borough provided they deliver the right offer



In the future, **successful centres will need to move beyond a reliance on retail** and provide a more diverse set of activities to encourage visitors. Our centres have already begun to successfully shift their focus beyond retail but this will need to expand further in the future to ensure they remain thriving places



It is important to note that **the Government has significantly changed the 'Use Classes Order'** and increased permitted development rights that apply to common town centre uses such as shops, cafes, restaurants and offices. This reduces the ability of the Council to control the mix of uses in town centres

The existing Local Plan sets out a hierarchy of centres in the borough. Policy directs development to our centres consistent with their size, role and function and catchment. **We currently have a town centre first emphasis and discourage out of centre retail development .**



Wood Green Metropolitan Centre is one of **13 Metropolitan Centres** across London, and is the largest centre in the borough, and serves a wider catchment which extends over several boroughs.



Muswell Hill, Crouch End, Tottenham High Road/Bruce Grove, Green Lanes, West Green Road/Seven Sisters Road and Stroud Green are all **District Centres** and provide a range of shops, restaurants and services, including employment space, and attract people from a moderate distance. These centres are supported by a future District Centre at Tottenham Hale.



In addition there are **38 local shopping centres** in the borough which provide a varying range of functions from small parades with essential services, to significant stretches of high street with a wider range of shops and services

How could the New Local Plan help?

Below are some ideas for the New Local Plan to better support our town centres and high streets which we'd like your thoughts on.



Preserve space for key activities while allowing for some flexibility in the way we use our centres



Having an inclusive town centre, means being easily accessible everyone. Having places for people to sit and relax, and for children to play is important for people's physical and mental wellbeing and means that town centres are not just places reserved for those who have money to spend.



Enhance safety by requiring new developments to support crime prevention through better urban design, improved public realm lighting and through close collaboration with local businesses and the police.



The current Local Plan contains policies to avoid clustering of hot food takeaways and betting shops to address health concerns over obesity and gambling. It also encourages new development to support more active travel like walking and cycling. The New Local Plan will need to consider if more needs to be done to address health issues, including encouraging more people to walk or cycle to their town centres.



Town centres are places where a neighbourhood's character and identity are shaped. The New Local Plan will need to create policies that encourage new development to protect, embrace and enhance our local attributes while allowing enough flexibility for our centres' character to develop positively over time.



Housing

What should the New Local Plan do?

The New Local Plan should support the delivery of good quality homes of all kinds, in attractive neighbourhoods, and ensure that new developments provide affordable homes with the right mix of tenures to meet the wide range of needs across the borough.

Housing Supply

London has consistently failed to deliver the new homes its population needs therefore as a starting point the New Local Plan must significantly boost the supply of new housing.

The New Local Plan is required to deliver the minimum housing target set out in the New London Plan, which for Haringey is 1,592 homes per year. Of this, at least 260 new homes should come from small sites (below 0.25 hectares in size).

We are able to set higher housing targets but we need to make sure we don't overpromise because we will need to be able to pass the two key housing tests set by national government: The Five Year Housing Supply Test and the Housing Delivery Test .

Affordable Housing

One of the key housing failures contributing to the housing crisis is a failure in affordability. House prices and rents have never been higher in Haringey compared to incomes.

The London Plan 2019 sets a strategic target for 50% of all new homes across London to be genuinely affordable. It is up to the Council to decide what affordable housing target we set within our New Local Plan but it must be based on evidence.

The New Local Plan will set out the types of affordable housing which should be delivered in the borough. We cannot require all affordable homes to be low-cost rented homes though as the London Plan requires a minimum of 30% intermediate affordable housing products e.g. London Living Rent and London Shared ownership.

The New Local Plan will be a key tool for helping increase the supply of genuinely affordable homes. It should ensure that new developments provide affordable housing with the right mix of tenures to meet the wide range of needs across the borough.



Existing Stock and different types of housing

The New Local Plan must get the best use out of the borough's existing housing stock.

It should also set out the mix of housing to be achieved on sites around the borough, including setting out where smaller and larger homes are best provided.

It should also set out accessibility and space standards for new homes.

Specialist housing makes a key contribution to meeting housing needs at a local level. This includes but is not limited to:

- Supported and specialised accommodation
- Specialist older persons housing
- Gypsy and Traveller accommodation
- Purpose-built student accommodation
- Build to Rent
- Large-scale purpose-built shared living
- Self-build and custom build housing
- Warehouse living

The New Local Plan should contain policies to promote and support the delivery of high-quality specialist housing types to meet local need.

What is the current situation?

Housing Supply

Our new homes target between April 2011 and March 2019 was **9,288**

But only **7,129** were actually built

Over **300** a year came from completions on small sites. However, it may be harder to achieve this figure over time

Only **55%** of the Local Plan target was met over the past 3 years, as measured by the Government's Housing Delivery Test

We currently have enough housing to meet our targets for the **next 5 years**, but the New Local Plan must go further than our existing Local Plan in supporting housing delivery so we stay on track to meet future needs

Affordable Housing

The existing Local Plan requires affordable housing on sites capable of delivering 10 units (usually major applications) or more based on the following approach:

- A borough wide affordable housing target of **40%**
- A tenure split of 60% affordable rent (including social rent) and 40% intermediate housing (except within the area covered by the Tottenham Area Action Plan where these percentages are reversed)
- The affordable housing mix on individual schemes is negotiated based on scheme viability assessments and up to date assessments of local housing need

Under this approach we have a strong track record of securing affordable housing.

Of the **7,129** new homes delivered since 2011

1,899 were affordable

Which equals **33.5%** of total homes (39% by habitable rooms)

58.3% of total homes from major schemes were affordable (52.2% by habitable room)



Getting the right type of affordable homes

Until recently the majority of affordable housing which has been secured has been shared ownership or 'Affordable Rent'. While these products are within the Government's definition of affordable housing, they are not affordable to the average Haringey household in affordable housing need.

Appendix C of the Council's Housing Strategy sets out that we have a preference for social rent homes with rents at target rent levels, especially for Council rented homes at Council rents, where possible.

The Borough Plan contains a commitment to deliver **1,000 new council homes at council rents by 2022.**

Our existing Local Plan contains policies to resist the loss of all existing housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floorspace.

It seeks to maintain a supply of larger family homes to meet Haringey's housing need.

Getting the right mix of homes

Over the period 2011 to 2018 the housing mix delivered in the borough was:

5.5% bedsit/studio, 40.4% one bedroom homes, 45.6% two bedroom homes, 12% three bedroom homes

The existing Local Plan adopted in 2017 requires that proposals for schemes involving new residential development should provide a mix of housing avoiding an over-concentration of 1 or 2 beds homes unless there is appropriate justification.

The existing Local Plan requires that new development meets or exceeds the minimum internal and external space standards of the London Plan and associated guidance.

The existing Local Plan requires 10% of new homes to be wheelchair accessible or easily adaptable for wheelchair users.



New homes in Connaught Gardens

How could the New Local Plan help?

Below are some ideas for better supporting housing delivery and the delivery of affordable housing to meet local need which we'd like your thoughts on.



We propose including the minimum annual target of **1,592** homes per year in the New Local Plan.

Not meeting this target will make affordability issues worse so it is important that the New Local Plan is focused on achieving it. The target will be very challenging to deliver and the New Local Plan will have to set out a clear delivery strategy.



To support delivery, we are considering having a policy in the New Local Plan specifically relating to housing development on small sites.

We want the New Local Plan to deliver as much affordable housing as possible with a focus on genuinely affordable homes.

The New Local Plan will consider whether it is possible/ viable to **increase the current Haringey affordable housing target of 40%**.



In line with the National Planning Policy Framework, the existing Local Plan does not require affordable housing on sites only capable of delivering fewer than 10 units.

Given the acute need for affordable housing in Haringey we will explore whether there is local evidence to **support securing affordable housing contributions from all new residential development regardless of size**



The New Local Plan will set out clear priorities for delivering genuinely affordable homes grounded in an understanding of local housing needs. In line with the Haringey Housing Strategy we think that the New Local Plan should **prioritise the delivery of social rented homes and homes at London Affordable Rent**. We are considering a specific Haringey policy on what is genuinely affordable for different households.



The existing Local Plan takes a **robust approach to challenging viability evidence to maximise delivery**. The New Local Plan will take a similarly robust approach, taking account of latest policy and guidance at a London-wide level.



The New Local Plan will contain policies to **ensure mixed communities** and require that in individual schemes affordable homes have the same external appearance as private homes.



The New Local Plan will continue to protect against the loss of existing housing unless the housing is suitably replaced.



Subject to evidence that the need for family housing remains high, we propose to continue with the current policy approach of maintaining a supply of larger family homes. We will review whether the existing Family Housing Protection Zone remains appropriate.



We intend to continue with a criteria-based approach to assessing applications for small houses in multiple occupation in the east of the borough



The New Local Plan will contain policies setting out the housing mix that should be delivered in the borough, including for affordable housing



We propose that the New Local Plan will follow the space standards set out in London Plan. We propose also that it will continue to follow the accessibility standards set out by Building Regulations.

Social Infrastructure

What should the New Local Plan do?

The New Local Plan should set out a clear vision for the provision of new social infrastructure in the borough, reflecting the needs of our diverse population and supporting healthy, strong and inclusive communities. It should identify local and strategic needs for a full range of social infrastructure, including education, health and community facilities, and set out a credible delivery plan to ensure appropriate infrastructure is in place to support residents and local communities, including the delivery of improvements to existing infrastructure and/or new facilities where necessary.

What is the current situation?



Recent years have seen **greater volatility** in school place projections

There is a **surplus of places** at primary schools

There is an **increase in demand** for secondary school places

There are **3X** more students studying vocational courses out of the borough than inside the borough

9 Libraries in Haringey
Wood Green Central Library is one of the **Top 10 Busiest** in the country



7 Connected Community Hubs across the borough

Haringey is home to **dozens of places of worship** It is likely that additional provision will be required to meet the future needs of faith communities



36 GPs currently deliver primary healthcare across the borough.

There is a **need for new high quality GP premises**

7,842m² of new space is needed by 2026 to meet local needs



COVID-19 has led to significant investments in IT and fast tracked a trend to more digital appointments

How could the New Local Plan help?

Below are some ideas for on how we could plan for better social infrastructure provision which we'd like your thoughts on.



Support the provision of new or improved facilities and services to meet current and projected social infrastructure demands



Protect (safeguard) existing facilities needed for the provision of social and community services



Support redevelopment or refurbishment of existing facilities where this is required to better need local needs



Work with landowners and developers to identify and secure new sites in appropriate locations to accommodate social infrastructure



Where appropriate, work with developers, partners, the community and voluntary sector to encourage flexible use of existing and new facilities, including dual-use and co-location of services in accessible locations to meet a full range of community needs



Highgate Junior School



Channing school



Reducing our Climate Impact

What should the New Local Plan do?

Climate change is one of our biggest challenges and is already affecting our borough. The Council declared a Climate Emergency in 2019 and has published a Draft Climate Change Action Plan for consultation which sets an ambition and a route map for the borough become Net Zero Carbon by 2041.

We need planning policies that will support radical reductions in our carbon emissions to meet this target and reduce Haringey's contribution to climate change while protecting our most vulnerable from its negative effects.

What is the current situation?

35.9%

Decrease in Haringey's emissions 2005-2017



50% of emissions come from the way we heat and power our homes. 24% come from the way we travel and 26% from our businesses and industry

13%



8.5%

Waste sent to landfill in Haringey has reduced from 13% to 8.5% since 2016. By reducing our waste we reduce the emissions used to create it

We are working on creating District Energy Networks (DENs) which facilitate greener, more reliable heat than conventional heating systems by creating large heating systems that enable consumers to take advantage of heat technologies that only work at scale.

Eventually we want to supply homes with renewable energy generated from waste through a new facility at Edmonton EcoPark



How could the New Local Plan help?

The existing Local Plan (2017) already requires all new development to be net zero carbon. However, in practice very few developments are actually zero carbon, with the vast majority paying the Council to 'offset' or make up for the carbon they are still emitting. The problem is that 1) this leaves us with developments that are still contributing to emissions 2) the money the Council receives from offsetting is not enough to make up for these emissions. We think more needs to be done to encourage developments to be more energy efficient and reduce emissions. Here are some ideas we'd like to get your thoughts on.



Currently at least 35% of carbon reductions have to be achieved on or near the development site (i.e. from designing the building to use less energy, connecting to a DEN, or having renewable energy like solar panels). Even though 35% is a minimum not many developers try to do better. Most see it as cheaper to pay to 'offset' the remaining emissions. Policy options to encourage greener and more energy efficient buildings include:



Raising the cost of offsetting emissions



35%
Raising the 35% minimum threshold for Haringey



Increasing the amount of renewable energy to be used or near site



The net zero carbon target only focuses on regulated carbon emissions i.e. those linked to the basic energy usage of a building like heating rooms, lighting and hot water heating. It doesn't include all emissions generated over a building's lifespan. For example emissions are generated when constructing a building and producing building materials. **The New Local Plan could go further in its requirements for developments to provide information on these emissions and minimise them.**



The London Plan focuses on emissions reductions from major development, however a lot of new development is expected to occur on smaller sites. **The New Local Plan could contain policies aimed at reducing emissions on smaller sites, including those in conservation areas.**



Haringey generates one of the lowest amounts of renewable energy in London. **The New Local Plan will investigate the feasibility of large-scale renewable generation in Haringey.**



Currently mainstream energy standards do not adequately predict how much energy may be used once the building is in use - this is called the performance gap. **The New Local Plan should investigate opportunities to reduce the performance gap.**



To support waste reduction and reduce emissions the London Plan requires all large applications referred to it to provide a 'Circular Economy Statement' which demonstrates how the proposed development will minimise waste over its entire lifespan.

Through the New Local Plan, the Council could consider whether it should require circular economy statements, or something similar, for smaller applications too.



Adapting to Climate Change

What should the New Local Plan do?

The impacts of climate change are particularly pronounced in an urban environment like Haringey, resulting in higher average temperatures, more frequent and intense heat waves, and more extreme rainfall, storms, and droughts. These events can cause damage to buildings and infrastructure, create health problems for our residents, and result in higher energy and food costs. In addition to reducing our emissions we need to adapt to climate change by understanding its long-term implications on the borough and developing policies that help ensure the future resilience of our communities and infrastructure.

Flood and water management

Climate change is increasing the risk of more frequent and severe flooding in Haringey



Approximately 9% of land in Haringey has a 1 in 100 year probability of flooding from rivers



Haringey's Flood Zones are largely concentrated in the east of the borough, in the River Lee flood plain



Haringey's Strategic Flood Risk Assessment (2015) has identified surface water run-off as the greatest risk to the borough with regard to flooding. Hard surfaces, like pavements and roofs, prevent rainwater from soaking into the ground.

Haringey is built on a layer of London Clay which makes drainage of excess water more difficult.

There are 9 Critical Drainage Areas in the borough where there are known flooding problems. The current Local Plan contains specific policies to address flood risk in these areas

Droughts



Another impact of changes in rainwater and storm patterns is the risk of droughts. Longer periods without rain and heat waves increase the pressure on water use

Due to poor drainage during rain events, water is diverted away from groundwater sources so these are getting harder to be refilled for dry periods. New developments should use drinking water sparingly and more intelligently.

Overheating



The summer of 2018 was the equal-warmest summer in the UK, along with 2006, 2003 and 1976

Climate change has already increased the chance of seeing a summer as hot as 2018 to between 12-25%

In 2019, a new official highest temperature in the UK was measured, at 38.7°C. With future warming hot summers by mid-century could become even more common, near to 50%



In managing heat risk, new developments in Haringey face two challenges:

(A) The need to ensure the borough does not overheat (the urban heat island effect); and

(B) The need to ensure that individual buildings do not overheat

How could the New Local Plan help?

Below are some ideas for improving the Local Plan to better adapt to climate change which we would like your thoughts on.



As part of preparing our New Local Plan we will update our Strategic Flood Risk Assessment to take into account new national and regional policy and guidance and up-to-date data on the local environment and climate change projections.



Implementing sustainable drainage principles and infrastructure in existing and new development will help to reduce surface water run-off and improve water quality. Sustainable drainage measures (often known as SuDS) try to mimic natural drainage as much as possible.

They can perform several different functions:

- Reduce the amount of rainwater that will reach the drainage system
- Slow water down to give the drainage system time to empty
- Re-using rainwater, for example, for irrigation or toilet flushing
- Filter rainwater of pollution
- A combination of these functions

The London Plan requires major developments to demonstrate that they are sustainable through an energy strategy.



The New Local Plan could go further and expand requirements for an energy strategy beyond just major developments. It could also introduce new criteria for developments to show how they will avoid overheating.



The provision of high-quality parks and green open spaces has an important role to play in supporting the wellbeing of Haringey's residents. Our policies relating to green infrastructure such as parks, green roofs, trees and sustainable drainage systems could be updated in the New Local Plan.

Alongside the ecological benefits of increasing biodiversity, high-quality green infrastructure can help to remove air pollution, store carbon, prevent stormwater runoff, and reduce the urban heat island effect.

Good quality green space is also linked to lower crime rates, reduced loneliness and other mental and physical health and wellbeing benefits.

The current Local Plan expects all new development to consider ways to reduce the potential for overheating in buildings and reduce reliance on air conditioning systems.

Transport

What should the New Local Plan do?

Our transport system helps to shape the character of Haringey and the everyday lives of its residents. It connects us with friends and family, our schools and workplaces, and the many unique neighbourhoods and activities Haringey and London has to offer. The Council's ambition is to make walking, cycling and public transport a first choice for all.

Currently 18% of Haringey's carbon emissions are from road-based motor transport. Our overall transport emissions have decreased by 23.3% since 2005, however, much more needs to be done if we are to reach our target of being a Net Zero Carbon borough by 2041. The best way of doing this is by reducing our reliance on the motor vehicle and instead opting to walk, cycle or use public transport.

What is the current situation?

Health and Safety

Every year more than 2,000 people are killed or seriously injured on London's streets.

35% of those killed or injured in 2016 were pedestrians

22% of people who don't cycle are put off by fear of having their bike stolen

The Air Quality Action Plan 2019

identifies road transport as the biggest source of air pollution in the borough. Haringey is identified as an Air Quality Management Area and continues to face widespread exceedances of nitrogen dioxide (NO₂) emissions, particularly along busy congested roads.

Active Travel

In 2017

2% of trips were by bike

25% of trips were walked

Public Transport

There are good links connecting Haringey with Central London but **limited orbital links to get around London**

Overcrowding is an issue, particularly at peak times on the Victoria and Piccadilly lines, and the Barking Gospel Oak line



Large parts of Haringey rely heavily on the bus network. The reliability of buses is affected by congestion on the road network, particularly in peak hours

Car ownership is higher in areas where public transport accessibility is lacking. Ownership and car use is higher in the more affluent west of the Borough

75 car club bays are now in operation in the borough with **44** new ones to be installed

54 electric vehicle charging points are now installed

Controlled Parking Zones have helped to reduce the number of non-local cars in the borough

There is a big opportunity for us to take advantage of recent infrastructure investments, a change in attitudes towards walking and cycling due to COVID-19, and changes in travel technology such as e-bikes, cargo bikes and cycling apps, to enable Haringey to become a borough with a reputation for walking and cycling.



How could the New Local Plan help?

Below are some ideas for improving the Local Plan to support a more sustainable and safe transport system which we'd like your thoughts on.



Active travel

- Identifying opportunities to **provide more space on our streets** for people to dwell, walk, cycle, and travel on public transport and in essential vehicles
- Requiring **new developments to connect to the pedestrian/cycle network and Haringey Green Grid** and contribute to its implementation through planning obligations
- **Planning for new and improved walking, cycling and public transport networks** in the Wood Green and Tottenham opportunity areas and other new growth areas
- Expecting development proposals to **contribute to cycle infrastructure**
- **Supporting the creation of links** between walkways and to town centres, public transport infrastructure, healthcare facilities, schools, and green spaces, where appropriate. Identifying key linkages in site allocations



Public transport

- **Support and safeguard planned infrastructure projects** like Crossrail 2 and improvements to station accessibility
- Ensure that developments in and around public transport connections and stations **improve links and access to the public transportation network for all users**
- **Support the rebalancing of space of key streets to prioritise buses**, where appropriate
- **Promote and support investigation of long-term strategic extensions of the rail network** to the west of the borough



Motor Vehicles

- **Ensure car-free development is the starting point** for all well-connected development proposals
- **Review Haringey's parking needs** to assess whether lower maximum parking standards than the London Plan are warranted in some areas
- **Investigate the potential for a borough-wide freight and last mile delivery network**, with the aim to consolidate freight and delivery journeys
- **Require all planning applications to include Electric Vehicle charging points** where applicable
- **Provide opportunities for electric car club development**
- **Ensure adequate provision of accessible parking spaces**
- **Set expectations for the provision of storage and servicing in new developments**



Design

What should the New Local Plan do?

The New Local Plan should set out a clear design vision and expectations for development, playing a proactive role in helping to secure good growth through good design which reconciles the high levels of densification needed whilst addressing inequalities and preserving and enhancing the borough's local character, natural and historic environments.

The Council has tried to improve design quality in a number of ways:

- We have created a Quality Review Panel where independent professionals scrutinise major and controversial development proposals.
- The Haringey Design Awards are held every two years
- The Haringey Housing Design Principles were adopted to provide design guidance for new council homes



The New London Plan no longer includes a density matrix to help guide decisions on how dense residential development should be. Instead it requires boroughs to optimise site capacity through a design-led approach that makes the best use of land.

How could the New Local Plan help?

Below are some ideas for encouraging higher quality design which we'd like your thoughts on.



Include policies to secure high quality design and architecture to create attractive, locally distinctive and liveable places. Approaches to support this include:

- Protecting and enhancing our built heritage
- Protecting and enhancing our natural assets
- Introducing a new urban design strategy which could include new design codes to support sustainable growth



Seek to optimise site capacity through a design-led approach. This would include specific approaches such as:

- Reviewing whether the current policy and potential locations for tall buildings are still appropriate
- Encourage and provide more guidance for more medium rise, high density development and small-scale developments in appropriate locations



Support the design of public spaces and buildings which foster accessibility and inclusivity, as well as community cohesion and interaction, with a high standard of amenity for existing and future users all across the borough



Pinnacle - N10: Nominated for Design Awards

Historic Environment

What should the New Local Plan do?

The historic environment is a valued resource. People may value a place for many reasons: for the stories it tells about the past, its distinctive architecture or landscape, its connections with notable people or events, its landform, flora and fauna, its beauty, or for its role as a community landmark.

The New Local Plan will need to set out a clear vision for ensuring our heritage values are sustained and enhanced for the enjoyment of present and future generations. Rather than preventing growth, the historic environment should be an enabling resource for existing and emerging economic activities and regeneration. When used as a tool for regeneration, our historic environment can be a competitive advantage, setting our town centres and high streets apart from those in other boroughs.

The historic environment has benefits beyond its regenerative and commercial value. It can help shape our society, inform our identity, providing a sense of belonging, and enable us to understand our shared past, in all its diversity. By understanding the significance of our heritage we are better placed to use it to provide spaces for people to live, work, learn, interact and build social connectedness. The historic environment can also support art and culture industries, and a range of events and activities. Studies have shown visiting heritage sites has a positive effect on wellbeing.

What is the current situation?

Haringey has a wealth of heritage assets including:

- 28 Conservation Areas
- 286 Statutory Listed Buildings
- 1,177 locally Listed Buildings and Structures
- 36 Historical Parks & Gardens
- 22 Areas of Archaeological Importance
- One Strategic View (from Alexandra Palace to Central London) and 44 Local Views
- 7 Conservation Area Advisory Committees

The information we have tends to be focused on the built environment, when there are many intangible histories, particularly regarding our migrant communities. An example might be that a significant event occurred at a certain location. A local heritage asset may also be linked with a certain use or cultural practice which contributes to its significance. This diverse heritage should be treasured and celebrated.

Crouch End Conservation Area

How could the new Local Plan help?

Below are some ideas for ensuring that the New Local Plan supports a valued and enhanced historic environment which we would like your thoughts on.



Develop a strategic approach to heritage which sets out how we improve local engagement and identify how we can achieve good growth in a way that maximises the commercial, regenerative, social, and cultural benefits our historic environment offers.



The New Local Plan could provide more targeted area-specific policies, particularly for areas of likely regeneration like the Tottenham High Road. It could also provide policies to guide applications affecting specific types of heritage, for example Historic Parks and Gardens or buildings on the Local List.



Although there are no statutory protections for intangible cultural heritage, the New Local Plan could include policies to encourage recognition of our diverse and intangible heritage in the built environment through tools like design and public art.



The New Local Plan could provide additional guidance and support for refurbishing/retrofitting heritage buildings (as set out in the Council's Draft Climate Change Action Plan) to reduce carbon emissions and better recognise the environmental benefits in reusing existing heritage buildings instead of building new.



The New Local Plan could better define our Local Views, for example by including reference to their co-ordinates and the attributes of those views that we are looking to protect.



Bruce Castle

Culture

What should the New Local Plan do?

Haringey's cultural offer enriches our lives, making the borough an exciting and engaging place to live, work and visit. Our list of cultural activities is immense and reflects the diversity of our community; from walking the historical grounds of Alexandra Palace and Park to dancing at the Wireless Festival in Finsbury Park, comedy nights at the King's Head pub, browsing food and crafts at the Tottenham Green Market, dining out on excellent Turkish food in Green Lanes, or discovering the legacy of the famous Jamaican politician whom the Marcus Garvey Centre is named after. The night-time environment is an important part of our cultural offer that requires a strategic approach and good management.

Haringey has great cultural assets:

- 120+ venues where cultural activity take place
- 70+ annually occurring cultural events
- 2,700+ creative and cultural industry enterprises
- Tottenham is one of six London areas to be designated a Creative Enterprise Zone

However, our cultural industry faces challenges. The past decade has seen a London-wide trend of cultural venues and spaces closing down.

25% ↓ Reduction in London pubs

35% ↓ Reduction in London's grassroots music venues

58% ↓ Reduction in London's LGBT+ venues



How could the New Local Plan help?

Below are some ideas for the New Local Plan to better support our cultural infrastructure and industries which we would like your thoughts on.

Protect existing cultural venues, facilities and uses and supporting new venues in appropriate locations i.e. town centres and Opportunity Areas.

Identify and promote existing or new cultural clusters, especially where they can support regeneration and renewal

Support use of vacant or poorly used land/ spaces for pop-up or meanwhile uses for cultural and creative activities

Support the development of Haringey's identified warehouse living areas as creative industries hubs

Support the creation of new evening and night-time uses to create more activity in the early and late evening and make a place feel safer

Consider opportunities for developments to provide affordable workspace and/or co-working and flexible workspaces

Alexandra Palace

Green Infrastructure & the Natural Environment

What should the New Local Plan do?

The New Local Plan should look to enhance and protect biodiversity and open spaces. The borough's green infrastructure also has a crucial role to play in helping Haringey to adapt to our warming climate and meet carbon reduction targets. Trees in particular play an important role in carbon capture and storage, preventing flooding, reducing pollution and reducing city temperature.

What is the current situation?

Haringey has a wealth of natural assets including:

- **60** designated Sites of Importance for Nature Conservation
- **5** Local Nature Reserves
- **The Lee Valley Regional Park** straddles the eastern boundary of the borough and is home to European designated sites and many Sites of Special Scientific Interest.
- **35** public parks and open spaces
- **91** playing pitches for cricket, football, rugby league and rugby union
- **1.7ha** of open space per 1,000 of population

However in certain wards such as Bruce Grove there is limited access to open space and recreational grounds. The Lee Valley is a significant recreational asset which with improved access could serve a much wider section of our community including those areas in the east of the borough with deficiencies in access to open spaces.

The need for additional open space has been highlighted and made even more urgent by the significantly increased use of parks arising from the COVID-19 lockdown.



How could the New Local Plan help?

Below are some ideas for improving the Local Plan to enhance and protect our natural environment which we'd like your thoughts on.



Continue to protect and improve our parks and open spaces



Continue to protect and enhance biodiversity at designated and non-designated sites with additional emphasis on achieving net gains in biodiversity and linking habitats to create ecological corridors



Consider the potential to designate new sites as Local Nature Reserves including The Paddock in Tottenham Hale



Explore whether it is possible to deliver additional open space in areas with existing deficiencies, particularly in the east of the borough.



Provide opportunities for people to access wildlife and diverse open green spaces through policies to enhance cycling and walking routes, and through further establishing green links between existing open spaces



Whilst it is our clear aim to ensure there is no net loss of open space, the New Local Plan could support re-arranging open space such as Metropolitan Open Land to enable improvements in parts of the borough where there are currently a lack of access to quality open spaces



Set a local Urban Greening Factor, which will apply to new developments and will be achieved through measures such as high quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage



Support opportunities to secure increased allotment space as well as encouraging urban farming, hydroponic farming and rooftop farming, which can supply food, improve the environment and create jobs

Play & Recreation

What should the New Local Plan do?

The New Local Plan should set out clear expectations for how new development should contribute to play and recreation provision in the borough ensuring that this key social infrastructure is provided to support future growth. It is essential that the New Local Plan contributes to places where people can live, work and play within their neighbourhoods. Facilities must be accessible, attractive and inclusive, in particular meeting the needs of children and younger residents.



Haringey has more than 600 acres of parks, recreation grounds and open spaces



A recent audit found that Bruce Grove, Northumberland Park, Fortis Green, White Hart Lane, Tottenham Green, Tottenham Hale, Muswell Hill, Noel Park, Bounds Green, Crouch End, Woodside, Hornsey and St Ann's wards had the greatest deficit of play space



There are just over 100 play areas in parks and open spaces, on housing estates and provided through voluntary sector organisations



The existing Local Plan protects the borough's parks and open spaces and seeks to increase access in areas deficient in open space and recreation grounds and facilities. It requires that new development protects and enhances existing play spaces and makes provision for children's play space in addition to providing amenity space



The London Plan has a policy which requires schemes likely to be used by children to provide play provision for all areas with at least 10m² of play space per child

How could the New Local Plan help?

Below are some ideas for how the New Local Plan could support play and recreation provision which we would like your thoughts on.



Protect and enhance existing play and recreation facilities that meet the needs of residents



Support high-quality residential development that contributes positively to amenity, play space, high quality public realm including cycling, walking and sustainable public transport, in accordance with 'Healthy Streets' and 'Good Growth' initiatives, and enhances local character and vitality of a place



Require the delivery of new and improved play and recreation facilities to meet the needs generated by new development



Address identified deficiencies and assist in improving quality, play value and access

Employment Land

What should the New Local Plan do?

- Support COVID-19 recovery and renewal
- Meet the likely demand for office and worksspace floorspace over at least a 10 year period
- Enable delivery of employment premises that

meet the needs of changing work styles i.e. flexible and co-working spaces

- Assess if there are areas of surplus office space that have no reasonable prospect of being used for business purposes
- Ensure delivery of affordable workspaces, especially to support smaller enterprises and start-ups

What is the current situation?



Our economy is particularly exposed to the impact of COVID-19 as we have lots of workers in sectors adversely affected by social distancing such as arts and entertainment, accommodation and food, and retail



The cost for office floorspace increased from £101/m² in 2014/15 to £125/m² in 2018/19



Haringey has 465,544m² of B-class use (average quality) employment floorspace, with around 990 office premises



Many more people commute out of the borough for work, particularly Central London, than come in, although COVID-19 has affected this pattern with more people working from home



At the end of 2019 there were 14,210 active enterprises in Haringey



80% of B-class stock on the market is previously used space



The number of businesses grew by 16% over the previous 4 years



90% of businesses employ less than 10 people

How could the New Local Plan help?

Below are some ideas fo how the New Local Plan can better support our local economy which we would like your thoughts on:



Assess how much office and workspace floorspace is needed over the next 15 years, taking into account trends in the way people work and the impact of COVID-19



Help protect office floor space that is needed to meet demand as well as manage the release of surplus employment floorspace where this can be robustly justified



Contain policies to require a certain percentage of new employment floorspace to be 'affordable'



Develop policies that support the densifying and intensifying of new and existing employment uses and jobs



Promote employment uses as part of mixed-use schemes within our town centres and existing employment land and growth areas, particularly in accessible locations

Industry

What should the New Local Plan do?

- Ensure there is sufficient land available to meet the demands of various types of employment in the future including industrial, logistics, warehousing and other related types of employment floorspace
- Assess existing employment land, and look at other areas where employment uses are happening, and ensure we categorise and protect or release these as appropriate.



There are 133 hectares of employment land in Haringey, with over 1,000 buildings, 722 business establishments and nearly 736,000m² of employment floorspace

The borough also contains other smaller employment locations which total a further 16.6 hectares of employment land



Loss of industrial land has put increasing pressure on the remaining industrial stock in Haringey, which is reflected in the rental values, which until the onset of COVID-19 had increased by over 60% in four years



Highest concentration of industrial estates is in the East of the borough along the Lee Valley corridor



Until the onset of COVID-19 the borough's industrial land market was performing very well

Many industrial estate businesses are understood to have experienced a significant drop in turnover due to COVID-19, evidenced to be up to 60-70% for some larger manufacturing businesses. Impacts have been highest for suppliers of retail, hospitality and arts sectors.

Hierarchy of Industrial and Employment Land protection



How could the New Local Plan help?

Below are some ideas for how the New Local Plan could better support our local economy which we would like your thoughts on:



Undertake new evidence studies to assess demand for employment land and carry out a review of employment land in the borough to assess the extent to which we can meet anticipated demand for floorspace in the next 15 years



Identify and determine where we should cluster industrial uses that are incompatible with other uses, such as on SIL land, and do not detrimentally affect other nearby uses



Continue a strategy of mixed-use intensification, to allow for the redevelopment and intensification of industrial sites, with no loss of capacity in important industrial locations



Provide a proactive approach to the management of vacancy rates to ensure that where sites are vacant for long periods, alternate uses can be explored



Explore the potential for co-location of other uses on employment land such as social and community uses, nightlife, or residential in suitable employment areas



Shops and High Streets

What should the New Local Plan do?

- Assess the future demand and capacity for both comparison (clothes, technology shops etc) and convenience (supermarkets, newsagents etc) goods retailing
- Promotes a diverse range of uses to support the vitality and viability of town centres including assessing what types of uses (shops, offices, bars, cafes and restaurants, leisure and cultural facilities, creative workspace) should be promoted
- Promote other forms of retailing such as street markets which can play a valuable economic, social and cultural role, and provide opportunities for new businesses to start-up
- Plan proactively to accommodate that demand and manage the transition of surplus retail units to ensure our town centres continue to function and remain destinations of value to residents and businesses
- Resist the over concentrations of uses such as betting shops, pay-day loan stores, and hot food takeaways, where it is demonstrated they cause negative impacts on a centre and our residents' health and wellbeing



Haringey's Local Plan identifies a hierarchy of town centres within the borough with Wood Green being the largest, and designated a Metropolitan Centre.



Metropolitan centres - serves wide catchments which can extend over several boroughs. They have significant employment, service and leisure functions and generally offer a relatively high proportion of comparison goods relative to convenience goods



District centre - provide largely convenience goods and services, and social infrastructure for local communities. Some District centres have developed specialist shopping functions



Local shopping area - serve local neighbourhoods catchments and provide for the day-to-day needs of people living, working and staying nearby



There are concerns within some town centres regarding safety, connectivity and cleanliness. Around 20% of all crime in Haringey takes place in its town centres.

In September 2020 the Government introduced a new Class E to the Use Class Order (which categorises land uses): Class E contains 'Commercial, service and business uses' – this combines Use Classes A1-A3 (shops, cafes, restaurants and financial services), B1 (business), parts of D1 (health, crèches and nurseries) and parts of D2 (indoor sports and recreation) into the one new Use Class.

This means that any premises within these uses can freely change to any other use within this definition without Planning Permission. Consequently the Council has lost a significant degree of control over changes of use for commercial, office and certain other uses.



Pre-COVID-19, Haringey's town centres were generally performing well. There was strong demand for retail space in Haringey, reflected in the low vacancy rates across the borough and rising rental values which increased 74% over the past three years

How could the New Local Plan help?

Below are some ideas for how the New Local Plan could better support our shops and high streets which we would like your thoughts on:



The eight key town centres in Haringey are defined as Metropolitan or District centres. We intend to keep these designations but will assess smaller local centres to determine if they are in the correct tier of the hierarchy



Support opportunities for new areas for retail and non-retail uses in opportunity areas, particularly in and around the area currently identified as Tottenham Hale Retail Park District



Promote Wood Green as the primary shopping destination in the borough and bolster its role as Metropolitan Centre by directing major new retail proposals to it and supporting new employment and leisure facilities



Growth Approaches

What should the New Local Plan do?

The New Local Plan must include an overarching strategy to meet the future needs of the borough identifying changes that will be supported and identifying broad locations for new homes and other development.

Haringey has limited available land and it will be a big challenge to deliver the minimum 1,592 homes per year target set out in the London Plan. If we do not pursue one or more of the approaches this means we will need to deliver more growth within the remaining approaches, and we would welcome your views on the options you prefer. Please note, the options are not mutually exclusive to each other and in some cases overlap e.g. our key growth areas contain a number of our town centres.



Approach 1: Continue with the Key Growth Areas: Wood Green, North Tottenham and Tottenham Hale in the existing Local Plan and intensify development in them where possible. To accommodate the anticipated levels of growth, some new and existing development sites may require greater intensification including taller buildings.



Approach 2: Continue to explore opportunities for intensification along Key Road Corridors: Tottenham High Road Corridor and Seven Sisters Corridor. There are identified as Areas of Change in the existing Local Plan.



Approach 3: Deliver growth within the borough's six main town centres: Wood Green, Muswell Hill, Crouch End, Tottenham High Road/ Bruce Grove, Green Lanes, and West Green Road/Seven Sisters Road. Town centres have an important role to play in accommodating future homes, employment, social and community infrastructure, cultural and entertainment uses.



Approach 4: Support incremental intensification of existing residential areas with a Public Transport Accessibility Level (PTAL) of 3-6 or within 800m distance of a station or town centre boundary. This approach would lead to changes in the character of some of the more suburban areas of the borough.



Approach 5: The London Plan highlights the potential for the incremental intensification of existing suburban residential areas to contribute to London's housing need. As a largely suburban borough, Haringey has many existing residential areas that may be able to contribute to future growth through incremental development. This could include new build, infill development, residential conversions, or extension of existing buildings, including non-residential buildings and residential garages, where this results in net additional housing provision.



Approach 6: We are required to meet development needs for not just housing but also other land uses such as employment and retail. We need to protect (safeguard) an appropriate amount of land for these purposes. The existing Local Plan protects land for employment uses via four employment related designations. We are collecting evidence to see if it is feasible to deliver an element of housing growth on land currently protected for employment uses. There may also be opportunities to deliver housing on employment land via industrial intensification, co-location and substitution.