

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

DELIVERING AND MONITORING THE CORE STRATEGY

8.1 SP16 Community Infrastructure

8.2 SP17 Delivering and Monitoring the Core Strategy



Community Infrastructure



Alexandra Palace

8.1.1 Community facilities provide people with opportunities to meet, learn, socialise and develop skills and interests and, by doing this, helps improve their quality of life. A key part of the Council's strategy for managing Haringey's growth is making sure that the services, facilities and infrastructure to support the local community and visitors to the borough are provided in suitable locations to meet increasing demand caused by our growing population. The provision of community facilities also plays a key role in meeting the Haringey Sustainable Community Strategy priority of improving health and community well-being.

8.1.2 Strategic Policy 16 sets out Haringey's approach to ensuring a wide range of services and facilities to meet community needs are provided in the borough. For the purpose of this policy, community facilities include education and childcare, health facilities (also covered in SP14), community halls, and places of worship. Libraries, culture and art, and sports facilities are covered in SP15 and parks and open spaces are covered in SP13.



SUSTAINABLE COMMUNITY

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

SCS Priorities

- Promote community cohesion;
- Improve supporting facilities, services and infrastructure; and
- Create a positive future for our children and young people.



POLICY
SP16 Community Infrastructure

The Council will work with its partners to ensure that appropriate improvement and enhancements of community facilities and services are provided for Haringey's communities.

This will be based on the programming, delivery, monitoring and updating of the Community Infrastructure Plan and Schedule which cover projects for:

- Health;
- Education;
- Social care;
- Libraries and Museums;
- Open Spaces and environmental improvements;
- Community and youth facilities;
- Leisure;
- Emergency Services;
- Transport;
- Waste;
- Water Supply and Sewerage; and
- Energy and Telecommunication Services.

The Council will:

- Expect development that increases the demand for community facilities and services to make appropriate contributions towards providing new facilities or improving existing facilities; and
- Promote the efficient use of community facilities and the provision of multi-purpose community facilities.

8.1 Community Infrastructure



Northumberland Park
Neighbourhood Resource Centre

Community facilities and development

8.1.3 As Haringey continues to grow and diversify it is vital that we provide the right quantity and quality of infrastructure that is designed so that facilities can be easily accessed by all groups in the borough. Promoting cohesion will lie at the heart of our approach to supporting neighbourhoods and communities. To ensure that we continue to meet the demand for community facilities, developments will be expected to contribute to the provision for new facilities, or improvements to existing facilities. This will help to meet the needs of new residents and mitigate impacts on the existing community.

8.1.4 Community facilities can provide a range of services in one location, e.g. a community hall can be used for meetings, exercise classes, performances, exhibitions and other uses. As such, grouping facilities together allows a greater number of services to be provided in a single place and encourages links between them. This way of providing community facilities is becoming more popular, however, the Council and other service providers need to work together to ensure facilities and services are at one accessible location. Grouping community facilities in a single location or in one building makes efficient use of land. Haringey will support multi-purpose community facilities that can provide a range of services and facilities to the community at one location. The Council will also encourage the use of existing community facilities for more than one use, and support the use of other types of premises for community use, i.e. those buildings which already have some public use.

Providing community facilities

8.1.5 Haringey has a good range of community facilities that are provided by the Council or the voluntary sector. The protection of existing community facilities in the borough and the delivery of new infrastructure will play a key role in improving the lives of residents of Haringey.

Education and training facilities

8.1.6 Haringey aims to provide a high standard of education and training for everyone through the borough's network of schools, youth centres and childcare providers (Figure 8.1). We will also work with our partners, such as the further education colleges, neighbouring boroughs and the community and voluntary sector, to ensure that suitable services and facilities for education and training are provided.



Primary Schools

8.1.7 Haringey has a mix of one and two tier primary schools. There are 6 infant and 6 junior schools operating with individual head teachers and governing bodies, 4 sets of infant and junior schools operating as hard federation (one head and one governing body), which is very similar to an all through primary school. There are also 43 primary schools that combine and cover the age ranges represented by infant and junior schools. For 2008, there were 20,927 school places (reception to year 6). The Council consulted last year on its Primary Strategy, setting out the borough's aspirations for primary aged children over the period of the National Children's Plan to 2020. In line with DCSF guidance, the Council's Children and Young People Service will seek to provide, where possible, new schools of no less than 2 forms of entry, and will actively support the federation of schools where applicable to help give each school the capacity to meet the borough's aspirations. Overall, the most urgent need has been in Alexandra, Muswell Hill and Fortis Green wards, although this is now being addressed by a decision to expand Rhodes Avenue Primary School by one form.

8.1.8 It is anticipated that by September 2014 additional school capacity will be required at Tottenham Hale to respond to new housing developments. The child yield assessment for Hale Village concluded that there will be an increase in demand for an additional 60 reception places and 210 primary school places, despite some current surplus capacity across the six local primary schools.

8.1.9 There will be a need to either expand an existing school, or create an additional primary school to meet the demand from predicted new housing growth in Haringey Heartlands. One possibility is the expansion of a nearby school and to expand this school, additional land of approximately 1500m² would be required.

8.1.10 While immediate demand can be addressed, scope for expansion in the north east of the borough is very limited within the schools in Northumberland Park. There is also a current application with the Council for the redevelopment of Tottenham Hotspur Football Club. In addition to a new 56,250 seat stadium, the proposal includes 434 housing units and provision of additional school places that will be required as a result of the development.

8.1 Community Infrastructure



Neighbourhood Resource Centre

8.1.11 Work is ongoing within Children and Young People's Service to identify sites/schools that will be used to address the increased demand for school places in the Council's growth areas.

8.1.12 It is recommended that sites for future primary school expansion or development be identified at these locations to meet demand arising from delivery of housing targets. In the event that the proposed new housing growth figures in the London Plan are adopted, it is possible that the expansion and replacement thresholds will be reached earlier than anticipated.

Secondary schools

8.1.13 The majority of Haringey's twelve secondary schools range in size from 6 to 10 forms of entry, although John Loughborough (a Seventh Day Adventist school) operates at just 2 forms of entry.

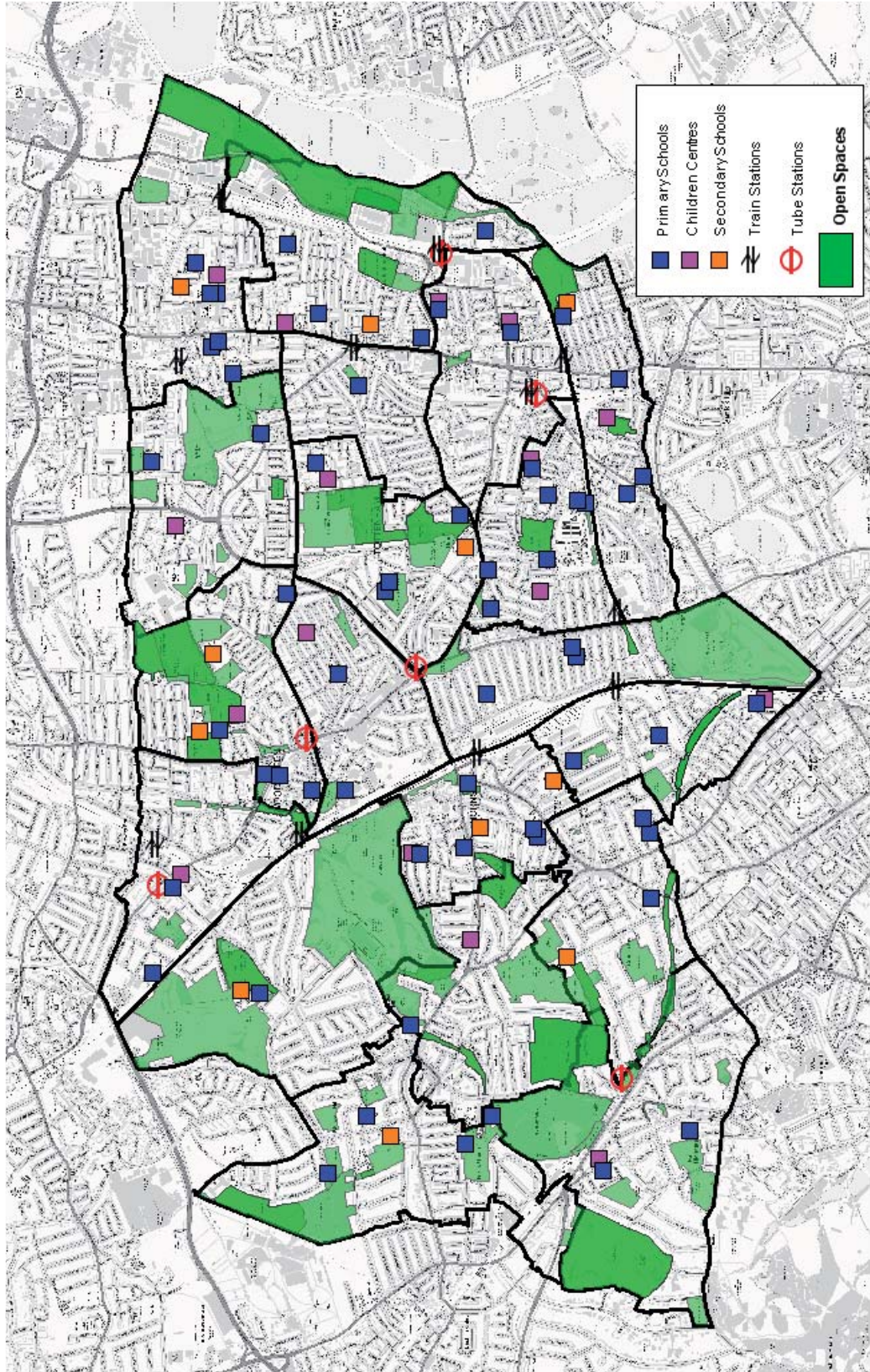
8.1.14 The expected rise in demand for secondary places has been addressed in part by the provision of a 6fe new secondary school in the middle of the borough, Heartlands High, that will open in September 2010. In addition, Haringey's Building Schools for the Future (BSF) programme is seeing a roll out of more than £200 million on improving our secondary schools and ensuring that they are fit to meet the requirements of a 21st Century agenda. Haringey's Strategic Business Case (SBC) for BSF sets out how and where we will spend our money. The BSF programme is already well underway, with some of the work completed.

8.1.15 The key infrastructure programmes and projects in Appendix 3 provide more detail on planned education schemes.

Higher and further education

8.1.16 In 2009, the College of North East London located in Tottenham Green merged with Enfield College to become the College of Haringey, Enfield and North East London (CHENEL). This is the only College in Haringey. At Tottenham there are over 2,000 full time 16-19 year old students and 9,000 adult learners of which 2,800 are full time. The Enfield site is in the Ponders End area of eastern Enfield which is 6 miles north of the Tottenham site. The College also offers extensive training in the workplace for 4000 individuals, including apprenticeships, with 500 employers. The College employs over 700 (550 FTE) staff. The College Strategic Development Plan covering the period up to 2013 commits the College to the development of both its Tottenham and Enfield Centres. Haringey recognises the importance of higher and further education sector and will seek to support its requirements by continuing to work with its partners across the sub-region.

Figure 8.1 Haringey's Education Facilities



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8.1 Community Infrastructure

Facilities for children and young people

8.1.17 Haringey will aim to make sure that children and young people receive the services and support they need by working with our partners, including schools, the voluntary and community sector, parents and carers, and the children and young people themselves.

8.1.18 Haringey's Childcare Sufficiency Assessment (2008, updated 2009) is a measure of the nature and extent of the need for and the supply of childcare within each local area. It helps the Council identify where there are gaps in the market and plan how to support the market to address those gaps. The supply of childcare varies across the borough, both in terms of the number of places available, and in the pattern and combination of types of care. The Council has 17 Children's Centres which bring together a range of services for children under five, including family support, health and education.

8.1.19 Child care provision is critical to supporting parents and carers to pursue work, training and education opportunities. While any local authority is not responsible for the provision of childcare, they will provide at least a proportion of child care in the form of 1) free nursery places for 3 and 4 year olds (up to 15 hours per week), and 2) longer periods of childcare through the provision of Children's Centres. They also have a duty to secure sufficient childcare to enable parents to work or take up education or training. Please see SP9 for more information on how the Core Strategy supports schemes that encourage Haringey residents into training and jobs.

Facilities for older people

8.1.20 In 2008, it was estimated there were 20,800 people aged 65+, making up approximately 9.2% of the total population (2006 Mid-Year Population Estimates, POPPI). Of this number, 43.27% (9000) were male and 56.25% (11,700) were female. The population of Haringey is expected to increase in age over the next 25 years, to 24,200 people aged 65 and over. By the same year, the number of residents aged 10-39 is projected to fall by 3.4% (3600 residents), while the number of those aged 40 to 69 years will grow by 22.4% (15,200 residents).

8.1.21 There are a number of strategies/policies that help guide and inform the provision of facilities for older people including Assessment of Older People's Needs in Haringey (phase 1 August 2009), The Older Persons Housing and Support Needs Analysis, Housing Investment Plan 2009 - Priorities for Older People and the Commissioning Plan for Services for Older People. The Council will work with its partners to continue to provide more informal services and facilities such as lunch clubs, learning opportunities, exercise classes, networking groups and meeting places.

Places of worship

8.1.22 Haringey has many meeting places, churches, synagogues, community facilities and prayer centres that cater for a range of faiths and beliefs. The Council will seek to support community organisations and religious groups to help them to meet their need for specific community facilities.

Policing and emergency services

8.1.23 Policing services in Haringey are managed by the Metropolitan Police at a London-wide level and by the Safer Neighbourhoods Team at a local level. There are five police stations in Haringey, with 807 police officers and 147 police staff. Haringey Metropolitan Police Asset Management Plan (2007) sets out future trends and implications for asset management in Haringey. The new long term provision aims to separate functions which are currently delivered in multi function buildings as well as a review of back office facilities for command, management and support functions. A potential building near Wood Green has been acquired as suitable for these functions. This will accommodate staff currently located in Hornsey, Tottenham and Muswell Hill police stations. Haringey will work with the Police to help deliver their planned improvements once they have been agreed. The London Fire Brigade (LFB) have no plans for restructuring existing facilities in Haringey as a result of population growth. The LFB will continue to work with boroughs on the need to make adequate provision through the planning system for the provision of suitable facilities for the fire service. The key infrastructure programmes in Appendix 3 provide more details on the planned policing and emergency services schemes.

8.1 Community Infrastructure

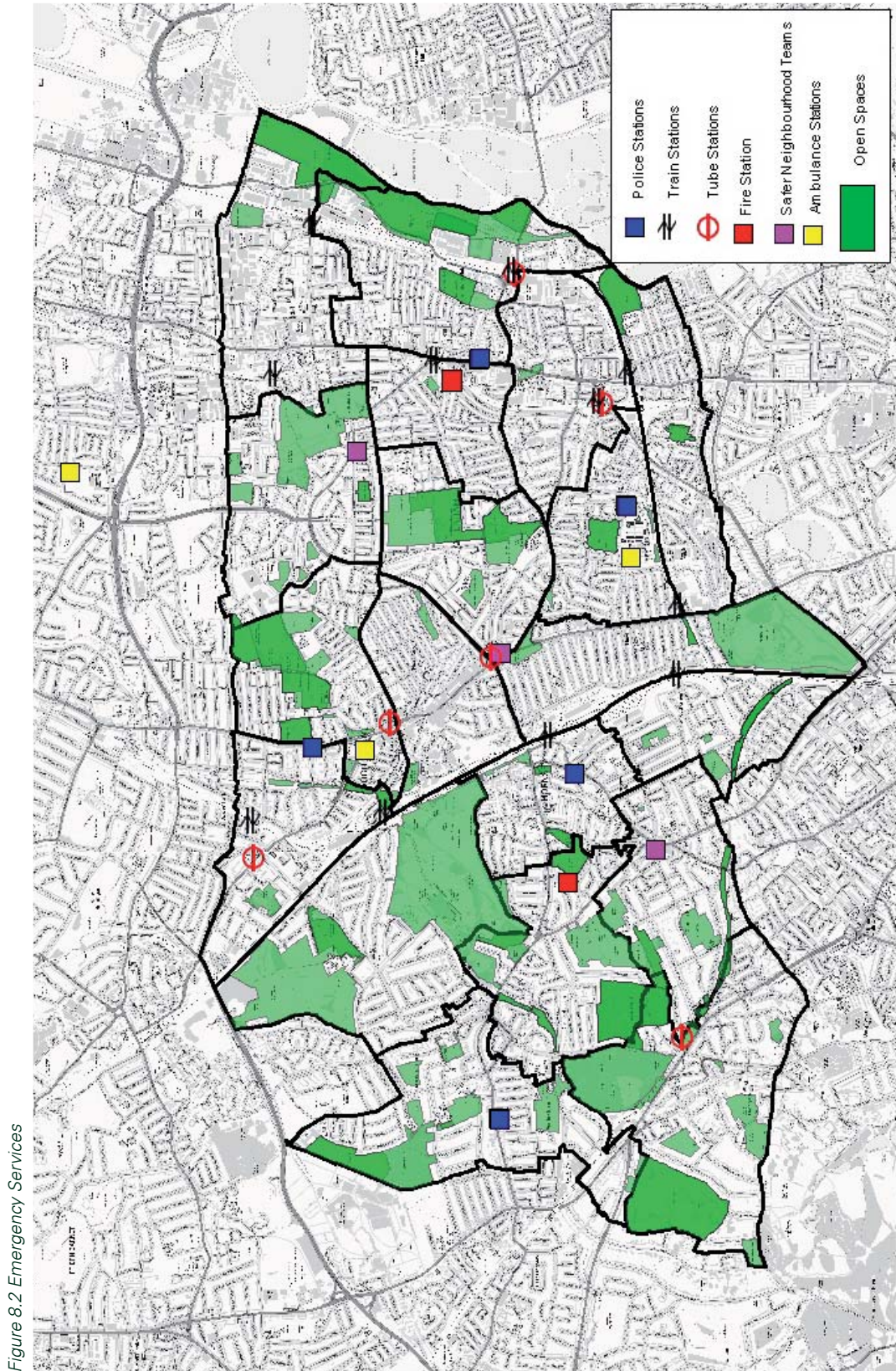


Figure 8.2 Emergency Services

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Indicators to monitor the delivery of SP16

- % of Haringey's children and young people attending schools in Haringey;
- % of residents in Haringey who believe people from different backgrounds get along well together in their local area (NI 1);
- % of residents in Haringey who are satisfied with local area (NI 5); and
- Number of multi purpose community facilities in Haringey

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

Key evidence and references

- Haringey's Community Infrastructure Plan, London Borough of Haringey 2010
- Experience Still Counts: Haringey's strategy for improving the quality of life of older people 2009-12, London Borough of Haringey 2009
- Haringey's Sustainable Community Strategy 2007-2016, Haringey Strategic Partnership 2007
- Haringey's Childcare sufficiency Assessment, London Borough of Haringey 2008 (updated 2009)
- Older People's Needs Assessment, Haringey Strategic Partnership 2009
- Children and Young People's Plan 2009-2020, London Borough of Haringey 2009
- Planning Policy Statement 12: Local Spatial Planning, Department of Communities and Local Government 2008

Delivering and Monitoring the Core Strategy

8.2.1 The Council in partnership with the public, private and voluntary sector agencies will deliver the Core Strategy through the policy set out below and the following other mechanisms:

- Working with our partners;
- Community Infrastructure;
- Development Management;
- Planning obligations;
- Cross boundary working; and
- Monitoring and review.

8.2.2 A key mechanism for delivering the Core Strategy will be the Council's decisions on planning applications. The policies in the Core Strategy and the Development Management Policies document, and for relevant locations, the designations in the Council's Site Allocations document will provide the framework for these decisions. The Council will also take account of Supplementary Planning Documents (SPDs), including planning briefs, frameworks and conservation area statements and appraisals, when determining planning applications.



SP17 Delivering and Monitoring

The Council will work with Haringey's Local Strategic Partnership and its sub regional and regional partners to deliver the vision, objectives and policies of this Core Strategy. In particular the Council will use the following means:

- Development management negotiations and decisions and planning enforcement;
- Planning area and improvement plans, planning briefs and guidance;
- Haringey Strategic Partnership programmes;
- North London Strategic Alliance programme and cross borough working on joint projects;
- Community Infrastructure Plan and S106 policy including the development S106 tariffs and a possible community infrastructure levy;
- The Council's Capital programme and Service Management Improvement Plans;



- Improvements through community involvement and working with the Third Sector via an agreed Compact. Support for neighbourhood and community engagement and empowerment and community behavioural change;
- National, London and European Legislation;
- London Plan programmes, National Area Growth Programmes, Utility Improvement programmes, European Structural Funds and Homes and Communities Agency Funds;
- Private Sector partnership working; and
- Monitor the implementation of the Core Strategy against the monitoring framework set out in the Council's Monitoring Framework and Annual Monitoring Report.

Working with our partners

8.2.3 The Council has secured the involvement and commitment of Haringey's Local Strategic Partnership (LSP) and other key delivery partners to reflect their plans and spending programmes. The LSP recognises that it has an important role to play in relation to the delivery of the Core Strategy, in particular in bringing forward the key infrastructure programmes set out in Appendix 3. In addition, the Council has agreed its Local Area Agreement (LAA) which contains a range of targets and goals to improve the services across the Council. The Core Strategy will contribute to delivering a number of these outcomes. The indicators used to monitor the Core Strategy are in line with the LAA (see the Council's Monitoring Framework).

8.2.4 Involving local communities in developing our policies and services is essential to achieving the Core Strategy's vision, objectives and policies. Planning affects everyone - where you live, work, and how you spend your leisure time. As such, involving the community through engagement and consultation is an integral part of planning. As part of Haringey's LDF, the Council has published a Statement of Community Involvement (SCI) which sets out how the Council will involve all community and stakeholders on planning applications and development plan production. In addition, the Haringey Strategic Partnership (HSP), including the Council, has produced a Community Engagement Framework which will take a step further, through a common approach that will raise the profile, improve the quality and achieve better co-ordination of community engagement across the agencies that make up the HSP.

Community Infrastructure

8.2.5 It is vital that the transport facilities and services and social infrastructure needed to make development work and support local communities is provided, particularly in the parts of the borough that will experience the most growth up to 2026. As such, the Council has been working closely with infrastructure providers, delivery partners and other relevant organisations to ensure that the necessary infrastructure is planned and will continue to do so to ensure that the infrastructure to support the planned growth is delivered.

8.2.6 In order to ensure the infrastructure is provided the Council has produced a Community Infrastructure Plan (CIP) to provide information on infrastructure needs and provision in the borough. This document aims to identify the new infrastructure that will be required to meet the anticipated growth in demand for services. In the first instance, the Council is focusing on infrastructure requirements to 2016 /2017 and has used 6,800 housing units by 2016/17 as a baseline for infrastructure needs. Two scenarios have been put forward showing how many additional people could be living in Haringey as a result of an additional 6,800 housing units. The study shows that there could be a population increase of between 4.5 and 6%.

8.2.7 This initial assessment will also provide a basis for estimating future requirements to 2026 given continuation of the initial rate of growth for the forward planning period. On the basis of a firmer foundation for requirements associated with 6,800 housing units to 2016/17 it will also be possible to roll requirements forward to 2026. Based on the existing London Plan target of 680 units per year, this will increase requirements associated with housing targets to 2016 by 100% by 2026.

8.2.8 Appendix 3 sets out the key infrastructure plans and programmes likely to be needed in Haringey especially in the first five years. In many cases the confirmation of funding for infrastructure is limited to the short term. However, details on medium to long term infrastructure priorities even where funding has not yet been confirmed are still necessary to include. To ensure that funding arrangements are fully identified and the proposed infrastructure to support growth are implemented in a timely fashion, the Council has identified a network of service providers to meet regularly to monitor the progress and keep under review the infrastructure needs and delivery of identified infrastructure projects.

8.2.9 The CIP findings will be crucial in this process by helping service providers and the Council to identify infrastructure investment bids, the possible need for financial contributions associated with individual planning applications, and provide a platform for the development of a charging schedule. It will also provide an infrastructure context for future planning consent negotiations; create a corporate community of stakeholders within the borough to ensure consideration of community infrastructure in future development, planning and policy. In addition, the CIP indicated that all key service providers are interested in opportunities for sharing buildings and facilities. This fits in well with the Council's own plans for reviewing existing assets and will be further explored through the CIP review and monitoring process.

8.2.10 The Council's Site Allocations Document will contain further information about the infrastructure requirements of specific sites and areas in the borough that are expected to experience significant development.

Development management

8.2.11 Together with the London Plan, the Local Development Framework will be the main basis for decision-making and managing development in the borough. The Core Strategy is the key document, to which all the other documents in the LDF relate. In order to manage development and make decisions on planning applications, it will be supported by a Development Management Development Plan Document (DPD), Sites Allocation DPD, and A Sustainable Design and Construction SPD. For the borough's strategic growth area at Tottenham Hale and Areas of Change at Northumberland Park, Seven Sisters Corridor, Tottenham High Road Corridor and Wood Green Metropolitan Town Centre, Area Action Plans will provide more detailed guidance on sites, in order to guide and manage new development. The Council's policies on Waste will be implemented through the North London Joint Waste Plan being produced by Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest Councils.

Planning obligations

8.2.12 The Council will use planning obligations (sometimes known as legal agreements or S106 agreements) in appropriate circumstances and in accordance with Circular 05/2005, to influence the nature of a development or mitigate for its potential effects. A planning obligation can be used in the following ways:

- To prescribe the nature of the development to achieve planning objectives;
- To mitigate the impact of a development;
- To compensate for loss or damage caused by a development.

8.2.13 The Council will assess each application individually and on its merits to determine if a planning obligation is needed and what matters it should address. This will include those relevant adverse impacts that might arise as a result of the development including those on the environment, transport, local economic conditions, social, recreational, health, educational, emergency services, and community facilities.

8.2.14 The Council will ensure that a section 106 agreement will only be entered into where planning conditions cannot be used to overcome problems associated with a development proposal.

8.2.15 For Planning Obligations the Council will prioritise its needs including the following:

- Affordable Housing;
- Transport;
- Environmental and public realm improvements;
- Community facilities and services including education, health and open space; and
- Training, skills and regeneration.

8.2.16 Planning obligations can take different forms and can involve financial contributions or the provision of certain requirements 'in kind'. In considering planning obligations, the Council will take into account economic viability, the full range of benefits provided by a development and the extent to which it contributes towards delivering the objectives of this Core Strategy and other planning policies. Pooled contributions will be used when the combined impact of a number of schemes creates the need for related infrastructure or works.

8.2.17 In conjunction with the Government's announcement to embark on a national house-building programme, the Government has introduced a new charge- the Community Infrastructure Levy (CIL). The CIL will be a standard charge to be decided upon by charging authorities which will contribute to the costs of infrastructure arising from new development. The definition of what can be covered by CIL is expected to be as wide as possible, including residential developments. It is important to note CIL does not replace developer contributions, but should be seen as a complementary mechanism for infrastructure delivery. Dependent on further guidance the Council will investigate the appropriateness of CIL and its application within Haringey. The CIL would build on the current borough approach of using standard formulae to calculate contributions.

Homes and Community Agency (HCA)

8.2.18 In addition to the above, the Homes and Communities Agency's (HCA) potential funding stream are available in the borough as part of the Borough Investment Plan (BIP). As part of the Single Conversation the HCA requires all local authorities to prepare a Borough Investment Plan (BIP). The aim of the BIP is to inform the HCA of the Council's envisaged resource requirements to deliver its long term spatial planning vision and Housing Strategy objectives. The Council is currently preparing a BIP which will draw out and pull together the key strands from the Housing Strategy and Sustainable Community Strategy. It will also set out the type and level of investment required to deliver the Council's housing and regeneration aims. To inform the Single Conversation and provide a comprehensive argument as to why investors should invest in Haringey, the HCA will use the BIP as a starting point for the allocation of resources over the next 15 years.

8.2.19 The BIP will set out Haringey's strategic position and to provide a delivery plan to attract future investments from the HCA. This should include resources from the National Affordable Housing Programme, Decent Homes money, Growth Area funds, and Supporting People funds. The BIP will include the borough's investment requirements for the next five years and will detail strategic regeneration priorities for the next 15 years focusing on town centre renewal, housing and regeneration targets, land supply and physical and social infrastructure requirements. As a result, the BIP will lead to community benefits by coordinating the delivery of the Council's priorities and strategies.

Cross boundary working

8.2.20 The Council is working with neighbouring boroughs and the wider north London sub-region to ensure that Haringey's Core Strategy takes accounts of their plans and programmes as well as the spending and delivery plans of regional bodies such as the LDA and TfL.

8.2 Delivering and Monitoring the Core Strategy

8.2.21 Haringey works closely with neighbouring boroughs to ensure a consistent approach is taken in relation to growth areas and town centres which straddle borough boundaries. As such, discussions have taken place with Hackney in relation to the redevelopment of Woodberry Down, and with Enfield and Waltham Forest in relation to Central Leaside. In addition, we are in the process of preparing, sub-regionally, a Strategic Housing Market Assessment (SHMA) and a joint Waste Plan with the six other boroughs in the north London Waste Authority (Barnet, Camden, Enfield, Hackney, Islington and Waltham Forest). Please refer to SP6 on the Council's approach to dealing with waste.

8.2.22 Haringey is also working with the GLA, LDA, TfL, NLSA and the London boroughs of Enfield and Waltham Forest to develop and implement solutions to cross boundary issues which affect the Upper Lee Valley growth corridor in the next 15 years.

Monitoring and Review

8.2.23 The Council will monitor the effectiveness of the Core Strategy in delivering the objectives and policies by assessing the performance against a series of indicators. This monitoring framework is set out in the Council's Monitoring Framework supporting document and includes core indicators set by government, local and contextual Haringey indicators. Each year the Council submits to the Secretary of State the Annual Monitoring Report which will:

- Assess the performance of the Core Strategy policies and other policy documents, as set out in the Council's Local Development Scheme;
- Set out the Council's housing trajectory;
- Identify the need to reassess or review any policies or approaches;
- Identify trends in the wider social, economic and environmental issues facing Haringey; and
- Make sure the context and evidence behind our Core Strategy is still relevant.

Key evidence and references

- Haringey's Community Infrastructure Plan, London Borough of Haringey 2010
- Haringey's Monitoring Framework, London Borough of Haringey 2010
- Government Circular 05/2005: Planning Obligations, Department of Communities and Local Government 2005
- 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