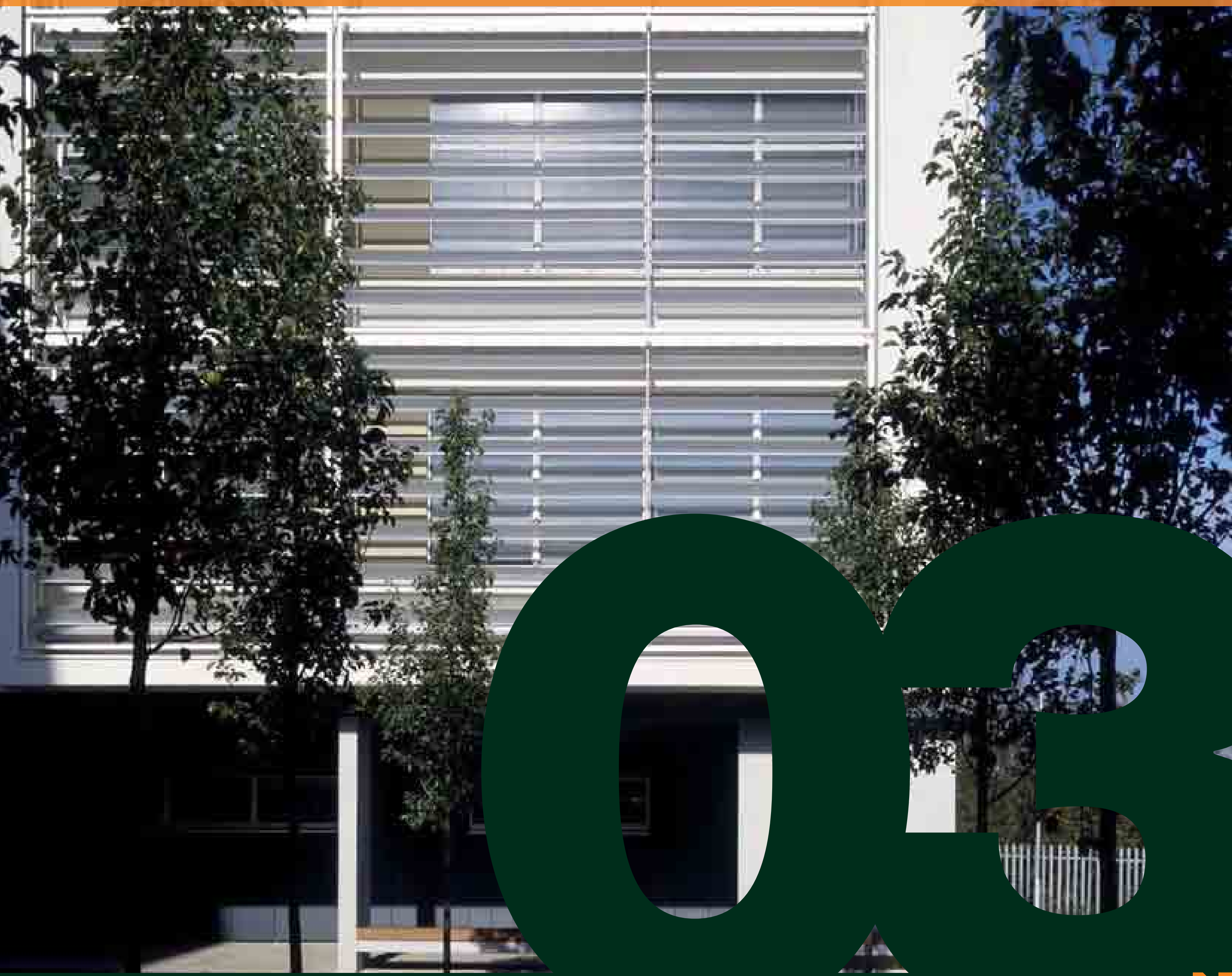
Haringey
CORE STRATEGY

Proposed Submission
May 2010

Haringey Council

PEOPLE AT THE HEART OF CHANGE IN HARINGEY



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ECONOMIC VITALITY AND PROSPERITY SHARED BY ALL

05

5.1 SP8

Employment

5.1.1 A key priority of Haringey's Sustainable Community Strategy is to ensure economic vitality and prosperity is shared by all. This will be achieved by promoting a vibrant economy, meeting business needs, increasing skills, raising employment and reducing worklessness so that all residents can contribute to and benefit from a prosperous economy.

5.1.2 As the objectives in Section 1 set out, the Council wishes to strengthen Haringey's economy through reducing worklessness by increasing skills, raising educational attainment, and improving childcare and nursery provision. The Council would also like to meet the needs of different sectors of the economy, including SMEs and those organisations within the voluntary sector through the provision and range of premises of different types, sizes and costs.

5.1.3 Strategic Policies 8 and 9 are important in achieving the vision and objectives of the Sustainable Community Strategy, the Regeneration Strategy and this Core Strategy by protecting employment land, providing more jobs and training opportunities needed to support Haringey's growing population and by securing land and premises for the borough's businesses.

SUSTAINABLE COMMUNITY

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

SCS Priorities

- Reduce worklessness;
- Increase skills and educational achievement;
- Increase sustainable economic activity;
- Maximise income; and
- Address child poverty.

POLICY

SP8 - Employment

The Council will secure a strong economy in Haringey and protect the borough's hierarchy of employment land. The Council will:

- Protect B uses (under Use Class Order) including light industry, logistics, warehousing and storage facilities to meet the forecast demand of 137,000m^2 floorspace up to 2026;
- Support local employment and regeneration aims;
- Support environmental policies to minimise travel to work;
- Support small and medium sized businesses that need employment land and space; and
- Contribute to the need for a diverse north London and London economy including the need to promote industry in general in the Upper Lea Valley and in particular promote modern manufacturing, business innovation, grren/waste industries, transport, distribution and logistics.

Strategic Industrial Locations

The Council will safeguard the following sites as Strategic Industrial Locations (SIL) as identified in the London Plan:

- Tottenham Hale; and
- Part of Central Leeside

Locally Significant Industrial Sites

The Council will safeguard the following sites as Locally Significant Industrial Sites (LSIS) for a range of industrial uses (B1 (b), (c), B2 and B8) where they continue to meet demand and the needs of modern industry and business:

- Crusader Industrial Estate, N15;
- Cranford Way, N8;
- High Road West, N17;
- Lindens/Rosebery Works, N17;
- Queen Street, N17;
- South Tottenham, N15;
- Vale Road/Tewkesbury Road, N15;
- White Hart Lane, N17.

Local Employment Areas

The Council has identified other employment generating sites in the borough which would benefit from either a concentration of employment generating uses or mixed use including residential, employment and community facilities. The redevelopment of these areas will ensure that there is no overall loss of employment generating floorspace.

5.1.4 Taking a more flexible approach, where local employment areas are no longer suitable for industrial or other employment generating uses a progressive release of the industrial land will be carried out, in order to facilitate urban regeneration. This released land will be allocated on a sequential needs basis.

5.1.5 The Council has identified a hierarchy of employment land, where certain types of employment uses should be concentrated. These employment areas vary in age, quality and size of buildings, access and the nature of the businesses within them.

Strategic Industrial Locations (SIL)

5.1.6 In terms of Strategic Industrial Locations (SILs), north London contains 20% of London's industrial land with seven SILs, two of which are located in Haringey (part of Central Leeside and Tottenham Hale). These sites form a London wide network of sites for industry, business and warehousing. The London Plan states that in managing the stock of industrial land, account should be taken of the need to make provision for transport land and land for waste management facilities in line with the self-sufficiency requirements of the London Plan and taking into account some of the Central Activity Zone's needs.

5.1.7 The London Plan identifies two broad categories of SIL, Preferred Industrial Locations (PILs) and Industrial Business Parks (IBPs). Within Haringey, Central Leeside (which includes Brantwood Road, North East Tottenham, Willoughby and Marsh Lane) and Tottenham Hale are classed as SIL - the latter is an IBP which accommodates businesses requiring a higher quality environment.

5.1.8 The SILs within the Central Leeside boundary will be protected against redevelopment and retained in employment. This is particularly important, given the proposal for around 5000 new homes in Enfield, on the border of these employment sites. These employment areas could provide jobs and training for some of these residents and contribute towards creating a mixed and sustainable community. It is for this reason that changes of use outside the 'B' use class, that are not consistent with or complimentary to traditional B uses, will not be allowed.

5.1.9 The Mayor's Industrial Capacity SPG expands on Policies 2A.7 and 3B.5 of the London Plan to manage, promote and, where appropriate, protect Strategic Industrial Locations, London's strategic reservoir of industrial development capacity. The SPG identifies the 'plan, monitor and manage' approach to surplus industrial land, with the aim of reconciling the relationship between supply and demand during 2006-2026. Furthermore, when the net reduction in industrial land demand, and management of vacancy rates are considered, there is scope for the release of around 814 hectares of industrial land in the north sub-region (48ha per annum over the period 2006-16 and 33ha per annum for 2016-26). Haringey is classified as a "limited transfer" of industrial sites, which means safeguarding the best quality sites and managing the rest to reduce vacancy rates where possible. This means that in developing policies for the retention and release of land, Haringey should take account of this classification.

Locally Significant Industrial Sites (LSIS)

5.1.10 These are well established industrial areas and the aim is to retain them solely for uses that fall within B1, B2, B8 uses or uses that share strong similarities to this use class. Retail development does not fall within the scope of this policy. In line with the 2008 Employment Study, the Council will protect these areas to provide choice and flexibility in employment land. The Council will look at opportunities to improve and enhance the general environment of these areas and buildings but will not permit any change of use from those listed above.

Local Employment Areas

5.1.11 These areas will be treated more flexibly and uses that generate employment other than the B use class will be considered. Some of these activities fall outside the confines of the B class uses that are characteristic of those in the Industrial Locations but nevertheless provide a source of employment and contribute to the local economy.

5.1.12 In principle, mixed use development including residential, employment and community facilities may be appropriate in some Local Employment Areas. These areas provide the opportunity to provide essential community infrastructure for the local community at large. In accordance with the findings of the Haringey Employment Study 2008, a more proactive and positive approach to planning for economic development is required. It will be important for Local Employment Areas to take a flexible approach to economic development by not placing significant restrictions on the type of employment use that is permitted on allocated sites.

5.1.13 The Council's detailed approach to protecting employment land and premises is set out in policy DMP19 in Haringey's Development Management Document.

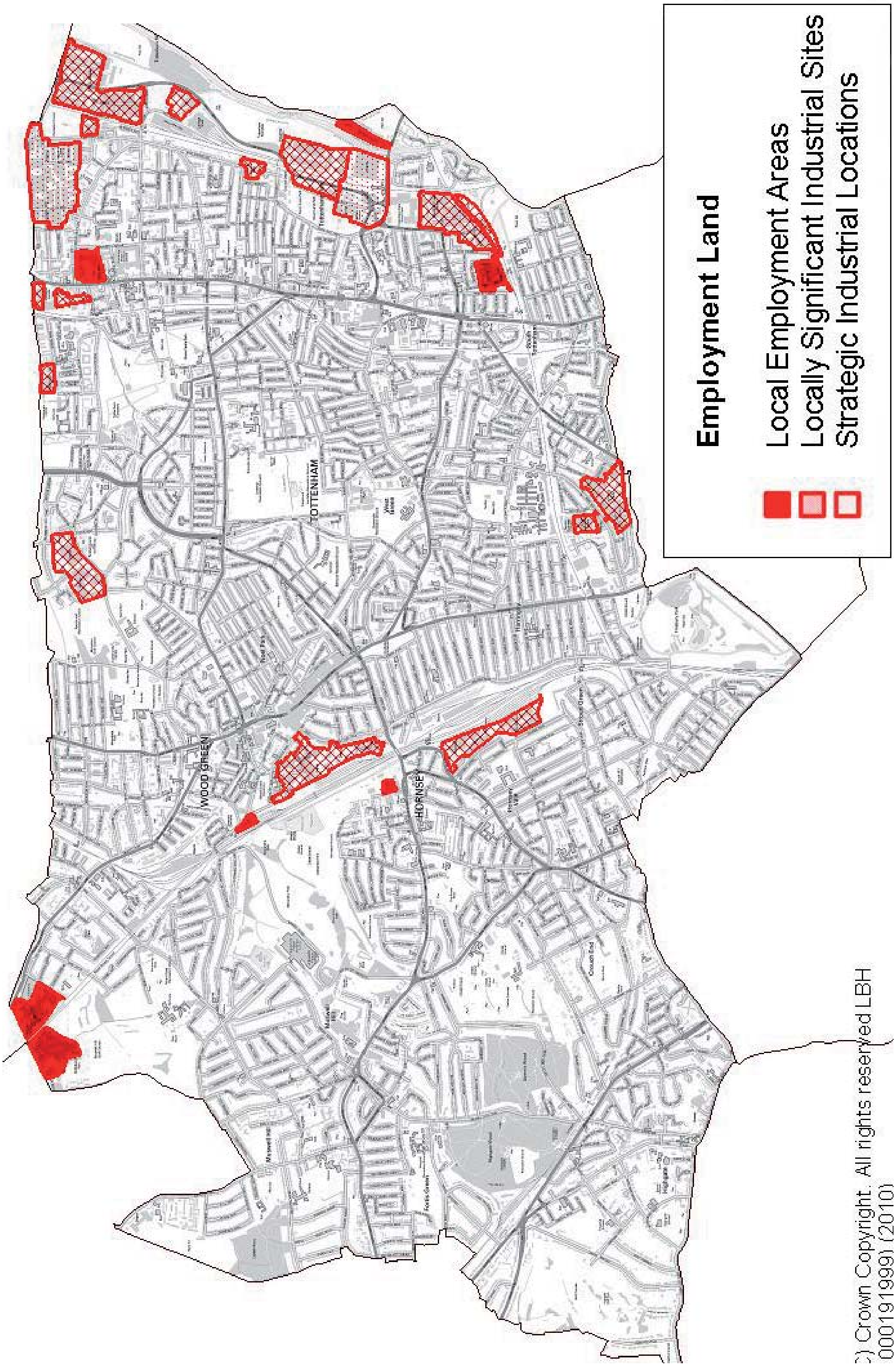


Figure 5.1 Employment Areas

Protection and Enhancement of Existing Employment Sites

5.1.14 In 2006 approximately 61,000 jobs existed in Haringey (excluding self- employment). This represents an increase of 3.5% since 1998. This is comparable to overall growth in the UK, but slightly lower than the overall growth rate for London. Haringey's economy is dominated by employment in three broad sectors which together account for over 80% of employment, namely:

- Education;
- Retail; and
- Wholesale and manufacturing.

5.1.15 Haringey's relatively strong representation in the manufacturing sector compared to other areas reflects the presence of significant strategic and local industrial areas in the borough. However, over the life of the LDF the Council should consider means of balancing the needs of competitive industrial and manufacturing activities with service and warehousing sectors with significant growth potential.

5.1.16 The London Plan 2008 provides employment growth projections for the north London sub-region of 300,000 additional jobs over the period 2006 – 2026 (14,300 per annum). Haringey has a key role in contributing to this target.

5.1.17 The Upper Lee Valley area is predominantly a small firms economy and public sector employment represents the largest single sector for jobs in the north London region. Economic performance has declined over the years and large tracts of land previously in employment use are obsolete.

5.1.18 A review of the borough's existing employment land and buildings was undertaken in 2008. The Employment Study 2008 provided an assessment of the employment land and demand in the borough. The study recommended that all existing employment sites (designated or otherwise) be retained. Therefore, in the first instance, support will be given for the other designated sites and the smaller sites to remain in employment use. However, flexibility will be shown for alternative uses that complement the employment uses, contribute to social infrastructure or provide training.

5.1.19 Manufacturing employment in Haringey continues to decline. Indeed, this decline is more pronounced in Haringey than in London or Great Britain. Haringey's Employment Land Study 2008 reflects this change in employment base by predicting a need for total floorspace requirement of approximately 137,000m^2 for the period 2006 - 2026. This includes a net reduction in demand for industrial floorspace as well as a modest net increase in logistics, warehousing and storage facilities. The majority of demand is predicted to be for B1 floorspace including light industrial. Much of this could be provided in Wood Green Metropolitan Town Centre and the District Town Centres. This is supported in a working paper (39) produced by GLA which states that employment in all sectors is either flat or has shown moderate growth.

5.1.20 The Mayor's Industrial Capacity SPG urges boroughs to make employment land available for transport functions, such as rail freight facilities, bus garages and waste management facilities. The identification of sites for future waste management facilities will be addressed by an emerging North London Waste Plan. The identification of rail freight sites in London is part of ongoing work by Transport for London on a Rail Freight Strategy.

5.1.21 The need for an increase in the provision of good quality, flexible office space, particularly for small businesses is supported by the views of commercial property agents active in Haringey- as identified in a survey carried out as part of the Employment Land Study 2008. Small and medium enterprises (SMEs) are also an important part of Haringey's economy, and the London Plan highlights the need for local authorities to ensure adequate provision is made for SMEs, given the anticipated role of these businesses in accommodating future growth of employment outside central London.

5.1.22 The North London Employment Land Study (2006) indicated that Haringey has the oldest industrial/warehousing stock in the sub-region. There is little opportunity for speculative construction due to few opportunities for redevelopment on reasonably sized plots. The market was described as being restricted due to the lack of single large occupiers and the highly fragmented ownership of many sites. In the study, most of the borough's stock was identified as either good or reasonable with a smaller proportion of buildings identified as poor or very poor compared to North London as a whole. Haringey's net employment land demand was forecast to be reduced over the period to 2016. Haringey was not perceived to be a key office location mainly due to its proximity to the centre of London, with most demand originating from companies historically located in the area. These findings were supported by the London Office Policy review in 2007.

5.1.23 In June 2009, the North London Strategic Alliance commissioned a report, which looked at the economic position of the Upper Lee Valley and how it could contribute to opportunities to provide more workspace and leisure as well as improving its existing business base. Its proximity to the major road network gives it a strong position from which to entice businesses and other appropriate uses as well as exploit opportunities to create and improve recreation and leisure pursuits. The report has four themes which will be used as a basis for implementing the strategies:

- Green/sustainable industries and resource management;
- Employment and skills - apprenticeships;
- Developing the further and higher education offer; and
- 2012 and the visitor economy.

N17 Studios, Tottenham

5.1.24 The Outer London Commission has recently carried out an economic profile. The Commission's interim findings concluded, among other things, that growth should focus on successful areas and not start from scratch; that there is a need to release land for development, that outer London needs to improve skills through higher or further education to reinforce its offer; and that there is a need to re-invent, re-brand and actively market parts of outer London and its distinct offers.

Higher Density Uses on Existing Sites

5.1.25 The policy focuses on facilitating the restructuring of the borough's employment land portfolio to allow an increase in B1 floorspace whilst enabling the modernisation of old stock and managed transfer of obsolete industrial sites to alternative uses. Balanced restructuring and diversification is more likely to assist in stimulating sustainable economic growth compared to an approach which focused on a significant net increase or decrease in the total supply of employment land in the borough.

Green Industries and Small and Medium Enterprises

5.1.26 The London Plan describes the North London sub-region as stretching from the Central Activities Zone (CAZ) to the northern fringe of London with an exceptionally varied set of strongly defined communities. Economic performance is described as being varied with some strong employment growth in the CAZ and its fringes, but with other areas continuing to experience deprivation and slow growth/ declining employment, including parts of the Upper Lee Valley and industrial areas around the North Circular Road. The release of surplus industrial land to other uses will need to be rigorously managed, particularly in areas that can accommodate this release. This includes Opportunity Areas to the east (including Tottenham Hale) and to the west (Haringey Heartlands, including Wood Green Metropolitan Town Centre). Small and medium sized enterprises are important elements in the sub-regional economy and they need to be fully supported.

Indicators to monitor the delivery of policy SP8

- Increase in B1 floorpsace;
- % of development contributions secured for training purposes and to support initiatives to reduce worklessness;
- Number of new jobs created;
- Number of new businesses registered in Haringey; and
- The determination and monitoring of planning applications and appeals.

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

Key evidence and references

- Haringey Employment Land Study, London Borough of Haringey 2004
- Haringey Employment Land Study, London Borough of Haringey 2008
- Haringey Unitary Development Plan, London Borough of Haringey 2006
- Haringey's Regeneration Strategy, London Borough of Haringey 2008
- Haringey's Well being Strategic Framework, Haringey Strategic Partnership 2007
- North London Employment Land Study, London Development Agency 2006
- The London Plan (consolidated with Alterations since 2004), Mayor of London 2008
- Economic Profile of Key Locations in Outer London, Outer London Commission 2009
- An Economic Vision for the Upper Lee Valley, North London Strategic Alliance 2009
- Planning Policy Statement 4: Planning for Sustainable Economic Growth, Department of Communities and Local Government 2009.

Improving skills and training to support access to jobs and community cohesion and inclusion

POLICY

SP9 - Improving skills and training to support access to jobs and community cohesion and inclusion

The Council will seek to address unemployment by facilitating training opportunities for the local population, increasing the employment offered in the borough and allocating land for employment purposes.

The Council will encourage the provision and growth of education and training facilities within the borough in areas such as Haringey Heartlands and Tottenham Hale and areas of high unemployment.

The Council will promote the diversification of the borough's economy and support new and expanding employment sectors such as green industries, small and medium sized enterprises;

The Council will secure financial contributions from development that results in a net loss of employment floorspace to invest in training and other initiatives that seek to promote employment and adult education in the borough.

Supporting Local Employment Training Schemes and Enterprise Development

5.2.1 In Haringey, there is a polarisation between low and and high level skills amongst the working age population. Some 25% of the borough's working age population has a level 1 or below qualification while 41% have a level 4 or above qualification. GLA Economics estimates that by 2020 the demand for highly skilled workers will increase to the extent that 50% of employees in London will need to have a level 4 qualification. The aim is to promote a higher skilled workforce within the borough and encourage more jobs to match that skills base into the borough.

5.2.2 The employment rate in Haringey is 62% compared to 73% nationally. The Government has an aspirational target for an 80% national employment rate. If this was to be replicated in Haringey this would mean an additional 27,820 residents finding employment - a huge challenge especially in light of the current economic climate.

5.2.3 The Council is committed to providing new jobs and training wherever possible through the reuse of vacant sites and more intensive use of sites already in employment use. The links that already exist between the council and education institutions will continue, as training has a pivotal role in reducing unemployment and providing greater flexibility in the local economy. The training of local people provides positive feedback into the local economy by allowing businesses to have access to an appropriately skilled workforce.

5.2.4 In line with Haringey's Regeneration Strategy (2008), the Council is involved in a range of initiatives that support local recruitment by employers and help meet employers' recruitment, staff training and development needs.

5.2.5 The Council is committed to using the Haringey Guarantee as a means of supporting more Haringey residents into sustainable employment. The Haringey Guarantee works with employers, schools and colleges, skills training providers, employment services and local communities to deliver:

- Jobs for unemployed local people who already have skills to a level required by employers;
- Jobs for local people with relevant skills following completion of training courses and/or work placements;
- Routes into structured, relevant, training and education for local young people; and
- Support for local businesses by providing a local committed and skilled workforce.

5.2.6 The Council will use the Haringey Guarantee to support and deliver the objectives set out in SP9.

Supporting Self Employment

5.2.7 Haringey has a high representation of small businesses with 98% of the businesses in the borough employing less than 50 people. This is supported by a strong spirit of entrepreneurship with the borough's self employment rate of 13.3% higher than the national average of 9.3%.

5.2.8 Despite under-representation in comparison to London, there has been an increase in the number of large companies with 200 or more employees in the borough. There are 53 known organisations within this sector in the borough, with the majority based in Tottenham. The Council is committed to encouraging small start-up units in new developments and supporting small and medium sized units on existing sites or in existing buildings. The Council will work with local business groups and partnerships., and recognise their role in supporting Haringey's growth.

5.2.9 The Chocolate Factory I and II are prime examples of locations that are providing high quality small and medium units for up and coming businesses in the creative industries. Known as the Cultural Quarter, these locations in Haringey Heartlands provide a thriving hub of good accessible units very close to the Town Centre. More units like these will be supported in the Heartlands to expand the Cultural Quarter further and develop the existing physical links with this area and Wood Green Metropolitan Town Centre.

Indicators to monitor the delivery of policy SP9

- Level of unemployment;
- Level of new qualifications achieved by Haringey residents; and
- Number of long term unemployed entering back into sustained work

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

Key evidence and references

- Haringey Employment Study, London Borough of Haringey 2008
- Haringey Community Infrastructure Plan, London Borough of Haringey 2010
- Haringey's Regeneration Strategy, London Borough of Haringey 2008
- Haringey's Children and Young People's Plan 2009-2020, London Borough of Haringey 2009
- Haringey Worklessness Statement, London Borough of Haringey 2007
- Child Poverty Strategy 2008-2011, London Borough of Haringey 2008
- Well being Strategic Framework, London Borough of Haringey 2007

5.3 SP10

Town Centres

5.3.1 Haringey's town centres are more than just targeted areas to shop - they provide an "experience" including leisure for shoppers (cinema and leisure centres), community facilities as well as employment in the form of offices and places to live. They provide a focus of activity and community life and provide character and identity to the local area and borough as a whole.

5.3.2 One of the strategic priorities for North London is to enhance the attractiveness of town centres to consumers and manage the restructuring of town centres in need of change, especially in the outer parts of the sub-region. Wood Green is one of eleven Metropolitan Town Centres in London and has the potential to provide sustainable access to higher quality goods and services.

5.3.4 As the objectives in Section 1 set out, the Council wishes to strengthen the role of Wood Green Metropolitan Town Centre and the borough's District Centres as accessible locations for retail, office, leisure and community uses and new homes and to enhance the environmental quality and attractiveness of the borough's town centres.

5.3.5 This Core Strategy policy will seek to support and promote Wood Green Metropolitan Town Centre and the five District Centres as existing successful and vibrant town centres and places that will attract new businesses, jobs and homes during the life of the Core Strategy, thus becoming even more vibrant and exciting hubs of community life. It will also support, promote and protect the boroughs 38 local centres as places that offer unique and often specialist goods and services to their immediate communities.

SUSTAINABLE COMMUNITY

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

SCS Priorities

- Provide even better shopping and cultural and leisure opportunities;
- Improve supporting facilities, services and infrastructure; and
- Increase sustainable economic activity.

POLICY

SP10 - Town Centres

Distribution of retail across Haringey

The Council will promote the distribution of retail growth to meet the required additional 13,800m^2 gross comparison goods floorspace and an additional 10,194m^2 net convenience goods floorspace by 2016. The majority of this additional retail growth will be met in Wood Green Metropolitan Centre and the five District Town Centres.

Protecting and enhancing Haringey's Town Centres

The Council will promote and encourage development of retail, office, community, leisure, entertainment facilities, recreation uses, arts and culture activities within its town centres according to the borough's town centre hierarchy.

Wood Green Metropolitan Town Centre will be the principal focus of growth accommodating an extensive range of the types of development set out above, which should help to shape Wood Green into a thriving and vibrant centre for north London.

Development proposals which foster a diverse evening and night time economy in Wood Green will be supported providing that measures are in place to address issues such as community safety, policing, litter and the potential impact of noise and disturbance to local people.

The District Town Centres of Bruce Grove/Tottenham High Road, Crouch End, Green Lanes, Muswell Hill and West Green Road/Seven Sisters will continue to be supported and strengthened as important shopping and service centres to meet people's day-to-day needs. The Council will take a proactive partnership approach to reinvigorating these town centres, widening their role and offer, developing their identities, improving the public realm and accessibility to them.

Haringey's Local Shopping Centres will continue to be supported in providing core local shopping facilities and services (such as convenience store, post office, and newsagent) for their respective local communities, largely catering for a catchment area within walking distance.

It is possible to identify potential future changes to the borough's town centres over the life of the Core Strategy including potential new centres. Given the existing scale, role and function and mixed use development which is currently taking place at Tottenham Hale there may be potential to designate Tottenham Hale Urban Centre as a new District Centre.

Three Compasses, Hornsey

Town Centre Hierarchy

5.3.6 SP10 establishes the hierarchy of town centres within the borough. The role and function of Haringey's centres vary, reflecting the varied nature of the borough itself:

- Wood Green Metropolitan Town Centre and the five District Town Centres of Muswell Hill, Crouch End, Tottenham High Road/Bruce Grove, Green Lanes and Seven Sisters/West Green Road are influenced by major shopping destinations in north and central London and compete with a number of centres in neighbouring boroughs including Brent Cross, Walthamstow and Edmonton Green in Enfield;
- Haringey's 38 Local Shopping Centres which provide for the day-to-day needs of people living, working and staying nearby; and
- A number of smaller shopping parades and individual shops also meet the day-to-day needs for shopping, services and facilities.

5.3.7 The spatial arrangements of retail centres provides a basis for shaping Haringey, for locating community infrastructure and building attractive and distinctive focal points for neighbourhoods for sustainable growth and regeneration of the borough (Figure 5.2).

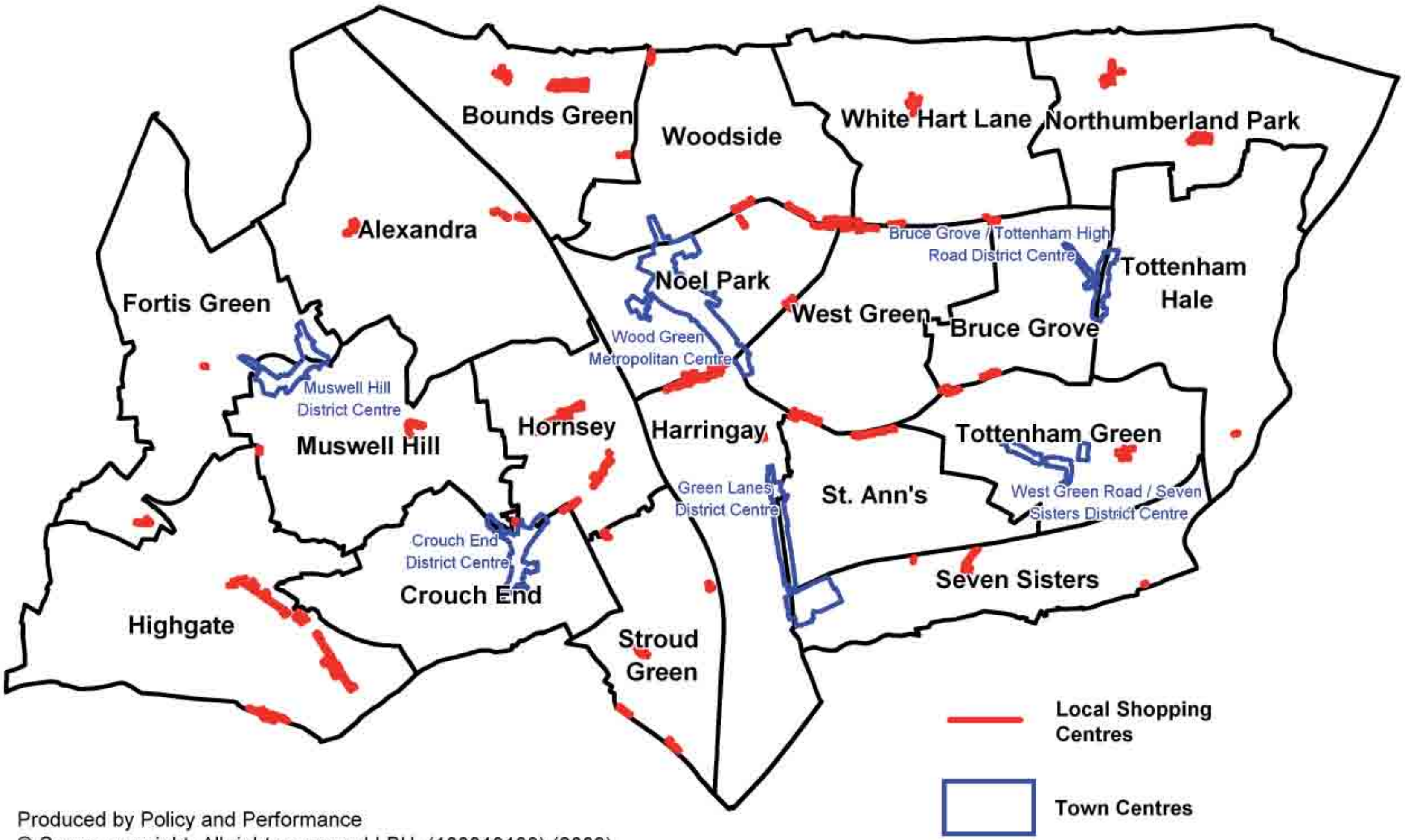
Distribution of Retail Growth

5.3.8 Haringey will focus new shopping (and related uses) in the borough's designated growth areas and existing centres, having regard to the level of capacity available in these locations. The borough's growth areas and town centres are shown on Haringey's Key Diagram.

5.3.9 The borough's Retail Study 2008 predicts that Haringey will require an extra 13,800m^2 gross comparison goods floorspace and an additional 10,194m^2 net convenience goods floorspace by 2016. It is anticipated much of this will be met in Wood Green Metropolitan Centre and the five District Centres and the potential of a new retail centre being proposed as part of the Tottenham Hale Urban Centre Masterplan SPD. The growth area of Haringey Heartlands and the redevelopment of Tottenham Hotspur Football Club will also provide the major focus for retail provision in Haringey.

5.3.10 In line with Planning Policy Statement (PPS) 4 Planning for Sustainable Economic Development, the Council will ensure that its town centres are first for location of new retail development, having regard to the distribution of future retail growth set out in SP10 and the hierarchy of Haringey's town centres.

Figure 5.2 Town Centres



Produced by Policy and Performance

Protecting and Promoting the Town Centres

5.3.11 The development of new shops or other town centre uses, particularly if they are large in scale, can have an impact on other centres. The Council will ensure that development in its centres is appropriate to the character, size and role of the centre in which it is located, and does not cause harm to neighbours, the local area or other centres. Shops and service uses (A1 and A2) are considered suitable for all town centres.

5.3.12 The way centres look is an important factor in their character and the way they are perceived. A number of our centres lie in conservation areas - Totttenham High Road, Crouch End, Muswell Hill - recognising their architectural and/or historical importance. The design of shopfronts can contribute greatly to the character of centres and their distinctiveness. Further information on town centres and the Council's approach to protecting them are set out in the Council's conservation area appraisals and Haringey's Development Management Policies.

Ensuring a Range of Shops and Other Appropriate Town Centre Uses

5.3.13 Shopping needs may vary considerably, often related to socio-economic characteristics. Residents without access to a car within areas poorly served by public transport or those on low incomes will have different needs to those who are mobile by car and enjoy higher incomes. Therefore, the availability of local shopping facilities near to residential areas or within a short journey by public transport may be more important to these former groups.

5.3.14 Car ownership in the borough is 53.4% of households, which is slightly higher than the Inner London average of 49.4% and significantly lower than the England and Wales average of 73%. The lower car ownership in respect of England and Wales reflects, in part, the borough's good access to public transport.

5.3.15 One of the strategic priorities for North London is to enhance the attractiveness of town centres to consumers and manage the restructuring of town centres in need of change, especially in the outer parts of the sub-region (London Plan Policy 5B.1). The Retail Study 2008 identified 190 vacant units within town and local centres, a vacancy rate of 8.0%. This is compared to a GOAD national average vacancy rate of 11%. If half of the 95 units were re-occupied this would help to accommodate growth and based on the average size of a unit (100m^2), these re-occupied units could accommodate about 9,500m^2 gross floorspace.

5.3.16 This Core Strategy policy seeks to promote new investment in the town centres to deliver good economic outcomes, consistent with the overall approach to growth as set out in Strategic Policy 1 and PPS4. Bringing shop vacancies back into use will help achieve the anticipated required growth in comparison floor space and this will promote greater diversity in the range of facilities being provided and act as a community hub. Development of new retail locations in town centres could encourage economic investment, delivering more jobs and possible diversification of businesses.

5.3.17 New retail development that will have a negative impact on existing town centres will be resisted and the existing hierarchy of centres and their respective primary and secondary frontages will be retained and protected. Wherever possible, the Council will encourage proposals that add to the vibrancy and choice of shops in the existing centres.

5.3.18 The Council will seek to retain all A1 use within the primary frontage as the presence of blank facades can contribute to inactivity at street level during certain times of the day. Within the secondary frontages there may be greater flexibility about the proportion of non A1 uses that will be permitted since it is recognised that town centres should perform a function beyond retail. Within the primary frontages, A1 retail is the principle and dominant land use. Usually it contains the most important shopping facilities, those which attract the greatest number of customers and which contribute most to the vitality of the centre. Secondary frontages contain a variety of service and other uses in addition to A1 retail. These frontages support the primary frontage of a centre.

5.3.19 To preserve the viability and vitality of the primary and secondary frontages, no more than 2 adjoining frontages should be in non A1 use. A2, A3, A4 and A5 uses or community facilities are the preferred alternatives to A1 because they are appropriate uses within town centres and would largely retain a window display. Window displays can help maintain the attractiveness and continuity of the shopping frontage especially in the core shopping areas.

Encouraging Residential Development

5.3.20 The housing needs of the borough are discussed in more detail in SP2 Housing and SP1 Managing Growth (for distribution of growth) of this document. The inclusion of new housing development within Wood Green Town Centre as well as changes of use to residential on the upper floors will contribute to providing a vibrant environment. Intensifying residential development in town centres could have positive benefits by reducing pressure for more residential areas and create natural surveillance. Wherever possible, housing development will also be encouraged in the other town centres, providing it complements the essential retail element within the centre.

Improving Our Town Centres

5.3.21 The borough's shopping centres are nuclei of leisure, relaxation and retail choice for the people who live, work in or visit the borough. They provide various forms of entertainment and relaxation and bring income into the borough. Their successful roles and functions are essential to the economic health and wealth of the borough. Part of the shopping experience is moving through the town centre. Negotiating traffic, rubbish and large numbers of people grouped together can make that experience unpleasant.

5.3.22 The Council will endeavour to improve the overall environment of the town centres, wherever possible, through design to improve safety and comfort for those using the centres. In line with PPS4, it is the Council's intention to review the town centres depending on their performance. Through health checks, the council will monitor the character and vitality of the centres and the impact of retail developments near them. It will use these checks to understand changing shopping trends and use them as a way of keeping abreast of the needs of shoppers, residents and workers.

5.3.23 The section below describes each of Haringey's town centres. The Council will expect development in its centres to reflect the character and role of the centres in which it is located.

Wood Green Metropolitan Town Centre

5.3.24 Wood Green consists of approximately 365 units (excluding non-retail Class A uses), comprising 86,864m^2 of floorspace. The centre offers a good, wide range and choice of goods, both everyday needs such as food and less frequently purchased goods. There is a high representation of multiple retailers and comparison retailers. In addition to shops, there are 2 multi-screen cinemas and a number of community facilities. The centre serves shoppers both from the borough and across north London, which is possible because of its very good public transport links with the rest of London.

5.3.25 The sub-regional development framework indicates there is capacity to accommodate some of North London's need for retail floorspace in Wood Green stating "Wood Green remains the largest town centre in the sub-region and its role as a metropolitan centre should be enhanced by exploiting development opportunities in the associated Heartlands area for intensification and through higher density mixed use schemes in the town centre."

5.3.26 Wood Green is identified as having 106,000m^2 total rental floorspace and needing between 7000m^2-11,000m^2 additional comparison floorspace by 2016. The opportunity to complement the existing facilities in Wood Green exists with the proximity of the Heartlands.

Wood Green Town Centre

5.3.27 The retail performance and importance of a shopping centre can be demonstrated by commercial yields and Zone A rental levels achieved for retail property. Retail yields in Wood Green are relatively low (strong) and have fallen from 7.75% in 2004 to 5.7% in 2008. They are slightly higher (worse) than Romford and Ilford (the Exchange) but slightly lower (better) than in Enfield, Finchley, Barnet and Ilford. Wood Green achieves a Zone A rent of £1,399 per m^2 and this has steadily increased in the centre since 1998. These rents are lower than in Enfield, Ilford, Romford and Brent Cross. In comparison retail rents are higher in Wood Green than in Walthamstow and Barnet. Muswell Hill achieves retail rents of £969 per m^2 (2007 data), which is higher than in Barnet but lower than Wood Green and Walthamstow. As a Metropolitan Centre, Wood Green should be trying to achieve higher Zone A retail rents.

5.3.28 The Retail Study indicated that Wood Green feels relatively safe during the day. Both police presence and CCTV coverage are viewed as good, as is the frequency of street lights. However, there is an element of antisocial behaviour that impacts on the users of the centre that needs to be addressed. On-street drinking is viewed as the primary nuisance within the centre which needs reviewing.

5.3.29 Pedestrian movement in and around the centre can also be a challenge because of its linear structure. The high volume of vehicular traffic also causes pedestrian/vehicular conflict, which is relieved somewhat through the good frequency of pedestrian crossings.

5.3.30 Food, drink and entertainment uses add to the diversity and vibrancy of Haringey's town centres and bring activity to them outside normal shop hours. Wood Green, as the largest town centre in the borough, has a thriving night time economy of pubs, restaurants, cinemas and night clubs, located mainly around Hollywood Green Cinema. Whilst these uses are an intrinsic and essential part of any town centre to bring life to the area outside normal shopping hours, it is also imperative that these uses do not have a negative impact on the lives and day to day activities of local people or negatively alter the character and role of the centre itself. It is, therefore, essential that changes of use to these types of businesses are monitored and reviewed to ensure their impact is minimal. These uses will be monitored through the development management process in terms of hours of opening and the potential impact on the town centre as a whole.

5.3.31 Wood Green is adjacent to two Conservation Areas, Trinity Gardens and Noel Park. In line with Strategic Policy 12 Conservation the design of any new development near the Conservation Areas must be sympathetic to and enhance them in order to protect their status and setting.

Bruce Grove/Tottenham High Road

5.3.32 The centre is located near Bruce Grove station. Tottenham High Road has its origins back to Roman times, although the Bruce Grove section was developed in the late Victorian period when the station was opened in 1872. The centre is characterised by Victorian and Edwardian buildings and some more modern infill. The centre is in a “Y” shape with the station in the centre and is bounded by predominantly residential on all sides.

5.3.33 The Retail Study indicates that the centre currently has a GOAD/CASA floorspace of 26,000m^2 and predicts a need of 1,000-2000m^2 between 2001 and 2016. There is also limited scope for additional residential developments in the centre.

5.3.34 The centre forms part of the Tottenham High Road Historic Corridor, which is a series of Conservation Areas running along Tottenham High Road. In particular, the centre is located within Bruce Grove Conservation Area and, as such, will also be subject to Strategic Policy 12 Conservation. As part of an improvement package for this corridor, shopfront improvements have been carried out which have significantly enhanced the appearance of the centre.

5.3.35 The convenience and comparison shops in this centre very much serve a local need, both in terms of size and variety. The centre also provides for a range of ethnic communities. The uses that contribute to a thriving evening economy are limited in this centre. There was little evidence of antisocial behaviour during the day, according to the Retail Study. The street lighting is rated good and during the day, the centre has a reasonably good feeling of safety.

5.3.36 The High Road and Bruce Grove at times have high volumes of traffic which impact on the ease of movement in and around the centre. The general environment could be improved to further accentuate the quality of the buildings.

West Green Road/Seven Sisters Road

5.3.37 This district centre is located around Seven Sisters underground station. Since its Roman and Victorian beginnings, the centre has become an important shopping destination during the post war period for the local community.

5.3.38 This centre has 173 retail and service units according to the Retail Study. This figure excludes non-retail Class A uses, but does include some units outside the council's designated centre, within the area defined by the Goad Plans.

5.3.39 The centre is located in two Conservation Areas - Clyde Circus and Seven Sisters/Paige Green. Strategic Policy 12 Conservation applies to those areas affected.

5.3.40 The centre provides for its local diverse community in the goods and services available. This trade mix reflects a primary daytime retail function rather than an active night time economy.

5.3.41 The Retail Study noted very little antisocial behaviour during the day. The street lighting and wider pavements all contribute to making the centre feel quite safe during the day.

Green Lanes

5.3.42 Green Lanes is a linear district centre with a row of late Victorian terraced mansions on one side. The centre includes Arena Shopping Park, which is a recent addition and includes a large number of national retailers. Green Lanes has 245 retail/service units, excluding non retail Class A uses.

5.3.43 The centre provides for a rich diverse community, with the bulk of the national multiple outlets located in Arena Shopping Park and the independent retailers located along Green Lanes. There is a thriving evening economy with a good range of restaurants.

5.3.44 According to the Retail Study, there is little evidence of antisocial behaviour during the day. The CCTV coverage and police presence are rated as good. However, movement in and around the centre is an issue because of the high level of vehicles along Green Lanes.

Tottenham High Road

Muswell Hill

5.3.45 Muswell Hill was originally a medieval settlement developed near a spring. The centre is now characterised by predominantly Edwardian development. The roads were set out and developed mainly in the late 1890's and early 1900's. There are 199 units in the centre, excluding non-retail Class A uses (Retail Study 2008).

5.3.46 The centre is located within Muswell Hill Conservation Area. The Edwardian character of the area is maintained throughout and the status of the Conservation Area and the intention to preserve and protect it contributes to maintaining the centre's high quality environment.

5.3.47 From the Retail Study, there appeared to be little evidence of antisocial behaviour, such as begging or on-street drinking and there was visible police presence throughout the centre. Overall, there a feeling of being safe when shopping in Muswell Hill during the day.

5.3.48 The centre also provides an evening economy which is rated as "good," with a good range of bars and restaurants in the primary area of the centre. The centre also offers a good range of national and independent shops.

5.3.49 The Retail Study also noted that movement in and around the centre is reasonable, with several crossings. The general quality of the streetscape was rated as poor due to the lack of bins or benches. However, the attractiveness of the commercial properties throughout the centre was considered very good, as the buildings provide a high quality shopping environment that is functional and attractive.

Crouch End

5.3.50 Crouch End was a medieval settlement developed around the intersection of several roads. This district centre is characterised by largely Victorian developments. The centre has 267 retail and service units (excluding non retail Class A uses). The bulk of the centre is located in Crouch End Conservation Area and is also subject to Policy 12 on Conservation, which aims to protect the status and character of the borough's conservation areas.

5.3.51 The centre has a good mix of retail and service uses as well as a good range of uses associated with the evening economy. The Retail Study indicates that the centre has low antisocial behaviour and a very good feeling of safety during the day. Crouch End suffers from high volumes of traffic, which converges onto the Broadway, making congestion highest in the primary retail area. There is also a high level of pedestrian/vehicular conflict, but that is somewhat mitigated by the good frequency of pedestrian crossings.

Crouch End Town Centre

Local Shopping Centres

5.3.52 The borough has a network of 38 Local Shopping Centres which provide for the day-to-day needs of people living, working and staying nearby. Small specialist shops are essential to sustain the vibrancy and character of shopping areas but they are threatened by the continuing trend towards fewer, larger shops. Haringey's Retail Capacity Study 2008 has recommended that these local shopping centres are retained as the loss of shop units within these centres would harm the character, function, vitality and viability of the centre and general area.

Tottenham Hale Retail Park

5.3.53 Tottenham Hale Retail Park is located in the heart of the regeneration programme taking place in Tottenham and, as such, will have a major impact on shopping provision in that area. Currently, it includes some major retail outlets as well as a large DIY store. As well as providing a large number of new housing, the proposed changes to the gyratory system will provide better access to land in very close proximity to the retail park.

5.3.54 As set out in the Tottenham Hale Urban Centre SPD, the site offers an opportunity to expand the retail offer in the area, particularly comparison shopping, and improve the frontage onto Ferry Lane. All of these future changes present an opportunity to review shopping provision and encourage uses that provide cohesion and connectivity to the two district centres, namely Tottenham/Bruce Grove and Seven Sisters/West Green Road, which are in the same locality. In order to fully exploit the potential created by these changes and development in Tottenham Hale, an Area Action Plan will be produced, which will encompass proposals in and around the retail park.

Indicators to monitor the delivery of SP10

- Net change of shops (A1), financial and professional services (A2), non-restaurants (A3) and leisure (D2) and Business (B1a) within our designated town centres;
- Proportion of ground floor retail units in Metropolitan, District and Local Shopping Centres;
- Number of vacant shops in designated town centres; and
- The determination and monitoring of planning applications and appeals.

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

References

- Haringey's Retail Study; LB Haringey; 2008
- Haringey Heartlands Development Framework; LB Haringey; 2005
- Tottenham Hale Urban Centre Masterplan Supplementary Planning Document; LB Haringey; 2007
- Wood Green Town Centre Supplementary Planning Document; LB Haringey;2008
- London Plan; Mayor of London; 2008
- Planning Policy Statement 4, Planning for Sustainable Economic Growth, CLG, 2009