

# Haringey **CORE STRATEGY**

Proposed Submission  
May 2010



**Haringey** Council

# CONTENTS

## introduction

### Chapter 01: Introduction

1.1 Introduction	2
1.2 Haringey in London and north London	8
1.3 Making Haringey Distinctive	14
1.4 Challenges facing Haringey	39
1.5 Vision and Objectives	46
1.6 Structure of the Core Strategy	52

## spatial strategy

### Chapter 02: Haringey's Spatial Strategy

2.1 Haringey's Spatial Strategy	54
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## strategic policies

### Chapter 03: People at the heart of change in Haringey

3.1 SP1 Managing Growth	58
3.2 SP2 Housing	78
3.3 SP3 Gypsies and Travellers	87

### Chapter 04: An environmentally sustainable future

4.1 SP4 Working towards a Low Carbon Haringey	90
4.2 SP5 Water Management and Flooding	98
4.3 SP6 Waste and Recycling	102
4.4 SP7 Transport	105

### Chapter 05: Economic vitality and prosperity shared by all

5.1 SP8 Employment	112
5.2 SP9 Improving skills and training to support access to jobs and community cohesion and inclusion	121
5.3 SP10 Town Centres	124

### Chapter 06: Safer for all

6.1 SP11 Design	138
6.2 SP12 Conservation	142
6.3 SP13 Open Space and Biodiversity	148

### Chapter 07: Healthier people with a better quality of life

7.1 SP14 Health and Well-Being	162
7.2 SP15 Culture and Leisure	174

### Chapter 08: Delivering and monitoring the Core Strategy

8.1 SP16 Community Infrastructure	184
8.2 SP17 Delivering and Monitoring the Core Strategy	194

## appendices

### Chapter 09: Appendices

9.1 Appendix 1 UDP Saved Policies	202
9.2 Appendix 2 Housing Trajectory	207
9.3 Appendix 3 Infrastructure Priority List	208
9.4 Appendix 4 Summary of strategies	217
9.5 Appendix 5 Glossary of Terms	224

# SAFER FOR ALL

6.1 SP11 Design

6.2 SP12 Conservation

6.3 SP13 Open Space and Biodiversity



## Design

**6.1.1** Haringey has many special and unique places with historic and modern buildings of the highest quality. As well as preserving our rich heritage, the Council should also be contributing to it by making sure that it only permits new buildings of high quality that will be appreciated by future generations. Urban design is about how the urban environment looks and functions and can have a significant impact on people's quality of life. This will also influence the image of a place, which in turn can affect the economy of an area.

**6.1.2** The Council's overall approach is to manage growth in Haringey in a sustainable way so it meets Haringey's need for homes, jobs and services, in a way that conserves and enhances the features that make the borough a special and attractive place to live, work and visit. SP11 and 12 set out the Council's approach to ensuring that design in the borough is of the highest possible quality as well as being sustainable, also that schemes include measures to minimise the effects of, and adapt to, climate change as well as conserving the borough's rich and diverse heritage.



### SUSTAINABLE COMMUNITY

The policies below contribute to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

#### SCS Priorities

- Reduce the incidence and fear of crime; and
- Provide a better, cleaner public realm and built environment.



### POLICY

#### SP11 - Design

All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- Be of the highest standard of design that respects its local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity;
- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting sustainable design and construction techniques;
- Incorporate solutions to reduce crime and the fear of crime by promoting social inclusion, and well-connected and high quality public realm that is easy and safe to use and by applying the principles set out in 'Secure by Design';





- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;
- Seek the highest standards of access in all buildings and places; and
- Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.

Applications for tall buildings will be assessed against the following criteria:

- High quality design;
- Acceptable relationship to surroundings;
- Appropriate site size and setting;
- The context of an adopted masterplan framework; and
- CABE/English Heritage Guidance on Tall Buildings.

## High quality design

**6.1.3** Good urban design is not just about how places look, but also about how they work. Design has a crucial impact on people's quality of life and their perception of an area.

**6.1.4** The Council will insist on high quality design throughout the borough. In accordance with government guidance PPS1 Delivering Sustainable Development the Council will not accept design that is considered inappropriate to its context, or which fails to take opportunities to improve the character and quality of an area and the way it functions. The Council will also take account of the Building for Life criteria in the assessment of proposals for residential developments.

**6.1.5** Development schemes should improve the quality of existing buildings, landscaping and the street environment and, through this, improve the experience of the borough for residents and visitors.

**6.1.6** The Haringey Design Panel and Design Awards, which were set up in 2005, provide an opportunity to give recognition to and raise awareness of high quality development within Haringey. All planning applications that go before the full planning committee are automatically presented to the Design Panel.

### Sustainable Design and Construction

**6.1.7** Layout, and design and construction of buildings have significant effect on a building's environmental and energy performance. The construction and use of buildings currently accounts for around half of the carbon emissions in Haringey. The Council considers it is important that all new and redeveloped buildings are designed to have a beneficial impact on their environment.

**6.1.8** Key areas of focus are reducing energy demand and carbon emissions by improvements to the building fabric, the use of passive solar energy and natural light and ventilation, choosing materials with low embedded energy, and the utilisation of low carbon technologies. These measures should be considered alongside policies on climate change (SP4)

**6.1.9** With predicted change in climate in London, measures against heat island effect, use of cooling and shading techniques and the use of sustainable urban drainage measures are all crucial for creating climate resilient communities. Measures to reduce construction waste and water usage, and design solutions which respect wildlife are also key components of sustainable design and construction.

### Safer and Accessible Design

**6.1.10** Good design is safe and accessible, and responds flexibly to the needs of its users. Good access benefits everyone but many people are disadvantaged by poor access to facilities. These disadvantaged and vulnerable groups, including disabled people, people with children in pushchairs and the elderly can be particularly affected by poor access, by difficulties in reaching facilities or difficulties in using the facilities themselves.

**6.1.11** The Council requires new buildings and spaces to be inclusive and accessible to all. Design and Access Statements will be required for developments to show how the principles of inclusive design and access for all have been integrated into the proposed development. See Strategic Policy 2 Housing on Lifetime Homes and Wheelchair Accessible Housing.

**6.1.12** In addition, making roads and pavements and the spaces between buildings fully accessible is as important as making the buildings themselves accessible. The Council will ensure good quality access and circulation arrangements, including improvements to existing routes and footways.

### Landscaping and public realm

**6.1.13** High quality landscaping plays an important role in the attractiveness and character of our surroundings. It can improve the setting of buildings, bring trees and other greenery into built up areas to revive the hard landscaping and provide shade, as well as provide habitats for wildlife. The Council will expect development schemes to provide a high standard of hard and soft landscaping and of boundary features such as walls and fences.



**6.1.14** The Council will encourage appropriate use of landscaping in the form of green roofs and brown roofs which have a number of environmental benefits, such as providing wildlife habitats, in helping to cool and insulate buildings and in retaining water and helping to reduce flooding, in addition to being visually attractive.

### Tall Buildings

**6.1.15** Haringey is characterised by predominantly low-rise (2-3 storey) residential suburban development across the borough and 3-4 storey development in its Town Centres. The exception is Wood Green Town Centre, where buildings within its core area range between 4-9 storeys. Given its overall outer borough suburban character, almost all of Haringey is particularly sensitive to the adverse impact of high buildings on its character and townscape qualities.

**6.1.16** Excessive height can have intrusive effects on both the immediate and the wider area, by altering the established skyline, by adversely affecting attractive local views, buildings of townscape importance and important landmarks. The established scale and character of the townscape will provide a guide for new development, together with conformity to established street patterns, facades, activities, and uses. The scale, height and bulk of new development should relate positively to its surroundings.

**6.1.17** The Council has adopted the definition of tall buildings as those which are substantially taller than their neighbours, have a significant impact on the skyline, or are of 10 storeys and over. The Council considers that the two areas, Haringey Heartlands/Wood Green and Tottenham Hale, are suitable for some tall buildings, because they are close to major transport interchanges and have been designated in the London Plan as an Opportunity Area (Tottenham Hale) and an Area for Intensification (Haringey Heartlands/Wood Green). Apart from these two areas, the precise location of tall buildings will be determined within the context of an adopted master plan framework, and the design of the tall building should follow the CABI/English Heritage 'Guidance on Tall Buildings.

# Conservation



## POLICY

### SP12 - Conservation

All new development in Conservation Areas and affecting Historic Assets shall preserve and enhance Haringey's rich and diverse heritage.

All development shall:

- Protect, preserve and enhance statutory listed buildings of architectural or historic interest and their settings;
- Preserve and enhance the character and appearance of Conservation Areas and their settings;
- Promote the conservation of locally listed buildings of merit;
- Promote the conservation, protection and enhancement of the borough's Industrial and Archaeological Heritage and its interpretation and presentation for the public;
- Promote the conservation, protection and enhancement of historic parks and gardens; and
- Protecting the strategic view from Alexandra Palace to St Paul's Cathedral and key local views.

The Council will support developments outside Conservation Areas that do not have a negative impact on the setting of Conservation Areas, that are of high quality design and that respond positively to the historic, social and economic context of the area.



Bruce Grove

## Haringey's heritage

**6.2.1** Haringey has a rich and diverse Heritage. The Historic Environment Record consists of:

- 468 Statutory Listed Buildings of Special Architectural or Historic Interest;
- 1150 Locally Listed Buildings of Merit;
- 29 Conservation Areas, four of which have Article 4 Directions (Rookfield, Tower Gardens, Noel Park and Peabody Cottages);
- 2 English Heritage Statutory Registered Parks & Gardens of Special Historic Interest; (Finsbury Park and Alexandra Palace Park);
- 34 Local Historic Green Spaces;
- 23 Designated Sites of Industrial Heritage Interest; and
- 22 Archaeological Priority Areas.





**6.2.2** The borough's built heritage, which includes locally distinctive landmarks, creates a sense of place and stability. Its built form is made up of a series of residential communities centred around a commercial core, each with their own unique identity that developed around the distinctive characteristics of the borough's historic centres (Highgate, Muswell Hill, Crouch End, Hornsey, and Tottenham). The settlement pattern has followed the historic routes that radiate north from the City of London, around which small, rural villages developed during the medieval period. Throughout history, these settlements have been expanded, with earlier buildings being interwoven with, or replaced by later development. Haringey experienced rapid development during the 19th Century as a result of industrialisation, resulting in a provision of all forms of buildings; residential, industrial, commercial and civic.

**6.2.3** The residential housing within the historic areas can be generally characterised by its period. Throughout the borough, but largely within Highgate and Tottenham, there are numerous Georgian buildings which are typically large detached or semi-detached houses and villas or grand terraces, with large gardens to the rear.

**6.2.4** Most of the 19th Century development can be characterised as a mixture of detached, semi-detached and terraced housing, typically laid out in a traditional perimeter block form with frontages facing the street and with private rear gardens. They are designed with a variety of architectural detailing, but are mainly two or three storeys in height and usually of brick with slate or clay tiled roofs. As a result, they create a visually coherent uniform street scene of distinctive suburban character and appearance.

**6.2.5** 20th Century development has consisted mainly of public and private housing estates on what remained of the open farmland, such as Tower Gardens, Rookfield, Broadwater Farm and White Hart Lane Estates. The borough also has some fine examples of 20th Century modernist apartment buildings, most notably Lubetkin's Highpoint I and II (Grade I listed) in Highgate. However, it is recognised that post-war development in the borough has not always been of the highest quality design, or sensitive to its setting. As such, the Council will seek to ensure that future development will be of the highest possible quality of design as well as meeting the Council's green agenda.

6.2 Conservation

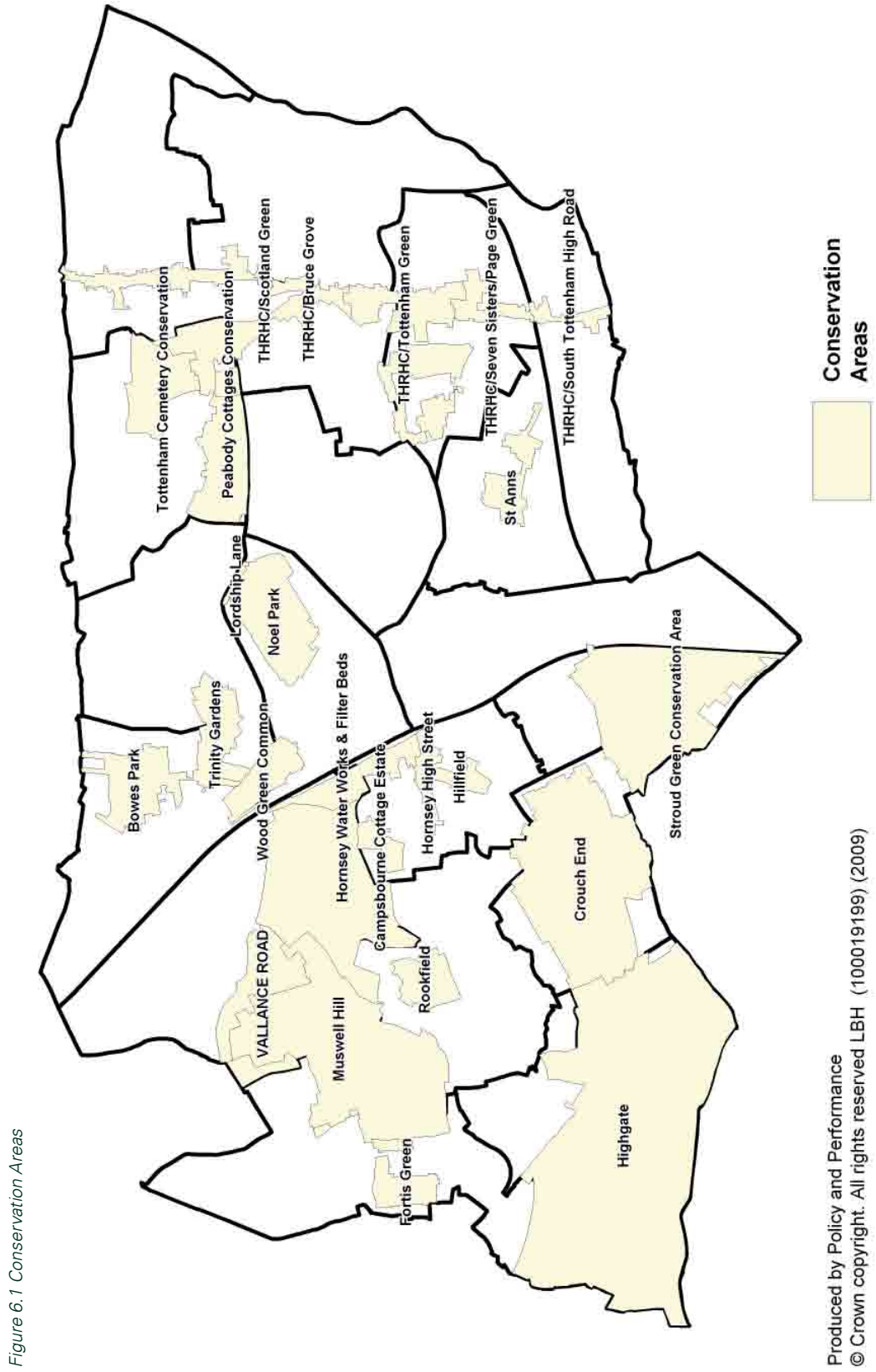


Figure 6.1 Conservation Areas

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## Haringey's character

**6.2.6** The Council recognised, with the statutory introduction of Conservation Areas that Highgate and Tottenham High Road were important areas in terms of their character. As a result, they were the first two conservation areas to be designated in Haringey. They are amongst the oldest areas of development in the borough but have developed in different ways.

**6.2.7** The section below describes these two very different Conservation Areas.

### Highgate

**6.2.8** Highgate was designated a Conservation Area in 1967, and forms part of an area of great historical and architectural interest. The earliest records describe Highgate as a meeting place of many paths and roads, with fine commanding views and clean country air in close proximity to the City of London. The core of the village was established in the 15th Century. During the 17th and 18th Centuries Highgate became a fashionable retreat for the nobility and merchants, and an important staging post on the Great North Road.

**6.2.9** Many of the large villas and their grounds have been replaced by more compact housing, but Cromwell House (104 Highgate Hill) remains as a fine example of a 17th Century building, and as such has been statutory listed Grade I. Elsewhere the street scene owes much to the rich variety of Georgian and Victorian houses, with occasional modern developments such as High Point I and II, also Grade I listed.

**6.2.10** Highgate today largely retains its original 17th and 18th century layout and design. The High Street and central village areas are built on a domestic scale, with the majority being two or three storey Georgian and early Victorian houses, several of which have later additions and alterations. Outside of the centre there are many buildings of historical and architectural interest, including churches, schools and residential properties.

**6.2.11** The majority of Haringey's future growth will take place outside Highgate Village. However, it is important that this growth respects the character of its surroundings and conserves heritage and other important features. Please see SP1 for the Council's approach to areas of more limited change.

### Tottenham High Road Historic Corridor

**6.2.12** The Tottenham High Road Historic Corridor covers an extensive area, stretching approximately 3.7km between Enfield to the north and Stamford Hill to the south. Accordingly, it is relatively diverse in character and appearance and is subdivided into six Conservation Areas, each with unifying characteristics such as scale, massing, use, architectural style and detailing and period of development.

## 6.2 Conservation

**6.2.13** Tottenham High Road Historic Corridor is centred upon the High Road; a wide, busy road which is fronted almost continuously by terraces of three or four storeys, with commercial uses at ground floor. However, interspersed within the frontage are a number of larger civic, educational and religious buildings. There are also a number of open spaces along the length of the High Road, at Scotland Green, Tottenham Green and Seven Sisters/Page Green. The roads flanking the High Road contrast the High Road; lined with residential properties, they are characterised by more finely grained properties of two and occasionally three storeys with a greater degree of uniformity in materials and architectural detailing.

**6.2.14** The eastern part of the borough is where most of Haringey's future growth will take place. Most of this growth is adjacent to the Tottenham High Road Historic Corridor. Therefore, the Council will seek to ensure that future development takes into account its sensitive context and maximises opportunities and benefits for the local area as a whole.

### Strategic and Local Views

**6.2.15** In Haringey the view of St Paul's Cathedral and the City from Alexandra Palace is identified in the London Plan as a strategically important Landmark Viewing Corridor: London Panorama 1. Proposed developments within London Panoramas should fit within the prevailing pattern of buildings and spaces and should not detract from the panorama as a whole. Haringey has sought to take account of this strategic view and promotes its protection against the impact of development proposals which fall within the boundaries of the following zones:

- The viewing corridor (the direct view from Alexandra Palace to St. Paul Cathedral);
- The wider setting (the area immediately surrounding the viewing corridor affecting its setting);
- The mid-ground the high ridge area where any development higher may be visible from the viewpoint); and
- The foreground (the open landscape with sloping park).

**6.2.16** In addition to the strategic view, there are also many local views within the borough. The Council will consider the impact of a scheme in terms of townscape, landscape and skyline, and will seek to ensure that development is compatible with such views in terms of setting, scale and massing. The Council will resist proposals that we consider will cause harm to these views.

**6.2.17** The Council will seek to protect locally important views that contribute to the interest and character of the borough. These may include:

- Views of and from large parks and open spaces, such as Alexandra Palace and Finsbury Park;
- Views into and from Conservation Areas; and
- Views of listed and landmark buildings and monuments.





**6.2.18** The Local Views will be identified in a schedule within the forthcoming Conservation SPD.

#### Indicators to monitor delivery of policies 11 & 12

- All homes to meet “Lifetime Homes” standard and 10% wheelchair accessible;
- All major development to meet ‘Secure by Design’ standard;
- Increase in the number of residential developments that meet Building for Life Silver Standard;
- Increase the number of schemes and buildings included within the Haringey Design Award schemes;
- Increase the number of Haringey development shortlisted for national design awards;
- Progress the Conservation Area appraisal programme;
- Increase the number of buildings put forward for statutory listing; and
- Reduction in the number of buildings, structures and Conservation Areas on the English Heritage ‘Heritage at Risk Register’.

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

#### Key evidence and references

- Haringey’s Greenest Borough Strategy, London Borough of Haringey 2008
- Haringey’s Housing Supplementary Planning Document, London Borough of Haringey 2008
- Design and Quality Standards, Homes and Communities Agency 2007
- Guidance on Tall Buildings, CABI/English Heritage 2007
- The London Plan (consolidated with alterations since 2004), Mayor of London 2008
- Planning Policy Statement 1: Delivering Sustainable Development, Department of Communities and Local Government 2005
- Planning Policy Statement 15: Planning and the Historic Environment (consultation draft), Department of Communities and Local Government 2009.

# Open Space and Biodiversity

**6.3.1** Haringey has more than 600 acres of parks, recreation grounds and open spaces. The borough boasts many different types of open spaces that are important to the borough in terms of health, sport, recreation and play, the economy, culture, biodiversity, providing a pleasant outlook and breaks in built up areas.

**6.3.2** Haringey's future growth will increase the use and hence the demand for good quality open spaces. Therefore, it is important that the Council protects its existing parks and open spaces and increases access to those areas deficient in open space. As the objective in Section 1 sets out, the Council wishes to promote a network of quality, accessible open spaces as areas for recreation, visual interest and biodiversity improving access to the Lee Valley Regional Park. Strategic Policy 13 sets out the Council's approach to protecting the borough's existing parks and open spaces and improving access to those areas deficient in public open space.



## SUSTAINABLE COMMUNITY

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

### SCS Priorities

- Provide award winning parks and open spaces;
- Protect the natural environment;
- Give greater opportunities to live a healthier lifestyle; and
- Manage our environmental resources more effectively.



## POLICY

**SP13 - Open Space and Biodiversity**

New development shall protect and improve Haringey's parks and open spaces. All new development shall:

- Protect and enhance the existing boundaries of the borough's Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments and other open spaces from inappropriate development;
- Provide amenity space in accordance with the Council's Open Space and Recreational Standards Supplementary Planning Document;
- Manage the impact of such new developments in areas adjacent to designated open space;
- Secure improvements, enhancement and management in both quality and access to existing green spaces;
- Seek on site or financial contributions towards open space from new developments as set out in the Open Space and Recreational Standards Supplementary Planning Document;
- Seek to secure opportunities for additional publicly accessible open space especially in those identified areas of Open Space deficiency i.e. in the east of the borough where the quality and amount of provision is poorer as set out in the Council's Open Space and Recreational Standards Supplementary Planning Document.

All development shall protect and improve sites of biodiversity and nature conservation through its:

- Contribution to wildlife and ecological habitats and where possible include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities;
- Protection, management and maintenance of existing trees and the planting of new trees where appropriate;
- Protection, enhancement and creation of Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs).

## 6.3 Open Space and Biodiversity



Bruce Castle Park

The Council will enhance and improve the borough's green infrastructure through:

- Implementation of the borough's green infrastructure projects (such as Lordship Recreation Ground Improvements);
- Working with adjoining boroughs and partners to safeguard the existing Green Infrastructure, to create new green infrastructures and link up sites.

New development shall provide opportunities for Children's Play Space by:

- Protecting and enhancing existing play spaces;
- Making provision for children's informal or formal play space in addition to amenity space provision as set out above;
- Ensuring easy access to a range of quality and safe play opportunities for all children and within a practical journey from their home without the need to use public or private transport;
- Provide play spaces that are attractive, welcoming and engaging for all children and young people, children of both gender, disabled children and children from minority groups in the community;
- Securing a financial contribution pursuant to a S106 Agreement towards the provision of Children's Play Space and ensuring its long term maintenance is addressed through planning obligations.

Developers will be encouraged to:

- Recognise that the potential for play spaces can exist for a range of outdoor activities and for users of all ages in other existing public spaces; and
- To work with the relevant agencies, community groups and developers to ensure the provision of safe, stimulating play facilities.

### Protecting our open spaces

**6.3.3** The Council will protect the borough's designated open spaces as well as other suitable land with the potential to be used as open space. Development will not be permitted on these open spaces, unless it is for limited small scale development ancillary to an existing use on the land and for which there is a demonstrable need. The Council will only allow development on sites adjacent to an open space that respects the size, form and use of that open space and does not cause harm to its wholeness, appearance of setting, or harm public enjoyment.





**6.3.4** Local open spaces form part of the wider network of open spaces which are integral and vital to the spatial character of the borough and to residents' quality of life (further details in SP11 Design). Open spaces of local importance in the borough can include parks, allotments, woodlands, sports facilities, children's play areas (both formal and informal), back and front gardens, amenity spaces and squares.

**6.3.5** Haringey's Open Space Strategy A Space for Everyone (2006), considers the supply of open spaces in the borough and identified eight strategic objectives to improve the quality, range, usage and management of provision. The borough has achieved Green Flag Status for fourteen parks, which is the highest awarded to any London borough, which exemplifies areas of Open Space of outstanding quality. To date improvement works to Markfield Park include the construction of a new cafe and park toilets, improved sports pavilion, new playground, restored beam engine, heritage building works to the (Markfield) Museum and general landscape improvements throughout the park. Lordship Recreation Ground will also undergo considerable works, including installation of a new play ground, creation of a city farm and a new environment centre providing a park cafe and community rooms.

**6.3.6** The Tottenham Hale Urban Centre Masterplan Supplementary Planning Document includes an extensive east-west green link proposal - Ashley Link. This is a green link that extends Cheshnut Road for pedestrians eastward towards the waterfront connecting to the proposed footbridge across to the river to Hale Wharf. The link will be a wide, pedestrian and cycle only link. (See SP 1 Managing Growth in Haringey). Further information with regard to planned green infrastructure projects is reflected at Appendix 3 Key Infrastructure Programmes and Projects.

**6.3.7** However it is not just green spaces that contribute to the borough's Open Space network, but also waterways, which are significant in that river corridors form a vital link between Open Spaces throughout London. In the borough, the two most important waterways are the River Lee (as it flows through the Lee Valley) and the Moselle Brooke, which runs through the Heartlands/Wood Green growth area. The Haringey Biodiversity Action Plan (2009) includes as part of the future plans for rivers and streams, the restoration of Moselle Brook in Lordship Recreation Ground in Tottenham (See SP5 Water Management and Flooding).

**6.3 Open Space and Biodiversity**

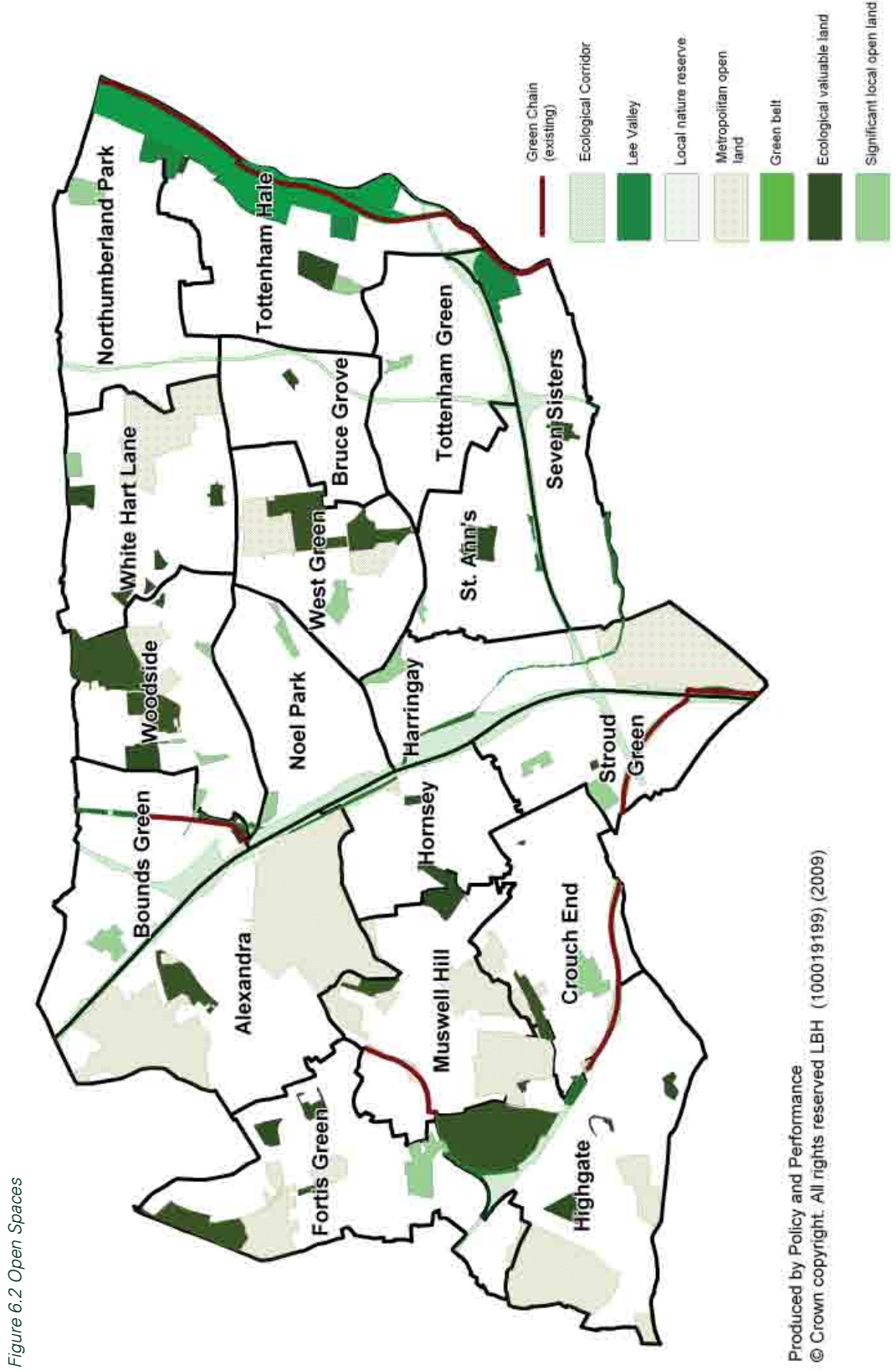


Figure 6.2 Open Spaces

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**6.3.8** The Lee Valley Regional Park Plan (2000) acknowledged that the environmental and recreational role of the River Lee had yet to be fully recognised. Proposals in the Park Plan (2000) include a broad spectrum of recreational, leisure and nature conservation for the area. The New River also forms another equally important green/river corridor (also flowing through the Lee Valley). The River Lee Navigation offers an important link between parts of the borough's green spaces and other green spaces in North London including the Olympic Park. These environmental assets are important in that they promote linkages to the East London Green Grid and London's Blue Ribbon Network. The Council will support the Lee Valley Regional Park Authority and other partners in their efforts to increase the range and access to Open Space for both borough residents and visitors.

### Green Belt

**6.3.9** Green Belt has a structural role to play and therefore is the strongest level of protection. It is of national and regional importance and its aim is to prevent urban sprawl by keeping land permanently open. Green Belt is protected in line with national planning policy PPG2 Green Belts and London Plan Policy 3D.9 Green Belt and Policy 7.16 in the consultation draft replacement London Plan. Within Haringey an area of the Lee Valley Regional Park is strategically designated as Green Belt. It provides a range of sporting, nature conservation and recreational activities for both residents of the borough and visitors alike. The Lee Valley Regional Park Plan (2000) sets out its vision for the park as a cohesive, sustainable and valued regional green lung, with emphasis on the biodiversity and water assets of the area. The Council will protect existing Green Belt land and strongly resist any inappropriate development there.

**6.3.10** The Lee Valley Regional Park Authority is currently consulting to identify a new series of proposals for the future uses and management of the park - the Park Development Framework. Tottenham Marshes located in the Lee Valley Park is an urban oasis (on the borders of Haringey and Waltham Forest) north of Tottenham Hale, an area for informal recreation set within a waterside park. Large areas of the marshes are managed for nature conservation with wildflower meadows, woodlands, scrub and a new pond.

### Metropolitan Open Land (MOL)

**6.3.11** MOL is defined as open land within the built-up area which has wider than borough significance. It receives the same presumption against development as Green Belt land. MOL is specific to London in that it contributes to the physical structure of London's landscape and helps shape the pattern of development so that it occurs in suitable locations. There are 17 areas designated as MOL in Haringey, for example Alexandra Park and Palace (see Development Management Policy 26). Haringey's MOL will be protected in accordance with PPG2 Green Belts and London Plan Policy 3D.10 Guidance on Metropolitan Open Land. The consultation draft replacement London Plan specifically Policies 7.16 and 7.17 strongly supports the current extent of the Green Belt and Metropolitan Open Land, its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL. The Council will protect existing MOL and resist any inappropriate development there.

### Green Chains

**6.3.12** The value of green chains includes nature conservation, public access, recreation, including linear footpath walks, breaks in the urban area, and delineation of separate communities. They have structural significance to the borough as a whole and may have significance to the whole or part of London. Green chains provide a valuable connection between open spaces, and their protection will enable breaks in the built up environment to be maintained, securing a positive visual contribution and variety to the borough.

### Allotments

**6.3.13** The Council will seek to protect allotment space and promote and encourage sustainable food growing in the borough. Where allotments become surplus to demand, other open space uses will be considered first before allotment sites are developed, particularly where there is a deficiency in open space provision in the area.

**6.3.14** There are 42 hectares of managed allotments in the borough providing a total of 1650 individual plots. This equates to 0.18 hectares of allotment space and 7.9 plots per 1,000 residents. The Council is in the process of bringing back to full use a further two currently disused sites. This will provide an additional 25 plots by Spring 2010. In line with the findings of the Council's Community Infrastructure Plan (2009), further thought must be given to increasing allotment provision in those wards where there is an identified shortage. These include Bounds Green, Bruce Grove, Crouch End, Fortis Green, Harringay, Hornsey, Northumberland Park, Seven Sisters, St. Ann's, Tottenham Green and Tottenham Hale.

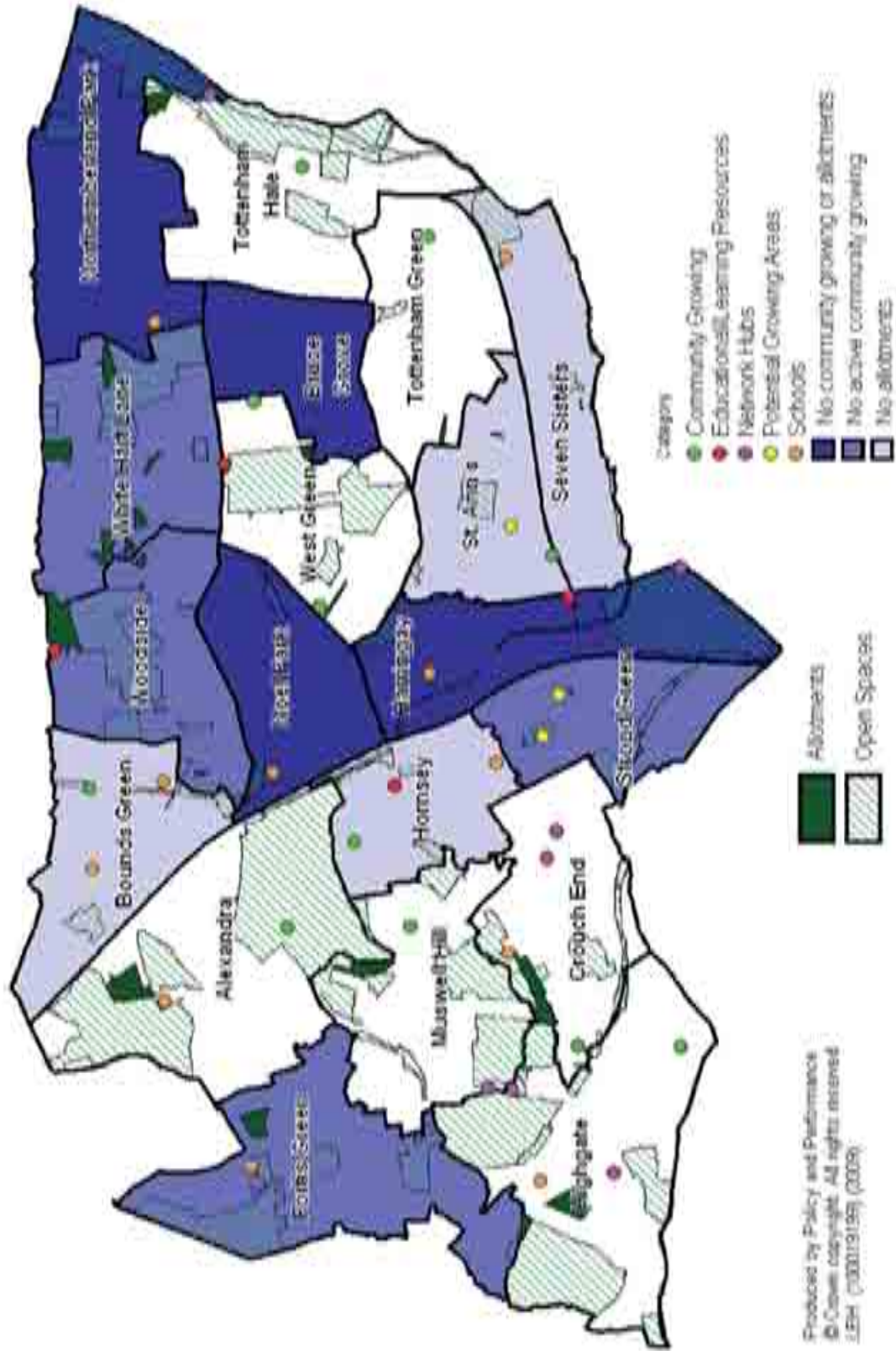
**6.3.15** Allotments provide valuable cultivation space for residents who have no access to a private back garden, or to residents who require space additional to their back garden space in which to cultivate fruit vegetables or flowers. Following a decline in the demand for allotments, their popularity has enjoyed a recent increase. They provide a valuable open space experience for local residents acting as a "lung" in a similar way to parkland. Both cultivated and untended plots contribute to maintaining biodiversity. They also provide an opportunity for exercise in the form of cultivating, and they play a very important role in sustainability terms by allowing residents to grow their own produce. Finally, allotments also have a historical and cultural role.

**6.3.16** In addition, A Sustainable Food Strategy for Haringey is being developed with the objectives of:

- Improving health and reducing health inequalities;
- increasing resource efficiency;
- increasing individual and community food growing;
- supporting a vibrant food economy; and
- celebrating and promoting food culture and diversity.



Figure 6.3 Sustainable Food



## 6.3 Open Space and Biodiversity

**6.3.17** Haringey's communities have developed a number of innovative community food growing schemes such as Back 2 Earth in Broadwater Farm, Living Under One Sun's community allotment in Tottenham, and Wolves Lane Nursery redevelopment. Figure 6.3 shows the sustainable food infrastructure in the borough and current gaps in provision.

**6.3.18** Haringey has recently committed to developing 60 new growing spaces in the borough by 2012, working in partnership with Capital Growth. In addition to our 25 allotments Haringey currently has:

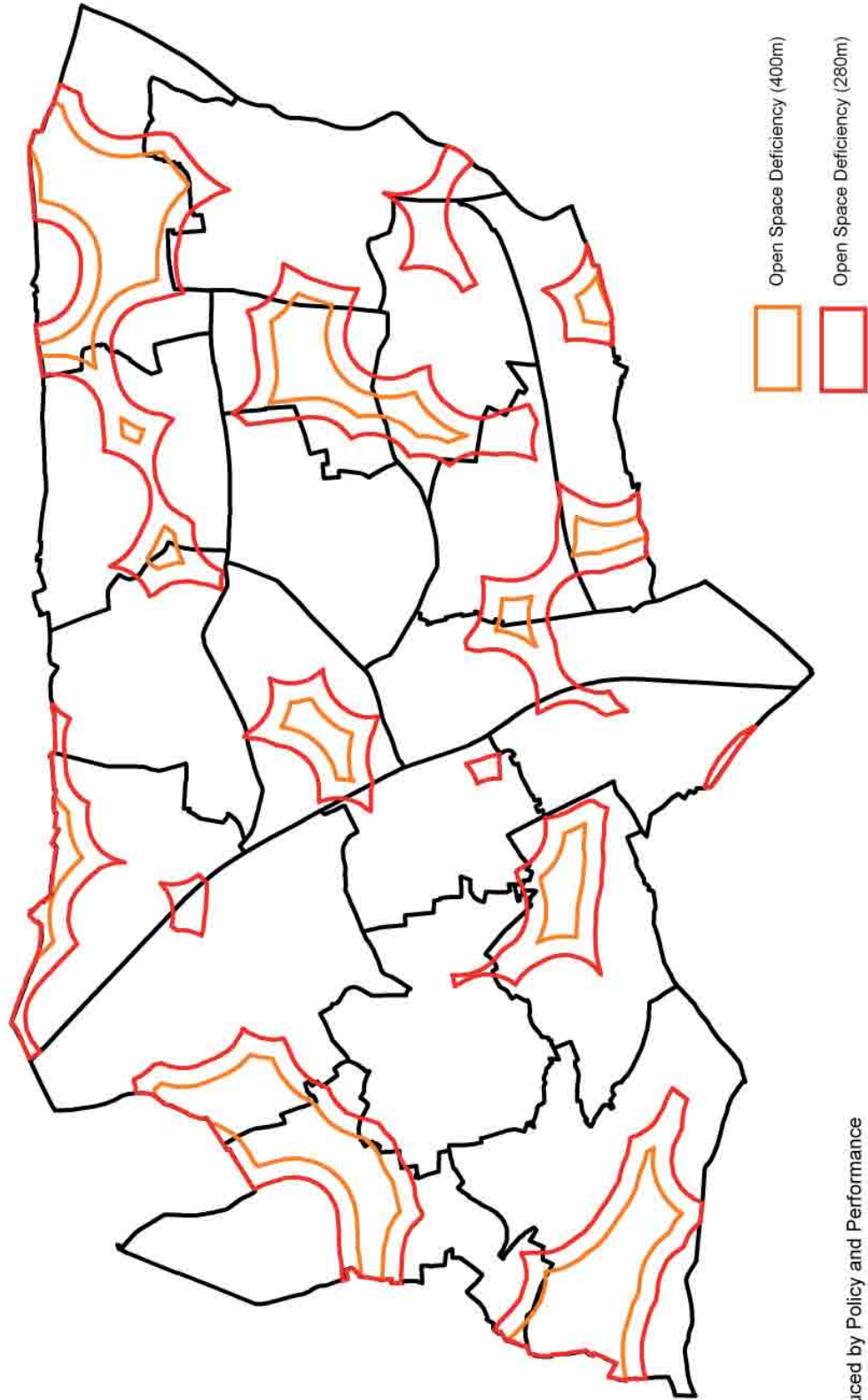
- 12 community growing spaces ranging from large community allotments to smaller growing spaces;
- 9 network hubs: these social networks enable residents to share knowledge and skills related to urban food growing; and
- 12 school growing areas such as micro food farms, vegetable plots or roof gardens. An additional six schools have recently been awarded funding from to create growing spaces.

### Open space deficiency

**6.3.19** Parks and Open Spaces are of great importance to Haringey in terms of sport, recreation and play, biodiversity, culture, regeneration, the economy and in breaking up built up areas. The Open Space and Sports Assessment study Atkins (as updated 2008) found that Haringey has overall provision for 1.7ha of open space per 1,000 population. The study details the open space hierarchy as well as the distribution of the amount and type of public open space in the borough. It identified areas deficient in public open space as those which are further than 280m and 400m from any form of public open space. Those areas of the borough deficient in public open space include Northumberland Park, parts of White Hart Lane ward and parts of Bounds Green ward (Figure 6.4). The Council's Open Space Strategy notes that the study excluded green amenity areas which form part of housing estates and allotments in its definition of open spaces. In conclusion the study sets out a series of recommendations with guidance to address both open space deficiencies and to improve the range and condition of facilities within existing open spaces.

**6.3.20** According to the Council's Community Infrastructure Plan, for Haringey to maintain its current level of public open space provision, or to meet the goals set out in the Open Space and Recreational Standards SPD, an increase of between approximately 24 and 32 hectares of public open space would be required by 2016. However, there is a real difficulty in increasing the quantity of public open space in Haringey as it is an urban borough and the focus is therefore primarily on the function, quality, usage and accessibility of existing public open space. The Council will need to seek to create new open space where the opportunity to do so arises as well as seeking to improve the quality and usage and accessibility of existing public open space. An ongoing programme of improvements to existing parks have been identified in key infrastructure programmes and projects (see Appendix 3).

Figure 6.4 Open Space Deficiency



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## 6.3 Open Space and Biodiversity

**6.3.21** For growth areas, as a focus for new housing in the borough, Haringey Heartlands will create demand for open space in Noel Park ward and part of Hornsey Ward. Part of Noel Park ward is considered to be deficient in access to public open space. Options for increasing access to Alexandra Palace Park from Haringey Heartlands should be considered. In either instance, S106 money should be secured as part of the development to help towards the cost of increasing provision of or access to open space in the area.

**6.3.22** Tottenham Hale covers the Tottenham Hale and Tottenham Green wards. Given the proximity of Tottenham Hale to Lee Valley Regional Park and other local parks, this growth area generally has good access to public open space. However, there is a pocket of Tottenham Green ward which suffers from poor access. As part of the development of Greater Ashley Road, there is commitment to improve accessibility to existing open space.

### Nature conservation

**6.3.23** Haringey has a total of 60 areas designated as Sites of Importance for Nature Conservation (SINCs). Of these 5 are of Metropolitan Importance (important in a London-wide context), 9 of Borough Grade 1 Importance, 13 Borough Grade II and 33 of Local Importance. Haringey is home to three Local Nature Reserves (LNRs), these are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it. LNR's are a statutory designation made under the National Parks and Access to Countryside Act 1949. The three sites are the Parkland Walk, Railway Fields and Queens Wood. SINCs within the borough include Bluebell Wood and Muswell Hill Golf Course, Tottenham Cemetery and Bruce Castle Park. The Council will not permit development on SINCs and LNRs unless the importance of the development outweighs the nature conservation value of the site and appropriate mitigation measures are provided. The Council and statutory undertakers, who own some of the designated sites, have a duty to have regard to conserving biodiversity. Although most SINCs in Haringey are not in the Council's control, the Council will seek to protect species, habitats and areas from inappropriate and harmful development.

**6.3.24** Other sites of ecological value include green and ecological corridors (of which there are seven green corridors in Haringey), which mainly comprise operational railway land. The Council will continue to protect all sites in the borough formally identified as being of nature conservation value (Figure 6.2).

**6.3.25** The EC Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna) establishes the requirement for Habitats Regulation Assessment. The 'Habitats Directive' provides legal protection for habitats and species of European Importance and the Directive requires an assessment of plans to prevent significant adverse effects on European sites i.e. sites of international importance. The resulting screening report included the following:-



**6.3.26** 'No development will be permitted unless either it establishes that it is not likely to have a significant effect on any Ramsar site or Natura 2000 site (including Special Protection Areas, potential Special Protection Areas, Special Areas of Conservation, candidate or possible Special Areas of Conservation), or it is ascertained, following Appropriate Assessment, that it will not adversely affect the integrity of any Ramsar site or Natura 2000 site'.

**6.3.27** The Haringey Biodiversity Action Plan 2009 aims to conserve, enrich and improve biodiversity value and celebrate the wildlife in Haringey through informing local people and involving more people in its enjoyment and conservation and, where possible increase the population of key species and habitats, such as ancient woodland.

**6.3.28** The Council's Greenest Borough Strategy 2008-2018 Going Green, sets out the long term strategy and framework to secure a clean, safe and environmentally sustainable future for the borough. With regard to biodiversity and nature conservation in the borough, any new development and regeneration in general will have some potential to contribute towards nature conservation.

**6.3.29** Trees play a significant role in improving environmental conditions and people's quality of life. The Council is responsible for approximately 40,000 trees, located on streets and housing sites, in parks and open spaces, in woodlands and conservation sites, in schools and in the grounds of other public buildings. The Council's Tree Strategy 2008-2011 aims to ensure trees within the borough are managed in a proactive and systematic manner.

### Play facilities

**6.3.30** Haringey Council's Children and Young People's Strategic Plan 2009 - 2020 Better Futures notes that the borough is home to approximately 55,000 children and young people. The approach to play is set out in the Council's Play Strategy 2006 - 2010. The Council currently provides a range of play facilities in parks, open spaces and on housing estates, including 107 playgrounds, and 25 ball courts in parks and on housing estates in the borough. These facilities are available free of charge throughout the year (29 playgrounds are located in parks).

**6.3.31** Haringey's Open Space Strategy undertook an audit of the quality of existing play provision in the borough; it identified a need for considerable further investment in play facilities. As a result of funding secured in 2009 from the government investment in children's play, Playbuilder Project, the development of 22 new or existing play areas is planned to take place during the period 2009 - 2011.

**6.3.32** Haringey's population is both growing and changing. The population in the borough is set to increase by 15% between 2011- 2026, an increase to over 260,000 people. The Council wants to ensure that the right tenures and sizes of housing will be available (see SP2 Housing for further details). The proposed mixture of housing tenure and type (i.e. family or flatted) will inform the precise nature and layout of each play space (and the proximity of existing play areas). The Council will ensure that adequate provision is made through the planning process. Details of developer contribution and provision requirement towards children's play space are fully outlined in the Open Space and Recreational Standards SPD (2008) and SP17 Delivering and Monitoring.

## 6.3 Open Space and Biodiversity



Bruce Castle Park

**6.3.33** Where additional demand for play space is created by new development, Haringey will expect the provision of play space on the site, broadly in accordance with the Mayor's SPG Providing for Children and Young People's Play and Informal Recreation, the London Plan Policy 3D.13 and the consultation draft London Plan Policy 3.6.

### Indicators to monitor the delivery of SP13

- No net loss of designated Open Space;
- Planning obligations and contributions for the improvement of existing and new open spaces in terms of parks and children's play spaces;
- Increase the number of parks with Green Flag status; and
- No net loss of sites identified as SNIC.

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

### Key evidence and references

- Haringey Open Space and Recreational Standards Supplementary Planning Document, London Borough of Haringey 2008
- Haringey's Greenest Borough Strategy, London Borough of Haringey 2008
- The London Plan (consolidated with Alterations since 2004), Mayor of London, 2008
- Haringey Tree Strategy 2008 - 2011, London Borough of Haringey 2008
- Providing for Children and Young People's Play and Informal Recreation Supplementary Planning Guidance, Mayor of London 2008
- Haringey Play Strategy 2006 - 2010, London Borough of Haringey 2006
- Haringey Open Space Strategy 2006 - 2016, London Borough of Haringey 2006
- Haringey Biodiversity Action Plan, London Borough of Haringey 2009
- Planning Policy Guidance 2: Green Belts, Department of Communities and Local Government 1995
- Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation, Department of Communities and Local Government 2004
- Planning Policy Statement 9: Biodiversity and Geologic Conservation, Department of Communities and Local Government 2005
- Connecting with London's nature: The Mayor's Biodiversity Strategy, Greater London Authority 2002.