

Haringey **CORE STRATEGY**

Proposed Submission
May 2010



Haringey Council

▶ PEOPLE AT THE HEART OF CHANGE IN HARINGEY

3.1 SP1 Managing Growth

3.2 SP2 Housing

3.3 SP3 Gypsies and Travellers



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Structure of the Core Strategy

1.6.1 The main body of the Core Strategy sets out the Council's Spatial Strategy and policies for the future development of Haringey up to 2026 to meet the vision and objectives set out above and respond to the challenges we face. The Council has grouped the issues covered into six sections reflecting the priorities of its Sustainable Community Strategy:

Section 3 People at the Heart of Change in Haringey

Section 4 An Environmentally Sustainable Future

Section 5 Economic Vitality and Prosperity Shared by All

Section 6 A Safer, Attractive and Valued Urban Environment

Section 7 Healthier People with a Better Quality of Life

Section 8 Delivering and Monitoring

1.6.2 Section 3 sets the Council's overall approach to the distribution of future growth in the borough and its management. It also includes our approach to housing and the type of housing needed to support Haringey's growing population. Section 4 contains the Council's approach to sustainable development and how it intends to make Haringey the greenest borough. Section 5 looks at ways in which Haringey will provide jobs and services and improve its town centres. Sections 6 and 7 explain how the Council intends to improve its built environment and make sure the quality of life in Haringey is maintained and enhanced. Finally section 8 sets out how the Core Strategy will be implemented through providing necessary infrastructure and working with partners and stakeholders. It also outlines how the Council will monitor the effectiveness of the Core Strategy in delivering its objectives.

1.6.3 All Core Strategy policies are interrelated and should not be viewed in isolation. To enable greater ease of use, there is cross referencing to other directly related policies. However, these policies should not be used as the sole means for comprehensively assessing which policies apply to a development proposal. Development proposals will be assessed on how well they meet all relevant policies within the Core Strategy together with other relevant policies in the development management plan for Haringey.

1.6.4 Core Strategy policies do not repeat national or London Plan policies, but do refer to specific national and regional targets. The Core Strategy should be read alongside the London Plan.

HARINGEY'S SPATIAL STRATEGY

2.1 Haringey's Spatial Strategy



Haringey's Spatial Strategy

Haringey's Spatial Strategy

2.1.1 This section sets out the spatial strategy for Haringey up to 2026. The Key Diagram identifies the Key Areas for the borough for which there are specific spatial policies for managing growth and change in the plan period. The Council's overall strategy for managing future growth in Haringey is to promote the provision of homes, jobs and other facilities in the areas with significant redevelopment opportunities at, or near, transportation hubs, and support appropriate development at other accessible locations, with more limited change elsewhere. This approach will:

- Focus growth on places that can support higher density development, reducing pressure for residential development in predominantly residential areas (although some development will take place throughout the borough);
- Allow us to better shape places by promoting high quality design of buildings and places, securing necessary infrastructure, providing an appropriate mix of uses, including community facilities and securing regeneration benefits; and
- Through promoting larger schemes, increase our ability to provide more sustainable places, for example by maximising opportunities for local power and heating systems.

2.1.2 The borough is expected to provide approximately 11,195 homes between 2011 and 2026.

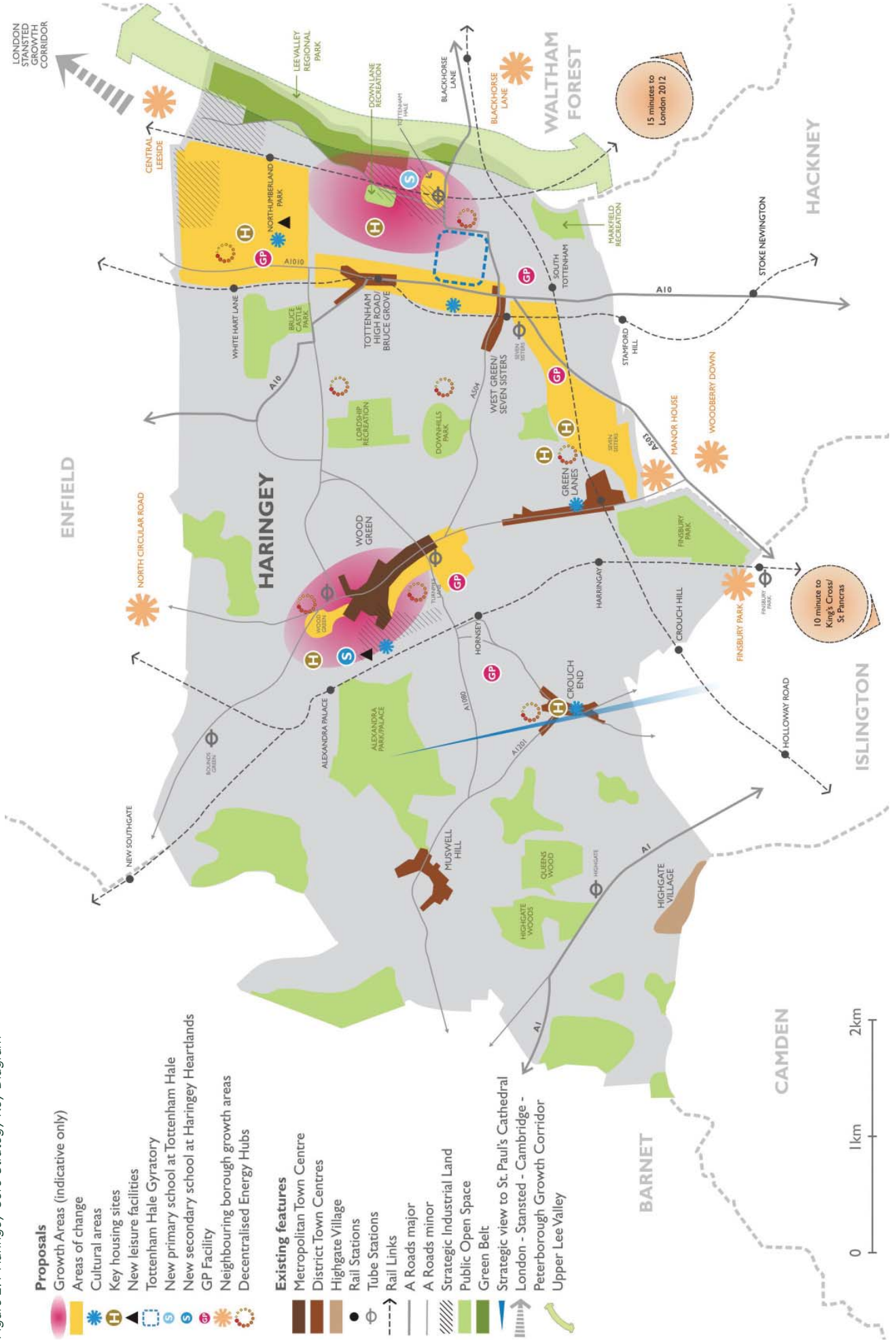
2.1.3 The parts of Haringey not covered by the Key Areas on the Key Diagram will also have development over the next 15 years. However, the Council envisages such development is likely to be of an incremental nature as smaller housing sites come forward for redevelopment and will be assessed in accordance with this Core Strategy and other planning policies. Figure 3.7 shows the housing sites expected to come forward over the plan period.

Haringey's Growth Areas

2.1.4 Haringey Heartlands and Tottenham Hale will be the key locations for the largest amount of Haringey's future growth. Their significance lies in their location within the London-Stansted-Cambridge-Peterborough Growth Corridor and they are also identified in the London Plan as an Area for Intensification and an Area of Regeneration respectively. These areas are suitable for large scale redevelopment with significant increases in jobs and homes.

2.1.5 Regeneration of the wider Northumberland Park area (which includes the redevelopment of Tottenham Hotspur Football Club) and Seven Sisters Corridor will also provide a substantial number of jobs and new homes, as well as other community uses and facilities and estate regeneration. The Council's overall approach to growth in these areas is set out in Strategic Policy 1 Managing Growth.

Figure 2.1 Haringey Core Strategy Key Diagram



2.1 Haringey's Spatial Strategy



View of Alexandra Palace

2.1.6 Beyond the growth areas there are a number of other parts of the borough which are considered suitable locations for significant development as they are highly accessible by a range of means of transport.

Making the best use of land in Haringey

2.1.7 In order to accommodate Haringey's growing population, the Council needs to make the best use of the borough's limited land and resources. The Council will promote the most efficient use of land in Haringey and buildings while also seeking to improve the quality of our environment, protect the amenity of occupiers and neighbours and meet other planning objectives.

Density

2.1.8 One way of making the most efficient use of our land and buildings is to encourage higher densities. The Council will encourage high densities in the most accessible parts of the borough (generally Tottenham Hale, Haringey Heartlands and Wood Green Metropolitan Town Centre) as well as other appropriate locations. New schemes should be of high quality design and sensitively consider the character and built form of their surroundings, particularly in Conservation Areas. Good design can increase density while protecting and enhancing the character of an area (please see SP 11 Design for more detail on our approach to design). The Council will expect the density of housing development to comply with the Density Matrix in the London Plan (Table 3A.2). Density will vary across the borough due to its different character settings, however, densities below the relevant range in the density matrix will not be permitted. Please see SP3 Housing for more details on the Council's approach to housing.

Mixed use developments

2.1.9 The provision of an appropriate mix of uses, both within areas and in individual buildings, can also contribute to successfully managing future growth in Haringey and making efficient use of land. A mix of uses can also:

- Reduce commuting and the need for some other journeys, helping to cut congestion in the borough and improve air quality;
- Increase the provision of much needed housing; and
- Promote successful places that have a range of activities, increasing safety and security.

2.1.10 The Council will require the provision of a mix of uses in suitable locations and expect development proposals of an appropriate size in Haringey Heartlands, Tottenham Hale, Northumberland Park (Tottenham Hotspur Stadium Development) and Wood Green Metropolitan Town Centre to contribute towards the supply of housing, the provision of jobs and community facilities.

Managing Growth

3.1 SP1 Managing Growth

3.1.1 People at the Heart of Change is the key objective of the Sustainable Community Strategy. Haringey is one of the most diverse areas in the country and this presents many challenges in terms of its location, high levels of deprivation and hugely successful local business entrepreneurship.

3.1.2 In common with the rest of London, Haringey is expected to experience rapid growth in its population, with a projected 15% population increase to 260,305 by 2026. This growth will bring with it pressure for new housing and associated infrastructure. Strategic Policy 1 sets out the overarching approach to the location of future growth and development in the borough.



SUSTAINABLE COMMUNITY

This policy contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

SCS priorities:

- Promote community cohesion;
- Meet population growth and change;
- Meet housing demand; and
- Improve supporting facilities, services and infrastructure.



POLICY

SP1 - Managing Growth

The Council will focus Haringey's growth in the most suitable locations, and manage it to make sure that the Council delivers the opportunities and benefits and achieve strong, healthy and sustainable communities for the whole of the borough. The Council will maximise the supply of additional housing to meet or exceed Haringey's target of 6,800 homes from 2011 – 2026 (680 units per annum).

The Council will promote development in the following **Growth Areas**:

- Haringey Heartlands; and
- Tottenham Hale.

The Council will expect development in the Growth Areas to:

- Provide 5,175 new homes and the majority of new business floorspace up to 2026;
- Maximise site opportunities;
- Provide appropriate links to, and benefits for, surrounding areas and communities;
- Provide the necessary infrastructure; and
- Be in accordance with the full range of the Council's planning policies and objectives.

The Council will promote development in the following **Areas of Change**:

- Wood Green Metropolitan Town Centre;
- Northumberland Park (which includes the redevelopment of Tottenham Hotspur Football Stadium);
- Tottenham High Road Corridor; and
- Seven Sisters Corridor.

Parts of the borough outside of the Growth Areas and Areas of Change will experience some development and change. The Council will ensure that development in these **Areas of Limited Change** will respect the character of its surroundings and provide environmental improvements and services.

Accommodating Haringey's Growth

3.1.3 The Core Strategy will direct development to the most appropriate locations, so that housing growth is supported by sufficient jobs and key infrastructure including community facilities such as health, education and sports facilities. As the objectives in Section 1 set out, the Council wishes to manage growth over the life of the Core Strategy so that it meets the needs for homes, jobs and services, is supported by necessary infrastructure and maximises the benefits for the local area and community and the borough as a whole. This policy is also supported by the sustainability appraisal.

3.1.4 In common with the rest of London, Haringey is expected to experience rapid growth in population, with a projected increase to 260,305 by 2026. This growth will bring with it pressure for new housing and associated infrastructure. Each of Haringey's growth areas has been identified in the London Plan as having potential for significant increases in jobs and homes.

3.1.5 The Council will expect development in the Growth Areas to maximise site opportunities and the opportunities and benefits for the borough and the local area within the context of the full range of Haringey's planning policies and objectives, including those relating to amenity, sustainability, heritage/ built environment, open space, community safety and sustainable transport. It is important to note that the growth areas also include, existing residential communities and heritage assets such as Conservation Areas and areas of Industrial Heritage. New development must take account of its sensitive context.

3.1.6 The following section sets out the Council's expectations on the scale of development in the areas mentioned above.

Growth Areas Haringey Heartlands

3.1.7 The London Plan designates Haringey Heartlands/ Wood Green as an Area of Intensification (Figure 3.1) with proposals for the creation of approximately 1500 new jobs and 1700 new homes as part of an intensive mixed use redevelopment.

3.1.8 Haringey Heartlands Development Framework was produced in 2005 and sets out the Council's overall vision for the area including promoting and expanding the Cultural Quarter, providing new homes and jobs, and high quality open space.

3.1.9 Haringey Heartlands provides a range of development opportunities on the railway and industrial lands to the south-west of Wood Green Metropolitan Town Centre. These sites include Clarendon Road gas works (with the central area occupied by two gasholders, which are still operational), the adjacent Coburg Road Industrial Area and Hornsey Waterworks and the former Hornsey Central Depot. There is significant scope for the enhancement of these areas, building on the areas' industrial heritage and the provision of better links to Wood Green Metropolitan Town Centre in order to secure its position as an urban centre for the 21st Century.



The Council's aspiration for Haringey Heartlands includes:

- To increase capacity and variety of uses at Wood Green Metropolitan Town Centre given its proximity to Haringey Heartlands and the thriving cultural quarter;
- To bring back into use underused brownfield land and maximise capacity for housing and employment growth;
- Integration of the Heartlands with the wider area to benefit local communities and ensure sustainable development that will meet local and strategic goals;
- De-commissioning of the gas holders and decontamination of the land in order to bring forward development;
- Preparation of a business relocation strategy to provide impetus for land assembly;
- Improvement of pedestrian linkages to Wood Green and Haringey Heartlands; and
- Provision of green infrastructure projects to address a range of environmental issues.

For the Eastern Utility Lands, the Council will require the following:

- A mix of uses including substantial new housing, restaurant/cafe/drinking establishment uses and community/leisure uses;
- A mix of office use, retail/financial and professional services;
- An excellent public realm with a network of safe and attractive places both public and private;
- An energy centre and utility compounds;
- Car parking spaces, cycle parking; and
- Access and other associated infrastructure works.

3.1 Managing Growth

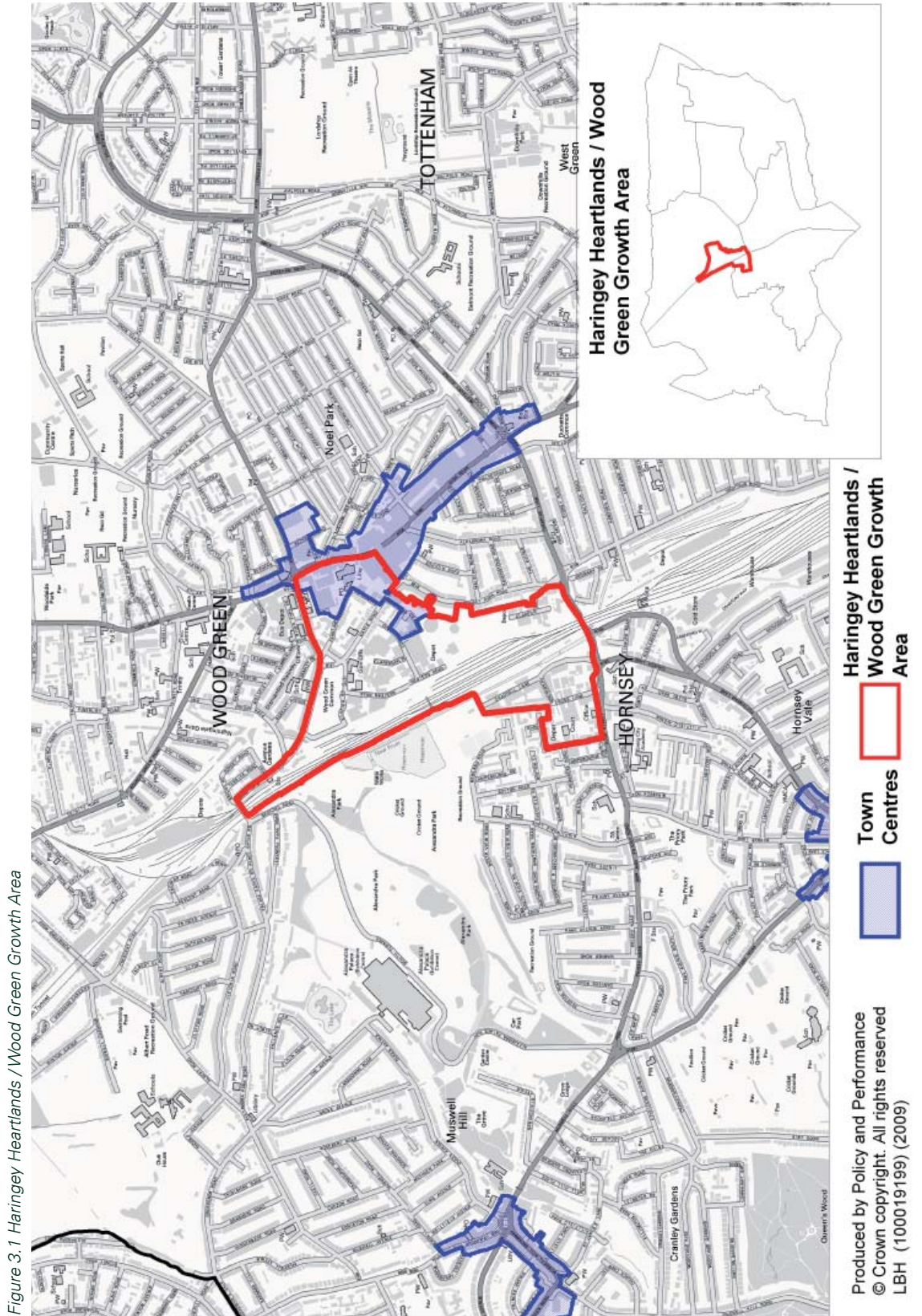


Figure 3.1 Haringey Heartlands / Wood Green Growth Area

Tottenham Hale

3.1.10 The London Plan designates Tottenham Hale as an Area of Intensification. Tottenham Hale is situated on the eastern side of the borough and sits within the Upper Lee Valley (Figure 3.2). It is predominantly industrial in nature, comprising retail warehouses, industrial estates, a major gyratory road system and public transport interchange, which add to its image as an unwelcoming and traffic dominated environment. Relatively few people live within this area, which has suffered from the continued decline in manufacturing and remains characterised by deprivation, a poor physical environment, underused and vacant sites, and divisive transport corridors. Currently, the area fails to capitalise on its many advantages and exciting new vision for its transformation as a bustling new urban centre. This includes its exceptional natural environmental assets, such as its close proximity to Lee Valley Regional Park and its waterside location next to the River Lee offering significant environmental and recreational benefits.

The Council's aspirations for the area include:

- Integration of new and existing communities. Clear and explicit links must be made between new opportunities in Tottenham and the existing community, to ensure regeneration benefits include local people.
- Returning the gyratory to two-way traffic. Currently the gyratory is part of the local one-way system, distributing traffic from Tottenham High Road towards Tottenham Hale. It carries a heavy volume of fast-flowing traffic which creates a dangerous environment for pedestrians and cyclists. Its future will be a crucial factor in the transformation of the area.
- Introducing measures to reduce flood risk such as the de-culverting of the Moselle Brook, application of sustainable urban drainage systems, and support for the introduction of measures to reduce water consumption to improve water efficiency.
- The creation of a new facility for Front Line Services including recycling at Marsh Lane which will promote green industries in the area.
- A new high quality station square and a state of the art new public transport interchange at Tottenham Hale.

3.1.11 A Tottenham Hale Urban Centre Masterplan Supplementary Planning Document (SPD) was adopted in October 2006 to guide the redevelopment of key sites within the Tottenham Hale Urban Centre. Four key areas make up the Urban Centre area. Taken together they represent a major opportunity to create a thriving, sustainable urban centre, providing more than 2,500 new homes and a substantial number of jobs, which maximise the area's exceptional locational advantages. Development will take place in the following areas:

3.1 Managing Growth

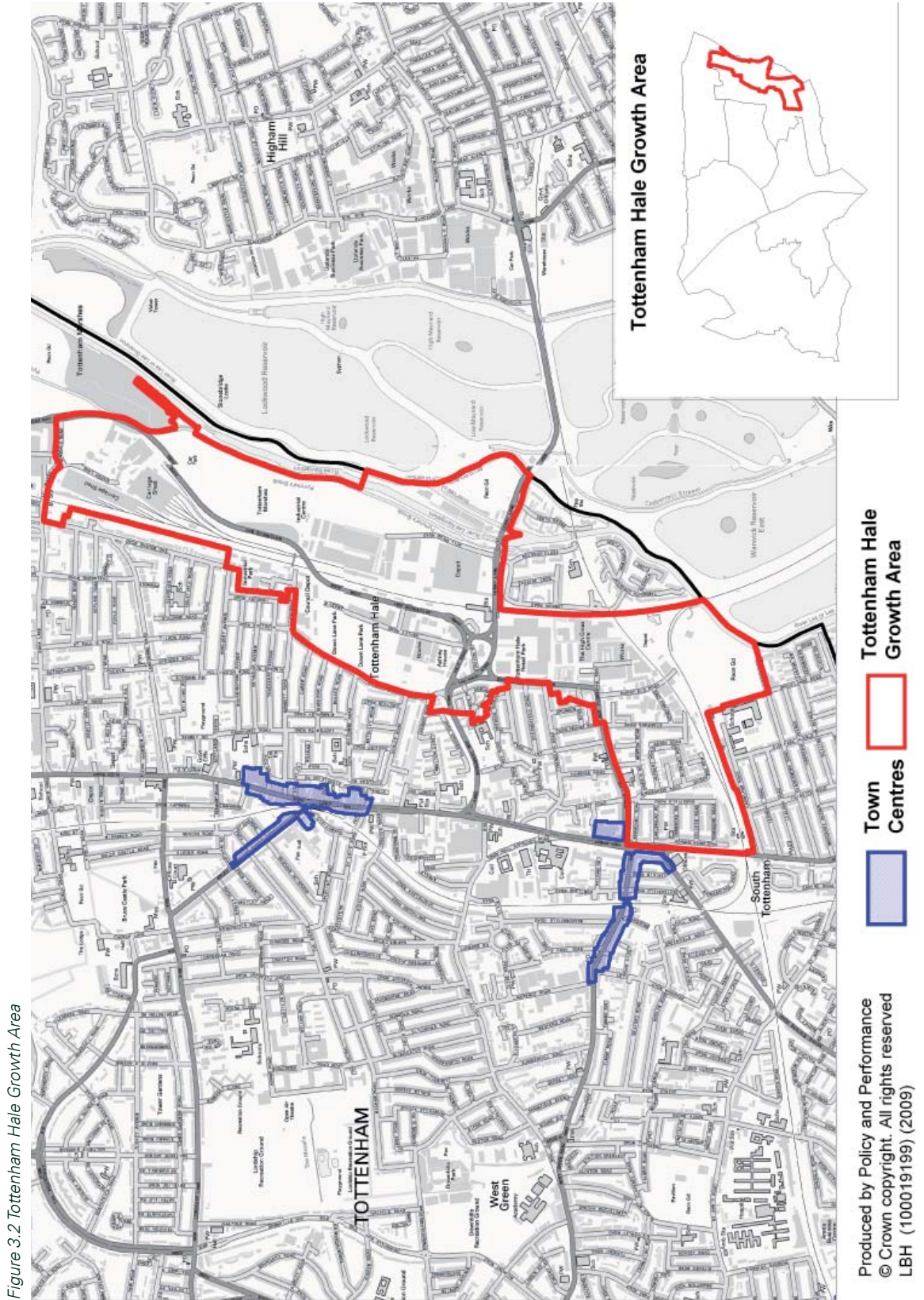


Figure 3.2 Tottenham Hale Growth Area

Greater Ashley Road

3.1.12 The next phase in the regeneration of Tottenham Hale will focus on the area around Ashley Road and Tottenham Hale Station. The Council aims to create a high-quality, unique place with up to 1,600 new homes, office, commercial and retail space, as well as new or replacement community facilities, improved open space, improved public transport facilities and improved pedestrian and cycle links.

Hale Waterside (Hale Wharf)

3.1.13 A mini-masterplan is being devised to underpin a comprehensive, residential-led development for the entire Hale Waterside site, which could provide a significant number of new homes as well as commercial uses. A proposed pedestrian footbridge across the River Lee will form an integral part of the scheme, and one element of the east-west, pedestrian 'green link'.

Tottenham Gyrotory Road System, Bus Station and Public Square

3.1.14 Transport for London (TfL) is working with Haringey Council to return the one-way road system to two-way working, and create a new public square and bus station in front of Tottenham Hale Station. The existing one-way system carries a high volume of traffic, with few pedestrian crossings. This creates a substantial barrier to movement for those living within the one-way system. The Tottenham Hale transport improvement scheme aims to reduce the impact of traffic on the local area, and increase capacity to cope with future demand. This will enable the regeneration of the area as set out in the Tottenham Hale Urban Centre SPD, and directly facilitate a significant residential-led development on the existing island site. Subject to approval, work is scheduled to commence in autumn 2012 and will take approximately 18 months to complete at a cost of £37m.

Areas of Change Wood Green Metropolitan Town Centre

3.1.15 Wood Green is a vibrant and busy town centre, which has an important role to play within the London and north London sub-regional town centre hierarchy. It is designated as a Metropolitan Centre in the London Plan (2008), one of only 10 identified in London, which reflects its role as a key retail and commercial destination in North London (Figure 3.3).

3.1.16 The town centre is predominantly linear stretching along the High Road from the junction with Turnpike Lane in the south to the junction with Bounds Green Road in the north. It includes The Mall Wood Green (formerly known as Shopping City) which straddles the High Road and provides a focus for the major multiple retailers located in the centre. The main supermarkets within Wood Green are evenly spread throughout the centre, with the large Morrisons and Sainsbury's supermarkets both located centrally. In addition, Marks and Spencer's Food Hall is located in the southern part of the centre and an Iceland is located on Brook Road. There is also a Tesco Express at the Southern End.

3.1 Managing Growth

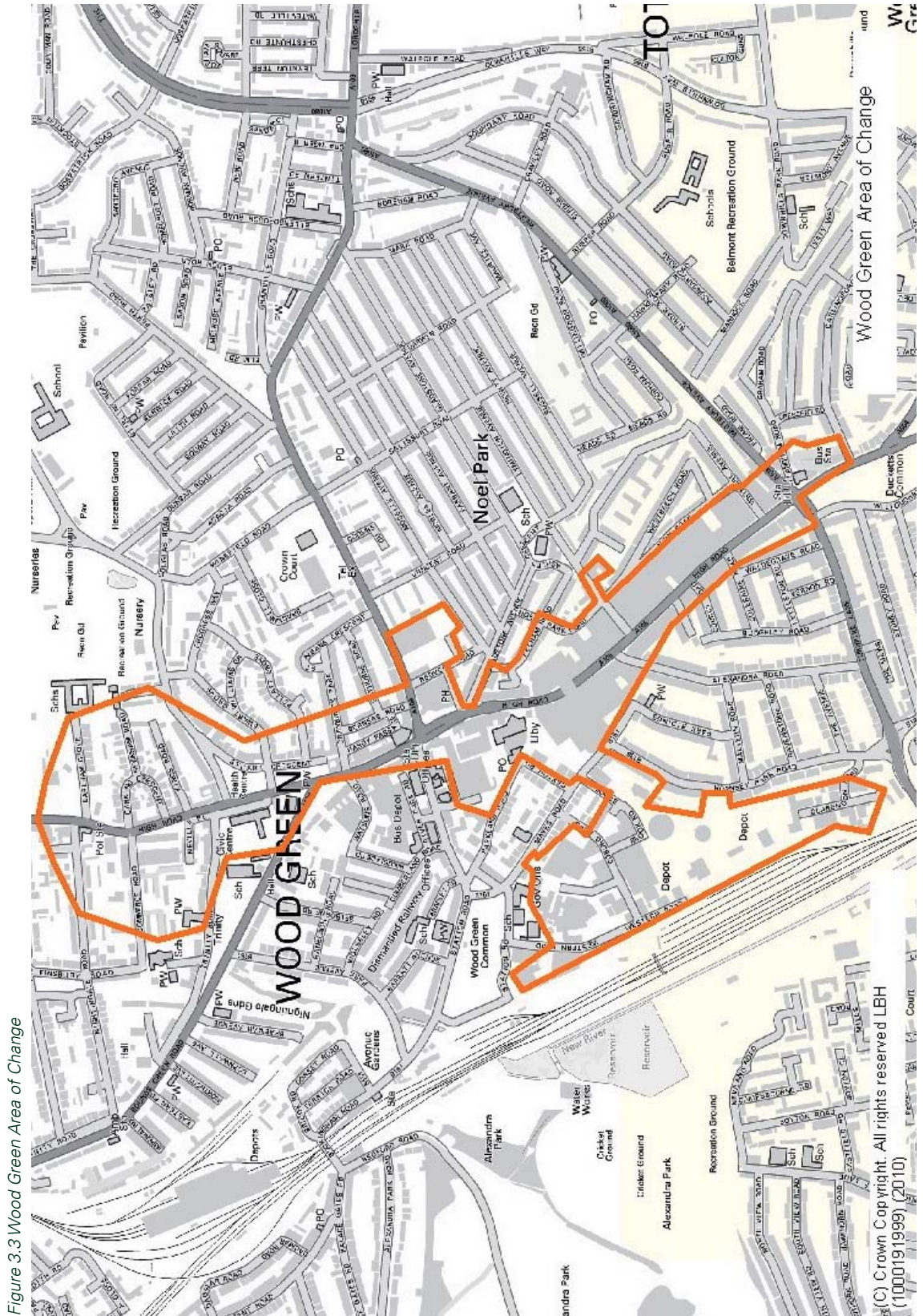


Figure 3.3 Wood Green Area of Change

3.1.17 Shopping is the dominant activity in the town centre. There are relatively few restaurants, cafés, pubs and bars in comparison and, limited office space provision, with the exception of the Council's own offices. However, there is considerable residential development with flats located above The Mall and Bury Road Car Parks. In terms of other town centre attractions Wood Green boasts two large multi-screen cinemas, a library and a health club. The centre is predominantly bounded by residential areas, two conservation areas located nearby (Trinity Gardens and Noel Park) and immediately to the west, Haringey Heartlands Growth Area.

3.1.18 The town centre boundary has been tightly drawn as defined by the existing UDP. However, in planning for the future intensification of the town centre, opportunity sites will be considered that lie beyond the UDP town centre boundary. They will be considered on the basis of their relationship with, and impact on, the town centre in terms of land uses, pedestrian and public transport linkages, regeneration benefits arising from redevelopment at either the Heartlands growth area or through windfall opportunities. Further detail will be included in a Wood Green Area Action Plan.

The Council's aspirations for Wood Green Metropolitan Town Centre are:

- To improve linkages with Haringey Heartlands to the west of the town centre and enhancing accessibility into and around the town centre for all members of the community;
- To encourage the retention and enhancement of the distinctive character areas within the town centre;
- To promote a sustainable future for Wood Green Town Centre;
- To improve the public realm throughout the town centre and to create a more pleasant pedestrian environment;
- To reduce congestion in the town centre by promoting car free development and the use of sustainable means of transportation;
- To conserve and restore high quality buildings within the town centre, and encourage appropriate development which respects the local environment and is of the highest standards of sustainable design;
- To develop the range and quality of the retail offered within the town centre;
- To improve the quantity, value and usage of town centre open spaces;
- To increase safety within the town centre, improving the confidence of visitors and users, and facilitating the development of a more positive overall perception of Wood Green as a destination;
- To encourage the development of appropriate leisure and night-time economy uses in the town centre and develop town centre infrastructure and amenities; and
- To increase the range and quantity of employment opportunities within the town centre.

3.1 Managing Growth

Northumberland Park

3.1.19 Northumberland Park (Figure 3.4) is characterised as being one of the most severely deprived areas not only in Haringey but the whole country. Results from the Indices of Deprivation 2004 found that 85% of residents in the Northumberland Park ward live in areas that are amongst the 10% most deprived in England. Much of this deprivation stems from labour market disadvantage i.e. worklessness and low skills base.

3.1.20 Approximately 13,183 people live in Northumberland Park. According to the 2001 census 71.1% of the population of Northumberland Park is from a BME background compared with 54.7% in Haringey as a whole.

3.1.21 The urban form of the area is very fragmented with an incoherent street pattern. Smaller scaled terrace houses are next to 20 storey 1960s apartment blocks. Streets and pavements are of poor quality and do not make for a good streetscene.

3.1.22 Two railway lines cut through the east and western thirds of the ward. The rail line to the east is a considerable obstruction for pedestrian and vehicular traffic, and particularly when the level crossing and the barriers can be down for as long as ten minutes at a time. There tends to be more permeability with the raised line in the west.

3.1.23 There is virtually no green space in the ward and although adjacent to the Lee Valley Regional Park, access to this amenity is severed by Watermead Way. Bruce Castle Park and the cemetery in the west provide some open space, however connections to the park from the residential areas are very poor. The area also has a number of potentially dangerous walkways that are narrowly enclosed and not overlooked. In general however, the residential areas both east and west of the High Road are well maintained and there is little graffiti or fly-tipping. There are few abandoned or derelict buildings.

3.1.24 Crime levels in the area are currently high with recorded crimes per head of population of all types being higher for Northumberland Park, and for the wider Tottenham area than for Haringey and London as a whole.

3.1.25 The high level of educational deprivation can be largely attributed to the qualifications of the existing adult population. At school level, results have been improving and at the three schools in close proximity to the football ground (St Francis de Sales, St Paul's and St Hallows Infant and Junior Schools, and Northumberland Park Community School) performance is at or above the national average, reflecting significant improvements in recent years at Northumberland Park.

3.1.26 Attainment rates in the borough as a whole are improving though they are still below the England average and, over 10% of 16 to 18 year olds are not in employment, education or training (NEETs) - a key Government target group.

3.1.27 Current housing tenure in Northumberland Park is skewed heavily towards Council and other social rented property, including large estates such as Northumberland Park to the east of the stadium and Love Lane to the west. Only 30% of homes in the area are owner occupied, with over 50% social rented and 18% private rented. Data from the GLA shows that workless households account for half of households in social rented homes, compared to only 7% in owner occupied housing. The current tenure mix therefore reinforces the high levels of worklessness and low levels of household income described above.

3.1 Managing Growth

Future of Northumberland Park

3.1.28 As a result of the proposed redevelopment of the existing Tottenham Hotspur Football Stadium, investment in the Northumberland Park area has started. Northumberland Park is an area with the potential for significant change and investment over the next 15 years. The redevelopment of the stadium provides opportunities for the ward to maximise the regeneration benefits to the local community.

3.1.29 Tottenham Hotspur Football Club has been based at White Hart Lane for over a century. The Stadium is an established part of the landscape, giving an identity to Tottenham. The Club is one of Haringey's largest businesses and most significant visitor attraction.

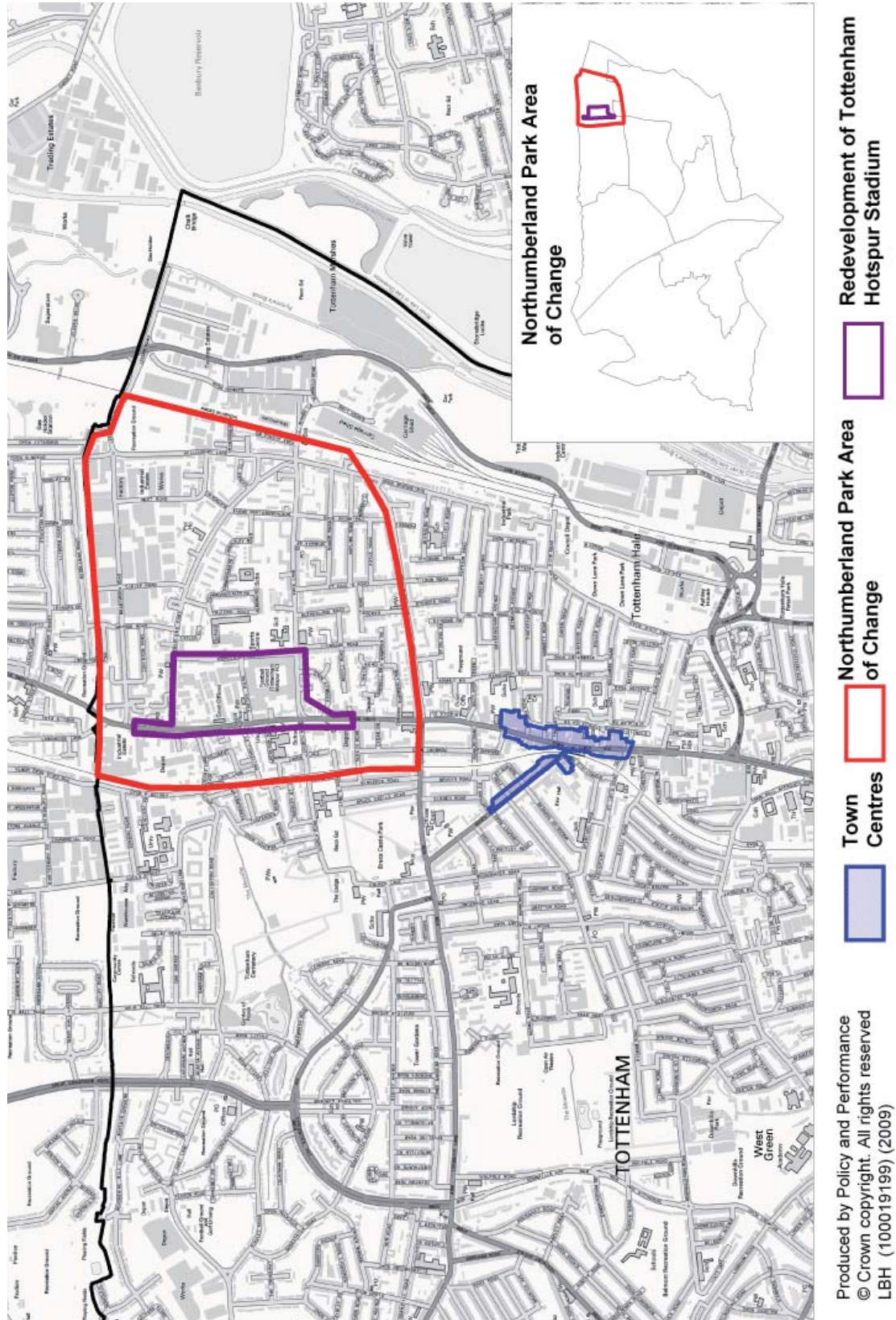
3.1.30 The area in which the Club is set has, however, seen a long period of relative decline moving from being a reasonably prosperous working suburb to an area of high unemployment and deprivation and a poor local environment.

The Council's aspirations for the redevelopment of Tottenham Hotspur stadium include:

- Provision of a mix of land uses including the redevelopment of the football stadium;
- Provision of appropriate residential use;
- Provision of appropriate retail and leisure uses;
- Appropriate contributions to open space, community facilities, regeneration initiatives and employment and training schemes;
- High quality, sustainable design that respects its surroundings and preserves and enhances the area's historic environment;
- Improving community safety, including reducing opportunities for crime and anti-social behaviour.

3.1.31 Further details on how the Council envisages Northumberland Park developing will be set out in an Area Action Plan.

Figure 3.4 Northumberland Park Area of Change



Seven Sisters Corridor

3.1.32 Seven Sisters (Figure 3.5) is a priority area for change and has a strategic role to play in the future growth of Haringey. The area has excellent road and public transport links, with a range of bus connections and London Underground stations at Seven Sisters, Finsbury Park and Manor House that provide access to North and central London.

3.1.33 The area is, however characterised by high levels of multiple deprivation including unemployment, low educational achievements, poor/ lack of affordable housing, a poor environment and high crime levels. It is therefore no coincidence that this area is also recognised as being within the 10% most deprived in England.

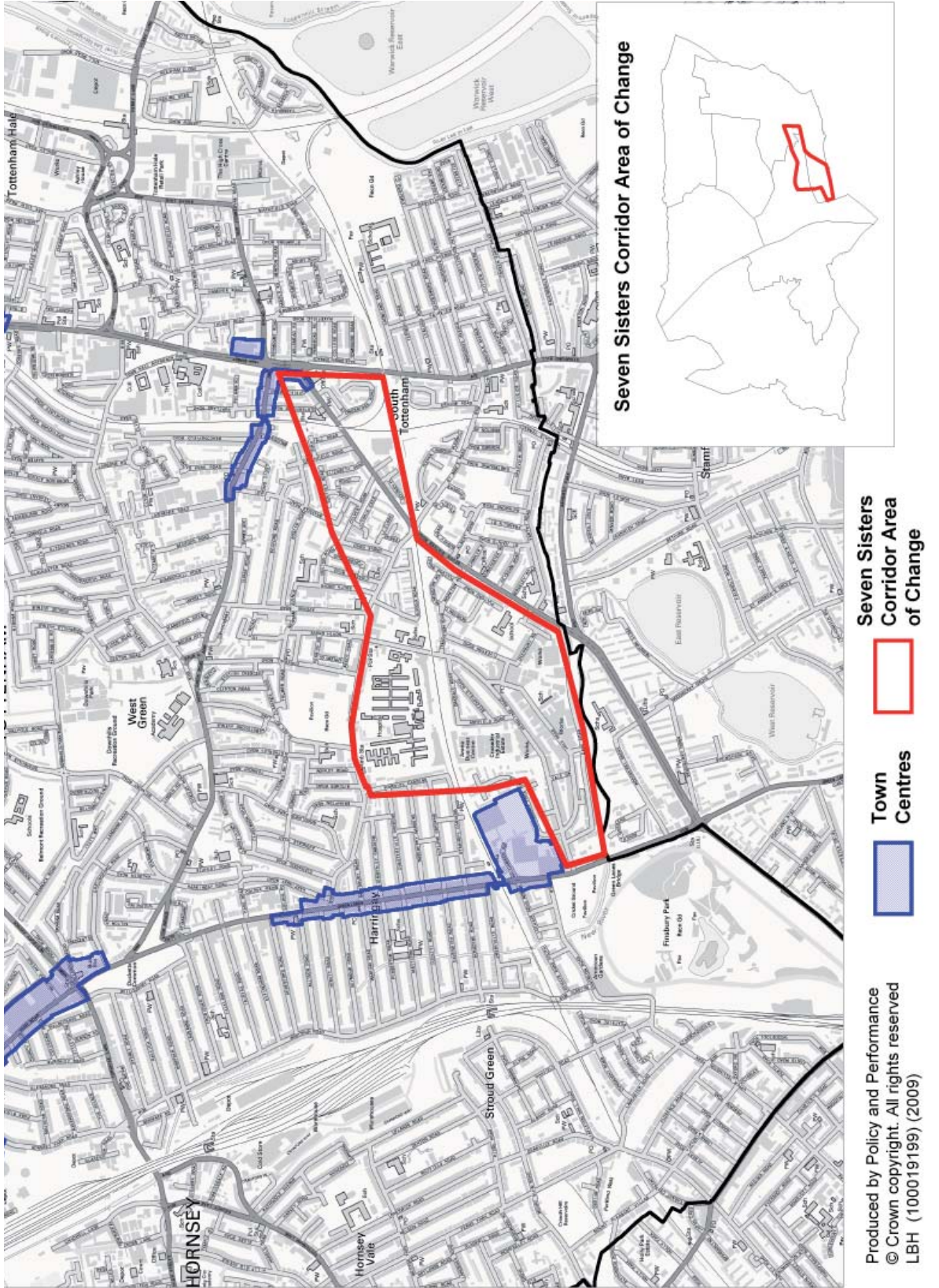
3.1.34 The Seven Sisters Road corridor extends into the adjoining boroughs of Hackney and Islington and runs between the Nags Head District Shopping Centre in Islington and the A10 at Seven Sisters Underground Station. The corridor has the potential to provide a focus for greater diversity, connectivity and opportunity across all three boroughs. This potential is recognised by its location within a nationally designated Growth Area and the presence of several major regeneration initiatives including the former Bridge New Deal for Communities (NDC) area in Haringey, The Woodberry Down Masterplan and Manor House Area Action Plan in Hackney, and significant large scale development at Finsbury Park in Islington.

3.1.35 The area's ability to play a role in the future growth of the borough is highlighted by the opportunities presented by these initiatives and the potential to build upon the areas existing assets such as the Fiorentia clothing village and the potential future development of the St Ann's Hospital, which to date, the area as a whole has failed to maximise in order to realise its full potential.

3.1.36 The North London Strategic Alliance (NLSA) has commissioned a study to develop a greater understanding of the area's growth potential and to bring together stakeholders in a collaborative forum in order to promote a more co-ordinated approach to growth.

3.1.37 Further detail on how the Council sees Seven Sisters developing will be set out in an Area Action Plan.

Figure 3.5 Seven Sisters Areas of Change



3.1 Managing Growth

The Council's aspirations for the area include:

- Cross borough working with Hackney and Islington to identify strategic priorities for the Seven Sisters Corridor and as such develop joint solutions;
- Potential for new housing, social infrastructure and community facilities;
- Opportunity for new landmarks/gateways to aid legibility;
- Scope for comprehensive mixed use at St Ann's Hospital;
- Wards Corner Regeneration delivering new, high quality housing, new shops and public realm improvements;
- Potential for future estate regeneration;
- NDC Legacy Spatial Framework and Neighbourhood Plan; and
- Redeveloping Apex House as a strong district landmark building and gateway to Seven Sisters.

Tottenham High Road Corridor (A10/A1010)

3.1.38 Tottenham High Road (Figure 3.6) is comprised of six contiguous conservation areas between Enfield to the north and Stamford Hill in Hackney to the south which include Tottenham Green and Bruce Grove. The High Road has a mixture of fine Georgian, Victorian and Edwardian buildings some of which are listed by English Heritage as having special architectural and historical interest of national importance.

3.1.39 The High Road has been in decline over the years and continues to suffer from physical and environmental neglect. This has been due to the physical and economic deterioration of the area which suffers from a poor image and covers some of the most deprived wards in the UK. The poor visual quality of properties reflects the area's low economic vitality, and the lack of suitable maintenance and repairs. Despite this, it is an historic corridor with many important buildings and has been of keen interest to English Heritage and Heritage Lottery Fund.

3.1.40 There are a number of large sites and open spaces along the High Road that have the potential for redevelopment and/or currently detract from the quality of the area and where redevelopment would be encouraged by Haringey and the London Development Agency. Further detail on how the Council sees this area developing will be set out in the Tottenham High Road Corridor Area Action Plan.

Areas of limited change

3.1.41 Many parts of Haringey, particularly in the west of the borough, are predominantly residential in character. Significant areas of these are designated as conservation areas, for example parts of Crouch End, Highgate and Muswell Hill, and will have development over the next 15 years. However, the Council envisages this development to be of an incremental nature and it should not change the character of these areas. Please see SP13 and SP14 for more detail on the Council's approach to promoting high quality places and conserving our heritage.

3.1.42 The Council will ensure that development in the areas of limited change respects the character of its surroundings, conserves heritage and other important features and provides environmental improvements and other local benefits where appropriate.

3.1.43 Major development taking place adjacent or near to areas of more limited change should bring benefits to these areas of an appropriate nature and scale. In particular, the Council will seek:

1. contributions towards regeneration and training in deprived areas; and
2. the provision of open space and other community facilities where there are local deficiencies.

3.1 Managing Growth

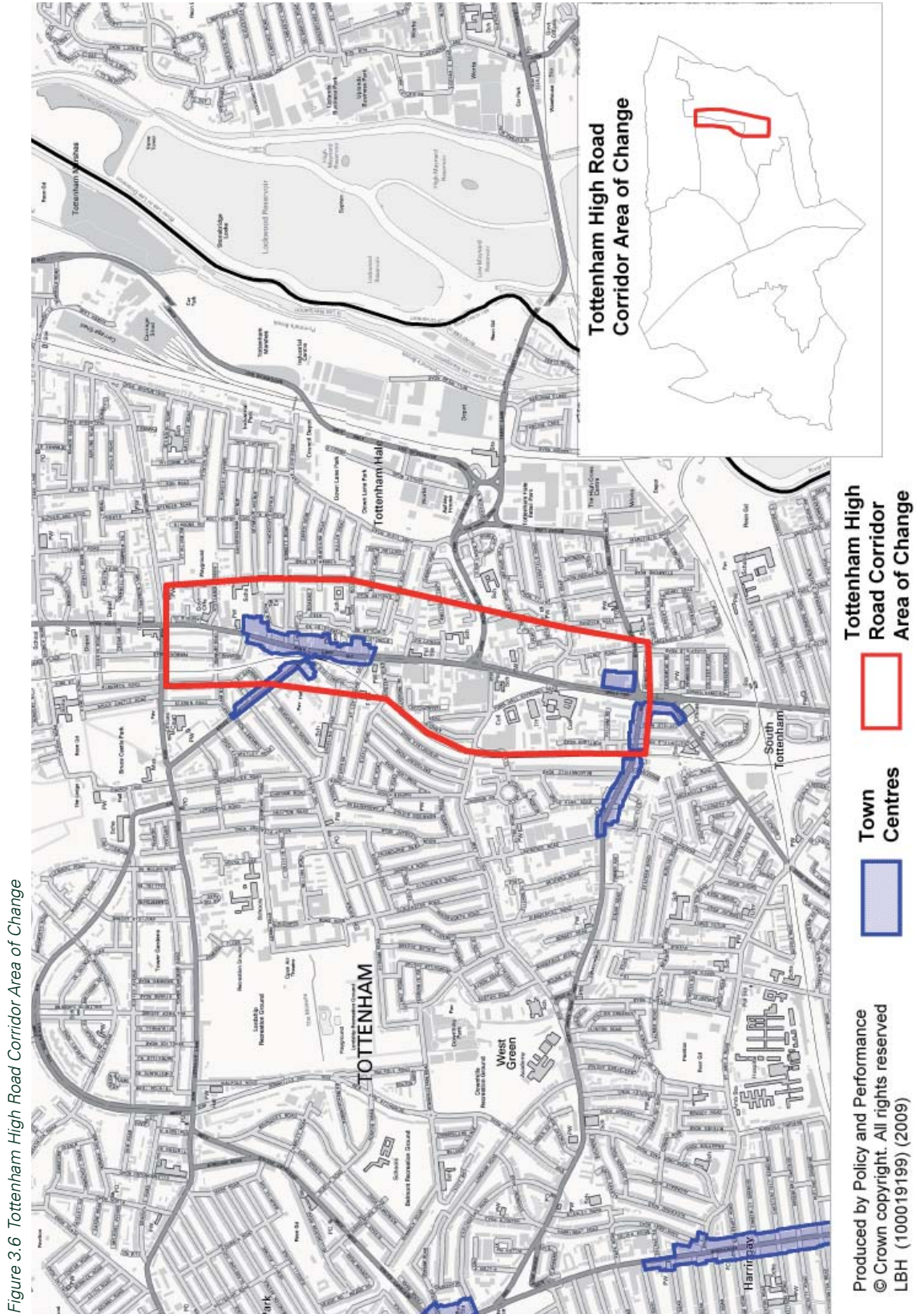


Figure 3.6 Tottenham High Road Corridor Area of Change

Indicators to monitor delivery of SP1

- Housing completions against trajectory - 680 per year;
- Delivery of key infrastructure programmes to support new communities; and
- Increase in retail and commercial floor space.

For further details on national, core and local indicators please see Haringey's Monitoring Framework supporting document.

Key evidence and references

- Climate change and capacity assessment for sustainable energy demand and supply in new buildings in Haringey, Aecom 2009
- Haringey Community Infrastructure Plan, London Borough of Haringey 2010
- Haringey's Regeneration Strategy, London Borough of Haringey 2008
- Haringey Heartlands Development Framework, London Borough of Haringey 2005
- Lawrence Road Planning Brief Supplementary Planning Document, London Borough of Haringey 2007
- North London Strategic Flood Risk Assessment, 2008
- Transforming Tottenham Hale Urban Centre Masterplan Supplementary Planning Document, London Borough of Haringey 2006
- Wood Green Supplementary Planning Document, London Borough of Haringey 2008
- The London Plan (consolidated with Alterations since 2004), Mayor of London 2008
- Planning Policy Statement 1: Delivery Sustainable Development, Department of Communities and Local Government, 2005

Housing

3.2.1 High quality housing, which is decent and affordable, is one of the key priorities of Haringey's Sustainable Community Strategy. In managing growth, new housing investment will be targeted at fostering the development of balanced neighbourhoods where people choose to live, which meet the housing aspirations of Haringey's residents and offer quality and affordability, and are sustainable for current and future generations. This section of the Core Strategy looks at:

- The overall numbers of additional homes to be built in the borough;
- The proportion of affordable housing that the Council will seek;
- The mix of sizes and types of homes that are needed for particular groups of people;
- The design of high quality homes; and
- Gypsies and Travellers housing needs.

3.2.2 The Council will seek to ensure that everyone has the opportunity to live in a decent home at a price they can afford in a community where they want to live. The Council will therefore seek to establish a plentiful supply and a broad range of homes to meet the needs of particular groups of people over the life of the Core Strategy. As the objective in Section 1 sets out, the Council wishes to provide homes to meet Haringey's housing needs and to deliver the housing target of 680 units per annum, in terms of affordability, quality, diversity and creating mixed communities. This policy also performs well against the housing sustainability appraisal objectives.



SUSTAINABLE COMMUNITY

This policy contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy:

SCS Priorities

- Meet housing demand;
- Meet population growth and change;
- Create more decent and energy efficient homes, focusing on the most vulnerable.



POLICY
SP2 - Housing

The Council will aim to make full use of Haringey's capacity for housing by maximising the supply of additional housing to meet or exceed the target of 6,800 homes from 2011 - 2026 (680 units per annum).

Density and design standards to deliver quality homes

Excellence in design quality and sustainability will be required for all new homes. High quality new residential development in Haringey will be provided by ensuring that new development:

1. Meets the density levels set out in the London Plan (Table 3A.2 Density Matrix);
2. Complies with the housing standards and range of unit sizes set out in the Council's Housing Supplementary Planning Document (SPD) 2008 and adopts the GLA Housing Space and Child Play Space Standards 2009 as Haringey's own standards;
3. Aims to maximise housing for people whose circumstances makes them vulnerable and/or people with specific needs; and
4. Is built to 100% Lifetime Homes Standards with at least 10% wheelchair accessible housing or easily adaptable for wheelchair users with an aspiration for 20%. Units should range in size to allow families to stay together, and to accommodate live-in carers.

Secure high quality affordable housing

Affordable housing shall be achieved by:

5. Requiring sites capable of delivering 5 or more units to provide 50% Affordable Housing on site;
6. Delivering an affordable housing tenure split of 70% Social Rented Housing and 30% Intermediate Housing;
7. Ensuring no net loss of existing affordable housing floorspace in development; and
8. Ensuring affordable housing units are designed to a high quality and are fully integrated within schemes.

Maximising Housing Supply in Haringey

3.2.3 The London Plan gives a London-wide target of 305,000 additional homes from 2007-2017 and a Haringey target of 6,800 additional dwellings (a target of 680 additional homes per annum).

3.2.4 In accordance with advice from the Government Office for London, the Council has contributed to the GLA's Strategic Housing Land Availability Assessment (SHLAA) (2009) to identify the future capacity of the borough to accommodate new housing, rather than undertaking a separate borough-wide study. The London Plan shows a housing capacity of the borough of a minimum of 6,800 from 2007/8 - 2016/17 based on evidence from the London Housing Capacity Study undertaken in 2004. Indicative capacity from the SHLAA(2009) suggests that the borough has the capacity for 8,200 new units over the period 2011 - 2021, capable of being met mainly through the use of brownfield land.

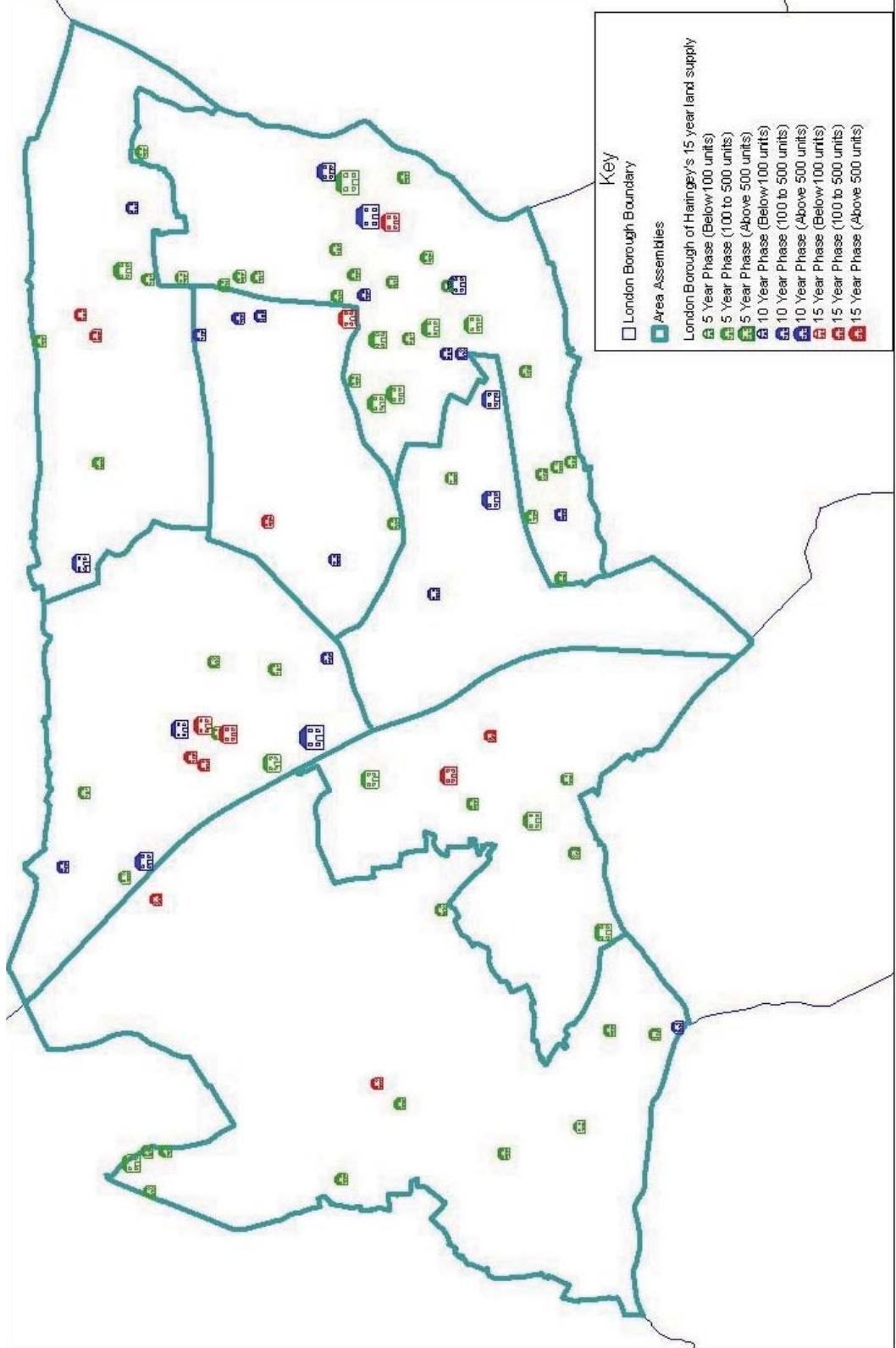
3.2.5 The Government Office for London and the GLA produced a guidance statement in March 2008 which proposes that boroughs should roll forward the housing target for 2007-2017 as an indicative figure prior to the completion of the SHLAA. The SHLAA was published in October 2009 as part of the London Plan Review. However, until the new targets have been agreed, Haringey will continue to use 680 additional homes per year, as its annual target.

3.2.6 The Councils' annual housing target is provided through:

- Development and redevelopment, conversions from residential and non-residential properties (known as conventional supply) - **595** conventional units.
- non self contained homes. These are homes that share common facilities or services, such as hostels, residential care homes and student accommodation - **9** units; and
- vacant properties brought back into use - **77** units. These are homes that have been unused for at least 6 months or more.

3.2.7 Haringey produces a housing trajectory as part of its Annual Monitoring Report (AMR) and in line with PPS3 Housing. The housing trajectory shows which sites are expected to come forward over the next 15 years and measures Haringey's performance in meeting its strategic housing target. For the period 2011/12 - 2026, the housing trajectory shows that the supply of additional homes is expected to total 11,195. The borough's housing trajectory demonstrates the Council is likely to exceed the 680 annual target (see Appendix 2). Over the plan period there will be sites that come forward for housing other than those already identified. These sites are known as "windfall sites" and will contribute towards meeting the housing need in Haringey. Such sites will be assessed to ensure that they meet the needs of the community and do not harm the environment.

Figure 3.7 Haringey's 15 Year Housing Land Supply



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3.2 Housing

High quality homes

3.2.8 The Council will expect all new developments to be built to the highest quality standards.

3.2.9 In 2007 the government set a target that by 2010 all social housing stock will have reached Decent Home Standards. A survey of the Council's stock concluded that at March 2008, 42% of Council stock did not meet these standards. An investment programme is underway to address this, with similar improvements being carried out by other social landlords in the borough. Some areas in the borough have wider environmental issues, for example, poor design of estates, where the Council is looking beyond the upgrading of individual homes and focusing on wider estate renewal and reduction of CO₂ emissions. As domestic properties contribute 50% of all CO₂ emissions in Haringey, improvements to the thermal efficiency of homes in the borough will be key to reducing fuel poverty and will contribute to the Mayor's target of 60% reduction in carbon emissions in London by 2025.

3.2.10 Haringey contains both areas of relative affluence and concentrations of deprivation. The borough has high levels of housing need, and many homes do not meet the required standards of decency or are situated in run-down areas. At the same time the borough contains highly successful neighbourhoods. As such the Council's Housing Strategy (2009) seeks to address these issues by narrowing the gap and encouraging a greater housing mix across the borough. The Council will work with its partners to find innovative ways of making home ownership more affordable for those on low and medium income.

3.2.11 Haringey is committed to putting the welfare of children and young people first. There is evidence that inadequate space standards can lead to pressures on families and particularly children (GLA 2006). Good quality housing design can improve social wellbeing and quality of life by reducing crime, improving public health, easing transport problems and increasing property values. Building for Life promotes design excellence and celebrates best practice in the house building industry. Haringey will ensure that CABE's Building for Life criteria are used to evaluate the quality of new housing developments across the borough.

3.2.12 The Council's policy goals are set out in the Haringey's Housing Strategy 2009 - 2019:

- To improve housing services to residents across all tenures;
- To maximise the supply of affordable homes;
- In regenerating our neighbourhoods, we will achieve decent homes for all and contribute to improving the environment.

3.2.13 There are areas in the borough where, over the years, many properties have been converted from single dwellings into a large number of flats. Where many conversions happen in one area it can result in problems such as a significant increase in on-street parking, a loss of family housing and a deterioration in the residential environment. The Council will resist conversions if they are of poor quality design, result in an increase in on-street parking and create poor environmental conditions.

Lifetime homes and wheelchair accessible housing for people with specific needs

3.2.14 In recognition of the need for disabled people to have the same options as other people the Council will require a proportion of all new residential development to be 10% fully wheelchair accessible. However, a more aspirational target of 20%, after 2016, may be applied to future developments recognising that Haringey has an ageing population.

3.2.15 The Council also recognises the importance of the transforming social care and personalisation agenda and the aim of putting people with specific needs and disabilities in control of the resources they need to help them live in the way they want. Increasing and diversifying the range of housing options, including the development of innovative supported housing that enables people with specific needs to become full and active members of their communities will be critical in helping the Council achieve this aim.

Family Housing

3.2.16 The Council is mindful that particular communities have special housing requirements and will take these into account. Housing need particularly affects BME households, with 40% of Black African and Asian households living in unsuitable accommodation. Responding to this shortfall is a priority for the Council.

Affordable housing

3.2.17 Given the level of housing need in the borough, the Council wishes to deliver as many affordable homes as possible. Haringey's most recent Housing Needs Assessment (2007) identified a shortfall of 4,865 affordable dwellings a year for the next five years. This has led to overcrowding and a proliferation of Houses in Multiple Occupation (HMOs). This is compared with the London average of 21% and is three times above the national average at 9%. Housing demands identify acute need for family homes (3+ bedrooms) and housing for larger families who have specific cultural and social requirements. This represents challenges for the borough in that many of those in priority need and in temporary accommodation require larger units. Such units are not widely available in the existing housing stock.

3.2 Housing

3.2.18 26% of residents consider affordable decent homes to be the most important thing in making somewhere a good place to live, and 17% think that it is the thing that most needs improving in the local area. Housing need is reflected in high demand for social housing.

3.2.19 In 2007/8, 1488 households joined the Housing Register, while only 868 households secured a permanent social rented home. In November 2008, about 4,800 households in Haringey were living in temporary accommodation. The borough faces a huge challenge in meeting government targets to reduce these numbers. The findings of the Housing Needs Assessment (2007) justify the Council requiring 50% affordable housing in sites of 5 or more units.

3.2.20 In light of local circumstances, the Council will apply the 50% strategic London target for new affordable housing and the 5 dwelling threshold. Within that the Council will apply the London wide objective that 70% of affordable provision should be social housing and 30% intermediate housing. Haringey's Affordable Housing Viability Study (currently in progress) will demonstrate that such a target is achievable if applied sensitively. Parallel to this, the Council has commissioned a joint sub-region Strategic Housing Market Assessment (SHMA) with the other north London boroughs. The findings of this assessment will inform the housing mix, household size, the need for, and level of, specialist housing to be provided to meet housing needs in the borough.

3.2.21 The Council will seek to achieve the maximum reasonable proportion of affordable housing through negotiating section 106 agreements on all suitable development sites. Affordable housing should be provided on-site so that it contributes to achieving the objective of creating more mixed communities and avoids creating concentrations of deprivation.

3.2.22 There may be physical or other circumstances where off-site provision would be preferable or cases where the off-site provision would be of superior quality than that which could be provided on-site. Off-site provision misses the opportunity for creating mixed and balanced communities and will only be acceptable where the Council is satisfied that the preferred unit mix and tenure of affordable housing could not be provided on-site.

3.2.23 Where it is considered appropriate to provide the affordable housing off site a higher proportion of affordable housing will be sought in order to reflect the fact that the development achieved 100% private market housing on the initial site. The two sites should be considered together for the purpose of calculating the affordable housing to be provided to ensure that the percentage of affordable housing delivered is 50% of the total number of habitable rooms developed across both sites. The ratio of affordable housing to private market housing when provided on site would be 1:1. Therefore 100% of the habitable rooms provided on an alternative site should be affordable.



3.2.24 To achieve inclusive and mixed communities the Council will give priority to the provision of affordable housing and homes for older and vulnerable people. The Council will seek to enhance the support available for people to remain in their homes or to live as independently as possible. The Council recognises the need to change the character of housing provision for older members of the community. New provision will seek to combine independent living and care on the same sites where possible.

3.2.25 According to CABI's Building for Life successful development fully integrates the tenure mix avoiding differentiation between individual dwellings and parts of the scheme based on their area. Therefore, the Council will seek to avoid large single tenure developments or the predominance of a single tenure type in any one area.

3.2.26 The draft Borough Investment Plan (BIP) highlights the diverse needs of Haringey's communities focusing on Haringey as a place with planned regeneration, housing and associated infrastructure projects fitting together as part of Local Area Plans. This represents a shift away from the reactive programme based approach towards the place shaping approach to meet local community needs.

3.2.27 A significant proportion of the new homes delivered over the next ten years will be supplied at Tottenham Hale and Haringey Heartlands which are designated as an Area of Opportunity and Area for Intensification respectively. The BIP details these and other significant regeneration opportunities in Haringey, particularly the wider Tottenham area including the Seven Sisters Corridor linking through from the major regeneration of Woodberry Down in Hackney to Tottenham Hale (including Lawrence Road) and extending to the Spurs Stadium development and other strategic projects such as Hornsey Town Hall and Hornsey Depot sites. These projects will produce housing supply in a range of tenures and sizes recognising supported housing requirements for vulnerable persons and with training and employment opportunities will create mixed and sustainable communities.

3.2 Housing

Indicators to monitor the delivery of SP2

- Annual average housing provision over the plan period in accordance with the London Plan targets up to 2016;
- 50% affordable housing provision on sites;
- Levels of densities for residential development in line with PPS3 and the Density Matrix of the London Plan;
- All new housing built to Lifetime Homes Standards and 10% wheelchair accessible housing; and
- All new housing built to high quality design to meet CABE “Building for Life” criteria.

For further details on national, core and local indicators please see Haringey’s Monitoring Framework supporting document.

Key evidence and references

- Haringey’s Housing Needs Assessment, Fordhams 2007
- Haringey’s Housing Supplementary Planning Document, London Borough of Haringey 2008
- Haringey’s Housing Strategy 2009-19, London Borough of Haringey 2009
- Design and Quality Standards, Homes and Communities Agency 2007
- The London Plan (consolidated with Alterations since 2004), Mayor of London 2008
- Planning Policy Statement 3: Housing, Department of Communities and Local Government 2006

Gypsies and Travellers



POLICY

SP3 - Gypsies and Travellers

The Council will protect existing lawful sites, plots and pitches for Gypsies and Travellers. The redevelopment of such sites will not be permitted unless they are replaced by equivalent or improved sites, plots and/or pitches in suitable locations within Haringey.

Any new site or substantial alteration to an existing site shall:

- Provide satisfactory layout and facilities in terms of pitches, hardstanding, parking, turning space, amenity blocks, open space and play areas;
- Be capable of connection to energy, water and sewage infrastructure;
- Be accessible to public transport, services and facilities, and be capable of support by local social infrastructure;
- Provide safe access to and from the main road network;
- Not cause harm to the residential amenity or the operational efficiency of nearby properties; and
- Not cause harm to/or the loss of designated Metropolitan Open Land, Sites of Nature Conservation Importance, woodland and watercourses.

Land for Gypsies and Travellers

3.3.1 Haringey will identify land for gypsies and travellers site development in response to Circular 01/2006 “Planning for Gypsies and Traveller Caravan Sites”. In order to meet the need identified in The London Gypsy and Traveller Accommodation Needs Assessment (GTANA) 2008, the Council will require four additional pitches up to 2017. Additional need beyond this period will be looked at.

3.3.2 There are two existing permanent gypsy and traveller sites in Haringey providing 10 pitches. The Council will continue to safeguard these sites and refurbish where needed. Any potential new sites will be identified in the Site Allocations DPD.

3.3 Gypsies and Travellers

Indicators to monitor delivery of SP3

- Deliver the minimum number of pitches required by the Gypsy and Traveller Accommodation Needs Assessment.

For further details on national, core and local indicators please see Haringey's Monitoring Framework supporting document.

Key evidence and references

- Circular 01/2006 Planning for Gypsies and Traveller Caravan Sites, Department of Communities and Local Government 2006
- The London Gypsy and Traveller Accommodation Needs Assessment, Department of Communities and Local Government 2007
- The London Plan (consolidated with Alterations since 2004), Mayor of London 2008