

Summaries of Representations to Core Strategy Issues and Options (Regulation 25)				
Name	Company / Organisation	Title	Summary	Officers' Recommendation
Lauritz Hansen-Bay		Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?	Yes	General support
Adrian Essex		Core Strategy Issues and Options	Appendix A should be re-ordered to list each document under a heading showing which area of planning law is affected, and what status the document has in law. A summary should be provided identifying Haringey's scope for independent action.	Appendix A is an alphabetical list and its purpose is to document what has been considered and referred to and forms the evidence base for the report.
Faye Wilders	RPS Planning	Should we protect all employment land for business and employment use?	This representation proposes that a definition of appropriate 'employment uses' is included within the Core Strategy, which also recognises employment generating uses not falling within a use class Sui Generis, to ensure that a range of employment uses is encouraged to provide for employment, choice, flexibility and competition. The London Plan recognises Sui Generis uses.	Many land uses within the Sui Generis class tend to be located within industrial/employment areas usually because of the scale of the operation and the amount of land required for its operation. It would be difficult to give a specific definition of what is deemed appropriate employment uses because they change all the time. However, each planning application should be dealt with on its own merit, with criteria it needs to meet in order to be granted approval.

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Kim Harding		Are there any other important objectives that should be included?	The spatial objectives are a bit vague. Disparity between deprivation levels on the eastern and western sides of the borough is the main issue facing Haringey. This requires its own objective. New objectives proposed. 1. To reduce the social and economic disparity between the east and west of the Borough. 2. To seek to provide open space in areas identified as deficient in open space.	Issues of East West divide will be dealt with through the other objectives. Not considered necessary to introduced dedicated objective. Section 8.6 'a safer, attractive and valued urban environment' does state that a network of quality, accessible open spaces as areas for recreation, visual interest and biodiversity will be promoted.
Martin Bridgman	Planning Casework (London)	What is a core strategy?	Successful introduction of the Local Development Framework process, clear overview of Haringey and its population.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
David Hammond	Natural England	Core Strategy Issues and Options	Natural England is satisfied that the Core Strategy has considered a wide range of issues and priorities, including the North London Strategic Alliance's Joint Vision which is committed to improving biodiversity and recreational access to the Upper Lee Valley. We also note that a wide range of plans and strategies have been considered in drawing up the evidence base, including the North London Waste Plan, and the joint Strategic Flood Risk Assessment for North London (in preparation).	Noted
David Hammond	Natural England	Strategic Priorities	The five strategic priorities and supporting objectives appear to reflect the key issues identified for Haringey Borough.	Noted
David Hammond	Natural England	Issues and Options	Natural England particularly welcomes Strategic priorities 1a and 1b to limit the impacts of climate change, and Council's recognition that these issues require an integrated response to reduce environmental impacts.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
David Hammond	Natural England	The Council is considering developing at least one zero carbon development in Haringey by 2013. Do you agree?	The target of one zero carbon development may not be sufficiently ambitious given the amount of proposed future development and regeneration. The Core Strategy should include the aim to develop AT LEAST one and possibly more zero carbon developments before 2013.	Noted.
David Hammond	Natural England	Creating a safer, attractive and valued urban environment	Natural England's primary concern is that any new housing, employment and mixed use development should include the provision of accessible and connected green spaces and that multi-functional open spaces are considered as an integral part of the overall strategy and design.	Noted
David Hammond	Natural England	An environmentally sustainable future	Natural England notes Council's intention to work with the Environment Agency, Thames Water Utilities Ltd and Lee Valley Regional Park Authority to enhance and protect the important water environment that constitutes the Regional Park.	Noted.
David Hammond	Natural England	Creating a safer, attractive and valued urban environment	Typographical error in the spelling of "biodiversity" throughout Section 13.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
David Hammond	Natural England	Creating a safer, attractive and valued urban environment	Natural England are pleased to note that in the protection and enhancement of biodiversity the Council has considered the need for a screening assessment under the European Habitat Regulations. Our opinion has been sought on this screening assessment and given in a separate response.	Noted
David Hammond	Natural England	Creating a safer, attractive and valued urban environment	Natural England has concerns over the potential for negative effects of new development on protected habitats and species in addition to international designations, since brownfield sites may also have considerable nature conservation value. The Core Strategy should provide the opportunity for very high quality design to promote biodiversity and nature conservation through design measures such as green roofs, and the creative use of water courses benefiting flood storage capacities within Sustainable Urban Drainage Systems.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
David Hammond	Natural England	An environmentally sustainable future	Natural England would hope to see the issues of underlying geology and soils, and land contamination, closely linked with the development of brownfield sites and in regeneration proposals for the borough in accompanying DPDs.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
David Hammond	Natural England	<p>a. Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? b. How can we encourage better use of our parks and sports facilities?</p>	<p>Green Infrastructure (GI) as the network of protected sites, green spaces and linkages which provide for multi-functional uses relating to ecological services, quality of life and economic value. We see GI as being central to sustainable development and it should be delivered at all spatial scales. We note that the reference throughout the Core Strategy is to 'green space', although the emerging East London Green Grid Framework is mentioned as providing an opportunity to enhance inter-borough green corridors. It may be helpful to expand on the linkages between the Borough's green spaces and their potential to connect with inter-borough green corridors. Natural England will expect to see evidence of how the deficiency in green space in certain parts of the Borough is to be addressed. While we acknowledge that retro-fitting of GI within urban environments presents special challenges, in the final Core Strategy we</p>	<p>seek to protect the open space that we have. Our recent audit of open space shows that we have an overall deficiency in the amount of open space that we have in the borough, and a recent SPD seeks to secure additional open space where possible - but with particular reference to areas of deficiency, and where new housing is being provided. The findings on open space provision, and the aims of the current SPD will be carried forward to the new policies in the Core Strategy. We are committed to providing green space at all spatial levels, too, but there will be instances where we will need to look at whether we need to secure S106 money to improve the open space that we have, or whether we should be using that money to secure new open space. Any judgement on this will only be made following very careful consideration of all of the facts, and taking into account the particular circumstances of each</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Quentin Given	Friends of the Earth Tottenham & Wood Green	Future challenges facing Haringey	General summary on sustainable development. For the description of the economic component of sustainable development, replace current wording of 'high and stable levels of economic growth and employment' with that used in the Government's UK Sustainable Development Strategy 2005, of 'building a strong, stable and sustainable economy that provides prosperity and opportunities for all'.	Noted
Quentin Given	Friends of the Earth Tottenham & Wood Green	Future challenges facing Haringey	5.7 Urge increase of target for CO2 reductions to 80% by 2050 with interim target of 40% by 2020. State that Mayor now has target of 60% by 2025 (Haringey's is 60% by 2050).	Note - CO2 reduction targets are as follows: PPS1 Planning and Climate Change Supplement, Dec 2007 60% CO2 reduction by 2050. London Plan Feb 2008, s 1.58, Policy 4A.2 (p. 198), & Performance Measure 22 (p.395) 60% CO2 reduction by 2050; 30% by 2025; 20% by 2015; 15% by 2010. The Mayor's Climate Change Action Plan Feb 2007 proposes a target of 60% by 2025, but this recommendation has not been adopted in the updated London Plan.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Quentin Given	Friends of the Earth Tottenham & Wood Green	Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?	An environmentally sustainable future should also include the local production and distribution of food via increased allotment space and provision of food hubs to facilitate distribution from small local producers to larger end users and retailers, as supported in the Mayor's food strategy. It should also include protection of diversity and creation of new and better habitats to help wildlife adapt to climate change.	Stage 3, Vision 3 of The Mayor's Food Strategy May 2006 is that "more effective and affordable distribution channels will be available to producers/processors of all sizes and ownership structures in London". This is to be achieved via establishing local food distribution/wholesaling hubs, and considering/researching the role and scope of London's wholesale markets (p. 75).
Quentin Given	Friends of the Earth Tottenham & Wood Green	Are there any other important objectives that should be included?	Other important objectives include adapting to a possible decline in oil availability, including impacts on transport, agriculture and industry.	Section 8.4 'an environmentally sustainable future' identifies energy efficiency, renewable use, natural resource conservation, sustainable transport and limiting climate change as objectives.
Quentin Given	Friends of the Earth Tottenham & Wood Green	Haringey's places	9.3 Development of Alexandra Palace should not create additional car traffic.	'Transforming Alexandra Palace into the leisure and entertainment centre for North London' - any change to Alexandra Palace would have to be supported by public transport infrastructure and impacts on surrounding area would have to be addressed.

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Quentin Given	Friends of the Earth Tottenham & Wood Green	An environmentally sustainable future	11.3 Other ways that planning can help reduce environmental impacts are by: - requiring green roofs; - requiring car-free or car-capped developments with access to car clubs using electric vehicles charged from renewable sources; - creating new habitat including trees and "green walls" to shade buildings.	Suggestions regarding green roofs, car-capped and car-free development, and new habitat creation are noted.
Quentin Given	Friends of the Earth Tottenham & Wood Green	An environmentally sustainable future	11.5 needs to stress that decentralized energy generation could include both providing energy to buildings outside a new development; and taking energy from a sustainable source outside the development.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Quentin Given	Friends of the Earth Tottenham & Wood Green	Do you think that the borough should adopt the London Plan carbon reduction targets or seek higher targets?	There seems to be a confusion between the target for overall CO2 reductions, and the target for reducing CO2 from new buildings. The target for overall CO2 reductions should be increased to 80% by 2050 with an interim target of 40% by 2020. Note that the Mayor has set a tougher target of 60% by 2025.	Current published CO2 reduction targets are as follows: PPS1 Planning and Climate Change Supplement, Dec 2007 60% CO2 emissions reduction by 2050. Climate Change Bill 2007 - proposes 26% reduction in CO2 by 2020; 60% by 2050. London Plan Feb 2008, s 1.58, Policy 4A.2 (p. 198), & Performance Measure 22 (p.395) 60% CO2 reduction by 2050; 30% by 2025; 20% by 2015; 15% by 2010. The Mayor's Climate Change Action Plan Feb 2007 proposes a target of 60% by 2025, but this recommendation has not been adopted in the updated London Plan.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Quentin Given	Friends of the Earth Tottenham & Wood Green	a. Should we require all new development to provide a proportion of their energy requirement from renewable sources? b. Should we require higher renewable energy targets (at least 20%) for major developments on selected sites?	Haringey should adopt the London Plan CO2 reduction targets for new buildings, but also move towards the earliest adoption of Level 6 (carbon neutral) in the sustainable homes code. The Welsh Assembly Government has agreed to do this by 2011. Encourage larger scale biomass plants due to their potential to burn efficiently and with better abatement of particle pollution, rather than a proliferation of small biomass units. Individual biomass plants should be subject to life-cycle analysis to ensure they are actually carbon beneficial.	Support for London Plan CO2 reduction targets noted. Comments regarding Level 6 Code for Sustainable Homes noted. Greater efficiency of large scale biomass noted. Comments regarding life-cycle analysis for small scale biomass noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Quentin Given	Friends of the Earth Tottenham & Wood Green	Where developments cannot meet on-site renewable energy targets, should we allow them to make carbon reduction contributions in another way, for example by making a financial contribution to make existing buildings more energy efficient?	Developments that cannot meet on-site renewable targets could also contribute to off-site CHP plants.	'Renewable Energy', which requires that a reduction in CO2 emissions of 20% be achieved from onsite renewable energy generation for all new development, does allow for decentralised renewable energy sources to be counted towards onsite targets. Note that the energy source still needs to be 'renewable'. Additionally, contribution to off-site CHP is in accordance with London Plan policy 4A.6, which states that the Mayor will expect all major developments to demonstrate that proposed heating and cooling systems have been selected in accordance with the following order of preference: 1. connection to existing CCHP/CHP distribution networks; 2 . site-wide CCHP/CHP powered by renewable energy; 3. gas-fired CCHP/CHP or hydrogen fuel cells, both accompanied by renewables; 4. communal heating and cooling fuelled by renewable sources of energy; 5. gas-fired communal heating and cooling.

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Quentin Given	Friends of the Earth Tottenham & Wood Green	a. Should all developments meet high standards of energy efficiency and environmental performance, taking into account the specifics of the site, technology and cost? or	Answer 'a' - All developments should meet high standards of environmental performance.	Noted.
Quentin Given	Friends of the Earth Tottenham & Wood Green	Should we require large development schemes to include decentralised energy / district heating and cooling systems?	Yes, all large developments should include decentralised energy, heating and cooling and smaller buildings that are near enough should be obliged to take energy from such networks.	Noted.
Quentin Given	Friends of the Earth Tottenham & Wood Green	Should we build local energy generation and distribution systems?	Yes, we should build local energy generation and distribution systems. This planning needs to be tied into the North London Waste Plan as our waste can be a source of energy through anaerobic digestion and combustion of residual waste.	Noted.
Quentin Given	Friends of the Earth Tottenham & Wood Green	The Council is considering developing at least one zero carbon development in Haringey by 2013. Do you agree?	The Council should be pursuing at least one major zero carbon development by 2013, to include hundreds of homes not a small pilot scheme. Central Leaside, Haringey Heartlands and Tottenham Hale are all potential locations.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Quentin Given	Tiverton Primary School	Core Strategy Issues and Options	Request for the Primary school to expand their vegetable garden in to a piece of land adjacent to the schools' nursery.	Noted. Letter forwarded to Planning Policy and Design Manager.
Quentin Given	Friends of the Earth Tottenham & Wood Green	a. How could we encourage households to use less energy? b. Should we encourage measures to improve the energy performance of existing buildings, for example, by extending energy efficiency measures to the rest of the house when applications are made for extensions?	Require energy improvements in existing buildings when an owner applies for planning permission for an extension, conversion or change of use.	Noted.
Quentin Given	Friends of the Earth Tottenham & Wood Green	When considering the impact of solar panels, wind turbines and other green technologies on their surroundings should we treat them in the same way as other building works or give environmental factors greater priority than other considerations, such as conservation/heritage?	Small scale wind turbines are probably ineffective in Haringey and should be discouraged. Solar thermal and PV panels should be encouraged, and can be compatible with conservation areas where they are not highly visible.	Likely ineffectiveness of small-scale wind turbines in Haringey noted and agreed. Advice on solar panels and conservation areas noted and agreed. The Historic Homes and Renewable Energy booklet currently being produced is in agreement with these comments.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Quentin Given	Friends of the Earth Tottenham & Wood Green	a. Should we require all developments to include sustainable urban drainage systems? b. Should we require all developments to incorporate facilities to reduce water consumption and re-use grey water?	Yes, all developments should include tough water conservation measures such as low-flow taps, showers and toilets, grey-water recycling and rainwater harvesting, and sustainable urban drainage systems to reduce water run-off during heavy rain.	Support for all developments to include SUDS (part a) and water efficiency (part b) measures is noted.
Quentin Given	Friends of the Earth Tottenham & Wood Green	Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?	Yes, front gardens need to be protected as permeable surfaces to slow rainwater run-off, and as habitat. Streets with hedges in front gardens tend to have more house sparrows than those with barren concrete gardens.	Noted
Quentin Given	Friends of the Earth Tottenham & Wood Green	Should we require design and landscaping measures to reduce overheating and the heat island effect?	Yes, good design, shading by trees, evaporative cooling and use of tri-generation including cold water can all help reduce the heat-island effect. Conventional air conditioning adds to the heat-island effect and should be avoided.	Noted
Quentin Given	Friends of the Earth Tottenham & Wood Green	Should we expect major developments to provide for the sorting and storage of waste to aid waste handling and collection and encourage recycling?	Yes, for the full range of materials.	Noted

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Martin Bridgman	Planning Casework (London)	Core Strategy Issues and Options	The Local Development Scheme document implies that the Core Strategy and the Development Control Development Plan Documents are being combined. It is not clear from the Core Strategy that this is the case. An Inspector would examine each separately and should therefore be considered separately.	The Core Strategy and Development Management DPD are separate documents and will be consulted on and examined separately.
Martin Bridgman	Planning Casework (London)	Core Strategy Issues and Options	References to the Haringey 2006 Unitary Development Plan are unnecessary and confusing.	Noted
Martin Bridgman	Planning Casework (London)	An environmentally sustainable future	Concern over the questions posed as they often are not specific options. Is this document a questionnaire or does it provide meaningful issues with achievable outcomes?	This stage of the Core Strategy proposes spatial objectives. The feedback from this document will input to the next stage (Preferred Options) which will identify the preferred approach of how these objectives may be achieved.
Quentin Given	Friends of the Earth Tottenham & Wood Green	Should we require developments adjacent to or above watercourses to improve the water environment and quality?	Yes, developments near watercourses should improve them wherever possible, including de-culverting and creation of natural features.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Quentin Given	Friends of the Earth Tottenham & Wood Green	What steps should we take to reduce noise pollution in the borough?	Reducing and slowing traffic; - Replacing internal combustion engines with electric and hybrid ones; - Replacing road surfaces with acoustic surfaces especially on higher speed routes; - Preventing any growth in aviation and starting to reduce it;	Noted
Martin Bridgman	Planning Casework (London)	Should we require all developments which generate additional travel to introduce measures to manage air quality?	Concern that questions are not specifically options: is pollution or air quality management a specific issue? Does evidence back this up?	This stage of the Core Strategy proposes spatial objectives. The feedback from this document will input to the next stage (Preferred Options) which will identify the preferred approach of how these objectives may be achieved.

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Quentin Given	Friends of the Earth Tottenham & Wood Green	Should we require all developments which generate additional travel to introduce measures to manage air quality?	<p>We should not allow developments to generate significant additional car travel, to be achieved via parking limitations, car clubs, green travel plans, and encouraging walking and cycling. Car-free housing is only meaningful where there is a CPZ which is enforced through legal covenants with residents and parking permit controls. Disabled people will still be able to park in car-free schemes. Even if all new housing is car-free, >95% of all housing will not be, so there is still plenty of choice for people who must use a car.</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Martin Bridgman	Planning Casework (London)	Should we protect all green open spaces or allow new housing on some sites?	Concern that question posed does not have suitable options. An audit of open spaces will provide answers and the policy should reflect this.	The question seeks to determine views on whether we retain every bit of open space that we have, or whether we look at using some of the open space to provide the additional housing that is needed in the borough. An audit of the open space in the borough shows that we do have an overall deficiency in open space provision across the borough, and a recent SPD seeks to provide us with an additional tool to protect what we have, and increase provision via S106 money where more housing is provided. the option of using open space for housing is just that, an option, and we have used this option to explore the different ways in which we might provide the housing that is needed for residents.
Martin Bridgman	Planning Casework (London)	Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?	Concern that questions are not specifically options: the evidence base should show problems and the policy should address this	We, together with the PCT, will have some information for the borough. Our policy will need to reflect our evidence base and react accordingly.

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Martin Bridgman	Planning Casework (London)	Core Strategy Issues and Options	It is important that Development Documents are locally distinctive. The issues and options are not wholly locally distinctive. Evidence base needs to feed into policies.	Noted for consideration in drafting of options and preferred options.
Quentin Given	Friends of the Earth Tottenham & Wood Green	a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	Yes, but they do not go far enough. Haringey must adopt a strong target for traffic reduction, such as 20% by 2015, and do more to encourage remaining vehicle journeys to be made in electric or other low-emission vehicles.	Noted
Quentin Given	Friends of the Earth Tottenham & Wood Green	Where large development schemes are taking place at or near transport interchanges should we require schemes to improve, or make a financial contribution towards, the capacity and accessibility of the interchange?	Yes, where developments will add public transport passengers.	Noted
Quentin Given	Friends of the Earth Tottenham & Wood Green	a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	Yes, car-free housing should be the norm for new developments. Other ways include car clubs, requiring electric charging points, cycle parking, and personalised travel planning.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Quentin Given	Friends of the Earth Tottenham & Wood Green	Should we require new and expanding schools to produce and implement a travel plan to reduce car use?	All schools should have a travel plan to reduce car use; measures must be mandatory where they are seeking expansion or new-build.	Noted
Quentin Given	Friends of the Earth Tottenham & Wood Green	a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?	a. Support, but want to add new bus routes connecting Tottenham and Muswell Hill, and a route along White Hart Lane connecting North Tottenham and Wood Green. The rail expansion proposals on the Tottenham Hale line are tied in with plans to expand Stansted airport. We oppose airport expansion, and the housing development along the M11 corridor. Without such development the expansion is probably not necessary.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Quentin Given	Friends of the Earth Tottenham & Wood Green	Should we try to concentrate most growth in identified areas of change and on identified housing sites or should we try to spread growth more equally across the borough?	There is a need for more affordable housing to address overcrowding and homelessness, and unfortunately the only way to achieve this under the current system is development which includes housing for sale. Want to see this system changed so local authorities, housing associations and co-ops can build affordable housing for rent that is not just a percentage from private development. Yes, we should try to spread development across the borough to re-balance the currently high portion of social housing in the east.	Noted
Quentin Given	Friends of the Earth Tottenham & Wood Green	a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	a. Yes, but some brownfield sites are also areas of high biodiversity, and within the open spaces strategy and through S106 contributions we should be seeking to bring them into public ownership for nature conservation and, where appropriate, public access.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Quentin Given	Friends of the Earth Tottenham & Wood Green	a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	a. Yes, but well designed housing can be built to quite high densities, and by making good use of land and avoiding using land for parking we should be able to create new open space within developments.	Noted
Quentin Given	Friends of the Earth Tottenham & Wood Green	Should we identify locations suitable for tall buildings or identify areas where they are not suitable?	We broadly oppose the development of very tall buildings when out of character with their area.	Noted
Quentin Given	Friends of the Earth Tottenham & Wood Green	a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	Such conversions can create parking pressures and should carry a planning condition that they will become car-free, i.e. residents will be ineligible for parking permits.	Noted
Quentin Given	Friends of the Earth Tottenham & Wood Green	How should we encourage the reuse of empty homes?	Use all means available, including Empty Dwelling Management Orders, Compulsory Purchase and grants.	Noted
Quentin Given	Friends of the Earth Tottenham & Wood Green	a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	b. We should pool developer contributions to acquire land for new open spaces in areas of open space deficiency.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Quentin Given	Friends of the Earth Tottenham & Wood Green	a. Should we encourage mixed uses in certain developments and on particular sites in the borough? b. If so, should this continue to be in the most accessible parts of the borough or should this also apply to other areas?	Mixed use can be a good use of scarce land, and can be energy efficient with heating and energy loads peaking at different times. But we can not afford to have them create more traffic, so they need to have good public transport and other means of mobility.	Agreed. Mixed use development is a good use of land and can be energy efficient. But transport links and other forms of transport other than the car should be encouraged. PPS1 includes overarching objectives to create a sustainable environment where economic needs for new development combine with environmental and sustainable aspirations.
Quentin Given	Friends of the Earth Tottenham & Wood Green	Should we encourage more family housing in developments?	We need affordable family-sized homes for existing overcrowded households, but not necessarily otherwise - depends on demand.	Noted
Quentin Given	Friends of the Earth Tottenham & Wood Green	a. Should we encourage more lifetime homes? b. Should we require more generous minimum floorspace standards for new dwellings and conversions?	a. They are more efficient and better for people.	Noted
Quentin Given	Friends of the Earth Tottenham & Wood Green	What physical works do you consider best improve the visual attractiveness and use of public spaces?	- Trees; - Setting back developments from busy roads to provide public space.	Noted

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Quentin Given	Friends of the Earth Tottenham & Wood Green	Should we protect all green open spaces or allow new housing on some sites?	Protect existing open space, and seek to add to it, especially in areas of deficiency.	The current policies in the UDP seek to protect the open space that we have. Our recent audit of open space shows that we have an overall deficiency in the amount of open space that we have in the borough, and a recent SPD seeks to secure additional open space where possible - but with particular reference to areas of deficiency, and where new housing is being provided.

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Quentin Given	Friends of the Earth Tottenham & Wood Green	a. Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? b. How can we encourage better use of our parks and sports facilities?	In consultation with locals, identify potential sites for new open space, then seek planning contributions to purchase/re-landscape and manage for biodiversity, allotments or amenity purposes.	The Council's map showing open space deficiency shows those areas of the borough where additional open space is needed so the first stage of identifying potential sites has already been done. The Council may now need to consider looking within those areas that are deficient to see where there is potential for new areas of open space. Often the identification of sites for open space will come as a result of a planning application on a larger site where there is the provision of new housing, and where there is the geographical potential to secure the provision of new open space.
Quentin Given	Friends of the Earth Tottenham & Wood Green	a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	Should require new developments to have green or brown roofs for wildlife and water run-off; and bat and bird nesting sites such as swift bricks and green walls.	Your comments have been noted. This level of detail may be more appropriately contained within the Haringey Biodiversity Action Plan which is in the very early stages of being rewritten.

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Quentin Given	Friends of the Earth Tottenham & Wood Green	Are there locations where we could allocate specific uses or clusters of uses?	Should plan for clusters of employment uses, especially where one industry's waste can be another's raw material. Industries processing waste could be linked together.	Agreed. Where possible, clustering should be encouraged. The Employment Land Study will inform the existing uses on employment sites and provide guidance on suitability of sites for further employment uses or otherwise.
Quentin Given	Friends of the Earth Tottenham & Wood Green	Should we seek to resist new shopping developments that are not compatible with the character and function of a centres, for example in terms of shop unit sizes and design and protect areas of specialist shopping?	We oppose the construction of any new large supermarkets, or enlargement of existing ones, especially those based on car-borne customers. Planning and related powers should be used to limit growth of the big 4 supermarkets and encourage smaller and independent retailers.	The Planning system cannot single out any one supermarket and block its growth - it can however support the retention and creation of smaller outlets, where appropriate. PPS6, The London Plan and the Retail Study will inform what measures can be taken to improve town centres.
Martin Bridgman	Planning Casework (London)	Core Strategy Issues and Options	Development documents should not include unnecessary repetition of national or regional guidance.	Noted for consideration at options and preferred options stages. Will be in accordance with PPS12 where repetition of national or regional guidance is not necessary.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Martin Bridgman	Planning Casework (London)	Should we build local energy generation and distribution systems?	Development documents should not include unnecessary repetition of national or regional guidance.	GOL did not specify the national and/or regional guidance that they believe is being unnecessarily repeated. PPS1 Supplement: Planning and Climate Change makes it clear that all councils will now be expected to provide for onsite renewable energy and local community energy schemes to help cut carbon emissions from new developments. London Plan 4A.5 states that boroughs should maximise opportunities for providing new heating and cooling networks that are supplied by decentralised energy.
Martin Bridgman	Planning Casework (London)	a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	Development documents should not include unnecessary repetition of national or regional guidance.	Noted for consideration at options and preferred options stages. Will be in accordance with PPS12 where repetition of national or regional guidance is not necessary.

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Martin Bridgman	Planning Casework (London)	Core Strategy Issues and Options	Option which conflict with national or regional policy are not achievable options. It is appropriate to preamble with detail of these policies but not the London Plan requirements or targets for the borough.	Noted for consideration in preferred options stages. As noted in ref. 94 Core Strategy will be in accordance with PPS12 and will not conflict with the London Plan unless where evidence proves there are extenuating circumstances as to why it should.
Martin Bridgman	Planning Casework (London)	a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	Structure and content of the question is such that the responses may not be clear and does not take into account national policy requiring all development to be built to a high quality of design.	Noted
Martin Bridgman	Planning Casework (London)	Issues and Options	Strategic priorities are clear but the numerous questions will make analysis complex and therefore problematic in producing meaningful Preferred Options.	Noted
Martin Bridgman	Planning Casework (London)	a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	This question is not clear - the London Plan density matrix automatically applies as the London Plan is inherently part of the Core Strategy.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Martin Bridgman	Planning Casework (London)	Should we encourage developers to recruit local people and use local businesses and suppliers during the construction of a scheme and its final use, particularly in or near deprived areas?	How does this question result in clear spatial policies as it is more development control related and therefore more conditions related?	Noted. Future consultation will ask clearer and more direct questions.
Martin Bridgman	Planning Casework (London)	Should we encourage developers of large schemes to produce an employment and training plan to encourage job opportunities for local people and reduce barriers to work?	How does this question result in clear spatial policies as it is more development control related and therefore more conditions related?	Noted. Future consultation will ask clearer and more direct questions.
Martin Bridgman	Planning Casework (London)	Should any of Haringey's town centres be increased or decreased in size?	Question is confusing. Restricting additional development would be possible but reduction in size of shopping centres would be unachievable. Ultimately the London plan sets the town centre hierarchy.	Disagree. The Council can review the boundaries of any designated shopping centre to include or exclude shopping parades. The viability of the borough's existing designated shopping centres should form part of the Retail Study taking place.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Nick Bishop	English Heritage	Core Strategy Issues and Options	It is essential that heritage areas, their setting and the wider historic environment are identified and valued when developing the Core Strategy. English Heritage strongly advise that the Borough's own conservation staff are closely involved throughout the preparation and implementation of the Core Strategy.	Noted. Design and Conservation Team will work with the policy team to develop appropriate options and policies for the heritage areas of the Borough.
Nick Bishop	English Heritage	Short Description of the Borough	Registered Historic Parks and Gardens, and archaeology, have been omitted from borough description and should be included in heritage assets. Locally listed buildings not mentioned, or breakdown between statutorily and locally listed buildings is not clear.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	In Central Haringey public transport capacity needs to at least keep pace with the impact of the Haringey Heartlands and other developments, including those outside the borough such as Woodberry Down. Key routes for existing residents of Central Haringey which are likely to be affected by these developments are the Piccadilly Line, rail over ground at Alexandra Palace/Hornsey/Harringay and buses such as the 29, 141 and 341.	Noted
Nick Bishop	English Heritage	Future challenges facing Haringey	5.13 - High Quality Design Should make connection in text between understanding the historic environment, and high quality design and reinforcing local distinctiveness and sense of place.	Noted
Nick Bishop	English Heritage	Future challenges facing Haringey	5.25 The Vision Message of recognising the value of the historic environment in achieving good urban design needs to be explicit here and throughout the document.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Nick Bishop	English Heritage	Vision and spatial objectives	8.3 - 8.8 Spatial Objectives Welcome reference to the historic environment as a spatial objective. However it should be recognised as a social, economic and environmental spatial objective, due to its role in: - achieving an environmentally sustainable future; - being a catalyst for economic vitality; and - improving community well-being and sense of belonging.	Acknowledge support for the historic environment. Section 8.6 'a safer, attractive and valued urban environment' seeks to protect and enhance the borough's buildings and areas of architectural interest. Not necessary to repeat this objective under environmental, social and economic objectives as it has been addressed.
Nick Bishop	English Heritage	Haringey's places	Appreciation of historic context of development in the borough should be included to provide guidance for future development of areas of local distinction and sense of place. Unsure of evidence base for this. Objectives in each of the areas should be to "protect and ENHANCE the areas' built heritage and green spaces, AND THEIR SETTINGS."	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Nick Bishop	English Heritage	An environmentally sustainable future	Issues 1a-d Should seek to ensure heritage assets, their settings and wider historic environment are given equal consideration when exploring environmentally appropriate design and construction solutions, carbon use, renewable energy and efficiency, and reuse of materials. Heritage assets and the historic environment should not be viewed as hindrances to achieving environmental sustainability - reuse and imaginative adaptation of historic buildings can contribute to achieving sustainable development.	Noted. Council's householder guidance document on renewable energy and the historic environment, currently awaiting publication, will provide residents with tips on how to incorporate renewable energy systems into their homes whilst preserving the character and fabric of listed buildings and homes in conservation areas.
Ian Sygrave	Ladder Community Safety Partnership	Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?	Yes and front gardens are also important to the street scene.	Noted
Ian Sygrave	Ladder Community Safety Partnership	What steps should we take to reduce noise pollution in the borough?	Planning policy should limit the detrimental impact of the late night developments which would otherwise be permitted by the Licensing and Gambling Acts.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Nick Bishop	English Heritage	An environmentally sustainable future	Issue 1e - 'Promoting Sustainable Travel'. Support sustainable travel provided the impact upon historic environment and assets is considered. Recommend cross referencing to Council's Streetscape Manual and English Heritage initiatives regarding the role of transport provision in overall improvement of the public realm.	Noted
Ian Sygrave	Ladder Community Safety Partnership	Should we require all developments which generate additional travel to introduce measures to manage air quality?	Yes.	Noted
Ian Sygrave	Ladder Community Safety Partnership	a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	Greater use of public transport is good but sufficient capacity is essential if its to be viable to cope with the extra demand from those changing from cars and the increased demand due to developments e.g. Haringey Heartlands.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Nick Bishop	English Heritage	Managing development and areas of change	Recommend a comprehensive characterisation study of the borough, providing a clear understanding of historic context, before sites are identified and areas changed. Use this evidence base to identify areas of sensitivity and to inform capacity studies. Failing this, take account of existing conservation area appraisals and management plans. National 'Guidance for Tall Buildings 2007' should inform suitability of locations for tall buildings, as this includes historic environment considerations.	Conservation Area Appraisals are being prepared for all of the borough's conservation areas and will be used as evidence base. Reference to national guidance 'Tall Buildings 2007' will be made.
Nick Bishop	Planning Casework (London)	Should we increase or decrease the number and size of our local shopping centres?	Question confusing. Restricting additional development is possible but reduction in size of shopping centres is unachievable. The London Plan sets the town centre hierarchy.	Disagree. The Council has jurisdiction to decide where the boundaries are for shopping centres and so can include/exclude frontages where applicable. The criteria used to define town centres does not preclude the Council from deleting/adding town centres where circumstances have changed. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Nick Bishop	English Heritage	Managing development and areas of change	Issue 2b - 'Managing the impact of growth' Recommend inclusion of the historic environment and public realm as potential beneficiaries of planning obligations. These funds should be directed to improving listed buildings on the Buildings at Risk register, such as the Tottenham and Hornsey Town Halls.	Paragraphs 12.16 and 12.17 set out the use of planning obligations and how they can be a way of making sure that developments deliver such benefits and do not cause harm to the local area. Any monies received would normally be allocated to offset any adverse affect of a development. Buildings at Risk is covered by a separate process.
Ian Sygrave	Ladder Community Safety Partnership	Where large development schemes are taking place at or near transport interchanges should we require schemes to improve, or make a financial contribution towards, the capacity and accessibility of the interchange?	Yes.	Noted
Ian Sygrave	Ladder Community Safety Partnership	a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?	Add increased capacity to Piccadilly Line and rail over ground at Alexandra Palace/Hornsey/Harringay to cope with planned developments.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	Should we try to concentrate most growth in identified areas of change and on identified housing sites or should we try to spread growth more equally across the borough?	As Tottenham Hale and Haringey Heartlands have been identified for large scale redevelopment, it is hard to see how growth could be spread more equally across the borough.	These areas have the potential for greatest amount of growth but it is expected that other sites will also be available to enable development and growth elsewhere.
Nick Bishop	English Heritage	Creating a safer, attractive and valued urban environment	Issue 3a - Creating high quality buildings and spaces. 13.4 Understanding and valuing the historic environment should be explicitly stated as an additional element, including its: - importance as a driver for place making; - ability to accommodate the demands for change; - benefits it generates from conservation-led regeneration. This should be recognised throughout the borough as a fundamental component of good design.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	Brownfield land should be used as a first resource but care should be taken not to build on backland sites and back gardens which leads to over intensive use of small areas and loss of amenity for existing residents. Further housing in town centres need careful management - e.g. houses above shops which can be of a very poor standard.	Noted
Nick Bishop	English Heritage	Creating a safer, attractive and valued urban environment	Issue 3b - 'Protecting and enhancing the borough's built environment and its local distinctiveness'. Title should recognise the need to protect and enhance the historic environment.	Noted
Martin Bridgman	Planning Casework (London)	Should we expect major developments to provide for the sorting and storage of waste to aid waste handling and collection and encourage recycling?	This is a development control question which may help gather local views. However, it does not fully cover the options available for waste.	Noted
Ian Sygrave	Ladder Community Safety Partnership	a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	Higher density housing should be strongly resisted throughout Haringey.	High density housing may be necessary to meet the high demand for housing in the borough, and due to land scarcity.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Nick Bishop	English Heritage	a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	<p>The protection and enhancement of the Borough's heritage assets should not prohibit the potential for change and the ability to meet the challenges of additional housing. The concern is how this is achieved. Need to understand the value of existing heritage assets to inform how change can be managed and accommodated. Conservation-led regeneration can provide economic, social and environmental benefits without compromising the integrity of heritage areas, and should be recognised as such. Should retain wording "protecting and enhancing the Borough's heritage assets, their settings and the wider historic environment. "Key omission is archaeology; Council should use planning powers PPG16 to ensure archaeology is given appropriate protection.</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	A maximum level of density cannot sensibly be applied across the borough. Different areas have very different characteristics and needs and issues such as amenity, open space must be assessed on a case by case basis.	Noted
Martin Bridgman	Planning Casework (London)	Should we expect major developments to provide for the sorting and storage of waste to aid waste handling and collection and encourage recycling?	Acknowledgement that details on waste will be made in the North London Waste Plan, in particular the issues and options document. It is still considered that there is scope for gauging opinion in the Haringey Core Strategy as it will need to reflect local waste needs/issues.	Noted
Ian Sygrave	Ladder Community Safety Partnership	Should we identify locations suitable for tall buildings or identify areas where they are not suitable?	A set of very high standards should be in place before tall buildings are allowed anywhere in the borough.	Noted
Martin Bridgman	Planning Casework (London)	Habitats Regulations Assessment	Positive that details of the Habitats Assessment are included in the appendices.	Noted
Martin Bridgman	Planning Casework (London)	Sustainability Appraisal	Positive that details of the Sustainability Appraisal are included in the appendices.	Noted
Martin Bridgman	Planning Casework (London)	Strategic Flood Risk Assessment	Positive that details of the Strategic Flood Risk Assessment are included in the appendices.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Nick Bishop	English Heritage	Creating a safer, attractive and valued urban environment	Issue 3c Streetscape Manual inclusions of understanding historic context should be expressly reiterated in the Core Strategy.	Noted
Nick Bishop	English Heritage	Creating a safer, attractive and valued urban environment	Should incorporate English Heritage principles regarding improving access to historic buildings and landscapes. Should recognise that some open/green spaces may be of historic or architectural importance, such as being a key setting or feature for a listed building or conservation area, or those on the register of Historic Parks and Gardens.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Nick Bishop	English Heritage	Creating a vibrant and prosperous local economy	Issue 4c English Heritage publication 'Retail Development in Historic Areas 2005' provides advice on how future retail developments can be accommodated sensitively within historic town centres. Proposals for change within town centres should be based on high quality, design-led response to the existing urban fabric its historical evolution and context. Care should be taken to ensure that each of the town centres are seen as integral to the wider environment, including areas outside the borough.	Agreed. Retail developments within designated historic areas should be carried out in a sensitive manner to integrate with the fabric of the area. 'Retail Development in Historic Areas 2005' has been used in the formulation of the core strategy. PPS6, The London Plan and The Retail Strategy will inform what measures can be taken to improve town centres.
Ian Sygrave	Ladder Community Safety Partnership	How should we encourage the reuse of empty homes?	Rigorous pursuit of owners, setting of time limits/deadlines, followed by compulsory purchase orders should take place in order to ensure that properties aren't left vacant for years.	Noted
Nick Bishop	English Heritage	Plans and Strategies	Guidance on Tall Buildings was revised in 2007, and is a material consideration in the development of planning policy.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Nick Bishop	English Heritage	Sustainability Appraisal	Queried when Sustainability Appraisal (not Scoping Report) will be made available.	A SA will be prepared in response to each stage of development of the Core Strategy. The final report will be submitted with the Core Strategy.
Kim Harding		Vision and spatial objectives	The spatial objective for managing development and areas of change - second bullet point should be reworded to say "To provide homes to meet housing needs, in terms of affordability, quality and diversity where this leads to the creation of mixed communities throughout the Borough.	Rewording not considered necessary as housing needs will be met in situations where there are existing mixed communities etc. The provision of homes to meet housing needs is not solely dependent on the creation of mixed communities.
Ian Sygrave	Ladder Community Safety Partnership	Should we restrict or limit development in areas which have insufficient services and facilities, such as schools, health facilities and utility infrastructure and resources?	If constraints exist e.g. high population density, shortage of green space, lack of building space in appropriate areas, then development should be restricted or limited or even prevented.	All development applications are assessed thoroughly and only granted approval if development is deemed appropriate.
Ian Sygrave	Ladder Community Safety Partnership	a. Should we encourage mixed uses in certain developments and on particular sites in the borough? b. If so, should this continue to be in the most accessible parts of the borough or should this also apply to other areas?	Mixed uses need to be carefully planned in particular given the need to avoid loss of amenity for residents.	Agreed. Any new development should have regard to existing uses in the locality. The potential impact on existing uses and amenities are considered when a new development is proposed. In some circumstances, impact assessments are required.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Kim Harding		To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Necessary to divide the borough into at least two areas as there is disparity between the east and west. This is the most pressing issue facing the borough. New key priorities for eastern Haringey proposed.	Noted
Ian Sygrave	Ladder Community Safety Partnership	a. Should we encourage mixed uses in certain developments and on particular sites in the borough? b. If so, should this continue to be in the most accessible parts of the borough or should this also apply to other areas?	Accessibility is an important issue, otherwise there are obvious public transport problems which may compromise the development from the outset.	Agreed. Transport links are an integral part of any new commercial/retail development. Accessibility and transport considerations are taken into account when any new development, particularly large ones, is proposed. In some instances, impact assessments are required.
Ian Sygrave	Ladder Community Safety Partnership	Should we consider lowering the threshold at which housing developments are required to contribute to affordable housing?	The current threshold seems about right.	Noted
Ian Sygrave	Ladder Community Safety Partnership	For smaller sites below 10 units: a. Should we require less than 50% affordable housing? or b. Should we allow a financial contribution to be made instead of providing units?	Fixed % are rather inflexible and may not encourage an otherwise viable proposal.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	Should we require more than 50% affordable housing on very large sites?	If 50% is exceeded there is the danger of one or more sites becoming solely identified with one particular type of housing/resident. This is not very desirable in terms of promoting social cohesion and community diversity.	Noted
John Cherry		Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?	Yes.	General support
John Cherry		Vision and spatial objectives	8.7 Add 'the promotion of economic vitality by investing in and promoting cultural activities'.	Section 8.8 'improving health and community well-being' refers to the provision of cultural facilities provided to meet local needs.
John Cherry		Vision and spatial objectives	8.8 Add 'promote health by encouraging movement across the borough by physical forms of transport.'	Section 8.8 'improving health and community well-being' includes the promotion of healthy lifestyles
John Cherry		To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Part 1 - Yes. Should aim to bring the 3 areas to the same high level.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Kim Harding		To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Objectives need to reflect that a majority of social rented housing is in the east and most areas in the east are deficient in access to open space. New Key Priorities and Objectives have been proposed for the East.	Noted
Kim Harding		To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Most recent residential development in the eastern part of the borough has been by housing associations. This further concentrates unemployment and transience in the east. New Key Priorities and Objectives for Eastern Haringey proposed.	Noted
Kim Harding		To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Demolition of ultra high density tower blocks should be prioritised. They increase anti-social behaviour.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Kim Harding		<p>To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?</p>	<p>New Key Priorities and Objectives proposed for East of Borough. New Key Priorities for Eastern Haringey: 1. To actively seek the creation of more socially mixed communities 2. To increase home ownership 3. To increase access to amenity space New Objectives for Eastern Haringey: 1. To place a 10-year moratorium on the provision of social rented housing. 2. To increase levels of residential owner-occupancy. 3. To reduce the number of high density, tower block developments. 4. To actively seek the creation of good quality, family size housing for open market and intermediate residents. 5. To require the provision of private amenity space in all family housing in areas of open space deprivation.</p>	<p>The East West divide is addressed in existing objectives. It is not considered a priority to increase home ownership and limit provision of social rented housing - the Council must meet its housing demand - social rented housing is currently very high in the East of the borough.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Kim Harding		To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Change last bullet point of Western Haringey from 'Encourage' to 'Require'.	Noted
Kim Harding		To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Remove 'Improve public transport' as it is vague.	Noted
John Cherry		Do you think that the borough should adopt the London Plan carbon reduction targets or seek higher targets?	Should aim for highest possible targets, e.g. 25% by 2015 and 50% by 2025.	Support for highest possible targets noted.
John Cherry		a. Should we require all new development to provide a proportion of their energy requirement from renewable sources? b. Should we require higher renewable energy targets (at least 20%) for major developments on selected sites?	a. Yes	Support noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		Where developments cannot meet on-site renewable energy targets, should we allow them to make carbon reduction contributions in another way, for example by making a financial contribution to make existing buildings more energy efficient?	No. If the development cannot meet the requirements it should be refused.	Noted. Where a development cannot meet onsite renewable energy requirements, London Plan Policy 4A.7 'Renewable Energy' places the onus on the developer to demonstrate that the target of achieving a 20% CO2 emissions reduction via renewables is not feasible. It is assumed that such developments will then be assessed on a case-by-case basis.
John Cherry		a. Should all developments meet high standards of energy efficiency and environmental performance, taking into account the specifics of the site, technology and cost? or	a. Yes	Noted.
John Cherry		Should we require large development schemes to include decentralised energy / district heating and cooling systems?	Yes.	Noted.
John Cherry		Should we build local energy generation and distribution systems?	Yes.	Noted.
John Cherry		Should we require developments adjacent to or above watercourses to improve the water environment and quality?	Yes.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		What steps should we take to reduce noise pollution in the borough?	Do not have noisy pop concerts in open spaces.	Noted
John Cherry		Should we require all developments which generate additional travel to introduce measures to manage air quality?	Yes.	Noted
John Cherry		a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	Yes.	Noted
John Cherry		a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	a. Yes.	Noted
John Cherry		Should we require new and expanding schools to produce and implement a travel plan to reduce car use?	Yes. Delivery and collection of children to and from schools should be managed by adequate staff numbers and one-way traffic systems.	Noted
John Cherry		a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?	a. Yes.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		Should we try to concentrate most growth in identified areas of change and on identified housing sites or should we try to spread growth more equally across the borough?	There is already enough housing in the borough. Present stock should be improved and replaced but not expanded.	Noted
John Cherry		a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	a. Yes, but the need to use brownfield sites to create more open space should be considered.	Noted
John Cherry		a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	a. Yes.	Noted
John Cherry		Should we identify locations suitable for tall buildings or identify areas where they are not suitable?	Yes. Borough should have a Tall Buildings Policy. No tall buildings that impair views of important heritage or natural sites.	Noted
John Cherry		a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	Need a balance between single and multiple occupancies, e.g. maximum of 40% multiple occupancy.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		a. Should we encourage mixed uses in certain developments and on particular sites in the borough? b. If so, should this continue to be in the most accessible parts of the borough or should this also apply to other areas?	a. Yes	Agreed. Mixed uses should be encouraged in certain developments and on particular sites in the borough. It should continue to be in the most accessible parts of the borough. The Employment & Retail Studies will inform the sites best suited for redevelopment.
John Cherry		Should we consider lowering the threshold at which housing developments are required to contribute to affordable housing?	Yes.	Noted
Ian Sygrave	Ladder Community Safety Partnership	a. What factors may affect the financial viability of providing affordable housing on all sites? b. Should these be taken into account?	Land prices in some areas may be extremely expensive and this has to be taken into account in light of finite resources.	Noted
John Cherry		For smaller sites below 10 units: a. Should we require less than 50% affordable housing? or b. Should we allow a financial contribution to be made instead of providing units?	'b' - a financial contribution should be made.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	Precise % are not necessarily helpful - where feasible there should be a mix of housing types in the interest of balanced communities.	Noted
John Cherry		Should we require more than 50% affordable housing on very large sites?	Yes.	Noted
John Cherry		a. What factors may affect the financial viability of providing affordable housing on all sites? b. Should these be taken into account?	a. Credit crunch may affect developer funding and reduce development.	Noted
Ian Sygrave	Ladder Community Safety Partnership	Should we encourage more family housing in developments?	Not all developments will be appropriate for family housing, but given the shortage of 3-4 bedroom family properties, this will be a priority if the site is suitable.	Noted
Ian Sygrave	Ladder Community Safety Partnership	a. Are larger family homes suitable everywhere in the borough and in all developments? b. If not, should we specify areas or certain developments which are suitable for family housing?	Larger family homes will need larger sites e.g. for gardens and/or a suitable environment for children. Each site should be treated on its merits.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	In which locations should we encourage special needs housing?	Anywhere in the borough which has the appropriate infrastructure for such residents.	Noted
Ian Sygrave	Ladder Community Safety Partnership	a. Should we encourage more lifetime homes? b. Should we require more generous minimum floorspace standards for new dwellings and conversions?	Yes in both cases. This is important for conversions whereby there is often the temptation to create more units than a property can sustain thus causing stress for both potential residents and for those living adjacent.	Noted
Ian Sygrave	Ladder Community Safety Partnership	a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	Yes.	Noted
Ian Sygrave	Ladder Community Safety Partnership	In addition to the protection given to conservation areas and listed buildings, how should we seek to protect the local distinctiveness of certain parts of the borough?	By ensuring that the design of all new applications and conversions is of the highest possible standard. By consulting with local communities to ascertain which are the most highly valued local characteristics. By rigorously enforcing breaches in planning permission.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	Should we expect all developments to contribute to physical works to streets and public places?	Yes, this has an important impact on community well-being, contributions may be minimal in the case of smaller developments.	Noted
Ian Sygrave	Ladder Community Safety Partnership	What physical works do you consider best improve the visual attractiveness and use of public spaces?	High quality of design and landscaping. Removal of street clutter. Co-ordination of essential signage.	Noted
Ian Sygrave	Ladder Community Safety Partnership	Are there other approaches to improving streets and public places in Haringey that we should consider?	The process of working with residents and key groups like 'Living Streets' should be continued and strengthened. Regular street audits are a useful tool. Planting of trees, graffiti removal etc all help to create a more positive environment.	Noted
Ian Sygrave	Ladder Community Safety Partnership	Should we protect all green open spaces or allow new housing on some sites?	Green open spaces to be protected. Exceptions will facilitate further breaches.	The current policies in the UDP seek to protect the open space that we have. Our recent audit of open space shows that we have an overall deficiency in the amount of open space that we have in the borough, and a recent SPD seeks to secure additional open space where possible - but with particular reference to areas of deficiency, and where new housing is being provided.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	Any change of use of historic buildings or areas must be sympathetic and appropriate or their special qualities will be lost. Preserving the historic use must come first.	Noted
Ian Sygrave	Ladder Community Safety Partnership	a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	Yes.	Noted
John Cherry		In which locations should we encourage special needs housing?	Close to shops, transport and support services; - where they will be wheelchair accessible.	Noted
John Cherry		a. Should we encourage more lifetime homes? b. Should we require more generous minimum floorspace standards for new dwellings and conversions?	a. Yes. b. Yes.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	a. Yes.	Noted
John Cherry		a. Should we provide specific design guidance for different areas of the borough? or b. Should we seek good design everywhere?	We should: - seek best design throughout the borough; - have local/characterisation plans for particular areas, which address preservation of architectural and heritage features, and trees and open space, and the elimination of advertising hoardings.	Noted
John Cherry		a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	a - we should not in any way diminish the protection of historic buildings for short term housing gains.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		In addition to the protection given to conservation areas and listed buildings, how should we seek to protect the local distinctiveness of certain parts of the borough?	Preserve trees and local greenery; - preserve cemeteries as open spaces and homes for wildlife; - encourage small shops and businesses; - minimise large supermarkets, and where these are permitted, require them to pay increased council tax and a financial contribution.	Noted
John Cherry		Should we expect all developments to contribute to physical works to streets and public places?	Yes. Advertising hoardings should be removed from conservation and housing areas, or taxed to fund environmental improvements.	Noted
John Cherry		What physical works do you consider best improve the visual attractiveness and use of public spaces?	Plant more trees; - remove advertising hoardings; - slow down traffic; - make the borough a better place to walk around; - inspire public sculpture.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		Should we protect all green open spaces or allow new housing on some sites?	All green open spaces should be protected, and new ones created. There should be no building on open spaces.	The current policies in the UDP seek to protect the open space that we have. our recent audit of open space shows that we have an overall deficiency in the amount of open space that we have in the borough, and a recent SPD seeks to secure additional open space where possible - but with particular reference to areas of deficiency, and where new housing is being provided.
John Cherry		a. Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? b. How can we encourage better use of our parks and sports facilities?	a. We should do both - seek to create new parks and open spaces AND improve the quality and accessibility of existing spaces. We should aim for all areas of the borough to have equally good green spaces provision.	The provisions of the recent SPD on Open Space and Recreation Provision does seek to both secure additional space, and to improve existing facilities, including quality and accessibility.
John Cherry		a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	a. Yes - all developments should have wild spaces on the roof or ground to encourage biodiversity.	Your comments have been noted. This level of detail may be more appropriately contained within the Haringey Biodiversity Action Plan which is in the very early stages of being rewritten.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	a. Should we provide specific design guidance for different areas of the borough? or b. Should we seek good design everywhere?	Noting principal characteristics of an area in order to ensure that any new development would be sympathetic may be useful but ultimately the objective must be good quality design everywhere.	Noted
John Cherry		Should we encourage developers of large schemes to produce an employment and training plan to encourage job opportunities for local people and reduce barriers to work?	Yes.	Agreed. Local Labour Initiative expects larger developments to provide work experience and training opportunities for local people.
John Cherry		Should we protect all employment land for business and employment use?	There is a need for premises for small and well-established businesses, and these need to be cherished and protected. Although some land might be released for housing, it should be replaced by other land in order to retain existing levels of employment land.	Currently, there is no mechanism in place to find alternative employment land when some has been redeveloped. Money from development schemes could be used to upgrade existing employment land.
John Cherry		Where vacant and surplus to requirements, should we allow employment land to be reused for housing or community uses?	Yes, occasionally, but new opportunities need to be made for local businesses and employment to reduce travel outside the borough.	Agreed. The quality of existing employment land needs to be improved to entice businesses into the Borough. The rationalisation of employment land should lead to better quality, better managed premises.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		Where under-utilised, should we encourage mixed use development which increases the number and range of jobs on site or provides other regeneration benefits?	Yes.	The London Plan & Employment Land Study will inform which sites should be retained and which should be redesignated for alternative uses.
John Cherry		Are there locations where we could allocate specific uses or 'clusters' of uses?	The Wood Green cultural quarter is a good example and should be pursued elsewhere, such as in the east of the borough, perhaps around Bruce Castle.	Other areas can be investigated to take a view on their suitability for clustering, taking account of transport access and general amenity to existing uses. Clustering, subject to careful investigation of existing uses, should be explored.
John Cherry		Should any of Haringey's town centres be increased or decreased in size?	Town centres should not be increased at the expense of local shopping centres. Protecting the 38 local shopping centres should be our primary concern.	All designated shopping centres play a specific role within the shopping hierarchy. Whilst it is not the intention to risk the viability of the local shopping centres, consideration must be given to improving the viability and performance of the more strategic shopping centres. The Retail Study should inform any decisions on improvements/alterations to be made.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		Should we seek to resist new shopping developments that are not compatible with the character and function of a centre, for example in terms of shop unit sizes and design and protect areas of specialist shopping?	Yes. - Protect areas of specialist shopping. - Limit size. - Presumption against large supermarkets in favour of smaller shops. - Where permitted, large shops should pay substantially increased council tax to benefit others.	Agreed. PPS6, The London Plan and Retail Study will inform what measures can be taken to improve town centres.
John Cherry		Should we apply stricter controls to restaurants, cafes, bars and clubs and manage the night time economy?	Yes, to lessen drunkenness, crime and disturbance to neighbours. Appropriate places away from residences should be found for the night time economy.	PPS6, The London Plan and the retail Study will inform what measures can be taken to improve town centres.
John Cherry		What role should our local shopping centres play in the future?	Their role is most important; - Council should do all it can to protect them, including campaigning for additional powers to do so if required; - small shops should pay less Council tax; - large shops should pay ten times more than they currently do.	Council tax issues are not a planning matter, therefore cannot be addressed in this forum. However, frontages can be protected and uses monitored to ensure their positive contribution to the centres and local environment. PPS6, The London Plan and the retail Study will inform what measures can be taken to improve town centres.
John Cherry		Should we increase or decrease the number and size of our local shopping centres?	Keep the number and size the same.	PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		Should we seek to protect public houses which serve as a local community resource?	Public houses of architectural, cultural or social interest should be given special status and subject to a presumption against change of use.	Properties of architectural value are protected through the Listing process. Any planning application for change of use would be determined on its merits. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.
John Cherry		Do you agree with the planning measures to discourage crime and promote safer streets in the borough set out above?	Yes.	Noted
Ian Sygrave	Ladder Community Safety Partnership	a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	This is a second best option. Design should aim to enhance and improve, rather than being 'acceptable'.	Noted
John Cherry		Should we restrict or limit development in areas which have insufficient services and facilities, such as schools, health facilities and utility infrastructure and resources?	Yes.	Noted
John Cherry		Do crime 'hotspots' need a specific approach in terms of community safety and planning?	Yes, via: - development of effective police centres/stations, and local police offices; - more visible police presence and local policing.	Comments noted - we need to engage with the police to obtain their views, and this will be done as part of the work on preferred options.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		a. Have we identified the right measures that planning can take to improve health and well-being in Haringey? b. Should we prioritise some of these measures above others?	b. Yes, give priority to: - parks; - open spaces and fresh air; - traffic management/slowing.	The impact of parks on health and well-being, and of all open space, is recognised and will be reflected in Council policy and approach to both health and to the provision of open space.
John Cherry		Should we require all developments to assess health impacts?	Yes. Heart attacks and obesity can be addressed by ensuring more exercise is generated.	Noted - we would expect to see open space provision or improvement to existing recreational facilities as part of larger applications.
John Cherry		Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?	Yes. Founded on research that identifies the different health issues experienced in different areas.	Noted - we have some research, as does the PCT, and we may need to supplement this and then the policy will need to react accordingly.
John Cherry		a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should 'pool' developer contributions towards infrastructure requirements in certain areas?	a. Yes.	Noted
John Cherry		Should we expect developers submitting major schemes to commission independent equalities impact assessments?	Yes.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		a. Do you support the measures to promote accessibility of services and facilities in the borough? b. Are there other measures we should consider?	a. Yes.	Noted
Kim Harding		a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	a. "Fit in with surroundings" is a clumsy tool. Developments should always be well designed.	Noted
John Cherry		What community facilities are needed in Haringey to deal with a growing population in addition to those already identified in current plans and programmes?	Centres for the elderly in the west; - local health care for old-age disorders.	Noted - we will need to review in the light of our evidence base, and in consultation with the PCT.
John Cherry		Are there certain parts of the borough where particular facilities need to be provided?	Need research into what facilities are required. Suspect youth clubs are greatly needed in some parts of the borough.	Noted - a local needs assessment should flag this up.
John Cherry		Should we require all developments to make a contribution to education facilities and services?	Yes.	Noted
John Cherry		Are there any issues and options that we may have missed?	No - this covers the subject very well.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		How should we encourage the reuse of empty homes?	Houses left empty for more than 6 months should be compulsorily purchased. Empty houses should pay double the rate of council tax.	There are measures in place to encourage the use of vacant properties. This will be further encouraged in the future - recognised as an important source of housing.
John Cherry		Should we require design and landscaping measures to reduce overheating and the heat island effect?	Yes.	Noted
Ian Sygrave	Ladder Community Safety Partnership	a. Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? b. How can we encourage better use of our parks and sports facilities?	We should try to create new open spaces and aim to improve the quality of existing ones.	The current policies in the UDP seek to protect the open space that we have. our recent audit of open space shows that we have an overall deficiency in the amount of open space that we have in the borough, and a recent SPD seeks to secure additional open space where possible - but with particular reference to areas of deficiency, and where new housing is being provided. The findings on open space provision, and the aims of the current SPD will be carried forward to the new policies in the Core Strategy.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Kim Harding		a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	Conversion limitations ensure adequate family housing.	Noted
Ian Sygrave	Ladder Community Safety Partnership	a. Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? b. How can we encourage better use of our parks and sports facilities?	Parks and sports facilities in Haringey seem to be well known and popular - more resources should be made available for maintenance and enhancement of facilities such as children's play areas.	There will be instances where we decide to secure money to improve the facilities that we already have, and not to provide more open space/open space facilities. Such improvements might include the improvement of children's play spaces.
Kim Harding		a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	A moratorium on Housing of Multiple Occupancy needs to be imposed on the eastern side of the borough to: reduce transience	Issues relating to conversions and HMOs will be dealt with in more detail in the DM DPD.
Ian Sygrave	Ladder Community Safety Partnership	a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	Yes, protection of habitats is very important. Where green open spaces are concerned, development should not be an issue.	Your comments have been noted. This level of detail may be more appropriately contained within the Haringey Biodiversity Action Plan which is in the very early stages of being rewritten.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Kim Harding		a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	A moratorium on Housing of Multiple Occupancy needs to be imposed on the eastern side of the borough to: reduce concentration of deprivation	Issues relating to conversions and HMOs will be dealt with in more detail in the DM DPD.
Kim Harding		a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	High conversion areas leads to more anti social behaviour	No evidence provided to clarify or back this up.
Ian Sygrave	Ladder Community Safety Partnership	Should we encourage developers to recruit local people and use local businesses and suppliers during the construction of a scheme and its final use, particularly in or near deprived areas?	Encouragement is fine but developer's will only use local people and businesses if they are skilled and appropriate to needs.	Agreed. Developers should be encouraged to use local people and businesses, where possible. The Local Labour Initiative for construction work could be further promoted at pre-application stage and early on in the application process. The London Plan (policy 3B.11) deals with improving employment opportunities. London Employer Survey and Employment Land Study gives stats about types of businesses and skills levels required by employers.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Kim Harding		a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	High conversion levels leads to reduced visual amenity through unsympathetic alterations	No evidence provided to clarify or back this up.
Kim Harding		a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	High conversion levels lead to increased traffic and parking problems.	No evidence provided to clarify or back this up.
Kim Harding		a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	b. 3-5% conversions is acceptable subject to planning conditions to control adverse affects	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	Should we encourage developers of large schemes to produce an employment and training plan to encourage job opportunities for local people and reduce barriers to work?	Encourage but not compel or penalise.	Agreed. This initiative together with others could help reduce unemployment and low skills in the local workforce. This approach is already in action through the Local Labour Initiative, which looks at improving training and education attainment in the construction trade. Larger development schemes are expected to provide training and work experience opportunities for local people.
Ian Sygrave	Ladder Community Safety Partnership	Should we protect all employment land for business and employment use?	There should be some flexibility on an individual basis.	Agreed. It needs to be looked at on a case by case basis. Although there may be a general set of principles set out in the core strategy, there will bound to be exceptions that will need to be considered on their merit.
Kim Harding		a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	b. Social housing must vary within the borough to reflect the spatial inequalities	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	Where vacant and surplus to requirements, should we allow employment land to be reused for housing or community uses?	Subject to consultation this would be appropriate but issues such as density, access, creation of new open space would have to be considered.	Agreed. Each case would need to be looked at on its merits via a planning application. Each released site would be subjected to rigorous criteria to ensure the alternative use is not detrimental to existing surrounding uses.
Ian Sygrave	Ladder Community Safety Partnership	Where under-utilised, should we encourage mixed use development which increases the number and range of jobs on site or provides other regeneration benefits?	Yes.	The London Plan & Employment Land Study will inform which sites should be retained and which should be redesignated for alternative uses.
Ian Sygrave	Ladder Community Safety Partnership	Are there locations where we could allocate specific uses or 'clusters' of uses?	Unable to comment.	Noted
Ian Sygrave	Ladder Community Safety Partnership	Should any of Haringey's town centres be increased or decreased in size?	The key issue is not to decrease or increase but to improve the quality, viability and attractiveness of some of our existing town centres. Incentives for new shops to open, help preserve decaying shop fronts, preventing change of use have a role to play in enhancing and strengthening existing town centre provision.	Agreed. The Retail Study should inform the options that are available to improve the shopping centres. Wood Green AAP is specifically looking at ways to improve Wood Green Shopping Centre.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	Should the Core Strategy recognise the wider role of town centres as a focus for development?	Depends on the type of development. Residents do not normally choose to live above late night commercial premises or near noisy streets. Great care needs to be taken about the implications of town centre use for noise and anti-social behaviour.	A balance needs to be struck between the vitality and viability of the shopping centres and the impact this may have on surrounding residential areas. Anti-social behaviour cannot be controlled through the Planning system
Kim Harding		a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	b. Recently built social rented housing has only been built in N15 and N17.	Noted
John Cherry	Gladwell Landrock Cecile Park Residents Action Group	To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Priority for west: - retaining and enhancing land-use and economic and social diversity, given pressure to devote available land to non-affordable housing at the expense of non-housing uses and a mixed and balanced community. The mix of and uses and housing types should be "fine rather than coarse".	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	Should we seek to resist new shopping developments that are not compatible with the character and function of a centres, for example in terms of shop unit sizes and design and protect areas of specialist shopping?	Yes. Compatibility, function and design are all very important.	Agreed. PPS6, The London Plan and Retail Study will inform what measures can be taken to improve town centres.
Ian Sygrave	Ladder Community Safety Partnership	Should we apply stricter controls to restaurants, cafes, bars and clubs and manage the night time economy?	Cafes, take aways and clubs have very serious implications not only for those living above but for the surrounding residential areas. Recent Licensing laws have effectively liberalised and deregulated late night leisure facilities which has lead to a loss of amenity for local residents. Robust planning controls and enforcement may help to redress the balance in managing a night time economy by imposing strict limits on non A1 uses and rigorously enforcing any breaches.	Agreed. Careful consideration needs to be given when siting restaurants, cafes, bars and clubs. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.
Rose Freeman	The Theatres Trust	Core Strategy Issues and Options	We should have a glossary to explain various terms in the Core Strategy.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	What role should our local shopping centres play in the future?	There should be strong support for local shopping centres because of the inherent value of small independent shops and because they are convenient and environmentally friendly for local people.	Agreed. Local shopping centres have their role to play in creating sustainable communities. PPS6, the London Plan and The Retail Study will inform what measures can be taken to improve town centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Rose Freeman	The Theatres Trust	a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	<p>A policy is supported in terms of a general approach to Planning Obligations with appropriate references to strategic sites and clear links to the details set out in a supplementary planning document which should develop guidance for what achievements are expected from section 106 deals for all leisure, art and cultural facilities. It would be advantageous to include leisure and cultural facilities at 12.17 for developer contributions towards the development of buildings for cultural and leisure activities. New housing developments, mixed use areas and urban extensions should include plans for local cultural facilities to ensure the population have the capacity to reap the health and social benefits which accrue from participation in regular cultural activities.</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	Should we increase or decrease the number and size of our local shopping centres?	Existing local shopping centres should be encouraged and supported. Increasing the size would be difficult but the Council should preserve local shops.	A change in the size/designation of a town centre would be based on evidence that its function had changed enough to warrant that change. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.
Ian Sygrave	Ladder Community Safety Partnership	Should we seek to protect public houses which serve as a local community resource?	Where pubs act as a local community resource they are worth preserving.	PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Rose Freeman	The Theatres Trust	Where vacant and surplus to requirements, should we allow employment land to be reused for housing or community uses?	<p>are one of Haringey's most successful growth sectors and the London Plan at 3.234 (NB This refers to the original London plan and not the plan with consolidations where this paragraph can be found at page 169 para 3.280) states the 'designation, development and management of cultural quarters can help address the need for affordable workspace for creative industries, provide flexible live/work space, encourage clusters of activity and provide a trigger for local regeneration. Cultural and regeneration and mixed-use policies, they should be sustained by the planning system and supported by wider economic and cultural development initiatives. Cheaper premises in or on the edge of town centres are especially suitable, and there is a considerable potential for this in areas of East London (in particular the Lower Lea Valley, Royal Docks, Greenwich Riverside, Deptford Creek and Woolwich Arsenal) as part of</p>	<p>Cultural and creative activities are one area of employment which has been encouraged and supported in the Borough. This approach could be taken with other employment types. The Employment Land Study will inform existing uses on the Borough's employment sites and where clustering could take place.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Rose Freeman	The Theatres Trust	Are there locations where we could allocate specific uses or 'clusters' of uses?	<p>are one of Haringey's most successful growth sectors and the London Plan at 3.234 (NB This refers to the original London plan and not the plan with consolidations where this paragraph can be found at page 169 para 3.280) states the 'designation, development and management of cultural quarters can help address the need for affordable workspace for creative industries, provide flexible live/work space, encourage clusters of activity and provide a trigger for local regeneration. Cultural and regeneration and mixed-use policies, they should be sustained by the planning system and supported by wider economic and cultural development initiatives. Cheaper premises in or on the edge of town centres are especially suitable, and there is a considerable potential for this in areas of East London (in particular the Lower Lea Valley, Royal Docks, Greenwich Riverside, Deptford Creek and Woolwich Arsenal) as part of</p>	<p>Cultural and creative activities are one area of employment which has been encouraged and supported in the Borough. This approach could be taken with other employment types. The Employment Land Study will inform existing uses on the Borough's employment sites and where clustering could take place.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?	All front gardens should be retained, and all applications for parking cars on them rejected. Additional council tax should be charged for those using front gardens for parking.	Issues relating to Council Tax are beyond the remit of the Core Strategy and the Planning Service.
John Cherry		a. Should we require all developments to include sustainable urban drainage systems? b. Should we require all developments to incorporate facilities to reduce water consumption and re-use grey water?	Yes.	Support noted.
John Cherry		When considering the impact of solar panels, wind turbines and other 'green' technologies on their surroundings should we treat them in the same way as other building works or give environmental factors greater priority than other considerations, such as conservation/heritage?	Depends on location - if in a conservation area, they should only be permitted if they do not detract from the historic character of the area or building.	Noted. Comments are in accordance with advice provided in council's Historic Homes and Renewable Energy booklet, currently awaiting publication.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		a. How could we encourage households to use less energy? b. Should we encourage measures to improve the energy performance of existing buildings, for example, by extending energy efficiency measures to the rest of the house when applications are made for extensions?	Part a Rebate on council tax for low energy users and increased tax for high users.	Issues relating to Council Tax are beyond the remit of the Core Strategy and the Planning Service.
John Cherry		The Council is considering developing at least one zero carbon development in Haringey by 2013. Do you agree?	Yes.	Support noted.
Kim Harding		a. Should we ensure that all housing development takes place on previously-developed 'brownfield' land? b. What types of brownfield land should we give priority to?	Where brownfield land is redeveloped, priority should be given to manufacturing, garages and polluting uses.	Noted
Kim Harding		a. Should we ensure that all housing development takes place on previously-developed 'brownfield' land? b. What types of brownfield land should we give priority to?	Tower block should be knocked down and redeveloped in preference to brownfield land.	Not viable or sustainable suggestion.
Kim Harding		a. Should we ensure that all housing development takes place on previously-developed 'brownfield' land? b. What types of brownfield land should we give priority to?	Brownfield land can also have high levels of biodiversity so should not automatically be for choice for redevelopment.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Kim Harding		Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?	Front gardens should have a maximum of 40% hard standing, except for existing situations as of April 2007.	Noted
Ian Sygrave	Ladder Community Safety Partnership	For smaller sites below 10 units: a. Should we require less than 50% affordable housing? or b. Should we allow a financial contribution to be made instead of providing units?	An option of a financial contribution for more difficult sites should not be ruled out.	Noted
Ian Sygrave	Ladder Community Safety Partnership	a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	Pooling of developer contributions would deal with cumulative impacts of larger developments.	Noted
Ian Sygrave	Ladder Community Safety Partnership	a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	It is also important to note the infrastructure implications from housing growth for adjacent areas. Developments like Tottenham Hale will have an impact over wide areas of the borough, not just in the immediate vicinity. The impact of large developments in neighbouring boroughs also needs to be considered.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Martin Bridgman	Planning Casework (London)	Core Strategy Issues and Options	The evidence base is very important and should be updated regularly during the plan period. The preferred options will need to be robustly justified with background information. This work should be ongoing.	Noted. It is being undertaken, and it is intended that this will be ongoing.
Ian Sygrave	Ladder Community Safety Partnership	a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	Yes, this must be resisted very strongly in some parts of the borough. Multiple occupation can lead to a loss of family housing and loss of community cohesion. Where there is already a known problem area for multiple occupancy, no more should be allowed in the area. No more than 10-15% per street should be acceptable.	Noted
Martin Bridgman	Planning Casework (London)	Strategic Flood Risk Assessment	PPS25 requires the use of a Strategic Flood Risk Assessment to inform the development of sustainability appraisals, land allocations, and development control policies. Haringey should be confident that the timing of the North London Waste Plan Strategic Flood Risk Assessment will coincide with the production of the Core Strategy.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		Should we encourage more family housing in developments?	Yes.	Noted
John Cherry		a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	a. This will vary.	Noted
John Cherry		a. Are larger family homes suitable everywhere in the borough and in all developments? b. If not, should we specify areas or certain developments which are suitable for family housing?	a. Yes.	Noted
John Cherry		Should we encourage developers to recruit local people and use local businesses and suppliers during the construction of a scheme and its final use, particularly in or near deprived areas?	Yes.	Agreed. Developers should be encouraged to use local labour and businesses. London Plan, London Employer Survey & North London Employment Land Study, Research into Non Employment within Upper Lee valley will inform policy as well as promoting existing initiatives (Local Labour).

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		Should we require all developments to demonstrate how they have addressed safer and security issues and have designed out crime?	Yes.	Noted
Kim Harding		a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	a. Agree with good design with use of example of Cities in the Sky.	Noted
John Cherry		a. Are the measures identified appropriate in promoting equality of opportunity and preventing discrimination in Haringey? b. Are there other measures that we can take?	a. Yes.	Noted
Kim Harding		a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	a. "Fit in with surroundings" is a clumsy tool. Adequate infrastructure for the residents should always be provided.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Kim Harding		a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	Requiring a development to fit in with its surroundings could be used as an excuse for not providing affordable housing in Western Haringey.	High design standards apply to affordable housing as to all types of developments
Rose Freeman	The Theatres Trust	Should the Core Strategy recognise the wider role of town centres as a focus for development?	Town centres are at the heart of local communities and an expression of their culture and identity. As well as shops they should provide a range of suitable functions such as leisure, recreation and culture centred on restaurants, pubs, clubs theatres, cinemas, libraries and museums. As such all these elements play an active role in creating and maintaining vibrant town centres and a stimulating night time economy. A balanced leisure scene will entertain and stimulate visitors, residents and local businesses with consumers and patrons enlivening the surrounding area in the evening and providing regular custom for local bars and restaurants outside normal working and shopping hours.	Agreed. PPS6 gives guidance on the development and management of Town Centres. PPS6, The London Plan and the Retail Study will inform on what measures can be taken to improve the town centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	Do you agree with the planning measures to discourage crime and promote safer streets in the borough set out above?	Yes. There could also be much closer liaison with the Police on 'designing out crime' issues. This needs to be done as early as possible in the development process.	Noted - this should be flagged up as part of any pre-application negotiations. it will also be covered by relevant SPD.
Rose Freeman	The Theatres Trust	Should we apply stricter controls to restaurants, cafes, bars and clubs and manage the night time economy?	Town centres are at the heart of local communities and an expression of their culture and identity. As well as shops they should provide a range of suitable functions such as leisure, recreation and culture centred on restaurants, pubs, clubs theatres, cinemas, libraries and museums. As such all these elements play an active role in creating and maintaining vibrant town centres and a stimulating night time economy. A balanced leisure scene will entertain and stimulate visitors, residents and local businesses with consumers and patrons enlivening the surrounding area in the evening and providing regular custom for local bars and restaurants outside normal working and shopping hours.	Agreed. Leisure uses in town centres provide a focus for the evening economy. However, a balance must be struck between a vibrant night economy and its impact on local residents. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Rose Freeman	The Theatres Trust	What community facilities are needed in Haringey to deal with a growing population in addition to those already identified in current plans and programmes?	There should be an overarching policy to promote and protect your existing community facilities, and this policy should also state that the loss of an existing facility will be resisted unless it can be demonstrated that the facility is no longer needed, or it can be established that the services provided by the facility can be served in an alternative location or manner that is equally accessible by the community. The description of the term 'community facilities' could be made clearer and we recommend 'Community facilities provide for the health, welfare, social, educational, leisure and cultural needs of the community'.	Noted
Ian Sygrave	Ladder Community Safety Partnership	Should we require all developments to demonstrate how they have addressed safer and security issues and have designed out crime?	Yes. There could also be much closer liaison with the Police on 'designing out crime' issues. This needs to be done as early as possible in the development process.	Agreed that designing out crime needs to be negotiated at the very earliest stage possible.
Bob Maltz		Haringey's places	9.11 - support point 8 "encourage a greater percentage of socially rented affordable homes".	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Kim Harding		a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	There should be no more social rented housing in the east of Haringey	This is not a viable or sustainable suggestion.
Ian Sygrave	Ladder Community Safety Partnership	Do crime hotspots need a specific approach in terms of community safety and planning?	Yes, each crime spot may have different characteristics, planning will play one role in ensuring safer environments. The overall appearance of the street scene and the nature of premises use may be key planning issues.	Comments noted - we will liaise with the police to solicit their views/experience on this matter.
Kim Harding		a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	Local Development Framework must be more specific in its housing market control policies as the former Unitary Development Plan was ineffective at controlling the distribution of housing provision	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	a. Have we identified the right measures that planning can take to improve health and well-being in Haringey? b. Should we prioritise some of these measures above others?	Paragraph 15.8 provides a useful check list. Some statements, e.g. providing for health facilities where they are needed, raises some concern especially regarding the possible loss of GP surgeries and chemists and the creation of new polyclinics.	The list at para 15.8 is not exhaustive. We need to think about providing facilities where they are needed - it would be remiss to provide them where they are not needed. We have expressed concern at the possible loss of GP practices in the borough (para 15.13) although we are keen to see an approach where there is better and more varied care provided closer to people's homes - this would be the aim of polyclinics. we need to work with the PCT to ensure that a fully joined up approach is taken in respect of ALL local healthcare facilities.
Ian Sygrave	Ladder Community Safety Partnership	Should we require all developments to assess health impacts?	This seems to be more applicable to larger scale developments. For small scale developments it may become a burden and might even discourage some positive outcomes.	Noted and agreed that there is something in this - we need to decide the criteria for when we expect an assessment of health impacts.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Kim Harding		a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	A 10 year moratorium should be imposed to stop further social housing concentrations in the east of the borough signally only intermediate or open market development is acceptable.	This is not a viable or sustainable suggestion.
Ian Sygrave	Ladder Community Safety Partnership	Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?	Yes - easy/local access to facilities is a key issue especially for the elderly, disabled. A GP in a polyclinic that will require longer travelling time is no improvement if you have an existing surgery within five minutes walk. Haringey will have to consult widely on the polyclinic issues. A one size fits all approach is not the answer.	Noted - polyclinics may not be the answer if they are at the expense of easily accessible GP surgeries which are a necessity for the elderly and the immobile, or for those, say, with young children, who are not easily able to travel.
Ian Sygrave	Ladder Community Safety Partnership	a. Are the measures identified appropriate in promoting equality of opportunity and preventing discrimination in Haringey? b. Are there other measures that we can take?	Yes.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ian Sygrave	Ladder Community Safety Partnership	Should we expect developers submitting major schemes to commission independent equalities impact assessments?	For larger schemes, yes.	Noted observation - there will be criteria for when EIAs are required. The Mayor's SPG Planning for Equality and Diversity sets out guidance for the use of equalities impact assessments
Ian Sygrave	Ladder Community Safety Partnership	a. Do you support the measures to promote accessibility of services and facilities in the borough? b. Are there other measures we should consider?	Yes.	Noted
Kim Harding		Should we encourage more family housing in developments?	East Haringey is short of family homes and as couples have children they have to move away.	Noted
Ian Sygrave	Ladder Community Safety Partnership	What community facilities are needed in Haringey to deal with a growing population in addition to those already identified in current plans and programmes?	There is a definite need for more facilities for younger and older residents of the borough. Particular attention needs to be paid to these two groups within the community and plans might to some extent be based on the different demographics of the 19 wards.	Noted
Ian Sygrave	Ladder Community Safety Partnership	Should we require all developments to make a contribution to education facilities and services?	This would be more applicable to larger developments.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bob Maltz		Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?	Agree, front gardens are an integral element of the urban structure and should be protected against encroachment by motor vehicles regardless of permeability, in order to protect the historic and functional integrity of the urban structure.	Noted
Kim Harding		a. Are larger family homes suitable everywhere in the borough and in all developments? b. If not, should we specify areas or certain developments which are suitable for family housing?	a. Creation of larger family homes is not suitable for the west of the borough as young families can't afford them.	The Housing Needs Survey 2007 identified a need for larger family housing.
Kim Harding		a. Are larger family homes suitable everywhere in the borough and in all developments? b. If not, should we specify areas or certain developments which are suitable for family housing?	b. Family homes should be in the east of the borough to redress current imbalance of smaller units.	The Housing Needs Survey 2007 identified a need for larger family housing.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bob Maltz		a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	Backland sites and rear gardens should not be considered for new housing sites unless the housing can be inserted in accordance with para 6.3.9 of 'Sustainable Residential Quality: new approaches to urban living' (DETR 2000) as cited in the Core Strategy Appendix A.	Noted
Kim Harding		a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	Protecting and enhancing historic attributes and buildings is vitally important.	Noted
Bob Maltz		a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	New housing should not be considered on sites deliberately made "vacant or derelict" by owners in pursuit of change of use where the former use remains economically, socially and environmentally viable.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bob Maltz		a. Should we encourage mixed uses in certain developments and on particular sites in the borough? b. If so, should this continue to be in the most accessible parts of the borough or should this also apply to other areas?	Yes, where it can contribute to social, economic or environmental sustainability and is not detrimental to residential amenity.	Agreed. The new development should demonstrate how it will integrate into the fabric of the existing locality. The impact on the local amenity by a proposal for new development is a material consideration. In some instances, impact assessments are required.
Bob Maltz		Should we consider lowering the threshold at which housing developments are required to contribute to affordable housing?	Yes, especially in more affluent areas in the west of the borough where available sites tend to be small and the need for affordable housing to help achieve mixed and balanced communities and avoid "guilted ghettos" is intense.	Noted.
Bob Maltz		For smaller sites below 10 units: a. Should we require less than 50% affordable housing? or b. Should we allow a financial contribution to be made instead of providing units?	Neither a or b. For such sites occurring in areas suffering acute shortages of affordable housing and the erosion of mixed and balanced communities, more than 50% affordable housing should be required.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bob Maltz		a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	b. Yes.	Noted
Bob Maltz		a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	Answer 'a'.	Noted
Bob Maltz		a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	b. A design can not be considered acceptable simply because it "does not harm the appearance of an area". Good design must effectively address a number of functional, social, spatial and environmental criteria, not just appearance.	Noted
Bob Maltz		a. Should we provide specific design guidance for different areas of the borough? or b. Should we seek good design everywhere?	Answer 'b'. Good design should not be considered as an add-on, option or trade off. The borough should not be segregated into areas where good design is or is not required.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bob Maltz		a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	Answer 'a', which should not exclude answer 'b'.	Noted
Bob Maltz		In addition to the protection given to conservation areas and listed buildings, how should we seek to protect the local distinctiveness of certain parts of the borough?	Through planning briefs - guidelines - development control	Noted
Bob Maltz		What physical works do you consider best improve the visual attractiveness and use of public spaces?	Expansion and enhancement of the pedestrian realm and further constraints on the volume and speed of motor vehicle traffic not providing public transport; - more and better planting with improved maintenance; - only allowing tarmac for vehicular roadway	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Patrick Blake	Highways Agency	Core Strategy Issues and Options	The Highways Agency on behalf of the Secretary of State for Transport has a statutory role for managing the Strategic Road Network in England, in Haringey this particularly relates to the southern parts of the M1 and M11, and the M25 and A10 which are all heavily used roads. An increase in traffic on these sections would be a concern to the Highways Agency.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bob Maltz		Are there other approaches to improving streets and public places in Haringey that we should consider?	To "improve streets and public places in Haringey", particularly in the very extensive traditional terrace housing areas of the borough, it is necessary to understand, preserve and enhance them as parts of coherent, sustainable urban structures all of whose elements (street, pavement, front gardens, street facades, building masses, rear facades, gardens, backlands) are integral to their historical, environmental and social coherence. Elements can not be considered in isolation from one another when their identity depends on the coherence of the urban structure as a whole. There is a need for a more "joined-up" approach to the urban environment, coordinating the policies and work of planning, highways, parks etc.	Noted
Patrick Blake	Highways Agency	Core Strategy Issues and Options	The Highways Agency looks to the Local Development Framework to promote strategies and land allocations which will support alternatives to the private car.	Noted. Sustainable transport is a priority as identified in strategic objectives of the Issues and Options report.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bob Maltz		Should we seek to resist new shopping developments that are not compatible with the character and function of a centres, for example in terms of shop unit sizes and design and protect areas of specialist shopping?	Yes.	Agreed. PPS6, The London Plan and Retail Study will inform what measures can be taken to improve town centres.
Patrick Blake	Highways Agency	Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?	Supports the inclusion of specific sustainable transport objectives.	General support
Bob Maltz		Should we seek to protect public houses which serve as a local community resource?	Yes. A narrow definition of "community resources" restricted to "public" buildings, "community centres" etc should be avoided.	PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.
Bob Maltz		Are there any issues and options that we may have missed?	Recognition of the detrimental effects of light pollution; - recognition of the importance of (and need to protect) individual trees and tree masses, whether or not subject to Tree Preservation Orders.	Noted
Patrick Blake	Highways Agency	Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?	An additional objective aimed at reducing the need to travel is recommended, to be in line with Planning Policy Guidance 13 and Planning Policy Statement 12.	Accept recommendation - could be added to last point in section 8.4 'an environmentally sustainable future'.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Drivers Jonas for London Fire Brigade	Core Strategy Issues and Options	111 Greater London land fire stations are located within Haringey: 1. Hornsey: 108 Park Avenue South, N8 8LS 2. Tottenham: 49 Loys Road, N17 6UE Future growth within Haringey will create additional risks from fire and other emergencies across the borough. The LFB urges Council to ensure that future policies specifically mention the	Noted. Designing out crime and for safety should be contained within an SPD. Acknowledged that future development and growth should provide for community infrastructure and services.
Patrick Blake	Highways Agency	Are there any other important objectives that should be included?	To cover the role and location of mixed use developments the following additional spatial objective should be added: "to utilise mixed use developments, in locations where existing or planned infrastructure can support this, to help ensure a sustainable balance in land uses".	Inclusion of spatial objective on mixed use development dependent on comment or decision on mixed use development in employment section of core strategy. It could be included as objective under managing growth and areas of change, although appropriate wording would have to be considered as encouragement of mixed use dependent on infrastructure as well as other factors.
Patrick Blake	Highways Agency	a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	As a part of measures contributing to a reduction in the need to travel, measures are needed to deliver a balance of jobs, houses and services. This would help improve noise and air pollution.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Patrick Blake	Highways Agency	a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	Mixed use development alone will not necessarily reduce car use. Travel intensive mixed use development should be located in town centres and close to public transport hubs.	Noted
Patrick Blake	Highways Agency	Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?	Support Spatial objective 8.4, bullet point 3, of management of air quality in relation to travel planning.	General support

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Drivers Jonas for London Fire Brigade	Managing development and areas of change	<p>Section 106 Contributions to assist the London Fire Brigade in continuing to provide a fast, effective and resilient emergency response, it considers that financial contributions towards improving and expanding current fire station facilities and services should be identified within a policy on potential Section 106 requirement for development schemes. We support the opportunity for the involvement of stakeholders in the application of planning obligations where it is appropriate within the S. 106 Agreement. The LFB believes that the capacity of the key emergency services, such as fire and rescue services, to improve community safety and maintain a speed of emergency response in line with standards the LFB have set (see the London Safety Plan published in April 2005) is one such issue which should be taken into account when considering Section 106 agreements.</p>	<p>Emergency services will be taken into consideration when negotiating S106 agreements - this will be carried out on a case by case basis.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Patrick Blake	Highways Agency	Should we require new and expanding schools to produce and implement a travel plan to reduce car use?	Support proposal for all schools and suggest this includes targets, monitoring, compliance incentives and supported with funding.	Noted
	Drivers Jonas for London Fire Brigade	Managing development and areas of change	Paragraph 12.17 London Fire Brigade object to the fact that 'emergency services' are not included in paragraph 12.17 which sets out the key services to benefit from planning obligation contributions.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Peacock and Smith Limited for WM Morrison's	An environmentally sustainable future	acknowledged that a number of local authorities are seeking a percentage of onsite renewable energy generation in new development and in principle our client supports this approach. However, we consider that any such policy should incorporate an element of flexibility to allow for circumstances where it will not be viable or suitable to incorporate renewable energy equipment to reduce CO2 emissions by a given percentage. Paragraph 8 of PPS22 states that local planning authorities may include policies in Local Development Documents that require a percentage of energy requirements to come from onsite renewable energy generation, however this guidance is subject to the caveat that such policies:" (i) should ensure that a requirement to generate on-site renewable energy is only applied to developments where the installation of renewable energy generation equipment is	Noted. Policy 4.A7 of the Mayor's London Plan, February 2008, states that" The Mayor will and boroughs should, in their DPDs, adopt a presumption that developments will achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible".

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	C/o Peacock and Smith Limited	Creating a vibrant and prosperous local economy	Protecting Viable Employment Land and Buildings Our client supports a flexible approach to the redevelopment of employment sites if it can be demonstrated that there is no demand for the site and that it is unviable to retain the site in employment use. They therefore consider that a criteria based policy, which outlines the circumstances where housing, community or retail uses might be acceptable on employment sites, provides a flexible approach to the redevelopment of employment sites (where appropriate) and will ensure that land does not remain vacant, thus contributing to the efficient use of land across the borough.	Agreed. A sequential test should be carried out to determine whether the site is surplus to requirements. PPG4 advises that flexibility is needed when looking at applications for commercial and employments developments, provided environmental issues are also taken into consideration.
	Sainsbury's Supermarkets	Should any of Haringey's town centres be increased or decreased in size?	The Sainsbury's store at Williamson Road should be included within the Primary Shopping Frontage as it is the main retail anchor for Green Lanes District Centre and contributes to its vitality and viability.	Existing boundaries of the designated shopping centres can be reviewed as part of the Retail Study. The Retail Study will inform what options there are to improve/alter the shopping centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Sainsbury's Supermarkets	Should we seek to resist new shopping developments that are not compatible with the character and function of a centres, for example in terms of shop unit sizes and design and protect areas of specialist shopping?	Within town centre locations consideration of local character should not affect the size and design of retail units. Shop fronts can be designed so as one large unit appears to be a number of smaller units in order to maintain and enhance the character of the area if smaller retail units are part of the prevailing street scene. Restricting the size and design of a town centre retail unit would be contrary to PPS6.	"Retail" covers a multitude of shop types and care needs to be taken about what size shops are allowed in traditional shopping centres if they could affect the variety and viability of the centre. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve shopping centres.
Patrick Blake	Highways Agency	Should we require new and expanding schools to produce and implement a travel plan to reduce car use?	Travel plans by schools should also include targets, monitoring, incentives for compliance and funding support.	Noted.
Patrick Blake	Highways Agency	An environmentally sustainable future	Propose a requirement for all developments that are likely to have significant transport implications should prepare a transport assessment	Noted.
Christine McGoldrick	Greater London Authority	Identifying Issues and Options	We welcome reference to the borough's Local Implementation Plan for transport and to the Transport Strategy Implementation Targets, 2004 (GLA).	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Patrick Blake	Highways Agency	Should we require new and expanding schools to produce and implement a travel plan to reduce car use?	Travel plans should be required for all schools.	Noted.
Christine McGoldrick	Greater London Authority	a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	TfL suggests that the document is developed to have a clear overarching transport policy that guides the transport aspects of development. The core strategy should link to detailed transport policies which have development plan status which cover: - cycling, walking and public transport - Travel Plans - Transport Assessments - Cycle Parking - Car pooling/car clubs - Delivery and service issues - Mitigating the impacts of road based freight and promoting alternatives. TfL would welcome further discussions on transport issues prior to the finalisation of the next stage of the LDF process.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Patrick Blake	Highways Agency	Should the Core Strategy recognise the wider role of town centres as a focus for development?	Town centres should be a focus for travel intensive uses such as supermarkets, offices and businesses.	Given that not all supermarkets, offices and businesses have the same spatial needs, it would be difficult to direct all such uses to town centres. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve the town centres.
Neil Rowley		Should we try to concentrate most growth in identified areas of change and on identified housing sites or should we try to spread growth more equally across the borough?	Housing should be encouraged in Growth and Opportunity Areas however, housing should be considered elsewhere as part of mixed use development where sites are not meeting their full potential	Noted
Patrick Blake	Highways Agency	a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	Public transport hubs should be a focus for travel intensive uses such as supermarkets, offices and businesses.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?	Welcome the inclusion within the objectives of travel planning, promotion of walking, cycling and public transport and use of more sustainable modes of transport and also climate change at paragraph 8.4. Also the objective to strengthen the role of town centres as accessible locations at paragraph 8.5.	General support for sustainable transport and town centre spatial objectives.
Patrick Blake	Highways Agency	Should any of Haringey's town centres be increased or decreased in size?	Strengthening the role of town centres must be implemented in line with the local provision of sustainable transport infrastructure to minimise the impact of increased trips on the road network and so maintain the enhanced level of accessibility.	Agreed. The quality of the shopping experience is very much part of the process. The Retail Study, Wood Green AAP will inform what measures could be taken to improve the environment of the borough's shopping centres.
Christine McGoldrick	Greater London Authority	Are there any other important objectives that should be included?	Suggest reference be considered at paragraph 8.5 to the objectives of promoting road traffic reduction and road traffic safety (the latter could be added to paragraph 8.6)	The promotion of 'road traffic reduction' or reducing road traffic could be incorporated into point 3 section 8.5 which promotes the efficient and effective use of land whilst minimising environmental impacts. Or new policy 'to encourage the reduction of road traffic and promote road traffic safety' could be included in section 8.6.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	Vision and spatial objectives	The objective to create an environmentally sustainable future is welcomed, however the opportunity exists to also make reference to the need to manage air quality through sensitive development control and local planning processes.	Section 8.4 'an environmentally sustainable future' point 3 could be amended to incorporate proposed reference e.g. 'to manage air quality within the borough through sensitive development control and local planning processes and by travel planning, and promoting walking, cycling and the use of public transport.'
	Peacock and Smith Limited for WM Morrison's	Creating a vibrant and prosperous local economy	Town Centres and Retail Development The Core Strategy should contain a realistic assessment of need for retail development in Haringey, taking account of both quantitative and qualitative considerations, which should be informed by an up-to-date Retail Study. This is in accordance with guidance set out in PPS6.	Agreed. A sequential test should be carried out to determine whether the site is surplus to requirements. PPS6: Planning for Town Centres (2005) - sections 2.33-2.35 detail quantitative and qualitative considerations in assessing retail development needs. The Retail Study and London Plan will also inform what measures can be taken to improve town centres.
Patrick Blake	Highways Agency	What role should our local shopping centres play in the future?	Increased accessibility to shopping centres is important and a means of reducing the need to travel	Agreed. However, some uses require the space afforded in edge-of-town/out-of-town centres. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Patrick Blake	Highways Agency	Should we increase or decrease the number and size of our local shopping centres?	An increase in the size of local shopping centres is only appropriate where existing or planned infrastructure could support this without increased trips on the strategic road network.	PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.
Neil Rowley		a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	Support for reuse of previously developed sites.	Noted
Christine McGoldrick	Greater London Authority	To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Transport/Movement is only mentioned as a main objective for Eastern Haringey; suggest consideration be given to inclusion of a transport/movement objective for the other areas also.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Neil Rowley		a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	Draft PPS4 should be considered in prioritising land. Sites which are suitable for mixed use development should be brought forward to achieve sustainable development and accessibility to transport. Mixed use development on employment land would generate funding to support needed environmental improvements.	Noted
Christine McGoldrick	Greater London Authority	An environmentally sustainable future	Welcome that 'the location of development and patterns of growth that reduces the need to travel by car and car use' can contribute to an environmentally sustainable plan.	Noted.
Christine McGoldrick	Greater London Authority	An environmentally sustainable future	Paragraph 11.3 should acknowledge that renewable energy can be produced from advanced conversion technologies for waste. It should also qualify what is meant by 'large scale energy infrastructure'.	Noted
Patrick Blake	Highways Agency	a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	Development should be concentrated in areas with sufficient or planned services, infrastructure and access to public transport to avoid an increase in trips on the strategic road network.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Neil Rowley		Should we restrict or limit development in areas which have insufficient services and facilities, such as schools, health facilities and utility infrastructure and resources?	Section 106 agreements should be used to secure additional and upgraded services to achieve sustainable development.	Noted
Christine McGoldrick	Greater London Authority	An environmentally sustainable future	Paragraph 11.8 refers to the potential conflict in increasing biomass burning as a renewable energy supply at the expense of increased pollutant emissions - this is welcomed.	Noted.
Neil Rowley		a. Should we encourage mixed uses in certain developments and on particular sites in the borough? b. If so, should this continue to be in the most accessible parts of the borough or should this also apply to other areas?	a. Policies should encourage mixed use development on sites that do not make efficient use of the land. b. Development should occur in areas with good access to transport links and services and mixed use schemes can provide these services and links through section 106 agreements.	Agreed. Mixed use development should be encouraged on underused land. Improved transport links and services could be provided through s106 agreements. PPG4, The Employment Study and London Plan will inform which sites are suitable for redevelopment.
Patrick Blake	Highways Agency	a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	Where there is development in areas with planned services and facilities, the phasing of each should coincide to avoid establishing private car trip behavioural patterns when sustainable transport is limited.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	An environmentally sustainable future	Paragraph 11.8 should include reference to waste derived biomass, which is preferable to virgin biomass. This should refer to residual waste left after high recycling.	Noted
Neil Rowley		Should we require more than 50% affordable housing on very large sites?	The 50% affordable housing target should not be exceeded on very large schemes but should be negotiated on a site by site basis.	Commented noted
Christine McGoldrick	Greater London Authority	An environmentally sustainable future	Paragraph 11.2 refers to the whole borough AQMA declared by the Council, in the context of traffic emissions and high traffic levels across the borough. As the report states that poor air quality can arise from transport, industrial processes and energy consumption there is a general appreciation of the wide range of sources of potential relevance.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	An environmentally sustainable future	Paragraph 11.22. It is not acceptable to defer waste matters to the joint waste DPD. The Core Strategy should refer to the need to identify sufficient sites to meet the borough apportionment, safeguard existing sites, incorporate relevant recycling, re-use and composting targets, identify broad locations and identify criteria for site selection.	Noted
Christine McGoldrick	Greater London Authority	a. Should we require all new development to provide a proportion of their energy requirement from renewable sources? b. Should we require higher renewable energy targets (at least 20%) for major developments on selected sites?	The Core Strategy should reflect the Mayor's policy 4A.8 on renewable energy and that developments will achieve a reduction in carbon dioxide emissions of 20%.	Support for London Plan policy on renewable energy is noted. Policy 4A.7 Renewable Energy in the newly revised London Plan 2008 states that developments will achieve a reduction in CO2 emissions of 20% from onsite renewable energy generation.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Neil Rowley		<p>a. What factors may affect the financial viability of providing affordable housing on all sites?</p> <p>b. Should these be taken into account?</p>	<p>a. Housing as part of a mixed use scheme on employment land to regenerate the area could be financially unviable if there is a high proportion of affordable housing due to the high costs associated with such a scheme. b. Yes, as regeneration of employment land with a mixed use scheme could be of greater benefit to the local community than affordable housing.</p>	Noted
Christine McGoldrick	Greater London Authority	Where developments cannot meet on-site renewable energy targets, should we allow them to make carbon reduction contributions in another way, for example by making a financial contribution to make existing buildings more energy efficient?	<p>The Core Strategy should reflect the Mayor's policy 4A.8 on renewable energy and that developments will achieve a reduction in carbon dioxide emissions of 20%.</p>	Support for the London Plan's renewable energy policy is noted. The London Plan policy being referred to is 4A.7, which requires that developments achieve a reduction in CO2 emissions of 20% from onsite renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
			misleading as it misrepresents the fact that it is cheaper to install a technology in a new building while it is being built than it is to retrofit the same technology. However, it is not the case, as suggested by this text, that additional carbon dioxide savings can be made more cheaply in new buildings than by installing energy efficiency technologies in existing buildings. The text also suggests that Haringey would be able to meet its proportion of the carbon dioxide savings that need to be made in London by either tackling new buildings or existing buildings. Both must be covered by the borough. The preferred options document should include the following:"There are practical steps we can take in using less energy and increasing the use of energy from renewable sources. We need to ensure that new buildings and improvements to existing buildings are designed to take account of climate change - by ensuring they are energy	
Christine McGoldrick	Greater London Authority	Future challenges facing Haringey		Noted
Christine McGoldrick	Greater London Authority	Future challenges facing Haringey	The link between transport, health and air quality is welcomed.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	Future challenges facing Haringey	The Strategic Employment Location (which should now be Strategic Industrial Location) should refer to policy 3B.4 to reflect its contribution to North London's strategic reservoir of industrial capacity.	Noted
Christine McGoldrick	Greater London Authority	Haringey's places	The areas of change referred to in paragraph 9.3 should be cross referenced to the London Plan policies 5B.2 and 5B.3 to ensure that the opportunities for development that exist in these areas are fully reflected in the Core Strategy.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	Should we require large development schemes to include decentralised energy / district heating and cooling systems?	The Core Strategy should reflect London Plan policies 4A.5 and 4A.6 on heating and cooling systems.	'Provision of heating and cooling networks' requires boroughs to ensure that DPDs identify and safeguard existing heating and cooling networks, and that all new development is designed to connect to the heating and cooling network. Policy 4A.6 states that boroughs should, in their DPDs, require all developments to demonstrate that their heating, cooling and power systems have been selected to minimise CO2 emissions. It also states that the Mayor will expect all major developments to demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: connection to existing CCHP/CHP distribution networks; site-wide CCHP/CHP powered by renewable energy; gas-fired CCHP/CHP or hydrogen fuel cells, both accompanied by renewables; communal heating and cooling fuelled by renewable sources of energy; gas-fired communal heating

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Neil Rowley		Should we protect all employment land for business and employment use?	Employment uses should only be supported where they are viable and represent efficient use of the land.	Agreed. The quality of available employment land must be given due consideration. The London Plan and Employment Land Study will inform of any changes to existing employment land designation.
Christine McGoldrick	Greater London Authority	a. How could we encourage households to use less energy? b. Should we encourage measures to improve the energy performance of existing buildings, for example, by extending energy efficiency measures to the rest of the house when applications are made for extensions?	This section could cross reference to sustainable transport e.g. to acknowledge the household energy impact of locating high density residential development close to public transport, increasing the proportion of car free development and by developing behavioural and information measures through residential travel plans.	Noted.
Neil Rowley		Where vacant and surplus to requirements, should we allow employment land to be reused for housing or community uses?	Strongly support reuse of employment land where inefficiently used for housing and mixed use development. Consultees site is the Mowlem Trading Estate, Leaside Road, which could benefit from such an approach.	Mowlem Trading Estate is located within the Central Leaside AAP. The London Plan, Employment Land Study & Central Leaside AAP will inform which employment sites should be retained and which should be redesignated for alternative uses.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Neil Rowley		Where under-utilised, should we encourage mixed use development which increases the number and range of jobs on site or provides other regeneration benefits?	Mixed use development which increases the range of jobs should be encouraged, with commercial uses rather than manufacturing, which is in decline, being sought. Housing, retail, community facilities and employment land would all result in regeneration benefits.	A balance needs to be made between bringing underused and vacant employment land back into use and creating a mixed use development that is compatible. The Council acknowledges that manufacturing is in decline but will not rule out some level of manufacturing should an planning application be submitted. The Council will endeavour to create quality mixed use development, where appropriate.
Patrick Blake	Highways Agency	a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	Where travel intensive uses are proposed in locations currently with poor public transport access, the phasing of improvements should coincide with development to mitigate negative impacts on the strategic road network.	Noted
Christine McGoldrick	Greater London Authority	a. Should we require all developments to include sustainable urban drainage systems? b. Should we require all developments to incorporate facilities to reduce water consumption and re-use grey water?	From a transport perspective SUDS can be applied and this approach to design of transport infrastructure would be welcomed.	Noted
Christine McGoldrick	Greater London Authority	Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?	From a transport perspective this is welcomed.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?	Yes	General support
Christine McGoldrick	Greater London Authority	Should we require all developments which generate additional travel to introduce measures to manage air quality?	This question should be re-worded 'additional traffic' rather than travel, as travel can encompass walking, cycling, public transport and other sustainable modes of travel - whereas traffic implies motor vehicles. The link between motor vehicles, climate change, health and poor air quality is re-emphasised which is welcomed.	Noted
Christine McGoldrick	Greater London Authority	An environmentally sustainable future	Paragraphs 11.30 and 11.33 don't reflect the programme of rail projects which are contained within Table 3C.1 of the London Plan or the LUL works under PPP.	Noted.
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Agree with division of Borough and objectives	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Do you think that the borough should adopt the London Plan carbon reduction targets or seek higher targets?	Set higher standard.	Support for higher targets noted.
Christine McGoldrick	Greater London Authority	An environmentally sustainable future	TfL welcomes the proposals to restrict parking at development through maximum standards. These should be in line with the London Plan and could be added as an appendix to the Core Strategy or a document which has development plan status. Reference to PTAL should be made in line with Table A4.3 of the London Plan. TfL supports the encouragement of car free housing developments in appropriate locations.	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	a. Should we require all new development to provide a proportion of their energy requirement from renewable sources? b. Should we require higher renewable energy targets (at least 20%) for major developments on selected sites?	a. Yes b. Yes	Support noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Where developments cannot meet on-site renewable energy targets, should we allow them to make carbon reduction contributions in another way, for example by making a financial contribution to make existing buildings more energy efficient?	No	Noted.
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	a. Should all developments meet high standards of energy efficiency and environmental performance, taking into account the specifics of the site, technology and cost? or	a. Yes b. No	Noted.
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Should we require large development schemes to include decentralised energy / district heating and cooling systems?	Yes	Noted.
Christine McGoldrick	Greater London Authority	a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	Welcome support for car free housing.	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Should we build local energy generation and distribution systems?	Yes	Noted.
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	The Council is considering developing at least one zero carbon development in Haringey by 2013. Do you agree?	Yes	Support noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	Amongst additional measures, car free areas could also be considered or designed to provide a lower proximity for car parking.	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	a. How could we encourage households to use less energy? b. Should we encourage measures to improve the energy performance of existing buildings, for example, by extending energy efficiency measures to the rest of the house when applications are made for extensions?	a. by advice leaflets and grants for improvements b. No	a. Suggestions noted. b. Opposition noted.
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	When considering the impact of solar panels, wind turbines and other green technologies on their surroundings should we treat them in the same way as other building works or give environmental factors greater priority than other considerations, such as conservation/heritage?	Consider impact of solar panels on a case by case basis. Conservation/heritage matters should take precedence especially in heritage areas.	Noted. Comments are in accordance with advice provided in council's Historic Homes and Renewable Energy booklet, currently awaiting publication.
Christine McGoldrick	Greater London Authority	Should we require new and expanding schools to produce and implement a travel plan to reduce car use?	Any new school proposals should include a school travel plan and an important objective within these plans would be reducing reliance on car borne travel over time in favour of more sustainable modes.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	a. Should we require all developments to include sustainable urban drainage systems? b. Should we require all developments to incorporate facilities to reduce water consumption and re-use grey water?	a. Yes b. Yes	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?	Yes, and where off street parking is permitted insist on permeable surface and/drainage channels or gullies.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?	The list of projects is misleading and should be corrected. The proposals are taken from the UDP and TfL have asked for them to be removed as they were not likely to be realised within the lifetime of the plan. They are East London Line Extension to Finsbury Park and the Extension of the Victoria Line to Northumberland Park. In their place support for funded or committed TfL proposals could be stated - Upgrades to Northern, Piccadilly and Victoria Lines and London Over ground Enhancements. Other public transport schemes for which safeguarding may be needed may potentially arise through the development of the Borough's future AAPs and LIPs and/or any local sustainable transport and movement studies for town centres or major visitor attractions such as Alexandra Palace.	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Should we require design and landscaping measures to reduce overheating and the heat island effect?	Yes	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Should we expect major developments to provide for the sorting and storage of waste to aid waste handling and collection and encourage recycling?	Yes	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Should we require developments adjacent to or above watercourses to improve the water environment and quality?	If practicable	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	What steps should we take to reduce noise pollution in the borough?	Restrict heavy traffic and ensure that existing regulations are enforced quickly and regularly.	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Should we require all developments which generate additional travel to introduce measures to manage air quality?	If practicable	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	a. No b. Promote car sharing companies with dedicated parking spaces	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Should we require new and expanding schools to produce and implement a travel plan to reduce car use?	Yes	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?	a. Yes b. Land for extension of cycle routes and parking space for publicly owned cycles for hire.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	a. Yes b. Omit backland sites, gardens and allotments from list at para. 12.9	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	a. Resist all poorly designed houses b. Densities should be flexible and related to the local area	Noted
Christine McGoldrick	Greater London Authority	Should we try to concentrate most growth in identified areas of change and on identified housing sites or should we try to spread growth more equally across the borough?	Consideration must be given to existing and future traffic capacity constraints in the redevelopment of Tottenham Hale and Haringey Heartlands. In addition, any new developments in the borough must be accessible to sustainable modes of transport. Haringey must work with neighbouring boroughs regarding development on/along the North Circular with regards to cumulative traffic impacts, in order to mitigate any potential increases in traffic congestion.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Should we identify locations suitable for tall buildings or identify areas where they are not suitable?	Heights should be related to character and scale of the neighbourhood	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	a. Resist conversion in Muswell Hill and Fortis Green Conservation Areas b. Where permitted, suggest conversion limited to 20% of a street	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	How should we encourage the reuse of empty homes?	Start by tracking down owners and reasons for emptiness	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Should we restrict or limit development in areas which have insufficient services and facilities, such as schools, health facilities and utility infrastructure and resources?	Yes	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	a. Should we encourage mixed uses in certain developments and on particular sites in the borough? b. If so, should this continue to be in the most accessible parts of the borough or should this also apply to other areas?	a. Yes b. Yes	Agreed. Mixed uses should be encouraged in certain developments and on particular sites in the borough. They should continue to be in the most accessible parts of the borough. PPG4, The Employment Land Study and London Plan will inform which sites are suitable for redevelopment.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	In which locations should we encourage special needs housing?	Near green open space	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	a. Should we encourage more lifetime homes? b. Should we require more generous minimum floorspace standards for new dwellings and conversions?	a. Yes b. Yes to ensure more flexibility and longer life	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	a. Should we provide specific design guidance for different areas of the borough? or b. Should we seek good design everywhere?	a. and b. Insist on good design as a prerequisite for approval	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	a. Resist design which fails to maintain or improve the quality or character of an area. b. No	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	a. Yes b. housing requirements should not take precedence when considering use and re-use of historic areas or buildings. New uses must be appropriate to the building/area.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	In addition to the protection given to conservation areas and listed buildings, how should we seek to protect the local distinctiveness of certain parts of the borough?	Avoid inappropriate developments in terms of scale and materials. Avoid excessive street clutter especially in quiet residential areas. Reduce speed limits in these areas and ensure they are enforced. Maintain tree lined streets. Improve paving. Consider doing an audit of street furniture, with a view to co-ordinating and reducing it.	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Should we protect all green open spaces or allow new housing on some sites?	Protect green spaces at all costs including gardens and allotments.	The current policies in the UDP seek to protect existing open space. Our recent audit of open space shows that we have an overall deficiency in the amount of open space that we have in the borough, and a recent SPD seeks to secure additional open space where possible - but with particular reference to areas of deficiency, and where new housing is being provided. The findings on open space provision, and the aims of the current SPD will be carried forward to the new policies in the Core Strategy.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	a. Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? b. How can we encourage better use of our parks and sports facilities?	a. both b. meaning not clear. Provide more/better toilets and shelters. Employ park keepers.	The Open Space SPD seeks to protect existing open space and provide additional open space where possible and appropriate. There are a number of ways of encouraging better use of our parks - access is one way, and there are open spaces in the borough which would benefit from improved accessibility. Better toilets and shelters are another area, and one where planning can have some influence in terms of securing S106 money for relevant improvements.
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	a. Yes	Your support of this option has been noted.
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Should we seek to resist new shopping developments that are not compatible with the character and function of a centres, for example in terms of shop unit sizes and design and protect areas of specialist shopping?	Yes	Agreed. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve shopping centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Should we apply stricter controls to restaurants, cafes, bars and clubs and manage the night time economy?	Yes, as a matter of urgency	Agreed. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Do you agree with the planning measures to discourage crime and promote safer streets in the borough set out above?	Yes	No further comment required.
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Should we require all developments to demonstrate how they have addressed safer and security issues and have designed out crime?	Yes	No further comments required.
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	a. Do you support the measures to promote accessibility of services and facilities in the borough? b. Are there other measures we should consider?	a. Yes	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	What community facilities are needed in Haringey to deal with a growing population in addition to those already identified in current plans and programmes?	Music and theatre venues	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Are there certain parts of the borough where particular facilities need to be provided?	Music and theatre venues	Noted
Pat Bloomfield	Muswell Hill & Fortis Green Assoc.	Should we require all developments to make a contribution to education facilities and services?	Only those over a certain size	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Patrick Blake	Highways Agency	a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	Supports proposed sustainable transport measures.	Noted
Patrick Blake	Highways Agency	a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	Supports sustainable transport and wants additional measures aimed at reducing the number of private car trips on the strategic road network.	Noted
Patrick Blake	Highways Agency	a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	Supports sustainable transport and wants additional measures aimed at internalising commuting trips within Haringey, to reduce use of the strategic road network and so reduce congestion.	Noted
Patrick Blake	Highways Agency	a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	Support measures to promote sustainable travel such as car free development.	Noted
Patrick Blake	Highways Agency	a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	Car free and permit free developments should be promoted in all areas of good public transport accessibility.	Noted
Patrick Blake	Highways Agency	a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	Maximum parking standards for all types of development should not exceed those outlined in the London Plan.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Patrick Blake	Highways Agency	a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	b. Additional measures should include: Promotion of Sustainable Travel Plans Adoption of Sustainable Transport Plans Seek a balance between the amount and distribution of housing and employment land and the approval of mixed-use developments.	Noted
Richard Jones	Wildmoor Properties	Core Strategy Issues and Options	We developed and now manage the Area Shopping Park on Green Lanes (and Williamson Road). We have a very keen interest in the Core Strategy and in particular planning policies and highways/traffic plans for the future. We certainly have views on the issues that need tackling within the borough in terms of traffic generation and managing the major junctions to facilitate ease of shopping at Sainsbury's and the Arena Shopping Park.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	Should we increase or decrease the number and size of our local shopping centres?	If local shopping centres are to be increased in size, transport capacity assessments on local transport networks should be undertaken to ensure that there is enough capacity to accommodate the extra number of trips that will be generated. Proposals should be worked up in partnership with TfL.	Increasing the size of town centres can vary from designating more of the existing frontages to new build. PPS6, The London Plan and The Retail Strategy will inform what measures can be taken to improve town centres.
Christine McGoldrick	Greater London Authority	An environmentally sustainable future	Paragraph 11.25 is in line with London Plan policy 4A.20 and is welcomed. It is important that this intent is translated in more detailed specific policies, whether in final Core Strategy or other LDDs, that embrace the full range of issues addressed by 4A.20.	Comments are noted. Para 11.25 concerns minimising the impacts of noise pollution. London Plan Policy 4A.20 "Reducing noise and enhancing soundscapes" lists various means via which boroughs should reduce noise pollution, including separating noise sensitive development from major noise sources, and identifying areas of relative tranquillity to be protected or enhanced.
Christine McGoldrick	Greater London Authority	Should we try to concentrate most growth in identified areas of change and on identified housing sites or should we try to spread growth more equally across the borough?	Housing and employment growth should be encouraged within those areas identified as having sufficient capacity in transport terms. However this should not negate the need to provide additional housing across the borough.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	Density of housing should be guided by the figures set out in table 3A.2 of the London Plan. All housing should be of the highest quality possible in line with the standards set out in policy 4B.1 of the London Plan.	Noted
Quentin Given	Friends of the Earth Tottenham & Wood Green	a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?	b. Would like to see the Victoria line extended to Northumberland Park, where improved access to central London would help address this area's deprivation and unemployment.	Noted
Christine McGoldrick	Greater London Authority	a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	The Core Strategy should reflect policies 3A.6, 3D.13 and chapters 4B of the London Plan.	Noted
Christine McGoldrick	Greater London Authority	Should we identify locations suitable for tall buildings or identify areas where they are not suitable?	The Core Strategy should identify locations that might be suitable for tall buildings as well as set out areas that may be sensitive to tall buildings.	Noted
John Cherry		a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	b. Increase parking charges.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	The Mayor recognises that HMOs are an affordable home to many Londoners and believes that HMO licensing should be introduced in such a way as to minimise the additional burden on good landlords and target the poorer ones.	Noted
John Cherry		a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?	b. No.	Noted
John Cherry		a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	b. No.	Noted
John Cherry		a. Should we encourage mixed uses in certain developments and on particular sites in the borough? b. If so, should this continue to be in the most accessible parts of the borough or should this also apply to other areas?	b. Particularly in accessible areas.	Agreed. Mixed uses should be encouraged, particularly in accessible areas. The Employment & Retail Studies will inform the sites best suited for redevelopment.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	How should we encourage the reuse of empty homes?	Borough's empty homes strategies should emphasise measures that support, advise and provide information to owners and those interested in buying empty homes. The Core Strategy to refer to the borough's empty homes strategy.	Noted
John Cherry		a. Should we require all new development to provide a proportion of their energy requirement from renewable sources? b. Should we require higher renewable energy targets (at least 20%) for major developments on selected sites?	b. Yes	Support noted.
John Cherry		a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	b. Yes.	Noted
John Cherry		a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	b. Yes.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	Should we restrict or limit development in areas which have insufficient services and facilities, such as schools, health facilities and utility infrastructure and resources?	Development can be used to provide necessary social infrastructure and to address existing deficiencies, especially through S106 contributions. Local assessments of need are useful in setting out these requirements and their findings can be used to support negotiations for planning contributions, especially if they are included within DPDs.	Noted
John Cherry		a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	b. No.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Part 3 - Additional priorities should include: - more emphasis on green space preservation and air quality improvement in the east; - the role of cultural development in improving lifestyle and economic growth across the 3 areas; - development of cultural centres in the east and centre, such as Hornsey Town Hall; - creation of more pedestrian movement to improve health; - preservation of front gardens and private open space, including protection from car intrusion.	Noted
John Cherry		a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	b. Back gardens and lands should not be considered brownfield. Consider using derelict commercial property.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Cherry		a. Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? b. How can we encourage better use of our parks and sports facilities?	b. - improve safety; - deter vandalism and antisocial behaviour; - deter littering.	The comments on safety have been noted, and designing out crime will be incorporated into policy where appropriate. The Council have a draft SPG - Safety in Design. While vandalism and antisocial behaviour can be partially tackled through design and by the provision of relevant facilities for youths which may deter antisocial behaviour, there are other means outside of planning which can help.
John Cherry		a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	b. If a development can't provide wild spaces, they should have to make a financial contribution to establishment of tree and nature reserves in the borough.	Each application needs to be looked at on its own merits. Where there is potential (and the development is large enough) to provide additional open space, the merits of providing wild space will be given consideration, and the comments of the Council's Conservation Officer will be taken into account, as will the provisions of the Council's SPD on Open Space and Recreation Standards, and any other material considerations.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Tracey Baldwin	Haringey Teaching Primary Care Trust	Short Description of the Borough	Helpful inclusion on infant mortality needs to be strengthened by addition of life expectancy statement differences." The term health inequalities refers to the uneven distribution of good health. Haringey has marked health inequalities across its wards and these can be seen in data on life expectancy, infant mortality and low birth weight babies".	Noted
John Cherry		a. Should all developments meet high standards of energy efficiency and environmental performance, taking into account the specifics of the site, technology and cost? or	b. No - it should apply to all.	Noted.
John Cherry		a. What factors may affect the financial viability of providing affordable housing on all sites? b. Should these be taken into account?	b. No.	Noted.
Tracey Baldwin	Haringey Teaching Primary Care Trust	Future challenges facing Haringey	Improved planning process can enable better health facility/service planning. Adding text on "the importance of the built environment for mental health, well being, access to safe, healthy, affordable food supply" is recommended.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Tracey Baldwin	Haringey Teaching Primary Care Trust	Future challenges facing Haringey	Remove first sentence and replace with "An individual's health and wellbeing is determined by a range of factors, a principal one being the built environment in which they live, work or play"	Noted.
Tracey Baldwin	Haringey Teaching Primary Care Trust	Future challenges facing Haringey	Noted promotion of quality and inclusion especially with regard to links with health inequalities.	Noted.
Tracey Baldwin	Haringey Teaching Primary Care Trust	Strategic Priorities	Support improving health and community wellbeing priority.	Noted
Tracey Baldwin	Haringey Teaching Primary Care Trust	Are there any other important objectives that should be included?	Add "health" as necessary infrastructure to 8.5 first bullet point.	The existing statement in section 8.5 'managing development and areas of change' refers to meeting '...our needs for homes, jobs and services, is supported by necessary infrastructure...' this is a general statement and refers to health, education and community (social) infrastructure and physical infrastructure of roads, public transport, amenities etc. so reference to health alone would not be appropriate.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	a. Should we encourage mixed uses in certain developments and on particular sites in the borough? b. If so, should this continue to be in the most accessible parts of the borough or should this also apply to other areas?	Any proposed transfer of industrial sites for other uses will need to be justified as part of local and regional assessments in line with London Plan policy 3B.4 and guidance set out in the Industrial Capacity SPG.	Agreed. A sequential test should be carried to demonstrate that the site is surplus to requirement. PPG4, The Employment Land Study and London Plan will inform which sites are suitable for redevelopment.
Christine McGoldrick	Greater London Authority	Where large development schemes are taking place at or near transport interchanges should we require schemes to improve, or make a financial contribution towards, the capacity and accessibility of the interchange?	A policy which illustrates the need to collect planning obligations for public transport, walking and cycling would be beneficial. TfL suggests the overall policy on Planning Obligations should include explicit support for pooled contributions for public transport, as set out in Circular 05/05. Details of any borough wide S106 tariffs should be included, or at least support for the setting of area based S106 tariffs in areas where significant transport infrastructure will be required. A reference to this in the policy would be helpful. It is appropriate to seek contributions which contribute to borough wide transport improvements as well as site specific improvements.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	Managing development and areas of change	Reference to paragraph 12.18. A policy which illustrates the need to collect planning obligations for public transport, walking and cycling would be beneficial. TfL suggests the overall policy on Planning Obligations to include explicit support for pooled contributions for public transport, as set out in Circular 05/05. Details of any borough wide S106 tariffs should be included, or at least support for the setting of area based S106 tariffs in areas where significant transport infrastructure will be required. A reference to this in the policy would be helpful. It is appropriate to seek contributions which contribute to borough wide transport improvements as well as site specific improvements.	Noted
Christine McGoldrick	Greater London Authority	Should we try to concentrate most growth in identified areas of change and on identified housing sites or should we try to spread growth more equally across the borough?	Growth should be encouraged close to public transport interchanges and along main public transport corridors - some of which may be outside of identified areas of change and housing sites.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	From a transport perspective, conversions should not cause parking problems as there are adequate existing powers available to the local authority to manage the public highway for expeditious flow and service or delivery parking.	Noted
Christine McGoldrick	Greater London Authority	Managing development and areas of change	The text in paragraph 12.16 'improvements to public transport infrastructure and services' would need to cover cycling, walking and TDM measures such as may be delivered through travel plans. It could be reworded to read: 'Improvements to sustainable transport infrastructure, services and travel demand management'.	Noted
Christine McGoldrick	Greater London Authority	Should we require more than 50% affordable housing on very large sites?	Large sites with the capacity to provide more than 500 units should be guided by planning frameworks and these are the sites that should be identified in planning frameworks as requiring greater than 50% provision of affordable housing.	Comments noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Tracey Baldwin	Haringey Teaching Primary Care Trust	Are there any other important objectives that should be included?	Spatial Objectives 8.8 should refer to the WHO definition of health. Reword as: "to create an environment which supports residents to pursue health and wellbeing in the broadest sense, and as described by the WHO: "a state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity."	'Delivering Healthier Communities in London' document - refer to health policy. HUDU's Delivering Healthier Communities in London (July 2007) defines health as WHO's description. Could be defined in broader description of the objective rather than in the objective itself.
Christine McGoldrick	Greater London Authority	a. What factors may affect the financial viability of providing affordable housing on all sites? b. Should these be taken into account?	Financial viability affects the maximum reasonable amount of affordable housing that can be considered - this should be assessed against policies 3A.9 and 3A.10 of the London Plan.	Noted
Christine McGoldrick	Greater London Authority	a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	Any proposed changes to the 70% social rented and 30% intermediate housing mix should be justified in line with London Plan policy, taking into account both regional and local housing need assessments. Where site specific variations from the policy are justified as acceptable, the total balance of provision across the borough should still reflect the 70:30 as set out in policy.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Tracey Baldwin	Haringey Teaching Primary Care Trust	Are there any other important objectives that should be included?	9.3 Add "These are areas that tend to have relatively worse health outcomes and greater health inequalities".	Not relevant to spatial objectives and question 2 as it relates to section 9.3 which identifies areas of change. Don't think that this an appropriate statement in isolation in section 9.3 as it relates specifically to health and it is not relevant to all areas of change identified, and where it is there are additional issues with regard to the provision of other services e.g. community facilities, open space etc.
Christine McGoldrick	Greater London Authority	Should we consider lowering the threshold at which housing developments are required to contribute to affordable housing?	Core Strategy should be in line with London Plan policy 3A.11. Boroughs are also encouraged to seek a lower threshold for affordable housing provision where this can be justified in accordance with government guidance.	Noted
Tracey Baldwin	Haringey Teaching Primary Care Trust	To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	These boundaries should have coherence and a relationship to others, e.g.. children's centres and super health centres.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Tracey Baldwin	Haringey Teaching Primary Care Trust	Issues and Options	Notes and welcomes options for Improving Health and Community Wellbeing.	Noted
Christine McGoldrick	Greater London Authority	For smaller sites below 10 units: a. Should we require less than 50% affordable housing? or b. Should we allow a financial contribution to be made instead of providing units?	Core Strategy should be in line with London Plan policy 3A.11. Boroughs are also encouraged to seek a lower threshold for affordable housing provision where this can be justified in accordance with government guidance.	Noted
Tracey Baldwin	Haringey Teaching Primary Care Trust	An environmentally sustainable future	11.29 Cycling and walking can also help slow the rise in levels of obesity.	Noted.
Christine McGoldrick	Greater London Authority	a. Should we encourage more lifetime homes? b. Should we require more generous minimum floorspace standards for new dwellings and conversions?	All homes to be built to Lifetime Homes Standards and 10% to be wheelchair accessible housing in line with London Plan policy.	Noted.
Christine McGoldrick	Greater London Authority	a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	Design guidance set out in the London Plan and guidance by Design for London and CABE should be followed to ensure the highest possible standards of design in all new development.	Noted.
	Environment Agency	Short Description of the Borough	This section should also refer to the waterways in the Borough which have been degraded due to development and pollution, and should be enhanced.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	a. Should we provide specific design guidance for different areas of the borough? or b. Should we seek good design everywhere?	Design guidance set out in the London Plan and guidance by Design for London and CABE should be followed to ensure the highest possible standards of design in all new development.	Noted
Christine McGoldrick	Greater London Authority	Should we expect all developments to contribute to physical works to streets and public places?	In addition to any borough streetscape guidance, a reference to the 'TfL Streetscape Guidance' document would be useful for schemes involving highway infrastructure on the TLRN.	Noted
Christine McGoldrick	Greater London Authority	What physical works do you consider best improve the visual attractiveness and use of public spaces?	Appropriate considerations would include reducing the dominance of car parking in the street.	Noted
Christine McGoldrick	Greater London Authority	Are there other approaches to improving streets and public places in Haringey that we should consider?	Additional approaches could include improved parking enforcement through either camera and personnel based approaches.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	Reference should be made to the existence of the Lee Valley Special Protection Area/Ramsar site adjacent to much of the borough's eastern boundary. Reference also to the London Plan Best Practice Guidance on development plan policies for biodiversity. DPDs also need to identify areas of deficiency in access to nature and the opportunities for addressing the deficiency.	Noted. These references will be added. We have already identified our areas of deficiency in terms of access to nature and the Council's SPD on Open Space and Recreation Standards will help us to work on addressing these deficiencies.
	Environment Agency	Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?	Yes	General support
	Environment Agency	Are there any other important objectives that should be included?	The protection and enhancement of biodiversity should be included as another objective, as supported by PPS9. Water resources should also be considered in more detail as consumption needs to be reduced now for the improvement of quality, maintaining of levels and for availability of supply now and in the future.	The inclusion of an objective to protect and enhance biodiversity is supported. The protection and enhancement of water supply could be included within 8.4 'an environmentally sustainable future' and in relation to managing development as infrastructure required.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Tracey Baldwin	Haringey Teaching Primary Care Trust	Managing development and areas of change	Add point about the challenges of a highly mobile population - can add information about why people move, the impact on housing, how housing can respond and the impact of mobility on employment.	Comments noted
	Environment Agency	To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	The water environment should be included here as there are known constraints in capacity and wastewater treatment infrastructure in North London which will need to be assessed and improvements planned strategically in line with development.	Noted
Tracey Baldwin	Haringey Teaching Primary Care Trust	Managing development and areas of change	12.17 Note and welcome that Council will seek to secure planning contributions for health facilities.	Support noted.
	Environment Agency	An environmentally sustainable future	Sustainable Urban Drainage Systems (SUDS) should be considered as mitigation to tackle climate change in line with PPS1 supplementary report on climate change.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Environment Agency	Do you think that the borough should adopt the London Plan carbon reduction targets or seek higher targets?	At a minimum the London Plan targets should be achieved as well as achieving level 4 or 5 of the code for sustainable homes.	Advice regarding requirement to adhere to London Plan targets at a minimum has been noted. Advice regarding level 4 or 5 of the Code for Sustainable Homes noted - it appears to be a recommendation, rather than a requirement.
Tracey Baldwin	Haringey Teaching Primary Care Trust	a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	b. Welcome the idea of pooling contributions - it would support strategic rather than piecemeal infrastructure development.	Noted
Christine McGoldrick	Greater London Authority	Should we protect all green open spaces or allow new housing on some sites?	Reference should be made to policies 3D.8 and 3D.11.	Accepted. all policies in the Core Strategy have cognisance of the policies contained in the London Plan, but reference will specifically be made to 3D.8 (Realising the value of open space and green infrastructure) and 3D.11 (Open space provision in DPDs).
	Environment Agency	a. Should all developments meet high standards of energy efficiency and environmental performance, taking into account the specifics of the site, technology and cost? or	a. High levels of environmental performance should be achieved with targets set to achieve level 4 or 5 for sustainable homes or BREEAM excellent training.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	a. Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? b. How can we encourage better use of our parks and sports facilities?	Reference should be made to policies 3D.8 and 3D.11.	Comments noted and reference will be made to these London Plan policies (Realising the Value of Open Space and Green Infrastructure, and Open Space Provision in DPDs).
Christine McGoldrick	Greater London Authority	a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	Reference should be made to policies 3D.8 and 3D.11.	Reference to these London Plan policies will be made in the Core Strategy.
	Environment Agency	a. Should all developments meet high standards of energy efficiency and environmental performance, taking into account the specifics of the site, technology and cost? or	b. No all developments should seek to achieve high standards of environmental performance.	Noted.
Christine McGoldrick	Greater London Authority	Should we encourage developers to recruit local people and use local businesses and suppliers during the construction of a scheme and its final use, particularly in or near deprived areas?	Reference to be made to London Plan policies 3B.1 and 3B.11. Initiatives to create training and employment opportunities should be provided throughout the borough and not just in or near deprived areas.	Agreed. As one example, training and employment in the building trade is encouraged through the Local Labour Initiative. London Plan, London Employer Survey, Research into non-employment within Upper Lee Valley will inform this proposal.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Tracey Baldwin	Haringey Teaching Primary Care Trust	Creating a safer, attractive and valued urban environment	13.5 The impact of the built environment on people's mental health is also important. (reference to research by Guite et al, 2006).	Noted
	Environment Agency	The Council is considering developing at least one zero carbon development in Haringey by 2013. Do you agree?	Yes, agreed we would also like to see the council develop a water neutral site.	Support for zero carbon development noted. Preference for water neutral development also noted.
	Environment Agency	a. Should we require all developments to include sustainable urban drainage systems? b. Should we require all developments to incorporate facilities to reduce water consumption and re-use grey water?	Yes, this is in line with PPS25. In addition to SUDs, other methods should be incorporated to reduce and manage flood risk. These are the sequential test, building resilience and ensuring development is 'safe'. Flood risk management assets should be commensurate with lifetime of the development. Implement SUDs, maximise the life of flood conveyance systems and look at opportunities for developer funding for flood risk management schemes.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	Should we encourage developers of large schemes to produce an employment and training plan to encourage job opportunities for local people and reduce barriers to work?	<p>The Core Strategy to include reference to London Plan policy 3B.11 and the Mayor's Economic Development Strategy and how the barriers to employment are tackled.</p> <p>Through this developers are required to produce an employment and training strategy that sets out how the development will address barriers to employment.</p>	Agreed. This strategy will require a "local" interpretation, i.e. size of developments to be encouraged and what support is available locally to make it work.
Tracey Baldwin	Haringey Teaching Primary Care Trust	Should we protect all green open spaces or allow new housing on some sites?	<p>There needs to be a balance between the need for green space and the need for affordable homes. Green space has a positive effect on health. Wish to see affordable housing provision improve and to see green space protected in an equitable manner.</p>	We recognise the balance that needs to be made between housing and open space, and also that the provision of additional housing in the borough will inevitably place additional demand on the open space that we have - hence the need to provide more open space. The Council recognise the impact that green space can have on general health and well-being and will ensure that their policies reflect this vital role.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	Should we protect all employment land for business and employment use?	<p>In accordance with the London Plan policy 3B.4, the LDA would strongly support the safeguarding and protection of Strategic Industrial Locations. Smaller industrial sites and Locally Significant Employment Sites should be protected for industrial activity and can be important in providing local employment. Employment land should only be released following a comprehensive needs/demand assessment which demonstrates that land is surplus for industrial use. Policies should be developed to identify, prioritise, manage and monitor the release of surplus industrial land.</p>	<p>Agreed. The Employment Land Study Update should give a better indication of which sites should be retained in employment use and which can be released for alternative development. The Employment Study will inform the Core Strategy of which industrial sites are viable and which can be considered for alternative uses.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Tracey Baldwin	Haringey Teaching Primary Care Trust	Should we encourage developers to recruit local people and use local businesses and suppliers during the construction of a scheme and its final use, particularly in or near deprived areas?	There is a positive impact on health from encouraging developers to use local staff and businesses.	Agreed. Both physical and economic health are improved through using local labour and businesses. The Local Labour Initiative looks at increasing skills and work experience in all aspects of the construction trade. Haringey's Sustainable Community Strategy identifies healthier people with a better quality of life, and economic vitality and prosperity shared by all as 2 of its 6 priorities.
Tracey Baldwin	Haringey Teaching Primary Care Trust	Should we encourage developers of large schemes to produce an employment and training plan to encourage job opportunities for local people and reduce barriers to work?	There is a positive impact on health from encouraging developers produce training and employment plans for local people and reduce barriers to work.	There are economic and social benefits in supporting and encouraging opportunities for local people to work locally. The Local Labour Initiative is one example of this policy in action.
Tracey Baldwin	Haringey Teaching Primary Care Trust	a. Have we identified the right measures that planning can take to improve health and well-being in Haringey? b. Should we prioritise some of these measures above others?	a. Please add "ensuring leisure facilities etc are safe and accessible for all and providing equitable access to health facilities".	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	Where vacant and surplus to requirements, should we allow employment land to be reused for housing or community uses?	<p>In accordance with the London Plan policy 3B.4, the LDA would strongly support the safeguarding and protection of Strategic Industrial Locations. Smaller industrial sites and Locally Significant Employment Sites should be protected for industrial activity and can be important in providing local employment. Employment land should only be released following a comprehensive needs/demand assessment which demonstrates that land is surplus for industrial use.</p> <p>Policies should be developed to identify, prioritise, manage and monitor the release of surplus industrial land.</p>	Agreed. The Employment Study will inform which employment sites can be released for alternative uses.
Christine McGoldrick	Greater London Authority	Where under-utilised, should we encourage mixed use development which increases the number and range of jobs on site or provides other regeneration benefits?	<p>Where mixed use development does occur, the LDA would expect to see an increase in the number and range of jobs.</p>	<p>There is a balance to be reached between bringing vacant and underused land back into use and the number of jobs that could be created within a mixed development that are compatible. The Council will endeavour to secure quality mixed used development where appropriate.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	Should any of Haringey's town centres be increased or decreased in size?	Policy 3D.2 of the London Plan needs to be referred to. An appropriate retail capacity study should be used to inform whether any of Haringey's town centres should increase or decrease in size.	Agreed. The Retail Study should inform any action to be taken to improve/alter the existing town centres.
Claire McAlister	British Waterways Board (London Office)	An environmentally sustainable future	Measures to build more sustainable developments can be facilitated by waterways: waterborne freight transport for demolition and construction waste, bulky materials and other non time sensitive goods.	Noted.
Claire McAlister	British Waterways Board (London Office)	An environmentally sustainable future	Measures to build more sustainable developments can be facilitated by waterways: use of Sustainable Urban Drainage Systems (SUDS).	Noted.
Claire McAlister	British Waterways Board (London Office)	An environmentally sustainable future	Measures to build more sustainable developments can be facilitated by waterways: maximisation of the use of 'grey water' rather than using fresh water.	Noted.
Claire McAlister	British Waterways Board (London Office)	An environmentally sustainable future	Issue 1a. Measures to build more sustainable developments can be facilitated by waterways: the use of the canal water for heating/cooling systems.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire McAlister	British Waterways Board (London Office)	An environmentally sustainable future	Issue 1b. British Waterways waterways can accept surface water providing the water quality is the same as or better than the water quality of the receiving section of waterway as a part of flood risk management.	Noted.
Claire McAlister	British Waterways Board (London Office)	To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	The promotion of walking, cycling and waterborne transport should be a key priority.	Noted
Claire McAlister	British Waterways Board (London Office)	Should we require developments adjacent to or above watercourses to improve the water environment and quality?	The suitability of land uses adjacent to the open space and navigation should be considered - to ensure the role of the waterways and amenity space is maximised, including the release of unviable employment/industrial land to accommodate more appropriate and sustainable uses.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire McAlister	British Waterways Board (London Office)	Where large development schemes are taking place at or near transport interchanges should we require schemes to improve, or make a financial contribution towards, the capacity and accessibility of the interchange?	Comprehensive canal corridor improvements, improving cycling and walking facilities, informed by water space strategies, would benefit from section 106 contributions. This would cater for the additional pressures from new developments and improve the towpaths for considerate cyclists and pedestrians.	Noted
Claire McAlister	British Waterways Board (London Office)	a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	Waterborne transport has a role to play in reducing traffic congestion and providing alternative non-car modes of transport, especially for moving bulky, non-time sensitive goods and products. This improves noise nuisance and air quality by reducing lorry miles on the roads and sustainable development in moving waste and recyclates.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire McAlister	British Waterways Board (London Office)	An environmentally sustainable future	Issue 1b. Due to the river Lee having a history of running low on water, British Waterways water management proposals include better storm flow management, support for the use of Sustainable Urban Drainage Systems (SUDS), possible use of extraction boreholes further up the valley, development of new marinas to aid flow capacity and storage as well as additional storm water holding capacity.	Noted.
Claire McAlister	British Waterways Board (London Office)	An environmentally sustainable future	Issue 1c. The promotion of waterways for the transport of waste and recycling is important. A pilot scheme has been carried out in Hackney and another successful example in Hammersmith and Fulham show feasibility for this. Similar systems should be considered for the Olympics and at the Ecopark (Edmonton) and should be a part of the investment from the Central Leaside Area Action Plan.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire McAlister	British Waterways Board (London Office)	An environmentally sustainable future	Issue 1c. Would like to see the Local Development Framework encourage construction waste for waterside sites to be transported by water.	Noted.
Claire McAlister	British Waterways Board (London Office)	Should we require developments adjacent to or above watercourses to improve the water environment and quality?	Pymmes Brook is currently an unattractive polluted watercourse - it acts as a physical barrier and so is suitable for culverting. The deculverting of the Moselle Brook within the GLS site (Hale Village) would help compensate for the loss of open water.	Noted.
Claire McAlister	British Waterways Board (London Office)	Should we identify locations suitable for tall buildings or identify areas where they are not suitable?	No objection to tall building nodes but are concerned that stretched of poorly spaced tall waterside buildings close to the water's edge can create a canyoning effect, enclosing the canal, reducing sun and daylight to the detriment of wildlife habitats, moorings, security and visual amenity.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire McAlister	British Waterways Board (London Office)	Managing development and areas of change	The demand for boats for residential use is strong. They can be an element in the governments drive towards an increase choice in housing types. It will also help to sustain the inland waterway system.	Boats for residential use can provide an increase choice in housing type. The demand for this use would have to be supported by a robust housing needs study. Also, the use of the Blue Ribbon Network and land alongside it should be prioritised in favour of those uses that specifically require a waterside location.
Claire McAlister	British Waterways Board (London Office)	a. Should we provide specific design guidance for different areas of the borough? or b. Should we seek good design everywhere?	Would like to work closely with Haringey on a specific design code for waterside developments.	Noted
Claire McAlister	British Waterways Board (London Office)	Managing development and areas of change	Whilst recognising the need to retain industrial/commercial land for employment use, it is through intensification of some sites that sites adjacent to waterways should be released for mixed use development, unless used for water transport. These new developments should integrate with and improve the waterways. This could also contribute to the housing targets. British Waterways is keen to work with Haringey, developers, and others to produce Water space Strategies.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire McAlister	British Waterways Board (London Office)	a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?	Support the public transport proposals and request legibility and signage is enhanced between public transport facilities and the navigation to improve access.	Noted
Claire McAlister	British Waterways Board (London Office)	a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	The River Lee Navigation is a valuable corridor for wildlife and a Site of Metropolitan Importance for Nature Conservation. Refer to the Canal Habitat Action Plan - a part of the London Biodiversity Action Plan. However, British Waterways will resist any ecological enhancements that would impede navigation or unacceptably prevent integration between development sites and the navigation. Waterside buffer zones may be appropriate in some instances so British Waterways would therefore resist any blanket policy for buffer zones on all waterside sites.	Your comments have been noted. Any policy will make reference to the Canal Habitat Action Plan (part of the London Biodiversity Action Plan). We are committed to resisting any enhancements which will interfere with waterways within the borough.
Claire McAlister	British Waterways Board (London Office)	In addition to the protection given to conservation areas and listed buildings, how should we seek to protect the local distinctiveness of certain parts of the borough?	Would like to work closely with Haringey on a specific design code for waterside developments.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire McAlister	British Waterways Board (London Office)	a. Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? b. How can we encourage better use of our parks and sports facilities?	Canals and their towpaths form public open space and provide leisure and recreational opportunities, enhancing quality of life. As leisure is at the heart of the British Waterways business, it is developing water space strategies to review key destinations and plan for improvements. Developers and Haringey should discuss the potential of waterside sites with British Waterways at the earliest opportunity to help inform these strategies and so the adjacent developments.	Agree. We need to meet with British Waterways to discuss this, and also to think about how we will incorporate our commitment to developing water space strategies into policy. It may be that we approach this via an SPD.
Claire McAlister	British Waterways Board (London Office)	Creating a vibrant and prosperous local economy	Issue 4a: Para 14.8Welcome the opportunity to discuss additional appropriate locations for business barges.	Noted
Claire McAlister	British Waterways Board (London Office)	Do you agree with the planning measures to discourage crime and promote safer streets in the borough set out above?	In designing out crime - reference should be made to Under Lock and Quay - reducing criminal Opportunity by Design (2000).	Reference to this document would be more appropriate in the relevant SPD.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire McAlister	British Waterways Board (London Office)	Should we protect all employment land for business and employment use?	issue 4b: Para 14.14: Waterside employment land should be made available for waterborne freight use where viable, especially where there is the potential for an interchange with road and/or rail.	Noted
Claire McAlister	British Waterways Board (London Office)	Improving health and community wellbeing	Ensuring Haringey's residents have access to the River Lee navigation and Lee valley Park is important to help improve health and wellbeing as this promotes physical activity and better access to green space.	Noted
Claire McAlister	British Waterways Board (London Office)	Should we require all developments to make a contribution to education facilities and services?	British Waterways role in providing and facilitating community facilities should be acknowledged as along with employment of a Learning Services Manager it promotes the use of Beauchamp - a floating classroom. Available in West London. A similar facility could be founded via Section 106 monies for East London. It could also be used as a community facility	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire McAlister	British Waterways Board (London Office)	Core Strategy Issues and Options	British Waterways has considerable statutory duties in relation to canals and rivers. They have key documents produced to assist planners in management of planning and policies in waterside areas. List attached.	Noted
Claire McAlister	British Waterways Board (London Office)	Short Description of the Borough	Add reference to the River Lee Navigation as its multifunctional role can help meet a number of strategic objectives - education, recreation and alternative transport.	Noted
Claire McAlister	British Waterways Board (London Office)	To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Support the acknowledgement of East, Central and West Haringey geographical divide as a key issue is the issue of the accessibility of the East to West and vice versa. Improving access to the River Lee should be added to the list of East key priorities as present perceived and physical inaccessibility limits access to it.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire McAlister	British Waterways Board (London Office)	Are there any issues and options that we may have missed?	British Waterways request specific policies on waterside development, especially separate policies for the River Lee navigation - perhaps in the form of an SPD (Supplementary Planning Document) to maximise the benefit to the borough from the multi-functional nature of the River Lee Navigation.	Noted
Simon Fedida	Avenue Gardens Residents Association	a. Should we encourage more lifetime homes? b. Should we require more generous minimum floorspace standards for new dwellings and conversions?	Yes	Noted
Simon Fedida	Avenue Gardens Residents Association	a. Should we provide specific design guidance for different areas of the borough? or b. Should we seek good design everywhere?	a. Design guidance should be applicable Borough-wide with special policy applied where there are special circumstances. Policy should read coherently across the Borough.	Noted
Simon Fedida	Avenue Gardens Residents Association	a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	a. Yes	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	b. No. The number of historic buildings in Haringey is small and if a more flexible approach were adopted it would mean a disproportionate loss.	Noted
Simon Fedida	Avenue Gardens Residents Association	Should we expect all developments to contribute to physical works to streets and public places?	No. The task is to get the development right and let the developer concentrate on that. If a sculpture or fountain is really needed, let it be funded or have the funding raised. Para. 13.19 - The magical regenerative effects of 'public art' are ludicrously overplayed. However, the installation of a Bernini would be welcomed.	Noted
Simon Fedida	Avenue Gardens Residents Association	What physical works do you consider best improve the visual attractiveness and use of public spaces?	Good quality paving and well maintained quiet surface roads. Street trees wherever they can be incorporated. More street planting is desperately needed across the Borough.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Are there other approaches to improving streets and public places in Haringey that we should consider?	Consider and encourage improvement of key buildings, for example at crossroads. Establish a 'junction team' to ensure that all major junctions are clean and litter free, and to be expert in how the junction is to be used, so that they may propose better pedestrian crossings, reduce junction impediments e.g. railings, signs lights etc.	Noted
Simon Fedida	Avenue Gardens Residents Association	Should we protect all green open spaces or allow new housing on some sites?	All 'green' open space must be protected from development of all kinds, including annexation by adjoining or nearby uses.	The current policies in the UDP seek to protect the open space that we have. our recent audit of open space shows that we have an overall deficiency in the amount of open space that we have in the borough, and a recent SPD seeks to secure additional open space where possible - but with particular reference to areas of deficiency, and where new housing is being provided. The findings on open space provision, and the aims of the current SPD will be carried forward to the new policies in the Core Strategy.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	a. Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? b. How can we encourage better use of our parks and sports facilities?	New parks should be created AND existing parks and open spaces sensibly improved. They are not competing initiatives which is what this question suggests. It is only by creating new parks that the open space deficiencies in the Borough can be addressed. Existing spaces need to be maintained and cared for if they are to remain attractive.	The purpose of this consultation had been to pose options. Your comments that provision of new spaces, and improvement of existing spaces are not competing options is welcomed. The approach that you have outlined is already robustly outlined in the Council's SPD on Open Space and Recreation Standards.
Simon Fedida	Avenue Gardens Residents Association	a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	a. Yes	Your support for this option has been noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	b. A survey should be undertaken by the local authority and the developer should be required to respond with a proposal.	<p>Your comments have been noted. We are speaking with the council's conservation officer to ascertain the level of surveyed wildlife habitats in the borough. There will be some instances where, as part of an application, the developer will undertake and submit the survey which the council will then assess, and will undertake further research/surveying if it is deemed appropriate. The Council also has the benefit of the Ecological Surveys of all of the SSSI that the GLA has carried out and which it updates on a periodic basis. It would be prohibitively expensive to expect that the LA would undertake a survey for all relevant sites and then ask the developer to respond with a proposal.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Should we encourage developers to recruit local people and use local businesses and suppliers during the construction of a scheme and its final use, particularly in or near deprived areas?	<p>This question is naive. Developer businesses can be located anywhere and draw labour and expertise from where it can best be obtained - usually locally if it can be sourced. Planning should not try to micromanage with economically protectionist policies in this area. Para 14.5 - if local people do not have skills to suit the Borough's employers, they are unlikely to suit any other employers. This raises a more uncomfortable question - the skill-less are not new incomers, so how is the issue of low skill levels to be addressed?</p>	Agreed. More emphasis needs to be given to upskilling the existing workforce and making training and employment opportunities more accessible to the local population. The London Plan (Policy 3B.11) supports the need to make courses and employment more accessible to the local population. Others factors such as affordable childcare and transport are addressed in the London Plan.
Simon Fedida	Avenue Gardens Residents Association	Should we encourage developers of large schemes to produce an employment and training plan to encourage job opportunities for local people and reduce barriers to work?	No	Disagree. The encouragement of an employment and training plan could help reduce local unemployment and worklessness. Initiatives, such as LLA, are necessary as a series of measures to up skill the local workforce.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Should we protect all employment land for business and employment use?	Yes, probably all such employment land should be protected because there is a long term need.	The Council needs to strike a balance between the short term needs for development land and the long term needs for employment/industrial use. The London Plan and Employment Land Study will inform the Council on which land should be released for redevelopment and which land should be retained.
Simon Fedida	Avenue Gardens Residents Association	Where vacant and surplus to requirements, should we allow employment land to be reused for housing or community uses?	Re-use for non employment uses should only be considered after a long period and an independent marketing effort briefed by the local authority as well as the site owner. The local authority may be able to match land with potential users.	From studies that has been undertaken over the years, it is clear that much of the employment land has been decaying over time. This must be a consideration when looking at potential alternative uses on these sites. The London Plan & Employment Land Study will inform which sites should be retained and which should be redesignated for alternative uses.
Simon Fedida	Avenue Gardens Residents Association	Where developments cannot meet on-site renewable energy targets, should we allow them to make carbon reduction contributions in another way, for example by making a financial contribution to make existing buildings more energy efficient?	ENV 6 Financial contributions: it is not sensible to place more and more onerous targets on developments. A low quality development cannot be fixed by passing the obligation onto other schemes.	Comments noticed

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Are there locations where we could allocate specific uses or clusters of uses?	No. Such an allocation would result in sclerosis or blight of a similar kind.	Disagree. Clustering can make businesses more viable and sustainable. It can also free up other sites for alternative uses. Clustering is an option that should be explored as part of the Employment Land Study.
Simon Fedida	Avenue Gardens Residents Association	Should any of Haringey's town centres be increased or decreased in size?	Wood Green Town Centre needs re-assessment. It is very inadequate shopping area in that the range and type of goods is limited. The Shopping City is a baleful presence that requires demolition and re-instatement. The Wood Green Town Centre does not need need to be enlarged, but it needs improvement. Other town centres in Haringey have suffered from misguided policies that have tried to concentrate trade into Wood Green Town Centre in a frantic race to the bottom against other regional centres. The demise of Tottenham High Rd shopping centres is an indictment of town centre policies to date. Other local shopping centres have also suffered leading to degeneration of local areas and communities.	Wood Green Shopping Centre is currently the subject of an AAP. The Area Action Plan will give guidance on options to improve/alter the nature of the shopping centre.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Should the Core Strategy recognise the wider role of town centres as a focus for development?	The Core Strategy must make explicit what it means by 'focus for development'. Does this mean an open door for taller, more massive buildings to be erected no matter what the local sentiment? Current London Plan policy promoting the intensification of town centres and its unwanted unwarranted designation of Wood Green as a metropolitan centre has achieved precisely this malign effect.	Development that is appropriate for a town centre is what is meant. This covers physical as well as changes of use and could include build developments that offer more intensive use of land and so need to be high. The London Plan, PPS6 and the Retail Study will inform what measures can be taken to improve town centres.
Simon Fedida	Avenue Gardens Residents Association	Should we apply stricter controls to restaurants, cafes, bars and clubs and manage the night time economy?	Yes. Some efforts are also needed to restrain the growth in number of take away outlets for reasons of health, litter and rubbish generation, noise and odours.	The review and subsequent change to the Use Classes Order is one step to try and have some control on the number of takeaway outlets. PPS6, The London Plan and The Retail Strategy will inform what measures can be taken to improve town centres.
Simon Fedida	Avenue Gardens Residents Association	What role should our local shopping centres play in the future?	Residents should be able to walk to the shops or catch a bus in order to get what is needed irrespective of age range. Thus a greater diversity of shops is needed, with fewer multiples and mega stores.	Agreed. However, it is inevitable that some purchases will require a car/cab/bus journey elsewhere. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Should we increase or decrease the number and size of our local shopping centres?	Local shopping centres should be supported - the local shopping street and parades are the centres of local communities. They are the best defence against the creation of food deserts with all the implications for health. They are more sustainable reducing local trip generation. Cannibalisation of local shopping streets by an unreasonable focus on Wood Green Town Centre must be avoided.	Agreed. All designated shopping centres have their role to play in their local community. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.
Simon Fedida	Avenue Gardens Residents Association	Should we seek to protect public houses which serve as a local community resource?	Yes	PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.
Simon Fedida	Avenue Gardens Residents Association	Do crime hotspots need a specific approach in terms of community safety and planning?	If the local authority and police know a location is a crime 'hot spot' what else is needed to police it? Just do it. Planning is passive and policing is active.	Comments noted - we need to work closely with the police to ensure that we are taking a robust and joined up approach to this issue.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Should we require all developments to assess health impacts?	No. It will just be another meaningless bureaucratic exercise like so much other material developers are required to produce.	Disagree - this is spatial planning. It needs to be joined up. It is cynical to suggest that it is meaningless and bureaucratic . We cannot ignore it and indeed it is a requirement of the London Plan that we take this approach for larger development.
Simon Fedida	Avenue Gardens Residents Association	Should we expect developers submitting major schemes to commission independent equalities impact assessments?	No. It will just be another meaningless bureaucratic exercise like so much of the other material developers are required to produce.	We should not ignore critical issues around equalities just because one view is that such an approach is meaningless and bureaucratic - we have a requirement under the Disability Discrimination Act as well as a duty as a Council to consider the needs of all of our residents.
Simon Fedida	Avenue Gardens Residents Association	a. Do you support the measures to promote accessibility of services and facilities in the borough? b. Are there other measures we should consider?	a. Yes	Noted
Simon Fedida	Avenue Gardens Residents Association	Should we require all developments to make a contribution to education facilities and services?	No	Noted. It would be negligent of us to never seek contributions for any thing from any development

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Are there any issues and options that we may have missed?	The Core Strategy takes no account of the facilities provided by voluntary organisations, religious bodies and clubs. Taken together these facilities support many people. Their contribution should be assessed so that the spectrum of provision in the Borough is known and this can then be factored into the plan.	Noted
Simon Fedida	Avenue Gardens Residents Association	In addition to the protection given to conservation areas and listed buildings, how should we seek to protect the local distinctiveness of certain parts of the borough?	Yes. A good start would be the removal of clutter, signs, illuminated pavement advertisements, and the installation of street lamp standards of appropriate size and design to suit and complement the surroundings dwellings.	Noted
Simon Fedida	Avenue Gardens Residents Association	a. How could we encourage households to use less energy? b. Should we encourage measures to improve the energy performance of existing buildings, for example, by extending energy efficiency measures to the rest of the house when applications are made for extensions?	Part b applications for extensions - No. this is an issue best addressed in the building regulations.	Applications for works such as extensions to existing buildings are submitted to council's Planning and Development Control teams, making it possible to include additional energy performance measures at this level if deemed appropriate.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?	UDP transport proposals - measures to improve bus services to pass along Green Lanes (from Turnpike Lane to Manor House) are needed.	Noted
Simon Fedida	Avenue Gardens Residents Association	a. Should we require all developments to include sustainable urban drainage systems? b. Should we require all developments to incorporate facilities to reduce water consumption and re-use grey water?	No. This is an issue best addressed in the building regulations.	Noted
Simon Fedida	Avenue Gardens Residents Association	Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?	Front gardens: Yes, although all front gardens can be made of porous construction even when paved. This also applies to roads and pavements. The borough should require all roads and pavements to be constructed of porous material. Most impact can be made by good practice on the part of public bodies including TfL and the Local Authority.	Noted
Simon Fedida	Avenue Gardens Residents Association	Should we require all developments which generate additional travel to introduce measures to manage air quality?	Manage air quality -- what measures are in mind?	This will be detailed in the next stages of the Core Strategy

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	Para. 12.9 - no housing should be considered on backland sites or rear gardens unless the sites are very large and do not result in any loss of amenity to the rear of existing dwellings. The amenity and outlook area at the rear of the dwellings is much valued by residents and makes a tremendous contribution to well being. On brownfield land care must be taken to ensure that previously used land is not pushed too far towards housing - once it has gone to housing it will never return to another use. It is important to reserve land for future employment and infrastructure needs.	Comments noted
Simon Fedida	Avenue Gardens Residents Association	a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	a. Resist poorly designed /inappropriate housing schemes.	Comments noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	The Planning Authority must provide a review of experience with the car free housing already built. Feedback is needed before support can be given or refused for car free housing policy. Anecdotal evidence suggests that car free housing does not mean that residents of such units do not have a car. Anecdotal evidence suggests that the policy has failed to constrain care use in such developments. If the policy has failed it should be modified or abandoned.	The Annual Monitoring Report is part of the LDF and will assess the performance of individual policies on an annual basis.
Simon Fedida	Avenue Gardens Residents Association	Should we require new and expanding schools to produce and implement a travel plan to reduce car use?	The school run is responsible for an outrageous degree of trip generation and congestion. School travel plans have not worked other schemes such as the use of school buses should be considered.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Should we require new and expanding schools to produce and implement a travel plan to reduce car use?	Reduction of car use should apply to all schools irrespective of whether they are new or expanding. The question of staff car parking and filling playgrounds with parked cars must be addressed. If cars are parked on public land a charge which represents the value of the land should be levied.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	vehicular traffic causes noise and accidents. There are more deaths related to the car crime of speeding than all other crime put together. Resources to deal with speeding should be found. To promote walking much more attention must be devoted to the maintenance and improvement of pavements and to the removal of pavement parking. Where pavement parking is essential in the short term, it should only be submitted on one side of the street to ensure adequate facilities are not eliminated from any thoroughfare. Much more extensive 20 mph zones are needed to encourage safe driving. Consider all roads except the High Road (and other "A" roads) to be 20mph and "A" roads to have a 30 mph speed limit. Road pricing and congestion charging schemes within and across the Borough should be considered with a view to keeping road traffic on the North Circular rather than transiting the Borough through residential streets and to	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Future challenges facing Haringey	<p>With the Borough providing only 61,000 jobs, it is clear that the majority of Haringey residents works outside the borough but not as many as the text suggest. This has an effect on transport, and the increasing need for transport with all the implications for it being sustainable unless a more friendly business environment can be created in Haringey. This has implications for keeping employment areas within the borough and encouraging uses that counter balance the flow of workers travelling to out of borough jobs.</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Future challenges facing Haringey	In 1997/98 policy makers predicted a 15% reduction in car transport as a result of pursuing policies such as car free development. Such a reduction has not taken place, but instead car transport has increased, and this must be acknowledged. With regard to the north-south transport routes within the borough, these are good in terms of rail, but relatively bad on road. The implication is that measures should be taken so that traffic on north-south routes is reduced. The borough should not be a convenience for through traffic.	Comments noted
Simon Fedida	Avenue Gardens Residents Association	a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	HMOs are a wretched form of accommodation and policy should discourage more anywhere in the Borough. Policy should seek the adaptation of existing to flats or 'family' houses. Better quality living space than HMOs should be the Boroughs objective. Existing UDP policy limiting HMO use should be retained and strengthened.	Comments noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	How should we encourage the reuse of empty homes?	A special levy should be raised on such homes - double the Council Tax.	Comments noted
Simon Fedida	Avenue Gardens Residents Association	Future challenges facing Haringey	The strategy points to solutions in designing out crime, but doesn't elaborate on what these are. Also, why do we still have crime after years of designing out crime policies?	Noted
Simon Fedida	Avenue Gardens Residents Association	a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	No, infrastructure should be public in all senses.	Noted
Simon Fedida	Avenue Gardens Residents Association	Should we consider lowering the threshold at which housing developments are required to contribute to affordable housing?	A sliding scale is needed to avoid the 'just under' phenomenon.	Noted
Simon Fedida	Avenue Gardens Residents Association	For smaller sites below 10 units: a. Should we require less than 50% affordable housing? or b. Should we allow a financial contribution to be made instead of providing units?	a. Grade the affordable housing contribution from 4 units upwards.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	For smaller sites below 10 units: a. Should we require less than 50% affordable housing? or b. Should we allow a financial contribution to be made instead of providing units?	b. No	Noted
Simon Fedida	Avenue Gardens Residents Association	Should we require more than 50% affordable housing on very large sites?	No	Noted
Simon Fedida	Avenue Gardens Residents Association	a. What factors may affect the financial viability of providing affordable housing on all sites? b. Should these be taken into account?	a. The authority should make explicit the factors they consider to be significant.	Noted
Simon Fedida	Avenue Gardens Residents Association	a. What factors may affect the financial viability of providing affordable housing on all sites? b. Should these be taken into account?	b. Only in line with published criteria and not on a discretionary basis.	Noted
Simon Fedida	Avenue Gardens Residents Association	a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	Yes	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Should we encourage more family housing in developments?	Yes Para. 12.27 - it is welcome to see this acknowledgement of the over supply of small units. Policy should carefully guard against generating more small units than are wanted.	Noted
Simon Fedida	Avenue Gardens Residents Association	a. Are larger family homes suitable everywhere in the borough and in all developments? b. If not, should we specify areas or certain developments which are suitable for family housing?	a. Yes. A family house is inherently flexible as to how it can be occupied over time.	Noted
Simon Fedida	Avenue Gardens Residents Association	a. Are larger family homes suitable everywhere in the borough and in all developments? b. If not, should we specify areas or certain developments which are suitable for family housing?	b. No	Noted
Simon Fedida	Avenue Gardens Residents Association	To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Alexandra Palace should not be mentioned under the Areas of Change in the Core Strategy it is not mentioned in the UDP Areas of Change. Why is the Core Strategy partially backing a private enterprise which is not even unveiled in public? This is not compatible with well considered UDP policies and should be struck out.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Areas of Renewal and Intervention	The map 9.1 of Areas of Renewal and Intervention is inaccurate and vague. Replace it with UDP 2006 Map 2 page 27.	Noted
Simon Fedida	Avenue Gardens Residents Association	Areas of Renewal and Intervention	Paragraph 9.9 bullet 'tackle problems of a transient population' many problems of a transient population have at their root the issue of absentee landlords. How will the borough address the issue of non resident landlords?	Noted
Simon Fedida	Avenue Gardens Residents Association	Areas of Renewal and Intervention	Sufficient time has passed since policies promoting the night time economy in town centres has been instituted, that a review should be made of their effectiveness and impact and consequences. The policy should now be reviewed and if necessary amended or changed.	Noted
Simon Fedida	Avenue Gardens Residents Association	Areas of Renewal and Intervention	Paragraph 9.9 bullet 'Large scale redevelopment to address deprivation' what does large scale redevelopment mean and how is it to address deprivation?	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Areas of Renewal and Intervention	There are no cross cutting objectives between the eastern, western and central areas. Inadequacy of east-west links, particularly in public transport, has already been raised in paragraph 5.19 of the Core Strategy as an issue, but is not reflected in any priorities in this section. This should be corrected.	Noted
Simon Fedida	Avenue Gardens Residents Association	An environmentally sustainable future	Paragraph 11.3 bullet point 'design solutions which optimise passive solar energy' this strategy should not be singling out any particular energy efficiency strategy. Delete 'passive solar energy'. There is a risk of 'energy bling' distorting real results there is mis-selling in this market too.	Comments noted
Simon Fedida	Avenue Gardens Residents Association	An environmentally sustainable future	Para 11.5 bullet point 'integration of adaptation measures' it is not clear what a 'living wall' is or what measurable impact they may have on climate change. Unquantified measures of this sort sap the credibility of the Core Strategy document.	"Living wall" refers to a system of vegetating a building's external surfaces - specifically vertical wall surfaces. Recognised benefits of "living walls" include improved thermal and sound insulation, mitigated heat island effect, CO2 and pollutant absorption, reduced water runoff rates, and increased biodiversity.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	An environmentally sustainable future	Para 11.4 and 11.5 - the Strategy document is trying to bolt onto planning policy some technical issues that are better addressed by the building regulations. This risks a too simplistic and mistaken policy prescription.	Noted
Simon Fedida	Avenue Gardens Residents Association	Do you think that the borough should adopt the London Plan carbon reduction targets or seek higher targets?	London Plan carbon targets the Borough should not seek higher targets than the London Plan as this could stifle development. New development only represents 1% of housing new build. The bulk of carbon emissions derive from car travel and lack of energy conservation in homes. These are the areas to tackle to make immediate and significant reductions.	Noted
Simon Fedida	Avenue Gardens Residents Association	An environmentally sustainable future	Para 11.4 it is not clear that decentralised energy generation is the most efficient or most sustainable form of generation. Prioritising decentralised energy generation in this manner is therefore wrong. It should be left as one of many possible solutions to maximise energy and carbon efficiency.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	a. Should we require all new development to provide a proportion of their energy requirement from renewable sources? b. Should we require higher renewable energy targets (at least 20%) for major developments on selected sites?	Env 5a 'renewable sources for new development' no, it is not clear that renewable sources are the most carbon efficient sources overall. The focus should be on energy efficiency and conservation.	Opposition to renewable energy sources and preference for focus on energy efficiency and conservation are noted. However the Council is obliged to comply with the new London Plan requirement of 20% CO2 emissions reduction via onsite renewable energy as a minimum.
Simon Fedida	Avenue Gardens Residents Association	a. Should we require all new development to provide a proportion of their energy requirement from renewable sources? b. Should we require higher renewable energy targets (at least 20%) for major developments on selected sites?	Env 5b 'high targets for major developments' no. It is not clear that renewable sources are the most carbon or energy efficient sources overall. The focus should be on energy efficiency and conservation.	Opposition to renewable energy sources and preference for focus on energy efficiency and conservation are noted. However the Council is obliged to comply with the new London Plan requirement of 20% CO2 emissions reduction via onsite renewable energy as a minimum.
Simon Fedida	Avenue Gardens Residents Association	a. Should all developments meet high standards of energy efficiency and environmental performance, taking into account the specifics of the site, technology and cost? or	ENV 7 'energy efficiency standards' this is an issue best addressed in the building regulations and should not be confused with planning issues.	The Council is obliged to comply with the new London Plan requirement of 20% CO2 emissions reduction via onsite renewable energy as a minimum.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	a. Should all developments meet high standards of energy efficiency and environmental performance, taking into account the specifics of the site, technology and cost? or	Standards for certain schemes - this is an issue best addressed in the building regulations.	The Council is obliged to comply with the new London Plan requirement of 20% CO2 emissions reduction via onsite renewable energy as a minimum.
Simon Fedida	Avenue Gardens Residents Association	Should we require large development schemes to include decentralised energy / district heating and cooling systems?	Requirements for large scale development schemes No. This is too simplistic a discussion. There are impacts of transport, noise, and pollution to be considered before such a policy is introduced. The effects of such a blanket policy could be counter productive.	Noted. N.B. - PPS1 Supplement: Planning and Climate Change states that planning authorities should set out a target percentage of the energy to be used in new development to come from decentralised and renewable or low-carbon energy sources where it is viable, and subject to evidence-based knowledge of local feasibility (s. 26 (i)). London Plan policy 4A.6 is specific to decentralised energy for heating and cooling and sets out a detailed hierarchy from which the heating and cooling systems of new developments should be chosen.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Should we build local energy generation and distribution systems?	Env 9 'local energy generation' who is the 'we' in the building of local energy generation and to whom is the question addressed? The benefits of local energy generation need to be demonstrated.	Local energy generation is included in national (PPS1) and regional (London Plan) energy policies and is widely accepted as a key measure in climate change mitigation.
Simon Fedida	Avenue Gardens Residents Association	The Council is considering developing at least one zero carbon development in Haringey by 2013. Do you agree?	A zero carbon development - is this a strategic planning issue? There is nothing to stop the Council doing it.	Noted
Simon Fedida	Avenue Gardens Residents Association	a. How could we encourage households to use less energy? b. Should we encourage measures to improve the energy performance of existing buildings, for example, by extending energy efficiency measures to the rest of the house when applications are made for extensions?	Reducing energy use 'Env 11a Households' there should be a borough wide strategy for installing loft insulation and secondary glazing in houses in order to maximise energy conservation. The Council should publicise its web site which illustrates the heat loss through every house roof. This shows that most houses have very poor insulation.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	When considering the impact of solar panels, wind turbines and other green technologies on their surroundings should we treat them in the same way as other building works or give environmental factors greater priority than other considerations, such as conservation/heritage?	Trade off with other considerations No. With such a policy we may expect developers to add green technology 'bling' of dubious merit to schemes simply to take advantage of a prioritisation of small scale measures over other issues, such as conservation of buildings and heritage. The real environmental costs of these minor technical add-ons needs to be assessed. They may not be green at all.	Solar thermal (hot water) and solar photovoltaic technologies are widely recognised as environmentally sound, whilst small scale wind turbines are considered largely ineffective in urban areas, both issues being addressed in council's Historic Homes and Renewable Energy booklet which is currently awaiting publication. Current policy and advice states that such technologies must not adversely affect the appearance, character or fabric of listed buildings and properties in conservation areas.
Simon Fedida	Avenue Gardens Residents Association	a. Should we require all developments to include sustainable urban drainage systems? b. Should we require all developments to incorporate facilities to reduce water consumption and re-use grey water?	Water - will this policy apply even to dormer windows?	This comment has no relevance to the question
Simon Fedida	Avenue Gardens Residents Association	Should we require design and landscaping measures to reduce overheating and the heat island effect?	Heat islands - this issue is more complex than landscaping.	The question refers to this particular element of heat island effect.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Should we expect major developments to provide for the sorting and storage of waste to aid waste handling and collection and encourage recycling?	Sorting for recycling - no, the issue is more complex. The Borough needs a more comprehensive set of measures such as is to be seen in Amsterdam, such as sunken in street recycling bins.	Comments noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	What steps should we take to reduce noise pollution in the borough?	<p>Noise pollution and vehicles travelling at speed are a major source of noise pollution. Additional steps may be: The speed limit for vehicles is lowered; Congestion charging should be examined for the Borough to deter through-borough traffic; Require quiet road surfaces to be laid for all resurfacing work; Reduce the need for Heavy Goods Vehicle transit through and delivering to Haringey; Promote rail for goods transport; Night time lorry ban; Require use of white noise reversing beepers on industrial sites and loading yards; Require the use of quiet buses for public transport. Building regulations for conversions in Victorian houses are inadequate from the point of view of noise insulation. The local authority should press the government to upgrade their requirements.</p>	Comments noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Should we try to concentrate most growth in identified areas of change and on identified housing sites or should we try to spread growth more equally across the borough?	<p>same planning policies wherever it is proposed. There should be no 'policy lax' areas. Policy should be robust enough to deal with the borough as a whole. The framing of this question in paragraph 12.7 - using densification as a threat - is not conducive to a sensible debate and consideration of the options. A document produced by Haringey Council should not resort to this kind of language. Para. 12.1 The assertions concerning London's growth and household size are not supported by evidence. Questions concerning London's growth cannot be separated from relentless policies imposed to encourage such growth so as to form a self fulfilling prophecy. The Mayor himself has famously said that he does not care what happens when the London population reaches 9 million because he will not be around to deal with it. Haringey Council's own responses to previous London Plan consultation have raised the unsustainable nature of the</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Short Description of the Borough	Para 4.1 and 4.10 the 2001 census is being used for population figures in the borough. Local doctors' roles provide supporting evidence for a greater population in Haringey than established from the 2001 census. The Council has a statutory duty under TCPA to undertake such surveys so as to provide an accurate underpinning of its deliberations in developing policy. Haringey already operates at a much higher population density than the LDF imagines and this fact must be taken into account.	Noted
Simon Fedida	Avenue Gardens Residents Association	Short Description of the Borough	(Para 4.4) The borough does not display some areas of suburban characteristics, while the majority is urban the opposite is true. The London Plan definitions at para 4.47 (this refers to the original London Plan and not the consolidated Plan) defines 'central', 'urban' and 'suburban' and Haringey clearly fits 'suburban' i.e. 'lower density development, predominantly residential, of two to three storeys, as in some parts of inner London and much of outer London'.	Noted. The description of the borough will be reviewed in the next stages of development of the Core Strategy in light of the evidence base and consolidated version of the London Plan.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Short Description of the Borough	(para 4.10/ 4.13) The implication that Haringey's people are represented by the descriptions present in these paragraphs is rejected a fuller description of the entire profile of the borough's residents is required so that an appropriate planning framework is derived.	Noted. A comprehensive description of Haringey and its people will be developed as evidence for next stages of the core strategy development.
Simon Fedida	Avenue Gardens Residents Association	Short Description of the Borough	(Para 4.14 and 5.,17) The description of the borough's industrial base given in this paragraph is not consistent with the text of paragraph 5.17 which states that manufacturing has declined. Most of Haringey's residents work outside the borough, and this has an effect on transport, and the increasing need for transport with all the implications for its un-sustainability, unless a more friendly business environment can be created in Haringey. This has implications for keeping employment areas within the borough and encouraging uses that counter balance the flow of workers travelling to out of borough jobs.	Noted. This description in s. 4 details the percentage of employees in each business sector. Section 5 highlights the decline in manufacturing and acknowledges that a high percentage of workers travel outside the borough.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Short Description of the Borough	(para 4.20) 'the Council states that there are almost 6,000 households in temporary accommodation' they should be presenting targets to reduce this number. The Council must also be aware that there is little or no correlation between the households in temporary accommodation and the households in receipt of what is called affordable housing. The Strategy should present the figures for the number of households moving from temporary accommodation into affordable housing provided by the borough.	Noted. Housing options will be developed in further stage, and differences between temporary accommodation and affordable housing will be addressed as appropriate.
Simon Fedida	Avenue Gardens Residents Association	Future challenges facing Haringey	(Para 5.3) High quality design is nowhere described or defined or is it stated how to relate HQD to development locations or purpose. Claims are made for what it does, but how is it to be done? Policy makers should be sceptical of magical panaceas for current ills.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Future challenges facing Haringey	(para 5.8 and 12.27) the claim for a continued increase in single person households is directly contradicted by evidence given in para 12.27 that there are too many smaller units being built and that more family homes are needed. Many single person households are not so when further pursued. Many singles live with another or others, and this needs to be understood and taken on board for example flat sharing uses a vital part of housing.	Noted
Simon Fedida	Avenue Gardens Residents Association	Future challenges facing Haringey	(para 5.10) the need to make better use of resources does not apply to future development. It also applies to existing development. The re-use of existing buildings is more sustainable than new buildings. New buildings bring forward energy expenditure a new building can represent 50 years of energy use in an existing building.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Future challenges facing Haringey	para 5.12) noise and air pollution is a major concern. It is vital for the long term sustainable development of our communities and transport that is recognised that cars, heavy goods, vehicles and buses must be managed appropriately in all residential areas.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Future challenges facing Haringey	<p>(para 5.13) some discussion is needed as to what high quality design actually is. HQD should be a concept related to the creation of pleasing, human space for people to enjoy in the carrying on of their ordinary lives, including an emphasis on the street scene. There is nothing in this document on HQD about which discussion can begin. To be included in this discussion: Cross borough maximum building heights; Good practice guidelines and requirements for new development adjacent to existing development; A strategy to improve all public thoroughfares, treating them as 'living streets' gardens which contribute to the streetscape; The reduction of urban clutter including removal of many traffic signs; The removal of all unnecessary advertising; A strategy for enhancing all publicly owned buildings and land, for example schools, housing, police stations and so on.</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Future challenges facing Haringey	(para 5.15 schools and hospitals bullet) the text fails to show how the core strategy will promote the aim of para 5.15 in this bullet. How will the aim be promoted?	The bullet points explain how this aim will be delivered.
Simon Fedida	Avenue Gardens Residents Association	Future challenges facing Haringey	(para 5.16) the Council should have a target for the proportion of forecast new jobs in the north local Sub Region that it expects to be attracted to the Borough, and thus motivate policies for bringing this to pass.	Noted
Simon Fedida	Avenue Gardens Residents Association	a. Should we encourage more lifetime homes? b. Should we require more generous minimum floorspace standards for new dwellings and conversions?	b. Most certainly yes. There has been a rash of most unsuitable cramped developments which will be subject to problems including high turnover.	Noted
Simon Fedida	Avenue Gardens Residents Association	a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	a. Yes	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	The local authority should not be 'design police'. If 'design' is a planning criteria then clear published guidance should be incorporated into the plan.	Comments noted
Simon Fedida	Avenue Gardens Residents Association	Where under-utilised, should we encourage mixed use development which increases the number and range of jobs on site or provides other regeneration benefits?	Great caution is needed as mixed use will be less flexible long term because of the housing component, and therefore long term flexibility is lost.	Agreed. It would be more difficult to reuse land in the future if housing is included within a mixed development. The release of surplus employment land often offers the opportunity to provide much needed residential development.
Simon Fedida	Avenue Gardens Residents Association	a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	b. A maximum density level is needed.	Comments noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Should we identify locations suitable for tall buildings or identify areas where they are not suitable?	No, locations or areas for tall buildings should not be identified. Assuming a ten storey definition of a tall building, there should be a presumption against tall buildings in Haringey. The character of the Borough should be quickly eroded. Tall buildings impose too much on nearby residents and this Borough is residential. This single fact makes the Borough unsuitable for tall buildings.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	No, all the infrastructure implications have not been identified. There is no real need to ensure that all space which is visible to the public realm is cared for and valued. Much of what is visible is in private ownership and some is very badly looked after. This should be regarded as 'neglected' infrastructure and the Council should develop policies and pursue improvement strategies. Some of this land may be able to support some public use. Para. 12.96 - Haringey will experience particularly high growth rates in school numbers up to 2021. This assertion is not backed up by Council's own report 'School Place Planning report 2007' which barely predicts a 10% increase over the period. Growth, but hardly spectacular.	Noted
Simon Fedida	Avenue Gardens Residents Association	In which locations should we encourage special needs housing?	All locations	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?	Para 7.1 and 8.7 (bullet 'A Safer, attractive and valued urban environment') crime is not the whole story for the urban environment, and this strategy needs some scepticism on the crime question and to include additional measures that improve the attractiveness and value of the urban environment.	Not clear on what additional measures are being referred to and need for scepticism on the crime question is not clear.
Simon Fedida	Avenue Gardens Residents Association	Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?	Para 7.1 (bullet 'Economic vitality and prosperity shared by all') and para 8.7 what is the meaning of 'independent living' mentioned in this priority and why is it not discussed in the relevant paragraph 8.7?	This will be clarified in next stage of Core Strategy

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?	Para 8.7 (bullet 'To Enhance the environmental quality and attractiveness') This text concerns economic issues. 'Attractiveness' in this context should reflect the quality of the retail offer available in the Town Centres rather than any other sense of 'attractiveness'. Suggest modify the first sentence to read: 'to modify the environmental quality and retail diversity of the borough's town centres in response to changing economic and retail demands'.	Section 8.7, point 2 'to enhance the environmental quality and attractiveness of the Borough's town centres in response to changing economic and retail demands.' Need to be clear if 'attractiveness' refers to physical attractiveness or economic attractiveness of the town centres. A clarification could be to insert the word physical before attractiveness.
Simon Fedida	Avenue Gardens Residents Association	Are there any other important objectives that should be included?	Para 8.8 Question 2. important objectives to include are: To provide more green spaces in order to meet the London Plan guidelines on distance to areas of green space; To resist development pressure on the borough's green spaces; To improve the quality of affordable housing provision particularly family affordable housing, ensuring that new developments are not too small, overcrowded or over dense.	Comments noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Simon Fedida	Avenue Gardens Residents Association	To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Para 9.3 bullet 'transforming Alexandra Palace' is simply unacceptable and represents unjustified and unwarranted expansion of UDP 2006 Central Area Objective paragraph 4.16 'to promote and enhance major visitor attractions' the UDP 2006 provides the strongest safeguards in Policy OS4 to preserve and enhance the special architectural and historic interest and setting of the Palace and the historic form and layout of the park land. OS4 inter alia requires development not to involve unacceptable levels of traffic that cannot be accommodated in site and to protect the amenity local residential properties.	Noted
Christine McGoldrick	Greater London Authority	Should we increase or decrease the number and size of our local shopping centres?	Policy 3D.2 of the London Plan needs to be referred to. An appropriate retail capacity study should be used to inform whether any of Haringey's town centres should increase or decrease in size.	PPS6, The London Plan and The Retail Strategy will inform what measures can be taken to improve town centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	Should the Core Strategy recognise the wider role of town centres as a focus for development?	London Plan policy 3D.1 should be referred to. Consideration should be given to the range of goods and services and facilities that meet the needs of the local community and be made on the basis of a comprehensive need/demand assessment.	PPS6, The London Plan and the Retail Study will inform what measures can be taken to improve town centres.
Christine McGoldrick	Greater London Authority	Should we seek to resist new shopping developments that are not compatible with the character and function of a centres, for example in terms of shop unit sizes and design and protect areas of specialist shopping?	PPS6 suggests that local planning authorities should consider promoting or developing a specialist or new role by encouraging specific types of use in some centres. As such, areas of specialised shopping should be protected where evidence of need/demand is demonstrated. Protection of such specialised shopping will promote the Mayor's Economic Development Strategy.	Agreed. The unique characters of each centre should be protected and enhanced where possible. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	Should we apply stricter controls to restaurants, cafes, bars and clubs and manage the night time economy?	Policy 3D.4 of the London Plan and the GLA's Managing the Night Time Economy Best Practice Guidance should be taken into account when addressing issues around the night time economy in a defined area including the demand and impact of night time activities. A comprehensive evidence base should be developed in order to gain understanding of the night time economy.	PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.
Christine McGoldrick	Greater London Authority	What role should our local shopping centres play in the future?	London Plan policy 3D.1 should be referred to. Consideration should be given to the range of goods and services and facilities that meet the needs of the local community and be made on the basis of a comprehensive need/demand assessment.	PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.
Christine McGoldrick	Greater London Authority	Improving health and community wellbeing	Welcome the detail given to health considerations in this section.	Noted
Christine McGoldrick	Greater London Authority	a. Have we identified the right measures that planning can take to improve health and well-being in Haringey? b. Should we prioritise some of these measures above others?	Some reference to climate change mitigation and adaptation should be included in this section - refer to Improving Health Through Planning for info.	Agree - reference to climate change mitigation and adaptation will be included.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	Should we expect developers submitting major schemes to commission independent equalities impact assessments?	The Mayor's SPG Planning for Equality and Diversity sets out guidance for the use of equalities impact assessments and should be referred to in this section.	Noted - we will use the Mayor's document in pulling together our criteria for when we will require an EIA.
Christine McGoldrick	Greater London Authority	What community facilities are needed in Haringey to deal with a growing population in addition to those already identified in current plans and programmes?	A local assessment of need to determine demand for community facilities must be carried out. Based on this, DPDs should seek to address existing deficiencies and meet future requirements. Setting out area specific needs within DPDs will aid their provision through the planning process.	Noted - we have done this already for open space and for indoor sports and recreation facilities.
Christine McGoldrick	Greater London Authority	Improving health and community wellbeing	Paragraph 15.8 and the measures taken to improve health and well-being are welcomed.	Noted
Christine McGoldrick	Greater London Authority	Achieving Local Area Agreements	The recognition of the role of air quality plays in achieving LAAs is admirable.	Noted
Christine McGoldrick	Greater London Authority	Plans and Strategies	No other references necessary.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Christine McGoldrick	Greater London Authority	Sustainability Appraisal	Sub-objective 16. Both aspects provide much scope for improving air quality, although a more appropriate approach might be to implement the Borough's Air Quality Action Plan which encompasses a greater range of options for improving air quality rather than relying on travel plans amongst the business community.	Noted
Christine McGoldrick	Greater London Authority	Should we require all developments to assess health impacts?	London Plan policy now requires all major developments to produce a health impact assessment and this should be reflected in the Core Strategy.	Noted - how is "major" defined in the London Plan - we need to figure out criteria for when such an assessment is required.
Christine McGoldrick	Greater London Authority	Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?	It is necessary to use local health information to establish which health issues are experienced in different parts of the borough - the health issues BPG sets out how this information can be accessed and used. DPDs can then be used to implement these policies in a locally specific way.	Health Issues in Planning - Best Practice Guide by the Mayor (June 2007) will be a reference document in formulating any policy.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Core Strategy Issues and Options	The opening sections of the document take too long describing various challenges, priorities etc. Such lists are confusing for the reader. Too many assumptions are made without adequate supporting evidence. This is the wrong approach to take when producing issues and options.	Noted
James Stevens	Home Builders Federation - London	Short Description of the Borough	Despite the housing figures quoted in paragraph 4.20, why does Haringey only have a target to provide 6,800 additional homes by 2016? What is the rationale behind such a low housing figure?	Noted - London Plan targets
James Stevens	Home Builders Federation - London	Short Description of the Borough	PPS3 Strategic Housing Market Assessments have replaced Housing Needs Studies and Haringey should take note of the GLA's proposed London wide housing market assessment. Haringey may want to participate in a housing sub regional study also.	Noted
James Stevens	Home Builders Federation - London	Future challenges facing Haringey	Housing should be listed among the key challenges facing Haringey.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Future challenges facing Haringey	The most sensible, effective and progressive solution must be to secure a plentiful supply of cheap carbon neutral energy distributed to the nation via the national grid.	Noted
James Stevens	Home Builders Federation - London	Future challenges facing Haringey	Haringey should have regard to the Mayor's SPG on Industrial Land.	Noted
James Stevens	Home Builders Federation - London	Future challenges facing Haringey	The document includes too many aspirational statements but little indication of how these will be practically implemented. Paragraph 5.19 refers to "a package of measures to restrict car use, promote sustainable transport options and change travel behaviour". Haringey needs to consider how this will be achieved.	Noted
James Stevens	Home Builders Federation - London	Future challenges facing Haringey	Welcome the Council's acknowledgement that housing growth needs to be co-ordinated with the provision of social and transport infrastructure.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?	It is possibly premature for the Council to be articulating its strategic priorities before consultation on the issues and options has been concluded. Many of the priorities and objectives listed are too generic. They echo national aspirations and are not distinctive to the borough.	Consultation on the spatial objectives as part of this stage to ensure issues have been identified. Relevant comment as objectives could be more locally relevant and more distinctive to the Borough - to be discussed.
James Stevens	Home Builders Federation - London	Haringey's places	Welcome the list of areas the council wishes to prioritise for development and consideration of those areas adjacent to neighbouring boroughs where co-ordinated action will be necessary.	Noted
James Stevens	Home Builders Federation - London	To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	The land use approach should not be carried forward from the UDP into the Core Strategy. It is premature to make definitive statements about the nature of future development in the three areas set out in paragraph 9.8. However, the Council is right to have identified broad locations and development sites across the borough so to feed into the five year land supply.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Should we try to concentrate most growth in identified areas of change and on identified housing sites or should we try to spread growth more equally across the borough?	Until a Strategic Housing Land Availability Assessment has been carried out it cannot be so prescriptive about where development should be concentrated. In addition, the Council should not rely overly on the London Plan identified Opportunity Sites but will need to be more open minded when assessing the contribution that other locations could make to increasing the Council's supply of housing.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Managing development and areas of change	Request to see the details of the Council's Five Year Housing Supply (paragraph 12.6) and how it is made up. How has the conventional housing supply been calculated: is this based on the site yields of key development sites granted planning permission or on anticipated site yields of key development sites which have been deemed deliverable and developable by the Council? In addition, the Five Year Land Supply will need to be informed by a Strategic Housing Land Availability Assessment which will identify the land necessary to feed into the Council's housing trajectories for the life of the plan.	The Council's Five Year Land Supply is on the website. The pipeline is made up of Site Specific Proposals as identified in the UDP, Areas of Opportunity and Regeneration as set out in the London Plan and sites with unimplemented planning permissions. The Conventional housing supply figure is taken from the GLA's London Housing Capacity Study (2004). The majority of the supply is provided by large sites of over 0.5 hectares. These sites are deemed deliverable and developable by the Council. The Five Year Supply will be included in the Core Strategy as evidence taken from a new Strategic Housing Land Availability Assessment. This will be carried out to update the current housing target of 680 dwellings per annum.
James Stevens	Home Builders Federation - London	a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	Wary of car free housing policies. Overly restrictive policies can have a detrimental impact on the marketability of homes and on the Council's own policies to create mixed and sustainable communities.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Where large development schemes are taking place at or near transport interchanges should we require schemes to improve, or make a financial contribution towards, the capacity and accessibility of the interchange?	Contributions to improve transport infrastructure are a legitimate and important use of planning obligations and should be a priority in any forthcoming Community Infrastructure Levy tariff. However, a degree of flexibility may be necessary when balancing this against other objectives - e.g. if the delivery of 50% affordable housing on a scheme is the main Council objective.	Noted
James Stevens	Home Builders Federation - London	Should we require all developments which generate additional travel to introduce measures to manage air quality?	The Council will have to consider the cost on development of any measures to manage air quality. It is dishonest to punish house builders in this way - responding to household growth and performing a vital social function should not be punished by requiring developments to introduce measures to manage air quality.	Noted
James Stevens	Home Builders Federation - London	a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	Transport measures are possibly unrealistic.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Should we build local energy generation and distribution systems?	<p>A policy which prioritises decentralised energy provision should not be included in this early stage of the Core Strategy until Haringey has assessed its feasibility in relation to those broad locations where it is proposing to build new housing. Without better research such a policy would not only have a detrimental impact on the achievement of the Council's objective to increase housing supply but it is also likely to render this part of the plan unsound at submission stage. PPS1 states that environmental sustainability must be treated in development plan documents in an integrated way with other objectives. Paragraph 33 of the supplement to PPS1 expands upon this and makes clear that blanket targets should not be set at borough wide level (e.g. decentralised energy for the Code of Sustainable Homes). Any site allocation DPDs should set out what the decentralised energy requirements are for the sites listed.</p>	<p>Noted. The PPS1 Supplement: 'Planning and Climate Change' discourages applying strategic (i.e. London or borough-wide) CO2 emissions reductions targets to individual developments (s.16). However it also states that planning authorities should set out a target percentage of the energy to be used in new development to come from decentralised and renewable or low-carbon energy sources where it is viable (s. 26 (i)). It further specifies that this target should be determined by an evidence-based understanding of the local feasibility and potential for renewable and low-carbon technologies to supply new development in the area.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	What steps should we take to reduce noise pollution in the borough?	We would question whether it is necessary to set a specific target to reduce noise pollution in the borough since improvements in acoustic performance is being dealt with by the Code for Sustainable Homes.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Do you think that the borough should adopt the London Plan carbon reduction targets or seek higher targets?	<p>This policy is contrary to PPS1: the Council should not set out blanket targets for carbon reduction without assessing the impact on site viability and housing construction. The targets set out in the document are meaningless: a 15% reduction against what? It is always necessary to measure before setting any target to reduce. How will the Council implement, monitor and manage this target? This would be in danger of failing PPS12 test of soundness (viii).</p>	<p>CO2 reduction targets are widely set against a base-line of 1990 figures, as per the London Plan. All London boroughs are obligated to adopt the London Plan CO2 reduction targets of at least 15% by 2010, 30% by 2025 and 60% by 2050. These targets and this question relate to overall CO2 reduction - they are not specific to new development. PPS1 Supplement: Planning and Climate Change promotes use of strategic targets for cutting of CO2 emissions, provided these are not applied to individual applications. There is no suggestion in this question that Core Strategy policies intend to go against this advice. If we do wish to have CO2 reduction targets greater than those of the London Plan we will need strong justification for this, including feasibility studies.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	a. Should we require all new development to provide a proportion of their energy requirement from renewable sources? b. Should we require higher renewable energy targets (at least 20%) for major developments on selected sites?	Blanket targets should not be set. The HBF strongly supports measures to improve the energy efficiency of dwellings, support for the Code of Sustainable Homes echoes this. Adopting higher standards of the Code for Sustainable Homes is a far more effective and rational method of reducing carbon emissions than a target driven approach which is further adapted for different sites.	Opposition to setting of blanket targets in favour of adopting higher Code for Sustainable Homes standards in noted. Regarding this, it is important to note that the London Plan now requires developments to achieve a 20% reduction in CO2 emissions via onsite renewable energy sources.
James Stevens	Home Builders Federation - London	Where developments cannot meet on-site renewable energy targets, should we allow them to make carbon reduction contributions in another way, for example by making a financial contribution to make existing buildings more energy efficient?	Any financial contribution to make existing buildings more energy efficient will need to be set out in the planning obligations section of the development plan and will have to set out how this aim relates in terms of priority to Haringey's other priorities for planning obligations.	Noted.
James Stevens	Home Builders Federation - London	An environmentally sustainable future	Support paragraph 11.15 and the prioritisation for development of sites in areas of lower flood risk.	Noted.
James Stevens	Home Builders Federation - London	Should we expect major developments to provide for the sorting and storage of waste to aid waste handling and collection and encourage recycling?	Storage and sorting facilities for waste on major developments is desirable but the Council will have to reflect upon the cost and likely impact on site viability.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Issues and Options	How do the groupings of strategic priorities in this section relate to the earlier listed strategic priorities in section 7? The Council should use the same headings in section 10 in place of those in section 7.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Should we require large development schemes to include decentralised energy / district heating and cooling systems?	<p>A policy which prioritises decentralised energy provision should not be included in this early stage of the Core Strategy until Haringey has assessed its feasibility in relation to those broad locations where it is proposing to build new housing. Without better research such a policy would not only have a detrimental impact on the achievement of the Council's objective to increase housing supply but it is also likely to render this part of the plan unsound at submission stage. PPS1 states that environmental sustainability must be treated in development plan documents in an integrated way with other objectives. Paragraph 33 of the supplement to PPS1 expands upon this and makes clear that blanket targets should not be set at borough wide level (e.g. decentralised energy for the Code of Sustainable Homes). Any site allocation DPDs should set out what the decentralised energy requirements are for the sites listed.</p>	<p>Noted. The PPS1 Supplement: 'Planning and Climate Change' discourages applying strategic (i.e. London or borough-wide) CO2 emissions reductions targets to individual developments (s.16). However it also states that planning authorities should set out a target percentage of the energy to be used in new development to come from decentralised and renewable or low-carbon energy sources where it is viable (s. 26 (i)). It further specifies that this target should be determined by an evidence-based understanding of the local feasibility and potential for renewable and low-carbon technologies to supply new development in the area.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	a. Should we encourage mixed uses in certain developments and on particular sites in the borough? b. If so, should this continue to be in the most accessible parts of the borough or should this also apply to other areas?	The Council should consider all potential sites within the borough for housing as part of its Strategic Housing Land Availability Assessment, these sites can also be included in the five year land supply trajectory. As the transport network expands in London, more sites will become available.	Disagree. Although housing need is a big priority for the Council, other land uses must also be taken into account when looking at re-using surplus land. PPG4, The Employment Land Study and London Plan will inform which sites are suitable for redevelopment.
James Stevens	Home Builders Federation - London	Managing development and areas of change	Haringey will need to increase its overall housing target per annum in order to meet the affordable housing demand as set out in paragraph 12.21. The London Plan target of 680 homes per annum is too low.	For the year 06/07, 1,067 units were completed which exceeded the annual target of 680. The London Housing Capacity Study (2004) identified a ten year figure of 6,800 units for Haringey, up until 2015/16. If a revised housing figure is not in place from that point onwards, Haringey can roll forward the 6,800 figure. However, 680 units per annum is a minimum target and we have exceeded this. A Strategic Housing Land Availability Assessment will be carried out to inform a new housing target for Haringey.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	Design considerations can be very subjective. Design is often used as a way of opposing much needed housing development in more suburban locations. The London Plan density matrix is intended as a guide - it is not prescriptive. High density flat developments work well in suburban settings alongside semi detached and detached properties. Such developments could be an important way of helping to support more mixed neighbourhoods.	Noted
James Stevens	Home Builders Federation - London	Should we identify locations suitable for tall buildings or identify areas where they are not suitable?	Yes, the Council should identify locations for tall buildings.	Noted
James Stevens	Home Builders Federation - London	How should we encourage the reuse of empty homes?	The Council should encourage the reuse of empty homes but it should not rely too heavily on this as a means of meeting its housing target. The Council should monitor how effective its empty property strategy is and be realistic about the likely number of homes it will yield.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Managing development and areas of change	Welcome paragraph 12.18 but the Council should set out in the Core Strategy the key principles underpinning the delivery of infrastructure such as who will pay? how much? how will it be managed? so these can be independently tested through the examination in public.	Infrastructure delivery is key in order to deliver a sound Core Strategy. New guidance is set out in PPS12 on infrastructure - the evidence behind the Core Strategy should cover who will provide the necessary infrastructure and when it will be provided. Haringey should continue to advance its infrastructure planning in order to ensure that there is clear evidence about planned infrastructure, its cost, timing and other likely sources of funding to underpin its development strategies.
James Stevens	Home Builders Federation - London	a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	Regard should be had to Circular 05/05: developer contributions may be pooled but only if they relate to developments in specified areas.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Should we restrict or limit development in areas which have insufficient services and facilities, such as schools, health facilities and utility infrastructure and resources?	Development should not be limited in areas with an infrastructure deficit since it is the purpose of public and private sector investment to make good that deficiency. If there is a deficit across a wide spectrum of services in a certain area that would be suitable for housing then that area should not be prioritised for development. The Council should prepare an infrastructure plan to explore what is necessary to bring forward particular areas in the medium or long term.	A Community Infrastructure Plan will be prepared in line with the Core Strategy.
James Stevens	Home Builders Federation - London	Managing development and areas of change	Paragraph 12.23 refers to buy to let housing. As London relies on private house builders to deliver much of the 50% of all affordable housing it can achieve this target by increasing overall housing production not by increasing the ratio of affordable housing to market housing since the latter subsidises the former. Without market housing development there would be far less affordable housing. Reference made to NHPAU's report on the buy to let market.	Haringey would not encourage numerous private developments that are dominated by private renting. The overall objective is to create mixed and balanced communities.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Should we expect all developments to contribute to physical works to streets and public places?	Given the importance of increasing the supply of affordable housing, transport infrastructure, community infrastructure, decentralised energy, higher design standards and increasing green and play space the Council must rationalise its wish list and focus upon the delivery of priorities.	A Community Infrastrucutre Plan will be prepared in line with the Core Strategy.
James Stevens	Home Builders Federation - London	a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	Given the importance of increasing the supply of affordable housing, transport infrastructure, community infrastructure, decentralised energy, higher design standards and increasing green and play space the Council must rationalise its wish list and focus upon the delivery of priorities.	The council sets out its priorities in the Sustainable Community Strategy, and will build upon and carry these priorities forward into the Core Strategy. Sometimes priorities can have conflicting goals - hence the emergency of this Core Strategy which is a spatial plan and which seeks to set down policy which has not been considered or evolved in isolation.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Should we encourage developers to recruit local people and use local businesses and suppliers during the construction of a scheme and its final use, particularly in or near deprived areas?	Given the importance of increasing the supply of affordable housing, transport infrastructure, community infrastructure, decentralised energy, higher design standards and increasing green and play space the Council must rationalise its wish list and focus upon the delivery of priorities.	Disagree. The Council's strategic priorities are set out on p 26 of the Core Strategy Issues & Options paper, with the intention of fine tuning them into preferred options. Although there will be different opportunities at different times to bring forward land use developments which meet the Council's objectives, the core strategy presents the opportunity to discuss and outline those priorities now and look at a variety of ways of meeting those objectives.
James Stevens	Home Builders Federation - London	Should we encourage developers of large schemes to produce an employment and training plan to encourage job opportunities for local people and reduce barriers to work?	Given the importance of increasing the supply of affordable housing, transport infrastructure, community infrastructure, decentralised energy, higher design standards and increasing green and play space the Council must rationalise its wish list and focus upon the delivery of priorities.	Disagree. Each "theme" is a Council priority and as such, needs to be developed within the Core Strategy. Section 2 of the Core Strategy sets out the purpose of the Core Strategy, which is to give an overview of all the Council's priorities based on local, regional, national and international policies, guidance and data.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Should we require all developments to demonstrate how they have addressed safer and security issues and have designed out crime?	Given the importance of increasing the supply of affordable housing, transport infrastructure, community infrastructure, decentralised energy, higher design standards and increasing green and play space the Council must rationalise its wish list and focus upon the delivery of priorities.	agreed - there will be some conflict in the priorities that we will have and we will have to make balanced decisions based on all of the facts.
James Stevens	Home Builders Federation - London	Should we expect developers submitting major schemes to commission independent equalities impact assessments?	Given the importance of increasing the supply of affordable housing, transport infrastructure, community infrastructure, decentralised energy, higher design standards and increasing green and play space the Council must rationalise its wish list and focus upon the delivery of priorities.	noted and agreed - the "wish list" will need to evolve out of a robust evidence base and there are conflicting issues.
James Stevens	Home Builders Federation - London	Should we protect all employment land for business and employment use?	Haringey should have regard to the Mayor's SPG on Industrial Land.	The Mayor's draft SPG on Industrial Capacity (2003) refers to Haringey as one of the Boroughs with industrial land which could be reconsidered for alternative uses. The draft SPG is an integral part of this section of the Core Strategy.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Where vacant and surplus to requirements, should we allow employment land to be reused for housing or community uses?	Yes, in accordance with the Mayor's Industrial Capacity SPG which prioritises the re-use of land for housing and mixed use development.	The London Plan & Employment Land Study will inform which employment sites should be retained and which should be redesignated for alternative uses.
James Stevens	Home Builders Federation - London	Should we seek to resist new shopping developments that are not compatible with the character and function of a centres, for example in terms of shop unit sizes and design and protect areas of specialist shopping?	No evidence is presented in the document to justify such a policy. Planning should not attempt to interfere with market forces - if the public favours supermarket shopping for its convenience and economy then planners should not attempt to skew the market by providing favourable conditions for smaller retailers in certain parts of the borough - they must compete in the market place like everyone else.	Disagree. The town centres can only support a certain amount of shopping facilities and the Council is charged with protecting and enhancing the designated centres where possible. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve shopping centres.
James Stevens	Home Builders Federation - London	Should we require all developments to assess health impacts?	This question is meaningless and immeasurable. What health impacts will be measured? How will this be implemented? Assessing the health needs of the population is a function of central and local government and public services, not house builders. Any such requirement on developers should be omitted.	Disagree - the assessments are in line with advice in the London Plan for major development - we cannot ignore it, and house builders cannot build in isolation without any reference to how the occupants will live full and sustainable lives. A spatial plan dictates that development takes place with full regard to the impact that it has on all aspects of the plan.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Should we expect developers submitting major schemes to commission independent equalities impact assessments?	House builders endeavour to build homes that are adaptable but there are limits to viability when weighed against other conditions and priorities for planning obligations. Support the Code for Sustainable Homes which will deliver Lifetime Homes at level 6. The Council should also reflect on the impact on social equality of not supporting housing delivery.	we need to take a well rounded approach to developing policy and not develop it in isolation - there are areas of conflicting policy and we have to balance out all competing factors to come up with the most robust and well formulated policy.
James Stevens	Home Builders Federation - London	Should we require all developments to make a contribution to education facilities and services?	According to Circular 05/05 developments should only be expected to provide contributions to education where there is a proven local need. The Council will need to provide evidence of surplus school places in the locality of the development before it levies any such obligation.	We have a manager of school places and we have a robust evidence base for determining where pupil places might be required. Often larger residential developments result in greater demand for school places in a location and we need to plan ahead for this so that we can meet the demand as it happens and not after the event. We would not levy such an obligation if we did not expect there to be a demand.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Implementation Framework	This section needs to explain how it will prioritise the many and various planning obligations sought from developers. Welcome the attempt to list the possible sources of external funding in table 16.2 but more work is necessary to either secure this funding or assess when such funding might realistically become available within the lifetime of the Core Strategy.	A Community Infrastructure Plan will be prepared in line with the Core Strategy. Further to this policies relating to Planning Obligations will be considered.
James Stevens	Home Builders Federation - London	a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	A Strategic Housing Land Availability Assessment and an employment land study should be carried out in order to determine what type of brownfield sites should be prioritised. The Council should ask what constraints exist in the preferred development locations which might promote one location above another and what investment is necessary to bring forward other preferred locations.	A SHLAA and Employment Land Study will be prepared as evidence for further policy development

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	Should we encourage more family housing in developments?	The need for family housing will be based upon the Council's own evidence base. However, setting targets should be carefully considered. The Council should have regard to the information available to house builders who have a much better understanding of local markets.	Comments noted.
James Stevens	Home Builders Federation - London	a. Are larger family homes suitable everywhere in the borough and in all developments? b. If not, should we specify areas or certain developments which are suitable for family housing?	Developers will respond to market signals - if there is demand for flats in an area traditionally characterised by lower density homes then the Council should respond to this. Haringey should not be suggesting that there are some areas unsuitable for family housing - this seems contrary to the objective of creating mixed and balanced communities.	Noted
James Stevens	Home Builders Federation - London	a. Should we encourage more lifetime homes? b. Should we require more generous minimum floorspace standards for new dwellings and conversions?	Lifetime Homes is a component of Level 6 of the Code for Sustainable Homes which the house building industry is on course to meet by 2016. Any policy along these lines is unnecessary and should be omitted.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	a. Should we encourage more lifetime homes? b. Should we require more generous minimum floorspace standards for new dwellings and conversions?	Object to the stipulation of minimum floorspace standards. The internal layout of buildings falls under the Building Regulations and therefore does not fall within the remit of the Town and Country Planning Legislation. Reference is made to PPS1.	Minimum floorspace standards are set out in the Housing SPD and must to adhered to.
James Stevens	Home Builders Federation - London	a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	Design considerations can be very subjective. Design is often used as a way of opposing much needed housing development in more suburban locations. The London Plan density matrix is intended as a guide - it is not prescriptive. High density flat developments work well in suburban settings alongside semi detached and detached properties. Such developments could be an important way of helping to support more mixed neighbourhoods.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
James Stevens	Home Builders Federation - London	a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	There is no reason why conservation areas can't accommodate some development and benefit from a degree of variety and interest. This would not only help to create more sustainable and mixed communities but such schemes could enhance the quality of conservation areas.	Noted
James Stevens	Home Builders Federation - London	In addition to the protection given to conservation areas and listed buildings, how should we seek to protect the local distinctiveness of certain parts of the borough?	There is no reason why conservation areas can't accommodate some development and benefit from a degree of variety and interest. This would not only help to create more sustainable and mixed communities but such schemes could enhance the quality of conservation areas.	Noted
James Stevens	Home Builders Federation - London	Managing development and areas of change	Disagree that the Council is focusing on providing housing for those it defines as having the greatest housing need. If there is an unmet need for housing in Haringey then that need has to be met.	The housing need in Haringey is for social rented larger family units. Haringey must focus on this need and reduce the numbers of homeless households and those in temporary housing.
Tracey Baldwin	Haringey Teaching Primary Care Trust	Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?	Question 71 should read"... planning for health care ..."	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Tracey Baldwin	Haringey Teaching Primary Care Trust	Improving health and community wellbeing	The Teaching and Primary Health Care Trust aims to work in partnership with Haringey and local organisations to implement their mission of commissioning and delivering the highest quality health care.	Noted
Tracey Baldwin	Haringey Teaching Primary Care Trust	Improving health and community wellbeing	The key health aspects for the Core Strategy to address are: "Health and well being in the borough and the potential of spatial planning to intervene to improve health and reduce inequality. The need to ensure, in the light of housing growth and population change that health facilities are available to the population in the right place and at the right time."	Noted
Tracey Baldwin	Haringey Teaching Primary Care Trust	Core Strategy Issues and Options	To be found sound the Core Strategy must be in conformity with regional spatial plans and give spatial interpretation to health service plans, policies and strategies.	Noted. It is intended that ongoing consultation with the PCT will continue and HUDU will guidance will be considered in the ext stages of development of the Core Strategy.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Tracey Baldwin	Haringey Teaching Primary Care Trust	Improving health and community wellbeing	The council is encouraged to explore with the PCT and NHS trusts the spatial implications of plans and strategy in particular the emerging primary care strategy.	Noted
Tracey Baldwin	Haringey Teaching Primary Care Trust	a. Have we identified the right measures that planning can take to improve health and wellbeing in Haringey? b. Should we prioritise some of these measures above others?	The Council is encouraged to treat health and community wellbeing as a cross -cutting theme and to ensure that the health implications of each policy are explicitly addressed	Noted
Tracey Baldwin	Haringey Teaching Primary Care Trust	Core Strategy Issues and Options	The Council is encouraged to use a conformity matrix of Core Strategy policies against national, regional and local policies. Example given.	Noted for consideration in the options and preferred options stages, would be a useful evidence base tool.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Tracey Baldwin	Haringey Teaching Primary Care Trust	a. Have we identified the right measures that planning can take to improve health and well-being in Haringey? b. Should we prioritise some of these measures above others?	base, a focus on the following is proposed."What are the health issues facing the borough (and where relevant, adjacent boroughs)? What is the evidence? What is the spatial distribution of the key aspects of ill health? Which issues are most susceptible to planning interventions? What are the key influencers (or impactors) of health in the borough (the determinants perhaps)? (Focus of the environmental as distinct from the purely social/economic but not exclusively). How are these distributed? What precisely do we want to achieve - the objectives? What range of spatial planning interventions would be most effective in addressing the health issues? How does the pattern of supply of health services match the pattern of demand? How will supply and demand change over the plan period? What investments or reconfiguration changes are needed to ensure supply and demand is in balance spatially and over time? What are the spatial	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Tracey Baldwin	Haringey Teaching Primary Care Trust	Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?	15.15 The Whittington Hospital is a key provider for people living in the West of the borough.	Yes, but it is not in the borough. We are stating fact - it is not necessarily a criticism that there is no hospital in the borough.
Tracey Baldwin	Haringey Teaching Primary Care Trust	Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?	15.15 There is no intention to reduce A&E provision at North Middlesex University Hospital.	PARA 15.15 does not hint that there is any intention to reduce A and E at North Middx
Tracey Baldwin	Haringey Teaching Primary Care Trust	Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?	15.13 Inaccurate - There is no proposed reduction in numbers of GPs. PCT Primary Care strategy sets out an approach that will reduce the number of points of delivery - i.e. the number of premises but not fewer GPs.	You may have misunderstood the text - it does state that there will be a reduction in the number of GP surgeries but not necessarily the number of GPs.
Tracey Baldwin	Haringey Teaching Primary Care Trust	Should we require all developments to assess health impacts?	Agree. More detail as to how health impacts would be assessed is proposed. Health Care changes can also be subject to impact assessment.	Noted - we have further work to do on this to set criteria.
Tracey Baldwin	Haringey Teaching Primary Care Trust	Should we require all developments to assess health impacts?	Agree. More detail as to how health impacts would be assessed is proposed. Health Impact Assessment Tool (HIA) can aid this assessment.	Agreed - we need to work on this

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Tracey Baldwin	Haringey Teaching Primary Care Trust	Should we require all developments to assess health impacts?	Agree. More detail as to how health impacts would be assessed is proposed. Potential for work with PCT with a screening tool to do this.	Noted, but what would be the criteria for deciding whether we need a health impact assessment?
Tracey Baldwin	Haringey Teaching Primary Care Trust	Should we require all developments to assess health impacts?	Agree. More detail as to how health impacts would be assessed is proposed. Should also account for the potential impacts of several smaller developments as to their cumulative/incremental impacts.	Agreed but how do we monitor and manage this across several small developments?
Tracey Baldwin	Haringey Teaching Primary Care Trust	a. Do you support the measures to promote accessibility of services and facilities in the borough? b. Are there other measures we should consider?	15.23-15.25 Noted that issues in relation to access and design will need to apply to PCT development as part of primary care strategy.	Noted.
Tracey Baldwin	Haringey Teaching Primary Care Trust	Achieving Local Area Agreements	Add to second column, against health and wellbeing: "planning information can in planning health services". As the contribution of 'place' to mental health and sense of wellbeing.	Noted
Tracey Baldwin	Haringey Teaching Primary Care Trust	Sustainability Appraisal	Support improving physical and mental health inequalities forms part of the sustainability appraisal framework.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Tracey Baldwin	Haringey Teaching Primary Care Trust	Core Strategy Issues and Options	PCT welcomes the opportunity of working closely with Haringey to further develop preferred options, to establish a health liaison group to develop shared understanding, identify PCT pressure points, explore spatial implications of primary health care strategy and explore shared targets and outcomes.	Noted
Tracey Baldwin	Haringey Teaching Primary Care Trust	Improving health and community wellbeing	15.33-15.34 PCT is keen to work closely with the council around planning services for children and young people, especially new schools and so appropriate health service provision.	Noted
Tracey Baldwin	Haringey Teaching Primary Care Trust	What community facilities are needed in Haringey to deal with a growing population in addition to those already identified in current plans and programmes?	PCT seek to ensure that recreational facilities are culturally appropriate and respond to the needs of minority communities.	We need to carry out a local need assessment so that we can plan for what is genuinely required, and not for what we think might be required.
Tracey Baldwin	Haringey Teaching Primary Care Trust	Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?	The PCT are taking a localised approach to future engagement and planning to ensure services are planned in response to specific needs of local communities.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Tracey Baldwin	Haringey Teaching Primary Care Trust	Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?	15.18 The PCT are equally keen to ensure a fully joined up approach to planning future healthcare facilities.	Noted, and welcomed.
Tracey Baldwin	Haringey Teaching Primary Care Trust	Core Strategy Issues and Options	Health evidence is required to inform the Core Strategy and is available from various sources.	Noted. Health evidence will be used to inform the preparation of the Core Strategy.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Core Strategy Issues and Options	General points made on residents concerns and how the UDP is not effective in protecting the interests of local communities.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Short Description of the Borough	The official census figure for Haringey is well known to be greatly underestimated by at least 5-10%. The Council has raised with the ONS the inaccuracy of this figure and this should be stated in paragraphs 4.1 and 4.10.	Noted. The Borough uses the most recent Census figures as these are the most appropriate to determine the population of the Borough. It is accepted that there may be minor inaccuracies in this information however it remains the most appropriate for the purposes of developing the core strategy.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Short Description of the Borough	The borough is more suburban than urban. This is made clear in the definitions provided by the London Plan in paragraph 4.47. It is clear and indisputable that by far the majority of the borough best fits the 'suburban' definition of the London Plan.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	Short Description of the Borough	Suggest an additional paragraph after 4.10 to read: "Haringey has a mosaic of hundreds of community groups and networks of all kinds. This contributes to community spirit and cohesion, mutual aid, engagement, empowerment, representation, advocacy and the drive for improvements to services, facilities and the environment".	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Future challenges facing Haringey	Noise and air pollution is a major concern. In order to create sustainable communities, it is recognised that cars, heavy goods vehicles and buses must be managed appropriately in all residential areas.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Vision and spatial objectives	Paragraph 8.5 amend title to read: 'Managing development with people at the heart of change'.	Accept - the corresponding strategic priority at section 7.1 is entitled 'managing development with people at the heart of change.'
Dave Morris	HFRA (Haringey Federation of Residents Association)	Vision and spatial objectives	Add extra bullet point in paragraph 8.5 to read: "To support and strengthen the distinctive character and cohesiveness of local communities, and their accessibility to the local services and amenities that serve their diverse needs".	For discussion

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	Vision and spatial objectives	Paragraph 8.7 add to 4th bullet point: "To meet the appropriate needs of different, sustainable sectors of the economy..."	"To meet the appropriate needs of different, sustainable sectors of the economy..." To be discussed
Dave Morris	HFRA (Haringey Federation of Residents Association)	Where large development schemes are taking place at or near transport interchanges should we require schemes to improve, or make a financial contribution towards, the capacity and accessibility of the interchange?	It should be remembered that transport interchanges are usually centres of community life e.g. Seven Sisters, Turnpike Lane. Any development in such areas should improve the conviviality of the area and be consistent with the needs of the surrounding communities.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	Car free housing should not be allowed to be an excuse for higher density overdevelopment. It must be a condition that any area of the development that would have previously been parking space be instead devoted to play space and community facilities. The needs of disabled and specialist drivers need to be considered.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	An environmentally sustainable future	Regarding workplaces there needs to be a clear strategy and effective policies for increasing sustainable and necessary local goods and services geared to the needs of local residents and people in London. This should include policies ensuring the transition of outmoded and unsustainable business units to useful, sustainable production. This will also support the development of relevant and sustainable skills.	Noted.
Dave Morris	HFRA (Haringey Federation of Residents Association)	What steps should we take to reduce noise pollution in the borough?	Ensure all homes have effective noise insulation; reducing and slowing traffic; replacing internal combustion engines with electric or hybrid ones; replacing road surfaces with acoustic surfaces especially on higher speed routes; preventing any growth in aviation and starting to reduce it and reducing reliance on conventional air conditioning.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	An environmentally sustainable future	Paragraph 11.32 - amend first bullet point to read: 'improve road safety through 20mph zones and local safety schemes, eventually introducing a 'default' 20mph limit for all residential streets".	Suggestion regarding adoption of 20mph speed limit for all residential streets is noted.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?	Yes, although all front gardens can be made of porous construction even when paved. Where front gardens form an integral element of the urban structure front gardens should be protected against encroachment by cars in order to protect the historic integrity of the urban structure and the attractiveness of the street scene.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Should we require all new development to provide a proportion of their energy requirement from renewable sources? b. Should we require higher renewable energy targets (at least 20%) for major developments on selected sites?	The policies opposing and mitigating climate change and for achieving environmental sustainability must be backed up by effective encouragement and enforcement on all developments including current buildings. On these and other similar subjects HFRA will be guided by the responses from Friends of the Earth and Sustainable Haringey.	Comments regarding encouragement and enforcement noted. Friends of the Earth Tottenham and Wood Green support London Plan CO2 reduction targets; encourage move towards Level 6 of Code for Sustainable Homes; and are in favour of large scale biomass over small scale for reasons of efficiency and carbon benefits. Sustainable Haringey are in support of requirements for all new development to use renewable energy, and for higher renewable energy targets for major developments.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Do you think that the borough should adopt the London Plan carbon reduction targets or seek higher targets?	All areas and sectors of society must adopt whatever targets are scientifically recommended in order to be effective. Anything else is irresponsible.	Noted.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Vision and spatial objectives	Paragraph 8.8 add to third bullet point: "To improve the provision of and access to local services and facilities for all groups".	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?	Question 1 needs amending as proposed in section 8.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	Are there any other important objectives that should be included?	Important objectives to include are: To provide more green public open spaces in order to meet the London Plan guidelines on distance to areas of green space To resist development pressure on the borough's green spaces To improve the quality of affordable housing provision, particularly family affordable housing, by ensuring that new developments are not too small, overcrowded or over dense.	The same as ref 1039 - Eveleen for open space comment
Dave Morris	HFRA (Haringey Federation of Residents Association)	Vision and spatial objectives	Paragraph 8.7 add to 5th bullet point: "To support the development of Haringey's most successful and sustainable sectors".	For discussion
Dave Morris	HFRA (Haringey Federation of Residents Association)	To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Need an additional objective for all three areas: "Support and strengthen the distinctive character and cohesiveness of local communities, and their accessibility to the local services and amenities that serve their diverse needs".	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	Managing development and areas of change	Additional question 3 to read: "Are the current HUDP policies (especially housing) capable of ensuring sustainable communities? Appendix 3 of HFRA's response to the Housing SPD Scoping Report further develops this point.	The housing policies are being reviewed as part of the Core Strategy. The purpose of this document is not to review how the current UDP policies are performing. The Annual Monitoring Report will monitor performance.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Managing development and areas of change	Additional question 4 to read: 'What can be done about over-development and failure to ensure adequate social and environmental infrastructure? Appendix 4 of HFRA's response to the Housing SPD Scoping Report and the Haringey Friends of Parks/HFRA joint response to the recent Open Space & Recreational Standards SPD consultation further develops this point.	Necessary social and infrastructure requirements will be considered in all developments.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Managing development and areas of change	Additional question 5 to read: "Do S106 agreements lead to actual planning gains, and if not what can be done about it? Appendix 5 of HFRA's response to the Housing SPD Scoping Report further develops this point.	Planning obligations can be a way of making sure that developments deliver benefits to the community and not cause harm to the local area. Haringey will negotiate planning obligations on all major development schemes to secure contributions in order to address the cumulative impacts of development.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	Managing development and areas of change	Additional question 6 to read: What can be done about the failure to ensure that a majority of new build housing consists of family sized housing especially family sized genuinely affordable and social housing?	Option - ensure that dwelling mix for affordable housing seeks a higher % of 3 and 4 bedroom social rented family units. Currently same % room sizes for intermediate and social rent - an option could be to separate this - seek higher % for social rent.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Managing development and areas of change	Additional question 7 to read: "How do we ensure that all new housing, including all affordable and social housing is designed to conform to accepted good quality standards?"	Design Policies have to be adhered to. RSLs have to comply with design standards set by the Housing Corporation to avail of housing grant. Planning permission will not be granted for poor quality design.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Managing development and areas of change	Additional question to read: How do we ensure that every residential development contributes effectively to improving public open spaces and recreational facilities of all kinds? HFRA and Friends of the Earth's joint response to the Open Space SPD further develops this point.	Not all residential developments can contribute to providing open space and recreational facilities of all kinds. Where additional housing creates a need for supporting facilities a financial contribution will be sought for example open space and recreation facilities.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	Managing development and areas of change	Additional question 9 to read: "How can we ensure that in a borough with serious land stress and competition that all available land is earmarked for community needs rather than for what developers can grab in order to make the most profit out of?"	In order to create sustainable communities mixed use developments must be encouraged. In a borough of huge housing need all available land cannot be earmarked solely for community use.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Managing development and areas of change	What can be done to respond to ever increasing house prices, rent and insecurity?	This is not within planning policy remit.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Managing development and areas of change	The overall question might be summed up as: "Are current planning policies failing to produce the type of housing that's most needed, and also exacerbating other long term problems? Reference is made to some of the key housing issues in the Housing SPD Scoping Report.	The Core Strategy is looking at developing new policies and a vision for housing provision in Haringey over the next 15 years to reflect the local housing issues and needs.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Future challenges facing Haringey	In paragraph 5.14 add "regardless of their age, disability, gender, sexual orientation, race, class, economic status, culture or religion".	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	Haringey's places	The bullet point on Alexandra Palace in paragraph 9.3 should be deleted. It is not consistent with policy OS3 of the UDP. Alexandra Palace is not mentioned as an area of change in the UDP so should not be listed in the Core Strategy under Areas of Change.	Noted - it is not identified as an area of change within the UDP. The Core Strategy can differ from the UDP, and this could be taken forward as an option to be considered for the site, at the next stage in the development of the Core Strategy.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we expect developers submitting major schemes to commission independent equalities impact assessments?	No comment	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Do you support the measures to promote accessibility of services and facilities in the borough? b. Are there other measures we should consider?	Yes to question 1 and no comment to question 2.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Are the measures identified appropriate in promoting equality of opportunity and preventing discrimination in Haringey? b. Are there other measures that we can take?	Measures seem OK and no comment to question 2.	noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Where under-utilised, should we encourage mixed use development which increases the number and range of jobs on site or provides other regeneration benefits?	No comment.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	Are there locations where we could allocate specific uses or clusters of uses?	No comment.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should any of Haringey's town centres be increased or decreased in size?	All Haringey's town centres are part of their surrounding communities. Those communities must be respected.	The Retail Study is being carried out to ascertain the viability and needs of the designated centres. Consideration needs to be given to the requirements of the community which the centre serves when looking at improvements/alterations.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?	Every part of the borough needs the improvements identified in paragraph 15.8.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Have we identified the right measures that planning can take to improve health and well-being in Haringey? b. Should we prioritise some of these measures above others?	All measures are important.	Acknowledged.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	Improving health and community wellbeing	The proposals for new health clinics is very worrying and runs counter to the policies and practices supporting sustainable communities and should be strongly opposed by the Council. Please refer to the Council's response to the Mayor's Sub Regional Development Framework in 2005.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Short Description of the Borough	At the end of paragraph 4.22 add "and many Conservation Areas and listed buildings".	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Future challenges facing Haringey	In paragraph 5.3 add after "High quality design"... "Strong communities".	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should the Core Strategy recognise the wider role of town centres as a focus for development?	This question is unclear. What does focus for development mean?	Focus for development that is appropriate for town centres. PPS6, The London Plan and the Retail Study will inform what measures can be taken to improve town centres.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we seek to resist new shopping developments that are not compatible with the character and function of a centres, for example in terms of shop unit sizes and design and protect areas of specialist shopping?	Independent and small businesses need protection from corporate chains.	The Council's role includes maintaining the variety within shopping centres. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve shopping centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we apply stricter controls to restaurants, cafes, bars and clubs and manage the night time economy?	Some efforts are needed to restrain the growth in the number of take away outlets for reasons of litter and rubbish generation and to ensure the managers of night time premises are sensitive to the needs of local communities.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	What role should our local shopping centres play in the future?	Independent and small businesses need protection from corporate shops. Smaller, local shopping centres need protection as vital parts of neighbourhoods if we are to protect and develop sustainable communities.	PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we increase or decrease the number and size of our local shopping centres?	Local shopping centres should be protected as they usually are the centres of local communities. They are more sustainable, reducing transport generation.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we seek to protect public houses which serve as a local community resource?	Yes.	PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Do you agree with the planning measures to discourage crime and promote safer streets in the borough set out above?	Generally yes.	no further comment required

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	Future challenges facing Haringey	Paragraph 5.13 doesn't state what high quality design actually is. It should include good practice guidelines and requirements for new development adjacent to existing development and adjacent to streetscape (see attached for list of possible topics of discussion for high quality design).	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	Future challenges facing Haringey	Add new paragraph after 5.13: "People will be at the heart of change. We will empower people, ensuring that young people and children are included, so they can participate in what is important to them. We want to see a dynamic and engaged voluntary and community sector to strengthen cohesion, inclusion and to help bring about improvements. Communities will see clear benefits from development and change, with people from all communities sharing and enjoying well managed, high quality, improved and accessible services and amenities, open spaces, schools and a plurality and diversity of first class leisure and cultural opportunities that everyone can share and use".	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Do crime hotspots need a specific approach in terms of community safety and planning?	All public areas should be accessible, attractive and well designed including taking on board safety issues.	comments noted there will be policy/SPD supporting this.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	Are there other approaches to improving streets and public places in Haringey that we should consider?	The Streetscape Manual should become a recognised planning document. All developments must actively contribute to enhancing the street scene. Local residents and residents associations must be fully involved with the development of strategies to improve their neighbourhoods and public spaces.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we protect all green open spaces or allow new housing on some sites?	All green open spaces should be fully protected and more should be created to address the levels of deficiency as defined in the London Plan.	The current policies in the UDP seek to protect the open space that we have. our recent audit of open space shows that we have an overall deficiency in the amount of open space that we have in the borough, and a recent SPD seeks to secure additional open space where possible - but with particular reference to areas of deficiency, and where new housing is being provided. The findings on open space provision, and the aims of the current SPD will be carried forward to the new policies in the Core Strategy. we are also aware of the policies in the London Plan, and the need for the Core Strategy policies to be in general conformity with these.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? b. How can we encourage better use of our parks and sports facilities?	This question is wrongly cast as an either or. The Council, in consultation with local groups and residents should identify potential sites for new open space and then seek s106 planning contributions to purchase it and manage it for biodiversity, allotments and other amenity purposes. All parks must be brought up to Green Flag standards.	Note. The comments you have made are addressed in the Council's very recent SPD on Open Space and Recreation Standards. The issue of green flag standard is addressed by the work of the Council's Recreation department.
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	Yes. All new developments should be expected to have green space, green or brown roofs for wildlife and could also have bat and bird nesting sites.	Your observations on this option has been noted. It may be that this level of detail will be more appropriately included in a related SPD.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Creating a vibrant and prosperous local economy	Amend title of this section to 'Creating a vibrant, prosperous and sustainable local economy'.	The title of this section could be amended to include the word "sustainable".
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we encourage developers to recruit local people and use local businesses and suppliers during the construction of a scheme and its final use, particularly in or near deprived areas?	Yes.	Agreed. Developers should be encouraged to use local people and developers. Policy 3B.11 of the London Plan supports getting local people the training and skills to access decent jobs.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we encourage developers of large schemes to produce an employment and training plan to encourage job opportunities for local people and reduce barriers to work?	Yes.	Agreed. This is one measure that could help with upskilling local labour force. LLA is an example of this at work.
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Should we provide specific design guidance for different areas of the borough? or b. Should we seek good design everywhere?	No comment to first question Yes, good design should be sought everywhere.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	Yes to question 1 No to question 2.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	In addition to the protection given to conservation areas and listed buildings, how should we seek to protect the local distinctiveness of certain parts of the borough?	The local distinctiveness of all areas of the borough should be protected regardless of whether they are in a conservation area or not.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we expect all developments to contribute to physical works to streets and public places?	Yes.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	What physical works do you consider best improve the visual attractiveness and use of public spaces?	Expansion and enhancement of the pedestrian realm and further constraints on the volume and speed of motor vehicle traffic not providing public transport; more and better planting, and improved maintenance; avoiding unnecessary clutter of street furniture, signage, lighting etc; a 20mph speed limit throughout all residential areas of the borough which would allow dispensing with much signage and some of the calming measures where vehicle and pedestrian paths cross make raised crossings to give continuity to pedestrians rather than to vehicles; further restrictions on commercial billboards and signage, and ensure effective enforcement action; and further restrict the amount, size and duration of 'for sale' signs as an excuse to illegally advertise estate agency businesses and ensure effective enforcement action is taken.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we identify locations suitable for tall buildings or identify areas where they are not suitable?	There should be no tower blocks or tall buildings, especially any residential ones, at any locations.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	Agree with effective policies resisting too high a proportion of conversions into flats and HMOs.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	How should we encourage the reuse of empty homes?	Agree that strong policies are needed to ensure all empty homes are brought back into use for those who need them. We should use all means available to bring empty homes into use including Empty Dwelling Management Orders, Compulsory Purchase and grants.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	No. The social and amenity infrastructure should be in place before the housing is agreed. S106 often fails in practice to ensure the additional planning gains needed, rather than just being absorbed into Haringey services general running costs.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	Managing development and areas of change	The key housing issues are not being addressed in the Core Strategy. The following should be added: Over high housing densities - do they undermine the need to ensure sustainable communities? Housing densities in the UDP are too high. We don't want to see a return to the failed tower blocks and estates of the past. Appendix A of HFRA's response to the Housing SPD Scoping further develops this point.	Density standards will be looked at as part of the Core Strategy. High density housing if well designed can be very successful in creating sustainable communities.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Managing development and areas of change	Additional question 2 to read: "Affordable and social housing: why is development failing to reach even the very modest % targets from new housing completions? See Appendix 2 to HFRA's response to the Housing SPD Scoping Report to further develop this point.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	This question is inadequate. It may be interpreted that backland sites or rear gardens could be designated as brownfield sites. Any development should be on vacant, derelict or unwanted but already built on sites - all green or open spaces should be preserved. New development should be restricted to brownfield sites. In addition, backland sites and rear gardens should not be considered suitable for new housing unless the housing accords with the guidance set out in Sustainable Residential Quality (DETR). New housing should not be considered on vacant or derelict sites deliberately made vacant or derelict by owners in pursuit of a change of use where the existing use remains economically, socially or environmentally viable.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we restrict or limit development in areas which have insufficient services and facilities, such as schools, health facilities and utility infrastructure and resources?	Yes.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Should we encourage mixed uses in certain developments and on particular sites in the borough? b. If so, should this continue to be in the most accessible parts of the borough or should this also apply to other areas?	Yes. Mixed use may be encouraged where it can contribute to social, economic or environmentally sustainability and is not detrimental to residential amenity. It should continue to be in the most accessible parts of the borough, depending on suitability.	Mixed use development should be encouraged where it contributes to social, economic or environmental sustainability and does not harm residential amenity. It should continue to be in the most accessible parts of the borough. PPS1 & PPG4 both support and encourage developments that provide social, economic and environmental benefits.
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we consider lowering the threshold at which housing developments are required to contribute to affordable housing?	Yes.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	For smaller sites below 10 units: a. Should we require less than 50% affordable housing? or b. Should we allow a financial contribution to be made instead of providing units?	No to both questions.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we require more than 50% affordable housing on very large sites?	Yes.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. What factors may affect the financial viability of providing affordable housing on all sites? b. Should these be taken into account?	No.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	Social housing is the only housing which is genuinely and securely affordable. Social housing is a minority of housing in the borough.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we encourage more family housing in developments?	Yes.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Are larger family homes suitable everywhere in the borough and in all developments? b. If not, should we specify areas or certain developments which are suitable for family housing?	Most housing developments should ensure they are designed to be suitable for family housing. Developments which are unsuitable for families, like tower blocks should generally not be allowed.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	In which locations should we encourage special needs housing?	No comment.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Should we encourage more lifetime homes? b. Should we require more generous minimum floorspace standards for new dwellings and conversions?	Yes to both questions.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	Sometimes we should pool contributions from developers in order to acquire land for new open space in areas of open space deficiency. But not if this lets developers off the hook in providing actual planning gains within and by their development.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we try to concentrate most growth in identified areas of change and on identified housing sites or should we try to spread growth more equally across the borough?	This is a misleading question. It does not deal with the type of growth, the scale of growth and whether such growth is acceptable at any location - it does not deal with any design or social infrastructural issues.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	This is a confusing/misleading question. The problem is too high densities and over development.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Are there any issues and options that we may have missed?		Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	What community facilities are needed in Haringey to deal with a growing population in addition to those already identified in current plans and programmes?	There are many community facilities urgently needed including health, education, green open spaces, leisure amenities etc.	Noted - local needs assessment needed.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we require all developments to make a contribution to education facilities and services?	Developments should contribute to all key community services.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Are there certain parts of the borough where particular facilities need to be provided?	Every neighbourhood where there is a lack of facilities.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Improving health and community wellbeing	The community should be engaged to help decide the best possible alternative use for such a location of community facilities as set out in paragraph 15.30	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Issues and Options	Paragraph 10.3 amend title to read: "Managing development with people at the heart of change". Add extra bullet point 'e': "Strengthening local communities in every area and the local services and facilities they need". Amend title in item 4 to: 'Creating a vibrant, prosperous and sustainable economy'.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Improving health and community wellbeing	Agree strongly with paragraph 15.29.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we require all developments to demonstrate how they have addressed safer and security issues and have designed out crime?	Generally yes although not at the expense of other issues or to justify private gated communities.	comments noted - no further comments required. each case must be looked at on its own merit and with reference to local conditions

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Dave Morris	HFRA (Haringey Federation of Residents Association)	Where vacant and surplus to requirements, should we allow employment land to be reused for housing or community uses?	No comment.	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	Yes to first question. No. Design cannot be considered acceptable simply because it is considered that it does not harm the appearance of an area	Noted
Dave Morris	HFRA (Haringey Federation of Residents Association)	Should we protect all employment land for business and employment use?	No comment.	The London Plan and Employment Land Study will inform and re-designations.
Bob Maltz		What physical works do you consider best improve the visual attractiveness and use of public spaces?	- expansion and enhancement of the pedestrian realm and further constraints on the volume and speed of motor vehicle traffic not providing public transport; - more and better planting with improved maintenance; - only allowing tarmac for vehicular roadway	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Some key priorities should obviously be included, such as: protect east Haringey's heritage and green spaces; protect the town centre of West Green, Bruce Grove and Tottenham High Road; support the town centre of Harringay Green Lanes.	Noted
Mario Petrou		Do you think that the borough should adopt the London Plan carbon reduction targets or seek higher targets?	Higher targets than the London Plan.	Support for higher targets noted.
Mario Petrou		Should we seek to protect public houses which serve as a local community resource?	Yes. They are useful community resources and employers. Too many have already been developed for housing, particularly in the east. Development of public houses must be strongly resisted.	Planning applications for change of use are determined on their merits. PPS6, The London Plan and the Retail Study will inform what measures can be taken to improve town centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Do you agree with the planning measures to discourage crime and promote safer streets in the borough set out above?	<p>Although many words have been written about addressing high quality design in issue 3a, and we are informed in issue 5a that safety is a key priority of Haringey's Sustainable community strategy and also that Haringey's safer communities strategy sets out wide ranging objectives and initiatives to tackle crime and anti-social behaviour. I remained concerned that Tall buildings should not be used for affordable homes. Experience has shown us that tall buildings function safer if they are private homes. Affordable homes should be mainly in low-rise buildings with gardens and open spaces. This is more likely to ensure safer communities than any number of planning measures. Haringey's senior planners neither live in the borough nor in tower blocks.</p>	Is there any empirical evidence to support this? we will need to research this assertion to see whether there is any substance to it. tall buildings are often sited near to major transport interchanges where affordable homes can be very appropriate.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Should we increase or decrease the number and size of our local shopping centres?	People need local shops. Obviously land in Haringey is limited, but if we develop it for housing people will need local shops. But where do we draw the line?	Agreed. Infrastructure including easy access to local shops must be reviewed when looking at new residential sites. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.
Mario Petrou		Should we require all developments to demonstrate how they have addressed safer and security issues and have designed out crime?	Yes.	no further comments required
Mario Petrou		Do crime hotspots need a specific approach in terms of community safety and planning?	Yes, however the Met Police's 'bright idea' of depots, shop fronts and custody suites is flawed and should be resisted. The Met should refurbish their existing premises.	we need to liaise with the police for their input on this matter.
Mario Petrou		a. Have we identified the right measures that planning can take to improve health and well-being in Haringey? b. Should we prioritise some of these measures above others?	Part a Yes overall, but there are additional measures that might be included: - improving and increasing sewage and waste capacity; - improving pavements and roads; - protecting and enhancing biodiversity.	These issues are addressed elsewhere in the Plan - all of the issues and the final policies will be cross cutting and should not be read in isolation.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		a. Have we identified the right measures that planning can take to improve health and well-being in Haringey? b. Should we prioritise some of these measures above others?	Part b. Priorities should be: - Health facilities (though what the borough desperately needs is a hospital); - Air quality and pollution; - Jobs and education; - Waste and sewage; - Housing standards; - Biodiversity; - Parks, play areas and leisure facilities; - Pavements and roads; - Road safety, walking and cycling.	As part of the exercise of setting preferred options, the Council will need to do some work on priorities - some of the areas of work have conflicting aims and we need to address this before we are able to come up with a robust spatial plan.
Mario Petrou		Should we require all developments to assess health impacts?	Yes.	Noted - criteria for what and how we assess needs to be set, with reference to the London Plan

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?	<p>Yes, the issue of polyclinics is one of serious controversy. It is a matter of great concern that the Core Strategy, which represents the Council's view, is promoting polyclinics. As stated in various Haringey TPCT reports, the development of polyclinics will result in a greatly reduced number of general practices and a reduced number of other primary care services such as pharmacists. The Haringey TPCT should not have entered into a 25 year venture to deliver polyclinics (mentioned on page 68, 15.16) as the HTPCT board has yet to approve the strategy to implement polyclinics.</p> <p>Developing world class primary care in Haringey. It is expected to be approved in May 2008 almost half a year after publication of the Core Strategy.</p>	Our document is not promoting polyclinics merely by mentioning them - indeed it would have been remiss not to have mentioned them when they are part of the Primary Care Strategy. We need to work out the best approach for our residents and for our borough profile - we need to ask these questions to build up a robust evidence base.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?	The HTPCT's strategy is full of anomalies that it is struggling to resolve. The results of the NHS London consultation Healthcare for London, which are in the process of being analysed, will inform HTPCT's strategy in a similar way as the London Plan informed the UDP.	It was in draft form at the time of the writing of the issues and options paper - we still had to have cognisance of it.
Mario Petrou		Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?	Retaining GP practices and pharmacies is of the very highest priority for many of the public. The Council could insist that GP practices and pharmacies be retained in the community. They provide a proven efficient and essential service and, as they are located within walking distance of most people's homes, less car journeys are required (helping climate change issue 1a). Pharmacies also play a key role in maintaining the vitality and viability of town centres and local shopping centres, they are good shops to have on parades as they generate lots of footfall and with the post office closures footfall generating shops are invaluable.	We need to look at our evidence base and at the borough profile before we can make this assumption.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?	Planning can also help by facilitating any adaptations GP practices may need to be in compliance with the Disability Discrimination Act. The Core Strategy should support the co-location of care centres at the North Middlesex and the Whittington Hospitals to deal with non-emergencies, which, incidentally, forms part of the HTPCT's revised strategy that it is aiming to approve in May.	Adaptations that are required by the Disability Discrimination Act will be looked at favourably where other material considerations do not indicate otherwise. Our Core Strategy will support those options that are indicated by our evidence base and by our borough profile.
Mario Petrou		a. Are the measures identified appropriate in promoting equality of opportunity and preventing discrimination in Haringey? b. Are there other measures that we can take?	Part a Yes.	noted
Mario Petrou		a. Are the measures identified appropriate in promoting equality of opportunity and preventing discrimination in Haringey? b. Are there other measures that we can take?	Part b Education and health should be specifically referred to at 15.20, for example: Improving access to education, training and employment opportunities; Ensuring access to health, community and recreational facilities.	noted and agreed

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Should we expect developers submitting major schemes to commission independent equalities impact assessments?	Yes.	Noted
Mario Petrou		a. Do you support the measures to promote accessibility of services and facilities in the borough? b. Are there other measures we should consider?	Part a Yes.	Noted
Mario Petrou		a. Do you support the measures to promote accessibility of services and facilities in the borough? b. Are there other measures we should consider?	Part b It should be acknowledged that a lack of public convenience can seriously hinder some people from getting out and about.	noted
Mario Petrou		What community facilities are needed in Haringey to deal with a growing population in addition to those already identified in current plans and programmes?	Haringey desperately needs a hospital. When the Prince of Wales hospital closed in the 1980s and developed for housing, promises were made to upgrade St Ann's General Hospital. Since the 1980s the population has grown and is estimated to continue to grow in size, but the promise to upgrade St Ann's hospital has yet to be honoured. Now it is time to honour that promise.	Noted -- we need to look at our evidence base for this and to talk to the PCT.
Mario Petrou		Are there certain parts of the borough where particular facilities need to be provided?	- library for Harringay Green Lanes; - public toilets for town centres.	Noted - local needs assessment required.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Should we require all developments to make a contribution to education facilities and services?	Yes.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Are there any issues and options that we may have missed?	<p>horse race of which the final result is a foregone conclusion? It is most unfair it has been designed to be wholly subservient to the London Plan's interest and aim to increase London's density. As far as I am aware the LP hasn't had a full EIA carried out on all its policies. But the Core Strategy is being shaped to be in conformity with the LP. Only later will the Core Strategy undergo an EIA. It is only fair that at this early stage when public input is meant to be effective and meaningful that the options (or even a dual Core Strategy) is developed which is based on lower housing density. The effect on people's quality of life and well-being of both options/Core Strategies could be compared equally by the EIA to identify what the best outcome for people would be. The ODPM's Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents states at Appendix 11, 'it is helpful if they [options] are</p>	<p>Noted. Options and preferred options will be developed at the next stage as there is no final result as implied as the development of the Core Strategy is an ongoing process.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Are there any issues and options that we may have missed?	Please bear in mind that there are reasonable grounds to believe that the ONS population figures for Haringey are questionable.	Noted. The Borough uses the most recent Census figures as these are the most appropriate to determine the population of the Borough. It is accepted that there may be minor inaccuracies in this information however it remains the most appropriate for the purposes of developing the core strategy.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?	<p>No. The spatial objectives concentrate on providing the framework within which the borough can implement the London Plan's expectations for Haringey. On page 3, 2.3 'respond to the alterations of the London Plan; page 8. 4.6 'The Mayor's London Plan designates Tottenham Hale'; page 17, 6.1 'It must also be consistent with national planning policy and in general conformity with the London Plan'. Of course, Haringey is not a detached independent city state, however, given that the Core Strategy, and other Haringey key strategies, are geared towards delivering the Mayor's housing targets, which are based largely on inaccurate figures for the existing population. I don't think it workable that a complex process such as the Core Strategy can set off with inaccurate fundamental baseline data for the population, and finish with a reliable guide for shaping the borough's development up to 2020.</p>	Asserts that London Plan baseline data used to develop Core Strategy is inaccurate and should not be used. The London Plan is RSS for Haringey, with which the Core Strategy must be consistent.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?	The option of low-density, low-rise housing with gardens and focussing on converting brownfield sites into open space, and the impact this will have on services, businesses, health and well-being is a legitimate option that should be put to the public for consideration. But I fear that powerful vested interests will do anything and everything to prevent debate on the reality in Haringey and from giving people meaningful and effective opportunity to make real choices.	Considers that low-density, low rise housing with gardens etc. is an option for consideration. It could be an option when we develop options for evaluation.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Are there any other important objectives that should be included?	Reference should be made to protecting and enhancing biodiversity. Suggest adding the following to 8.6 'A safer, attractive and valued urban environment': 'To protect and enhance biodiversity by ensuring that habitat is preserved and increased, and wildlife is protected, where it is not possible to retain all the land for habitat because of the need to build on land a small portion should be retained as habitat and Section 106 money be used to acquire nearby land for habitat equivalent to that portion lost or for improving habitat contiguous to that lost.	As accepted in Environment Agency ref 527.
Mario Petrou		To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	The parts to this question should have been clearly defined by using a. b and c.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	I broadly agree with the UDP's approach. However, perhaps it would be useful to subdivide the divisions as there are significant variations within each area.	Noted
Mario Petrou		Core Strategy Issues and Options	The misplaced approach of the Core Strategy, that in essence every square inch of Haringey must be developed in order for it to be in compliance with the Regional Spatial Strategy (the London Plan), above all or any other alternatives or options, is neither fair nor in the existing or future populations best interests. Especially since the London Plan's primary aim is to cope with a planned increase in population.	Noted. Preferred options will be developed in accordance with the London Plan policies and will be consulted on at a later stage.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Short Description of the Borough	<p>CENSUS DATA COMPLAINT</p> <p>There is strong evidence, largely ignored by the policy team, that Haringey's population is far higher than the figures shown by the ONS 2001 census quoted on page 9, 4.10 and on page 13, 5.8. The hard evidence consists of a survey that I carried out in February 2005 showing Salisbury Road N4 has a HMO/conversion rate over 60% (the UDP sets a 20% HMO/conversion threshold). Many streets in Haringey have HMO/conversion rates well over 20%, but the Council does not acknowledge this fact. There has also been a dramatic increase in the population from Eastern Europeans since the enlargement of the EU in May 2004. Landlords are letting out premises which are subsequently being sub-let by the room. Survey and letter from Leader of the Council to Head of the ONS provided as attachments.</p>	<p>Noted. Up to date evidence will be used in developing preferred options and discrepancies, where they exist, will be addressed once accurate evidence has been collated.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	I broadly agree with the UDP's approach. However, perhaps it would be useful to sub-divide the divisions as there are significant variations within each area. The objectives for the areas were never wholly appropriate. They were, and are, partly about political expediency. For example, how is it possible to cure deprivation in the high-density east by increasing density? Surely, to improve the quality of life in the east the UDP (and the London Plan and Core Strategy) would be resisting tall buildings, but insisting on low-rise buildings with gardens?	Noted
Mario Petrou		Core Strategy Issues and Options	Complaint - it is not best practice to run this poorly publicised, complex, huge and important consultation over the Easter holiday period.	Noted. The consultation period was extended to allow for the Easter holiday period.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		a. Should we require all new development to provide a proportion of their energy requirement from renewable sources? b. Should we require higher renewable energy targets (at least 20%) for major developments on selected sites?	Part a even the smallest developments should be required to provide 100% of their energy requirement from renewable sources.	Strong support for onsite renewable energy requirements noted.
Mario Petrou		a. Should we require all new development to provide a proportion of their energy requirement from renewable sources? b. Should we require higher renewable energy targets (at least 20%) for major developments on selected sites?	Part b We should require a 100% renewable energy target especially from all major development from all sites, and not a mere 20% from selected sites.	Strong support for onsite renewable energy requirements noted. 20% reduction in CO2 emissions via use of onsite renewable energy is in accordance with the London Plan 2008.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Where developments cannot meet on-site renewable energy targets, should we allow them to make carbon reduction contributions in another way, for example by making a financial contribution to make existing buildings more energy efficient?	Please provide an example of a new development that cannot produce on-site renewable energy? And what existing buildings are you referring to, adjacent, surrounding, nearby or in another area?	<p>Reasons a developer might give for why renewable energy targets cannot be met might include: - shading from trees or other buildings makes solar thermal and solar PV unviable; - geology does not permit ground source heating and cooling; - there is no reliable local source of biomass available; - the location is unsuitable for wind turbines; - the nature of the development makes renewable technologies not financially viable. In such circumstances the onus would be on the developer to prove that the onsite renewable energy target is not feasible, and to demonstrate why the development should still be permitted. It may be, for example, that the development incorporates extensive passive design measures to minimise heating and cooling requirements, and is able to connect to an existing CHP network.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		a. Should all developments meet high standards of energy efficiency and environmental performance, taking into account the specifics of the site, technology and cost? or	Part a All developments should meet 100% of energy efficiency and performance standards regardless of site technology and cost factors.	Noted.
Mario Petrou		a. Should all developments meet high standards of energy efficiency and environmental performance, taking into account the specifics of the site, technology and cost? or	Part b No. The requirement to meet such standards must be applicable to all new development whatever the size.	Noted.
Mario Petrou		Should we require large development schemes to include decentralised energy / district heating and cooling systems?	Yes. We should also require it for the smallest developments.	Noted.
Mario Petrou		Should we build local energy generation and distribution systems?	Yes, the sooner the better.	Noted.
Mario Petrou		The Council is considering developing at least one zero carbon development in Haringey by 2013. Do you agree?	Yes. Why wait until 2013? Why only one?	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		<p>a. How could we encourage households to use less energy?</p> <p>b. Should we encourage measures to improve the energy performance of existing buildings, for example, by extending energy efficiency measures to the rest of the house when applications are made for extensions?</p>	<p>Part a - persuade the EU and government to subsidise the fitting and cost of energy producing technology which can contribute to, rather than taking from, the national grid; - put pressure on manufacturers to make energy efficient products affordable; - locally, give householders assistance to insulate their homes; - financial incentives such as reduced rates, similar to different road tax and congestion charging bands.</p>	<p>EU and government lobbying are beyond the remit of Haringey Planning Policy and the Core Strategy. We would generally support measures to make energy efficient products more affordable. Local measures noted.</p>
Mario Petrou		<p>a. How could we encourage households to use less energy?</p> <p>b. Should we encourage measures to improve the energy performance of existing buildings, for example, by extending energy efficiency measures to the rest of the house when applications are made for extensions?</p>	<p>Yes.</p>	<p>Support noted.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		When considering the impact of solar panels, wind turbines and other green technologies on their surroundings should we treat them in the same way as other building works or give environmental factors greater priority than other considerations, such as conservation/heritage?	We should give green technologies a very high priority. There is no or very little potential of installation materially damaging the fabric of a building. Some green technologies may detract visually, but they are positive contributions, and over time will become more efficient and smaller in size, therefore less noticeable.	Strong support for green technologies noted.
Mario Petrou		a. Should we require all developments to include sustainable urban drainage systems? b. Should we require all developments to incorporate facilities to reduce water consumption and re-use grey water?	Part a Yes.	Noted
Mario Petrou		a. Should we require all developments to include sustainable urban drainage systems? b. Should we require all developments to incorporate facilities to reduce water consumption and re-use grey water?	Part b Yes.	Noted
Mario Petrou		Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?	Yes.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Should we require design and landscaping measures to reduce overheating and the heat island effect?	Yes.	Noted
Mario Petrou		Should we expect major developments to provide for the sorting and storage of waste to aid waste handling and collection and encourage recycling?	Yes. We should also expect minor developments to do more.	Noted
Mario Petrou		Should we require developments adjacent to or above watercourses to improve the water environment and quality?	Yes.	Noted
Mario Petrou		What steps should we take to reduce noise pollution in the borough?	- advise existing commercial, industrial, residential premises on ways to lower their noise output; - run an awareness campaign on the detrimental effects of noise on people's wellbeing, health and enjoyment of amenity; - strengthen the noise enforcement t	Noted
Mario Petrou		Should we require all developments which generate additional travel to introduce measures to manage air quality?	Yes.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	Yes.	Noted
Mario Petrou		a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	Part b - more cycle racks; - more charging points for electric cars; - extend bus routes.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Where large development schemes are taking place at or near transport interchanges should we require schemes to improve, or make a financial contribution towards, the capacity and accessibility of the interchange?	<p>The Arsenal Emirates Stadium is a spectacular example of a catastrophic failure of planners to ensure adequate transport capacity and access. But that happened in Islington. In Haringey we should, perhaps, expect only the biggest developments to contribute significantly. If we expect money to improve health, education, roads, landscaping, bio-diversity etc... how much is each service/need going to get? There is only so much money; and the concern must be that no service receives adequate funding. We pay the GLA and various PPP firms, operate, together with TFL, our transport system, these bodies, therefore bear the responsibility of ensuring stations are accessible and operate to capacity.</p>	Noted
Mario Petrou		a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	Part a No. This policy infringes on human rights.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	Encourage safer cycling.	Noted
Mario Petrou		Should we require new and expanding schools to produce and implement a travel plan to reduce car use?	Yes.	Noted
Mario Petrou		a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?	Part a Yes.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		<p>a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?</p>	<p>is widely recognised that public transport is poor between east and west, and acknowledged by the Core Strategy, page 15, 3.19. The W5 bus route should be extended from Harringay Arena to loop around through Warwick Gardens, straight through along the back of St Ann's Hospital following the railway line and returning through Hermitage Road. This extension would provide much, much more benefit to the whole community than is immediately apparent, so much so that it is appropriate to outline the benefits on the following pages. The action of extending the W5 bus route would be the catalyst to holistically rejuvenate the hospital and the surrounding area, in particular, Seven Sisters, which is one of the UK's most deprived areas. The benefits of such an extension are: To improve mobility and health by making Harringay Green Lanes Railway Station and St Ann's Hospital more accessible; To increase the opportunity, by making it easier</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Should we try to concentrate most growth in identified areas of change and on identified housing sites or should we try to spread growth more equally across the borough?	Growth should be spread across the borough, especially in the west.	Noted
Mario Petrou		a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	Part a Deficiencies in open space and allotments should be addressed first, before using surplus brownfield land for housing.	Noted
Mario Petrou		a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	Part b Derelict sites should be a priority.	Noted
Mario Petrou		a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	Part a Yes.	Noted
Mario Petrou		a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	b. The maximum density levels set by the London Plan are too high for Haringey. The density levels set by the old UDP (1998) are more suitable for this borough.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Should we identify locations suitable for tall buildings or identify areas where they are not suitable?	Tall buildings are invariably poor quality in Haringey. The Public Transport Accessibility levels map identify possible locations for tall buildings.	Noted
Mario Petrou		a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	Part a Yes, when the threshold has been reached. The UDP set a threshold of 20% for HMO/conversions. Salisbury Road N4, as you know, has an HMO/conversion rate of over 60%, but no action has yet been taken.	Noted
Mario Petrou		a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	Part b A 10% limit on HMO/conversions should be set and actively enforced. Too many HMO/conversions in one area disrupt social cohesion.	Noted
Mario Petrou		How should we encourage the reuse of empty homes?	- depending on financial circumstances, offer incentives such as grants or free/low interest loans for owners to make their properties fit to rent; consider issuing CPO's for those not complying.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	Part a No. Others include: - sewage; - waste; - noise; - air quality; and - biodiversity.	Noted
Mario Petrou		a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	Part b No. It will complicate the process and some areas may wait forever to see any gains or improvements realised.	Noted
Mario Petrou		Should we restrict or limit development in areas which have insufficient services and facilities, such as schools, health facilities and utility infrastructure and resources?	Yes.	Noted
Mario Petrou		a. Should we encourage mixed uses in certain developments and on particular sites in the borough? b. If so, should this continue to be in the most accessible parts of the borough or should this also apply to other areas?	Part a Yes, carefully.	Agreed. Mixed uses should be encouraged in certain developments on particular sites in the Borough. This should continue to be in the most accessible parts of the Borough. PPG4, The Employment Land Study and London Plan will inform which sites are suitable for redevelopment.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		a. Should we encourage mixed uses in certain developments and on particular sites in the borough? b. If so, should this continue to be in the most accessible parts of the borough or should this also apply to other areas?	Part b Mixed uses should, in the first instance, be located in the most accessible parts of the borough.	Agreed. Mixed uses should be located in the most accessible parts of the Borough at first. PPG4, The Employment land Study and London Plan will inform which sites are suitable for redevelopment.
Mario Petrou		Should we consider lowering the threshold at which housing developments are required to contribute to affordable housing?	Yes, less in the east of Haringey but more in the west.	Noted
Mario Petrou		For smaller sites below 10 units: a. Should we require less than 50% affordable housing? or b. Should we allow a financial contribution to be made instead of providing units?	Part a Yes, 30% in the east of Haringey, 70% in the west.	Noted
Mario Petrou		For smaller sites below 10 units: a. Should we require less than 50% affordable housing? or b. Should we allow a financial contribution to be made instead of providing units?	Part b Yes, but only in the east of Haringey.	Noted
Mario Petrou		Should we require more than 50% affordable housing on very large sites?	No, as it will affect the social balance, which is important to maintain.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		a. What factors may affect the financial viability of providing affordable housing on all sites? b. Should these be taken into account?	Part a - reduced developer profits margins making them reluctant to build affordable homes; - the cost of land in the west of the borough.	Noted
Mario Petrou		a. What factors may affect the financial viability of providing affordable housing on all sites? b. Should these be taken into account?	Part b No, otherwise we shall succumb to the interest of developers which will result in the east being swamped with affordable houses and lead to increased polarisation.	Noted
Mario Petrou		a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	Part a In the text accompanying this question on page 46, 12.21, it informs readers your estimation is 56% social housing and 44% intermediate housing. I do not have evidence to propose alternative figures at this stage. However, at 12.21 you state the need for 4,865 affordable dwellings per annum for the next 5 years. I do know that even if Haringey exceeds this target there will always be a demand for more and more affordable homes. Where do we draw the line?	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	Part b No, social rented and intermediate housing should be concentrated in the west of the borough.	Noted
Mario Petrou		Should we encourage more family housing in developments?	Yes, it usually results in socially cohesive, stable and sustainable communities.	Noted
Mario Petrou		a. Are larger family homes suitable everywhere in the borough and in all developments? b. If not, should we specify areas or certain developments which are suitable for family housing?	Part a No. Families, elderly and special needs are unsuited to tall buildings and some mixed use developments. Otherwise, larger family homes are best provided near schools, shops, health facilities, parks etc.	Noted
Mario Petrou		a. Are larger family homes suitable everywhere in the borough and in all developments? b. If not, should we specify areas or certain developments which are suitable for family housing?	Part b Yes, mainly in residential areas but some mixed use development may also be suitable for families.	Noted
Mario Petrou		In which locations should we encourage special needs housing?	Near shops, health facilities, transport, parks.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		a. Should we encourage more lifetime homes? b. Should we require more generous minimum floorspace standards for new dwellings and conversions?	Part a Yes, every new home should be built to lifetime home standards, or at least so that they can be easily adapted.	Noted
Mario Petrou		a. Should we encourage more lifetime homes? b. Should we require more generous minimum floorspace standards for new dwellings and conversions?	Part b Yes.	Noted
Mario Petrou		a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	Part a Yes.	Noted
Mario Petrou		a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	Part b No.	Noted
Mario Petrou		a. Should we provide specific design guidance for different areas of the borough? or b. Should we seek good design everywhere?	Part a Yes, e.g. in conservation areas.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		a. Should we provide specific design guidance for different areas of the borough? or b. Should we seek good design everywhere?	Part b Yes, unfortunately most of Haringey's new builds are disappointingly mundane and uninspiring. We need design that inspires people.	Noted
Mario Petrou		a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	Part a Yes. A raft of national and international legislation already exists to protect historic buildings and cultural heritage. Isn't this a rather pointless option?	Noted
Mario Petrou		a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	Part b No, only when all the green-belt land in the country has been built over and more land is still required.	Noted
Mario Petrou		In addition to the protection given to conservation areas and listed buildings, how should we seek to protect the local distinctiveness of certain parts of the borough?	- identify such areas; - list their distinctiveness features - designate them as areas of interests within which applications for development shall be considered in context.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Should we expect all developments to contribute to physical works to streets and public places?	Major developments should make a contribution as they usually have an impact. The question states all development, but it's difficult to see how a conversion of a single dwelling house could have a significant impact or make a significant financial contribution.	Noted
Mario Petrou		What physical works do you consider best improve the visual attractiveness and use of public spaces?	Trees - landscaping - public art - grass areas - fountains	Noted
Mario Petrou		Are there other approaches to improving streets and public places in Haringey that we should consider?	The actual removal of obsolete street signs and street clutter, rather than just talking about it and producing an expensive streetscape manual, would be a good start. - unblocked working drains; and - smooth safe pavements.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Should we protect all green open spaces or allow new housing on some sites?	In no circumstances, except if all the UK's green belt land is developed, should new housing be permitted on open space regardless of whether it is or is not green. We should be doing all we can not only to protect existing open space but also creating open space preferably green.	The current policies in the UDP seek to protect the open space that we have. Our recent audit of open space shows that we have an overall deficiency in the amount of open space that we have in the borough, and a recent SPD seeks to secure additional open space where possible - but with particular reference to areas of deficiency, and where new housing is being provided. The findings on open space provision, and the aims of the current SPD will be carried forward to the new policies in the Core Strategy.
Mario Petrou		a. Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? b. How can we encourage better use of our parks and sports facilities?	Part a Both.	As part of the provisions of the Open Space and Recreation Provision SPD, we will seek to both increasing space, and improve the quality of what we already have.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		a. Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? b. How can we encourage better use of our parks and sports facilities?	Part b - keep them safe, clean and maintained; provide activities that youngsters want to use; - provide quiet places for elderly people to enjoy; - picnic and BBQ spots; - cafeterias may draw people into parks and make them safer.	Agreed. Some of these aims are achievable through planning policy, and some fall outside the remit of planning. We will seek, through the implementation of policy, to keep parks safe, clean and maintained wherever possible.
Mario Petrou		a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	Part a Yes.	Noted. Much of this work is likely to be covered in the Haringey Biodiversity Action Plan which is in the very early stages of being rewritten.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	<p>2 (summarised below) Reference to protecting and enhancing biodiversity should be made in Chapter 8 'Vision and Spatial Objectives'. While it is listed in the Sustainability Appraisal as sub-objective 11, if we are serious about the issue of climate change we must begin to take responsibility for the small, weak defenceless things around us that give so much, receive little in return, and have no voice. The way we treat biodiversity is a key indication of whether our efforts to tackle climate change shall be successful or not. Add the following objective to 8.6 A Safer, attractive and valued urban environment': To protect and enhance biodiversity by ensuring that habitat is preserved and increased, and wildlife is protected, where it is not possible to retain all the land for habitat because of the need to build on the land a small portion should be retained as habitat and Section 106 money be used to acquire nearby land for habitat</p>	<p>biodiversity is a part, but only a part, of how we impact upon factors that lead to climate change. The Council is committed to policies that seek to minimise the impact on our climate. Reiterating policy on biodiversity throughout the plan does not lead to a strengthening of that policy. All policies are cross cutting and should not be seen in isolation.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Should we encourage developers to recruit local people and use local businesses and suppliers during the construction of a scheme and its final use, particularly in or near deprived areas?	Yes. This should be a requirement for all developments, even the smallest of conversions.	Agreed. Developers should be encouraged to use local people and businesses. Caution needs to be shown in terms of the size of the development encouraged/expected to use local facilities as the viability of the scheme could be compromised for smaller developments. The London Plan (Policy 3B.11) seeks to improve employment opportunities for Londoners through upskilling and removing other barriers.
Mario Petrou		Should we encourage developers of large schemes to produce an employment and training plan to encourage job opportunities for local people and reduce barriers to work?	Yes.	Agreed. Larger schemes should be encouraged to produce a plan which assists local job opportunities for local people. Local Labour Initiative is an example of this.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Should we protect all employment land for business and employment use?	Yes. Too much employment land has already been developed for housing.	This Borough faces the challenge of identifying adequate land housing and other development. Underused employment sites offer an opportunity for redevelopment for other priority uses. The London Plan and Employment Land Study will inform the Council of which employment sites to retain and which should be released for redevelopment.
Mario Petrou		Should we protect all employment land for business and employment use?	The Core Strategy at page 15, 5.17, states Haringey has a relatively large amount of industrial land. But in comparison to, for example, neighbouring Enfield, Haringey has far less.	The quality of any employment land must be a major consideration. As the release of underused and poor quality employment land offers opportunities to build new homes and infrastructure, the Council has a duty to review land use designations and re-designate where appropriate.
Mario Petrou		Where vacant and surplus to requirements, should we allow employment land to be reused for housing or community uses?	No, because it shall seriously restrict Haringey's potential economic growth in the future.	Disagree. The release of underused and vacant employment land is necessary to meet housing and community use targets. The London Plan & Employment Land Study will inform which employment sites should be retained and which should be redesignated for alternative uses.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Where under-utilised, should we encourage mixed use development which increases the number and range of jobs on site or provides other regeneration benefits?	Yes, if the number, range and quality of jobs, and commercial floorspace increase. But no if mixed use development results in fewer or lower quality jobs or a reduction of floorspace for commercial purposes.	There needs to be a balance between bring underused and vacant employment land back into use and creating jobs and commercial floorspace that is compatible. The Council will endeavour to create quality mixed use development where appropriate.
Mario Petrou		Are there locations where we could allocate specific uses or clusters of uses?	St Ann's Hospital - a survey on this site's future use shows all respondents wish to see it retained solely for health use, as would I, rather than for a comprehensive scheme as currently designated in the UDP.	Disagree. Haringey PCT has declared St Ann's Hospital surplus to its requirements. It therefore falls on the Council to advise on acceptable alternative uses for the site. The Council is charged with ensuring that there is adequate provision of primary healthcare facilities in the Borough jointly with the PCT. The Council also has the responsibility of reviewing surplus land (private or Council-owned) and making decisions about its future use.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Should any of Haringey's town centres be increased or decreased in size?	None should be decreased as tinkering with their critical mass may adversely affect their character, economic vitality and viability. Any increasing in size will be difficult as the town centre boundaries, except those for Wood Green, have been established for over a century. Investment in town centre streetscape should be considered as an alternative to enlargement. Must evaluate the impact of enlargement on other town centres.	It is difficult to have an exact idea of how best to improve existing town centres. However, the need to include any potential alterations must be included in the Core Strategy at this stage. The London Plan, PPS6 and the Retail Study will inform what measures can be taken to improve the shopping centres.
Mario Petrou		Should the Core Strategy recognise the wider role of town centres as a focus for development?	Bearing in mind the aggressive propensity of the 2006 UDP to develop, in comparison to the 1998 UDP, it is inevitable that attention is focused on the town centres. However, any proposal must be very, very carefully considered.	Agreed. Careful attention must be paid to the impact any future development may have on the existing centre and neighbouring uses. PPS6 The London Plan and the Retail Study will inform what measures can be taken to improve the town centres
Mario Petrou		Should we seek to resist new shopping developments that are not compatible with the character and function of a centres, for example in terms of shop unit sizes and design and protect areas of specialist shopping?	Yes.	PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve shopping centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mario Petrou		Should we apply stricter controls to restaurants, cafes, bars and clubs and manage the night time economy?	Yes.	PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.
Mario Petrou		What role should our local shopping centres play in the future?	Local shopping centres exist to supply the essential needs of the surrounding residential streets. They have and still are the focal point of local communities where local people meet and talk to each other. They should continue to play this valued role and people should support their local shops by using them. The local shops on the other hand should do their best to offer the goods and services local people want.	PPs6, The London Plan and Te Retail Study will inform what measures can be taken to improve town centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire Martin	Lee Valley Regional Park Authority	An environmentally sustainable future	<p>The authority wishes to see the Core Strategy include a policy that ensures all developments meet high standards of energy efficiency and environmental performance and enables the adoption of sustainable design and construction methods.</p>	<p>the Council note the observation that you have made. the core strategy should indeed incorporate a policy that sets a standard for energy efficiency and energy performance, as well as enabling the adoption of sustainable design and construction methods. the current UDP has a policy on sustainable design and construction (UD2), as well as policies on water conservation and sustainable waste management, as well as a sustainability guidance note. we will ensure that sustainable design and construction runs through the heart of future core strategy policies.</p>
Claire Martin	Lee Valley Regional Park Authority	An environmentally sustainable future	<p>Policy should encourage all development to incorporate Sustainable Urban Drainage Systems (SUDS) and/or facilities to reduce water consumption and re-use grey water in order to manage runoff and further reduce flood risk. This is particularly relevant to proposals at Tottenham Hale.</p>	<p>the current UDP has a policy on water conservation (UD2) as well as water conservation ((ENV3) and Surface Water Runoff (ENV2). We expect the future Core Strategy to incorporate similar policies to reflect the need for sustainable development, and to support the policies of the London Plan.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire Martin	Lee Valley Regional Park Authority	An environmentally sustainable future	There should be a policy in the Core Strategy which promotes an integrated approach to sustainable travel and supports the provision and enhancement of cycle and pedestrian networks which are linked with and into the Regional Park, public transport services and new development.	the current UDP has policies to encourage the use of cycles, and the Core Strategy will further build on this and supplement those aims with policies that encourage the use of public transport and walking as opposed to using the car.
Claire Martin	Lee Valley Regional Park Authority	Core Strategy Issues and Options	There should be a core policy which protects opportunities to enjoy and access the Park's open and waterside spaces and ensures that they are not restricted and degraded by the impacts arising from the location and design of development. Development should be set well back from the waterways to allow for public access and/or ecological enhancements for example.	your comments have been noted. the importance of improving access to the Lee Valley, and protecting its waterways is recognised.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire Martin	Lee Valley Regional Park Authority	Creating a safer, attractive and valued urban environment	The authority also wishes to see the Council's CORE Strategy identify the strategic importance of the Regional Park in providing sustainable links from the ULV to the Olympic Park and the Thames Gateway via water transport/walking/cycling. The SA Screening report recognises the value of the Lee Valley as a recreational walkway linking Haringey with developments in East London, most notably the Olympics.	Noted
Claire Martin	Lee Valley Regional Park Authority	Creating a safer, attractive and valued urban environment	Whilst the Authority recognises the strategic location of the Regional Park within the LSCP Growth Corridor, it is considered that a local policy is required to guide the design, scale and detail of development. It is important to ensure the Park is not enclosed by development of an inappropriate scale and, for example, cut off from the existing key local communities.	any policy needs to recognise both the strategic and the local importance of LVRP - the two are not mutually exclusive. one of the key aims for any policy around LVRP will be to link it to and open it up to local communities and development.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire Martin	Lee Valley Regional Park Authority	Improving health and community wellbeing	The Core Strategy should explicitly recognise the vital role which the Regional Park can provide in supporting the Council in tackling health inequalities. For example Tottenham Marshes serves as both a regional open space resource and a local open space for community events and festivals. The Waterside Centre at Stonebridge Lock facilitates opportunities for community recreation and water sports.	Noted
Claire Martin	Lee Valley Regional Park Authority	An environmentally sustainable future	The Authority endorses the findings of the Sustainability Appraisal which accompanies the Core Strategy, where it identifies the need for the inclusion of a specific policy to address flood risk and flood protection due to concerns about the deterioration in parts of the River Lee Flood Defence Channel.	your observations are noted. this issue has been raised as part of the SA and is clearly one that needs to be addressed as part of the core strategy preferred options.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire Martin	Lee Valley Regional Park Authority	a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	Managing Development and Areas of Change major change within the locality of the Regional Park e.g. at Tottenham Hale, should bring improvements to existing infrastructure. This should include enhanced public transport and pedestrian routes providing easy and safe access into the park additional and enhanced open spaces to complement the Park's recreational areas, improved water quality and biodiversity, better linkages between sites, public transport nodes and the Park and a high quality of development.	the Council's Open Space Study has identified the issue of accessibility to open space in certain parts of the borough. it is recognised that Lee Valley is not easily accessible to residents in the borough, and that to improve accessibility to the Park would be of benefit to our residents by providing them with a large area of good quality open space for recreation. policy within the Core Strategy should reflect this.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire Martin	Lee Valley Regional Park Authority	Creating a safer, attractive and valued urban environment	<p>The Core Strategy should identify the Regional Park as the environmental focus for the regeneration of the Upper Lea Valley (ULV) as recognised by the North London Strategic Alliance in the Vision for the Upper Lee Valley as North London's waterside. The Park is a key recreational, leisure and ecological asset for the borough. The waterside character of the Park should be protected and enhanced through policy in the Core Strategy as should key open spaces such as Tottenham Marshes.</p>	<p>Paras 2.4.1 2.4.21 of the Upper Lee Valley Vision (North London Strategic Alliance) is concerned with The Natural Environment. The overview of these paragraphs is that maximising the potential of the water resources and associated areas of public open space will underpin the vision for regeneration, with access being a key issue in order to unlock Lee Valley Regional Parks (LVRP) full potential. The Council are aware of these aims, and that they are echoed in the work of the LVRP Authority. The vision for the area goes on to state that it should exploit the ecological value of the area and make it a people-friendly place. It is accepted that policy within the core strategy needs to make reference to this vision, and that this importance needs to be recognised. There will also be other policies within the Core Strategy which will seek to protect key and other open spaces within the borough.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire Martin	Lee Valley Regional Park Authority	Creating a safer, attractive and valued urban environment	<p>The Authority welcomes the recognition of the Council's proposals to increase the range and quality of leisure and amenity provision available to Haringey residents (paragraph 13.28). The Authority supports the option which proposes the need to strike a balance between protecting the open character and appearance of the Park and its biodiversity whilst also attracting more people to the Park through enhanced visitor attractions and improving accessibility from surrounding residential areas.</p> <p>The statutory status of the</p>	Your support for this approach is noted.
Claire Martin	Lee Valley Regional Park Authority	Creating a safer, attractive and valued urban environment	<p>Regional Park Authority should be acknowledged in the Core Strategy together with its remit for leisure recreation, and nature conservation and its boundaries protected through policy in the Core Strategy.</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Claire Martin	Lee Valley Regional Park Authority	Creating a safer, attractive and valued urban environment	<p>The Authority supports improved access into the Park from across the borough particularly where this can support an integrated approach within the borough on enhancing access from local communities into the Park. This should continue to be supported through policy in the Core Strategy for example by championing strategic projects such as the East London Green Grid, and opportunities to create new linked open space, footpaths/cycleways and waterside space (often across borough boundaries) as Green Chains.</p>	<p>the East London Green Grid Framework is an SPD produced by the Mayor as part of the London Plan (consolidated). our Core Strategy will need to be in general conformity with the London Plan and this SPD provides guidance on the implementation of policies in the London Plan. our championing of this PSD may be explicit or implicit, but, by virtue of its status, we will have cognisance of it. we also intend to keep a policy relating to Green Chains either within the Core Strategy, or as part of a broader SPD on open space. improved accessibility to LVRP and to other open spaces across the borough remains a key issue to help to address issues around deficiency in open space provision within the borough.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mark Matthews	Thames Water Plc	An environmentally sustainable future	<p>The following should be added to help address the impacts of climate change. "Ensuring new infrastructure is in place in tandem with new development, including the upgrade and expansion of utility sites where necessary". Reasons: consistency with PPS12 (para B3); conformity coherence test iv (a); to allow for the 3-5 year lead time in extra capacity provision; to avoid sewerage flooding; to ensure developers agree capacity improvements and its funding and to be consistent with Policy 4A.18 of the London Plan (2008). Specific policy proposed: text attached.</p>	Noted.
Mark Matthews	Thames Water Plc	<p>a. Should we require all developments to include sustainable urban drainage systems? b. Should we require all developments to incorporate facilities to reduce water consumption and re-use grey water?</p>	<p>Improving water quality, including dealing with combined sewer overflows in the River Thames and reducing the potential for sewer flooding. Thames Water supports the approach of a multi-agency collaboration to achieve sustainable drainage. It is not always possible to use rainwater harvesting and SUDS in new developments.</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mark Matthews	Thames Water Plc	Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?	Improve water quality, including dealing with combined sewer overflows in the River Thames and reducing the potential for sewer flooding. Thames Water supports the approach of a multi-agency collaboration to achieve sustainable drainage. It is not always possible to use rainwater harvesting and SUDS in new developments.	Noted
Mark Matthews	Thames Water Plc	Should we require developments adjacent to or above watercourses to improve the water environment and quality?	Improve water quality, including dealing with combined sewer overflows in the River Thames and reducing the potential for sewer flooding. Propose that a policy seeking to improve water quality in Thames tributaries is included and to support the principles of a hierarchical approach to managing London's surface water and combined foul and surface water drainage.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mark Matthews	Thames Water Plc	An environmentally sustainable future	<p>Welcome a policy on water use, supporting the promotion of additional sustainable water resources alongside demand side measures such as reducing leakage and increasing water efficiency.</p> <p>Policy proposed " The Borough will support the promotion of additional sustainable water resources alongside demand side measures including reducing leakage and requiring new residential developments to incorporate water efficiency measures as set out in the Code for Sustainable Homes.</p>	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mark Matthews	Thames Water Plc	Creating a safer, attractive and valued urban environment	Aylmer Road site (map attached) should be removed from the Metropolitan Open Land designation as it doesn't fulfil the MOL requirements in terms of access, views or biodiversity. This site should be identified for residential development.	at the last UDP inquiry the Inspector saw no reason why land at Aylmer Road should not be included as MOL. He said: "To delete MOL designation from this site would inevitably encourage the prospect of housing development on the land. This would remove a pleasant open break and rare public viewing point of extensive open land. In all these circumstances, the site should be judged as part of the wider open land to the south, and as such should remain MOL". there has been no material change since the Inspector made those comments, and nothing to suggest that this land no longer merits its' MOL designation.
Mark Matthews	Thames Water Plc	Creating a safer, attractive and valued urban environment	Fortis Green site (map attached) should be removed from the Open Space and Site of Nature Conservation Value designation as it doesn't fulfil the requirements in terms of biodiversity. This site should be identified for residential development.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Mark Matthews	Thames Water Plc	What is a core strategy?	Consider it fundamental that objectives relating to maintaining and improving water quality and resources are adopted.	Noted
John Cherry		a. How could we encourage households to use less energy? b. Should we encourage measures to improve the energy performance of existing buildings, for example, by extending energy efficiency measures to the rest of the house when applications are made for extensions?	Part b Certainly	Support noted.
John Cherry		Should we expect major developments to provide for the sorting and storage of waste to aid waste handling and collection and encourage recycling?	Certainly.	Noted
	Environment Agency	Should we restrict or limit development in areas which have insufficient services and facilities, such as schools, health facilities and utility infrastructure and resources?	Yes - infrastructure should be provided in advance or alongside new development to avoid negative impacts on the environment as listed previously.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Environment Agency	Should we protect all green open spaces or allow new housing on some sites?	The aim should be to protect and enhance. The need to mitigate for loss of green space should be included where no alternative options are provided and the scheme is to go ahead.	the current policies within the UDP seek to mitigate for any loss of open space as a result of development. We are mindful that there is an overall deficiency in open space in the borough and of the policies in the London Plan, particularly 3D.8 which outlines the importance of open space and the need to protect it. The Core Strategy policies will reflect this where possible.
	Environment Agency	a. Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? b. How can we encourage better use of our parks and sports facilities?	Part a Both - networks of multifunctional green space should be identified and planned for across the borough as it contributes to the high quality natural environment required for existing and new sustainable communities. Green Infrastructure should be promoted at a local and regional level within the context of wider environmental considerations and priorities.	Your comments have been noted. Wherever possible the Council will seek to ensure that we improve what we have already got, and we build upon through the provision of further open space. Your comments around the provision of multifunctional open space have been noted and we will incorporate this where possible taking into account the need to create sustainable communities.
	Environment Agency	a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	Part a Yes.	Your support for this option has been noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Environment Agency	a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	Part b Protection and enhancement can be achieved by naturalising river corridors, and setting development back from watercourses by providing buffer zones. Future development should seek to minimise the impact on features of ecological interest wherever possible, through scheme design and the appropriate timing of construction work. Furthermore, the development should aim to provide enhancements to biodiversity assets.	Your comments have been noted. Any policy will seek to minimise any impact on features of ecological value. The provision of the Haringey Biodiversity Action Plan (which is in the early stages of being rewritten) will help to support this.
	Environment Agency	Are there any issues and options that we may have missed?	Environmental Infrastructure (EI) EI is not covered and is a significant issue in this area. Annex 2 of the North London Sub-Regional Development Framework (NLSDF) states that there are existing capacity/operational issues with the sewers in this area, and that the existing water supply infrastructure is unlikely to be able to support demand from the scale of development in North London as a whole.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Environment Agency	Are there any issues and options that we may have missed?	The location of development should take into consideration the relative availability of existing developed water resources and development should not be committed ahead of secure water supplies or relevant infrastructure.	Noted
	Environment Agency	Are there any issues and options that we may have missed?	Water Quality Future development needs to be planned carefully to avoid further pressure on the water environment (e.g. water resources and increased volumes of sewage effluent). Avoid proposals that are likely to lead to a reduction in water quality. the provision of adequate water resources and wastewater treatment must not cause the water environment to deteriorate. Overall there must be progress towards improved water status (Water Framework Directive). SuDS should be encouraged to improve water quality relating to runoff from new developments (Policy 4A.12 London Plan and PPS25).	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Environment Agency	a. Should we require all developments to include sustainable urban drainage systems? b. Should we require all developments to incorporate facilities to reduce water consumption and re-use grey water?	b. Yes, this is essential as these areas are already water stressed and we need to reduce consumption. Sustainable homes level 4/5 should be sought and wastewater treatment is also limited. These objectives would help meet the Upper Lee Valley vision of becoming London's Waterside through improved water quality and environment.	Noted
	Environment Agency	Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?	We support this or require that they remain permeable, thereby enhancing biodiversity, reduce runoff and improve quality of life.	Noted
	Environment Agency	An environmentally sustainable future	Para. 11.18 - Reducing Environmental Impact (page 33) - Planning also plays a role in enhancing and protecting biodiversity as well as the water environment.	Noted.
	Environment Agency	Should we require design and landscaping measures to reduce overheating and the heat island effect?	Yes the provision of green infrastructure reduces runoff, enhances biodiversity and improves quality of life.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Environment Agency	Should we require developments adjacent to or above watercourses to improve the water environment and quality?	<p>reduce flood risk through naturalisation of watercourses and is in line with the Mayor's aim to "Make space for water" and the North London River Restoration Strategy. Will enhance and protect biodiversity as well as aid improvements in water quality by addressing misconnections which are significant problems in areas such as the Moselle Brook. The vision of the North London Strategic Alliance (NLSA) and ULV prospectus to make North London "London's Waterside" is supported, and achieving this will require naturalisation and improved water quality. Environment Agency have undertaken a water quality project on the Lower Lee. Recommended actions have been produced and should be included in the Core Strategy. Improving waterways is in line with the blue ribbon network which seeks to enhance biodiversity, create corridors for people and wildlife, and improve quality of life through enhanced</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Environment Agency	Should we try to concentrate most growth in identified areas of change and on identified housing sites or should we try to spread growth more equally across the borough?	Locations should also be determined, alongside other planning considerations, by the Strategic Flood Risk Assessment and by environmental capacity including water services and waste infrastructure.	Noted
	Environment Agency	a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	Answer 'a' - sustainable design and construction methods should be implemented in order to reduce waste - for example through site waste management plans, and to increase water and energy efficiency, and include SUDs. These measures will aid adaptation and mitigation for climate change.	Noted
	Environment Agency	Should we identify locations suitable for tall buildings or identify areas where they are not suitable?	Suggest that tall buildings not be located alongside watercourses. Or if they are allowed here, that criteria are set to reduce the adverse impacts such as shading on the water environment.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Environment Agency	a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	<p>infrastructure should be included, as should reference to green infrastructure and waste infrastructure. These types of infrastructure need to be strategically planned. Water services infrastructure includes water supplies, waste water, surface and river water flood management infrastructure. As identified in the North London Sub Regional Framework, a strategic and coordinated approach to water management (including water supply, waste water, drainage, flood risk and river quality) is required to ensure that flood risk is not increased and environmental standards are not compromised as a result of the cumulative impacts of development in growth areas. The Environment Agency is actively promoting water infrastructure services planning to secure delivery of sustainable development. National and regional planning policy (notably the NL Sub Regional Framework, PPS12, PPS23 and PPS3) requires a strategic approach to</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Environment Agency	Plans and Strategies	Recommend the following documents are revised and incorporated when preparing the preferred options: - Water Framework Directive - Thames Catchment Flood Management Plan - Planning Policy Statement 1 Climate Change Supplement	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Environment Agency	Strategic Flood Risk Assessment	<p>London SFRA will provide each individual borough with the necessary information to use as the evidence base in developing core strategies as part of their Local Development Framework. However we are currently reviewing the draft of the NLSFRA and note that this is still in very early draft format and has not been formally agreed. Therefore it is unlikely the document will be able to adequately inform the Core Strategy. Further work may be needed to determine more specific flooding details within Haringey which the NLSFRA would not address. The findings of the SFRA and the Sequential Test must be used to ensure that sites allocated for development are zoned in locations with the lowest flood risk. Suitable policies must also be developed to reduce all forms of flood risk. The SFRA will also be used to enable the Council to undertake the Sequential and Exception Test in the Site Allocations document and other DPDs.</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Environment Agency	Are there any issues and options that we may have missed?	Biodiversity Section 221 of the NLSRDF states that all development in North London should generate a net increase in quality and quantity of wildlife habitat. Action 4E states that in their boroughs LA are asked to identify areas of deficiency in access to nature and indicate how these can be addressed.	Noted
	Environment Agency	Are there any issues and options that we may have missed?	Biodiversity Opportunities arising from the Lee Valley Regional Parks Development Framework, Green Arc and the Blue Ribbon Network should be assessed and included wherever possible.	Noted
	Environment Agency	Strategic Flood Risk Assessment	ATTACHMENT - Flood Risk Management Policy Messages for Haringey.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Environment Agency	Strategic Flood Risk Assessment	It is important to note that we would find the core strategy and site allocations documents unsound at the submission stage if the strategic flood risk assessment is not incorporated into the sustainability appraisal and used to inform decisions about the location of proposed development. It is advised that you contact our development control engineer, vicky boorman to discuss the sfra further - 014 9182 8653.	Noted
	Environment Agency	Strategic Flood Risk Assessment	Thames Catchment Flood Management Plan The key messages of this plan (attached to response) will need to be referred to in the Core Strategy and other LDF documents as it highlights key Flood Risk Management goals for river catchments in London.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Environment Agency	Are there any issues and options that we may have missed?	Environmental Infrastructure The NLSRDF identifies the need to investigate the environmental infrastructure capacity in the area ahead of any development. We support this and wish to see a strategic and integrated approach to water management to ensure that environmental standards are not compromised as a result of the cumulative impacts of development.	Noted
	Environment Agency	Are there any issues and options that we may have missed?	Water - Key Sustainability Issues and Options - Opportunities to enhance biodiversity and achieve good status under the Water Framework Directive should be identified and implemented - Section 226 of the NLSRFD identifies that the growth and redevelopment of riverside sites creates opportunities to restore and enhance river corridors. Action 4F identifies the need to boroughs to implement the North London River Restoration Strategy.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Environment Agency	Are there any issues and options that we may have missed?	Water - Key Sustainability Issues and Opportunities SuDS should be implemented in all developments where feasible to manage runoff rates and pollution loading of watercourses.	Noted
	Environment Agency	Are there any issues and options that we may have missed?	Biodiversity - Key Sustainability Issues and Opportunities The plan should recognise the need to enhance biodiversity in these areas and manage open spaces in an integrated manner. The open space in Haringey should maintain and enhance biodiversity to ensure that development and implementation results in a net gain of Biodiversity Action Plan habitats. They should function as multifunctional green spaces being designed to high standards of quality and sustainability to accommodate nature, wildlife and historic and cultural assets and provide for sport and recreation.	Noted
John Murray	Gladwell Landrock Cecile Park Residents Action Group	In addition to the protection given to conservation areas and listed buildings, how should we seek to protect the local distinctiveness of certain parts of the borough?	planning briefs - guidelines - development control	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Murray	Gladwell Landrock Cecile Park Residents Action Group	What physical works do you consider best improve the visual attractiveness and use of public spaces?	- expansion and enhancement of the pedestrian realm and further constraints on the volume and speed of motor vehicle traffic not providing public transport; - more and better planting with improved maintenance; - only allowing tarmac for vehicular roadway	Noted
John Murray	Gladwell Landrock Cecile Park Residents Action Group	To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Important to retain and enhance land-use, economic and social diversity in the west of the borough. Should be a key priority given the pressures to devote any available land to non-affordable housing at the expense of non-housing uses and a "mixed and balanced community". The mix of land uses and housing types should be fine, rather than course.	Noted as at comment 286
John Murray	Gladwell Landrock Cecile Park Residents Action Group	To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	Support 8th bullet "Encourage a greater percentage of socially rented affordable homes."	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Murray	Gladwell Landrock Cecile Park Residents Action Group	Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?	Agree, front gardens are an integral element of the urban structure and should be protected against encroachment by motor vehicles regardless of permeability., in order to protect the historic and functional integrity of the urban structure.	Noted
John Murray	Gladwell Landrock Cecile Park Residents Action Group	Should we seek to resist new shopping developments that are not compatible with the character and function of a centres, for example in terms of shop unit sizes and design and protect areas of specialist shopping?	Yes.	The London Plan, PPS6 and Retail Study will inform what measures can be taken to improve town centres.
John Murray	Gladwell Landrock Cecile Park Residents Action Group	Should we seek to protect public houses which serve as a local community resource?	Yes. A narrow definition of "community resources" restricted to "public" buildings, "community centres" etc should be avoided.	PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.
John Murray	Gladwell Landrock Cecile Park Residents Action Group	Are there any issues and options that we may have missed?	- recognition of the detrimental effects of light pollution; - recognition of the importance of (and need to protect) individual trees and tree masses, whether or not subject to Tree Preservation Orders.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Murray	Gladwell Landrock Cecile Park Residents Action Group	a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	Backland sites and rear gardens should NOT be considered for new housing sites unless the housing can be inserted in accordance with para 6.3.9 of 'Sustainable Residential Quality: new approaches to urban living' (DETR 2000) as cited in the Core Strategy Appendix.	Noted
John Murray	Gladwell Landrock Cecile Park Residents Action Group	a. Should we encourage mixed uses in certain developments and on particular sites in the borough? b. If so, should this continue to be in the most accessible parts of the borough or should this also apply to other areas?	Yes, where it can contribute to social, economic or environmental sustainability and is not detrimental to residential amenity.	Agreed. A new development should demonstrate how it will integrate into the existing fabric of the area. In some instances, impact assessments are required.
John Murray	Gladwell Landrock Cecile Park Residents Action Group	Should we consider lowering the threshold at which housing developments are required to contribute to affordable housing?	Yes, especially in more affluent areas in the west of the borough where available sites tend to be small and the need for affordable housing to help achieve mixed and balanced communities and avoid "guilted ghettos" is intense.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Murray	Gladwell Landrock Cecile Park Residents Action Group	For smaller sites below 10 units: a. Should we require less than 50% affordable housing? or b. Should we allow a financial contribution to be made instead of providing units?	Neither a or b. For such sites occurring in areas suffering acute shortages of affordable housing and the erosion of mixed and balanced communities, MORE than 50% affordable housing should be required.	Noted
John Murray	Gladwell Landrock Cecile Park Residents Action Group	a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	b. Yes.	Noted
John Murray	Gladwell Landrock Cecile Park Residents Action Group	a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	Answer 'a'.	Noted
John Murray	Gladwell Landrock Cecile Park Residents Action Group	a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	b. A design can not be considered acceptable simply because it "does not harm the appearance of an area". Good design must effectively address a number of functional, social, spatial and environmental criteria, not just appearance.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Murray	Gladwell Landrock Cecile Park Residents Action Group	a. Should we provide specific design guidance for different areas of the borough? or b. Should we seek good design everywhere?	Answer 'b'. Good design should not be considered as an add-on, option or trade off. The borough should not be segregated into areas where good design is or is not required.	Noted
John Murray	Gladwell Landrock Cecile Park Residents Action Group	a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	Answer 'a', which should not exclude answer 'b'.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Murray	Gladwell Landrock Cecile Park Residents Action Group	Are there other approaches to improving streets and public places in Haringey that we should consider?	<p>To "improve streets and public places in Haringey", particularly in the very extensive traditional terrace housing areas of the borough, it is necessary to understand, preserve and enhance them as parts of coherent, sustainable urban structures all of whose elements (street, pavement, front gardens, street facades, building masses, rear facades, gardens, backlands) are integral to their historical, environmental and social coherence. Elements can not be considered in isolation from one another when their identity depends on the coherence of the urban structure as a whole. There is a need for a more "joined-up" approach to the urban environment, coordinating the policies and work of planning, highways, parks etc.</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Thomas Cherry		a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	<p>restriction and removal of advertising hoardings should be included in the LDF as they detract from the local amenity and character of the local conservation areas in Haringey. An advertising hoarding on Lancaster Road (JC Deaux no 120401), according to a planning officer at Haringey, does not have or need planning permission as it has been in place for over ten years. Thomas has written to the DCLG on this matter. He would like: The hoarding to be removed and be replaced by a fence as it detracts from the Conservation Area, is visible from the parkland walk and is on private land not on that owned by rail track; A characterisation study to be undertaken for the Stroud Green Conservation Area; and the licensing of all advertising hoarding by local government to regulate and provide revenue. A policy should be included in the LDF which restricts advertisement hoarding and their removal when they detract</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Thomas Cherry		a. Should we provide specific design guidance for different areas of the borough? or b. Should we seek good design everywhere?	<p>restriction and removal of advertising hoardings should be included in the LDF as they detract from the local amenity and character of the local conservation areas in Haringey. An advertising hoarding on Lancaster Road (JC Deaux no 120401), according to a planning officer at Haringey, does not have or need planning permission as it has been in place for over ten years. Thomas has written to the DCLG on this matter. He would like: The hoarding to be removed and be replaced by a fence as it detracts from the Conservation Area, is visible from the parkland walk and is on private land not on that owned by rail track; A characterisation study to be undertaken for the Stroud Green Conservation Area; and the licensing of all advertising hoarding by local government to regulate and provide revenue. A policy should be included in the LDF which restricts advertisement hoarding and their removal when they detract</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Thomas Cherry		a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	<p>restriction and removal of advertising hoardings should be included in the LDF as they detract from the local amenity and character of the local conservation areas in Haringey. An advertising hoarding on Lancaster Road (JC Deaux no 120401), according to a planning officer at Haringey, does not have or need planning permission as it has been in place for over ten years. Thomas has written to the DCLG on this matter. He would like: The hoarding to be removed and be replaced by a fence as it detracts from the Conservation Area, is visible from the parkland walk and is on private land not on that owned by rail track; A characterisation study to be undertaken for the Stroud Green Conservation Area; and the licensing of all advertising hoarding by local government to regulate and provide revenue. A policy should be included in the LDF which restricts advertisement hoarding and their removal when they detract</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Thomas Cherry		In addition to the protection given to conservation areas and listed buildings, how should we seek to protect the local distinctiveness of certain parts of the borough?	<p>restriction and removal of advertising hoardings should be included in the LDF as they detract from the local amenity and character of the local conservation areas in Haringey. An advertising hoarding on Lancaster Road (JC Deaux no 120401), according to a planning officer at Haringey, does not have or need planning permission as it has been in place for over ten years. Thomas has written to the DCLG on this matter. He would like: The hoarding to be removed and be replaced by a fence as it detracts from the Conservation Area, is visible from the parkland walk and is on private land not on that owned by rail track; A characterisation study to be undertaken for the Stroud Green Conservation Area; and the licensing of all advertising hoarding by local government to regulate and provide revenue. A policy should be included in the LDF which restricts advertisement hoarding and their removal when they detract</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Muswell Hill Conservation Area Advisory Committee	To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	The descriptions of the three parts of the borough emphasise the extremes for example "deprivation is concentrated in the east of the Borough" is unduly negative, as the east is also where the greatest concentration of listed buildings are.	Noted
	Muswell Hill Conservation Area Advisory Committee	a. How could we encourage households to use less energy? b. Should we encourage measures to improve the energy performance of existing buildings, for example, by extending energy efficiency measures to the rest of the house when applications are made for extensions?	There could be advice but nothing more - it is not the role of elected Council to nanny us.	Noted.
	Muswell Hill Conservation Area Advisory Committee	When considering the impact of solar panels, wind turbines and other green technologies on their surroundings should we treat them in the same way as other building works or give environmental factors greater priority than other considerations, such as conservation/heritage?	Same if not greater. What would be useful are some planning standards as had been in place for satellite dishes. Solar panels should be the norm in new builds and greater care should be taken in installing them on existing buildings, especially listed buildings.	General support for green technologies noted. Comments regarding impact of solar panels on listed buildings is in accordance with current Council policy and guidance.
	Muswell Hill Conservation Area Advisory Committee	Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?	Yes, but this needs to be made more precise, we suggest that a proportion be replaced by "at least 50%".	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Muswell Hill Conservation Area Advisory Committee	What steps should we take to reduce noise pollution in the borough?	Enforcement of existing laws would be a start e.g. noise emanating from licensed premises.	Noted
	Muswell Hill Conservation Area Advisory Committee	a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	The problem with car free housing is one of enforcement in the longer term, as people still want to park their car close to their home which detracts from the appearance of a Conservation Area.	Noted
	Muswell Hill Conservation Area Advisory Committee	a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	b. New housing developments could be required to set up a car sharing scheme thereby being a 'green' development and by promoting social cohesion.	Noted
	Muswell Hill Conservation Area Advisory Committee	Should we require new and expanding schools to produce and implement a travel plan to reduce car use?	Both in the public and private sector.	Noted
	Muswell Hill Conservation Area Advisory Committee	Should we try to concentrate most growth in identified areas of change and on identified housing sites or should we try to spread growth more equally across the borough?	Just the identified sites	Noted
	Muswell Hill Conservation Area Advisory Committee	a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	Strongly oppose the inclusion of rear gardens in the list of examples of brownfield sites for housing.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Muswell Hill Conservation Area Advisory Committee	a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	We support the statement in the UDP - (is this intended to be the same as part a) of the question?)	Noted
	Muswell Hill Conservation Area Advisory Committee	Should we identify locations suitable for tall buildings or identify areas where they are not suitable?	Another way of looking at it is to say that heights should be similar to those for the immediate neighbourhood.	Noted
	Muswell Hill Conservation Area Advisory Committee	Should we restrict or limit development in areas which have insufficient services and facilities, such as schools, health facilities and utility infrastructure and resources?	Yes	Noted
	Muswell Hill Conservation Area Advisory Committee	In which locations should we encourage special needs housing?	To some extent this will be governed by the existing housing stock - a residential care home being more likely to be located in an area with large houses than in a terraced housing area, as the larger dwellings can be converted to that use. Support for UDP policies in this regard and say that proximity to green space may be another desirable criteria.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Muswell Hill Conservation Area Advisory Committee	a. Should we encourage more lifetime homes? b. Should we require more generous minimum floorspace standards for new dwellings and conversions?	b	Noted
	Muswell Hill Conservation Area Advisory Committee	a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	Design aspects must have a greater priority than they do now which may require a change in legislation.	Noted
	Muswell Hill Conservation Area Advisory Committee	a. Should we provide specific design guidance for different areas of the borough? or b. Should we seek good design everywhere?	a	Noted
	Muswell Hill Conservation Area Advisory Committee	a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	Both a) and b) are desirable and should not be presented as being mutually exclusive.	Noted
	Muswell Hill Conservation Area Advisory Committee	In addition to the protection given to conservation areas and listed buildings, how should we seek to protect the local distinctiveness of certain parts of the borough?	Publish and promote design guidance e.g. design guidance for each conservation area. The council could also provide street trees.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Muswell Hill Conservation Area Advisory Committee	What physical works do you consider best improve the visual attractiveness and use of public spaces?	The opposite approach might be a better way of looking at it, i.e. the removal of aspects which detract from physical attractiveness such as unnecessary street furniture some of which also attracts graffiti.	Noted
	Muswell Hill Conservation Area Advisory Committee	Are there other approaches to improving streets and public places in Haringey that we should consider?	Accessibility - removal of unnecessary street furniture.	Noted
	Muswell Hill Conservation Area Advisory Committee	Should we protect all green open spaces or allow new housing on some sites?	Protect them all - once gone they are gone forever!	The current policies in the UDP seek to protect the open space that we have. our recent audit of open space shows that we have an overall deficiency in the amount of open space that we have in the borough, and a recent SPD seeks to secure additional open space where possible - but with particular reference to areas of deficiency, and where new housing is being provided. The findings on open space provision, and the aims of the current SPD will be carried forward to the new policies in the Core Strategy.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Muswell Hill Conservation Area Advisory Committee	a. Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? b. How can we encourage better use of our parks and sports facilities?	Concern about what 'better' means in this context. The provision of further structures in parks as part of a drive to increase use would not be welcomed.	Provision in our parks need to reflect the local demographic and what they require so that we can ensure that the parks are used to their optimum. In this instance "better" would also cover issues such as access and improving quality. The provision of structures in parks are largely a matter for Recreation, unless they are built form such as cafes and toilets. With the latter, consideration of whether these are structures are required by park users, and may lead to better use will be a material consideration in deciding whether they will be allowed, as well as, of course, their impact.
	Muswell Hill Conservation Area Advisory Committee	Should we protect all employment land for business and employment use?	Only protect those employment uses being carried out with permission.	Evidence may indicate that some uses, although unauthorised, will have been taking place over several years and so are exempt from enforcement. The Employment Study will inform the Council of what uses currently take place in employment areas, but not whether they have planning permission or not.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Muswell Hill Conservation Area Advisory Committee	Should any of Haringey's town centres be increased or decreased in size?	Do not know why the question is being asked in such as extreme manner. The role of the Council is to protect existing town centres.	The Council is charged with reviewing the function and viability of shopping centres from time to time. This may sometimes involve taking extreme measures in an effort to improve their performance.
	Muswell Hill Conservation Area Advisory Committee	Should the Core Strategy recognise the wider role of town centres as a focus for development?	Do not see how the core strategy could not recognise the wider role of town centres - it has been a policy for years. What are the implications for saying no.	The Council is charged with reviewing town centres and the Core Strategy offers the opportunity to do this. PPS6, The London Plan and the Retail Study will inform what measures can be taken to improve the town centres.
	Muswell Hill Conservation Area Advisory Committee	Should we seek to resist new shopping developments that are not compatible with the character and function of a centres, for example in terms of shop unit sizes and design and protect areas of specialist shopping?	Yes, to both parts of the question	PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve shopping centres.
	Muswell Hill Conservation Area Advisory Committee	Should we apply stricter controls to restaurants, cafes, bars and clubs and manage the night time economy?	Yes	PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Muswell Hill Conservation Area Advisory Committee	Should we increase or decrease the number and size of our local shopping centres?	We do not see why this question is being asked in such an extreme way. We would see the role of the Council to protect local shopping centres - by for example resisting the loss of core tenants such as the post office or bank.	Agreed. The Councils role is to protect and enhance designated shopping centres. However, the Council has no power or control over whether uses such as banks and post offices choose to close. PPs6, The London Plan and The Retail Strategy will inform what measures can be taken to improve town centres.
	Muswell Hill Conservation Area Advisory Committee	Should we seek to protect public houses which serve as a local community resource?	Difficult to see how this would work in practice - surely the Council is not proposing to subsidise drinkers? Whilst the loss of some pubs may have an effect on community cohesion a cafe or a coffee house would play a similar role for other parts of the community.	Agreed. These types of uses provide community benefits and local entertainment in the evenings and at night. PPs6, The London Plan and The Retail Strategy will inform what measures can be taken to improve town centres.
	Muswell Hill Conservation Area Advisory Committee	Should we require all developments to demonstrate how they have addressed safer and security issues and have designed out crime?	Yes - perhaps this could be part of the design statement	agreed
	Muswell Hill Conservation Area Advisory Committee	What community facilities are needed in Haringey to deal with a growing population in addition to those already identified in current plans and programmes?	Perhaps being idealistic, but we make the point that Haringey is deficient in the provision of a top notch art gallery, museum, theatre or concert hall.	Noted - local need assessment is required.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Muswell Hill Conservation Area Advisory Committee	Should we require all developments to make a contribution to education facilities and services?	Only those over a certain size.	Noted
Ernest E Nice		a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?	The one scheme which needs land safeguarded is the abandoned railway from Finsbury Park to Highgate and Alexandra Palace. Although some sections are Metropolitan Open Land, other parts are built on and a part is controlled by London Underground. Action needs to be taken to recognise its value for transport purposes.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ernest E Nice		An environmentally sustainable future	Paragraph 11.30 states that enhancements to public transport are needed. Suggest that a rail line from the Muswell Area would supplement the bus services to Highgate and a line to Finsbury Park would relieve the Northern Line by providing an alternative route to the City. It would not be an orbital line but it would link eastwards across north of the borough. A public transport connection to Alexandra Palace seems essential for the success of the development and this proposed line would provide this connection.	Noted.
Ernest E Nice		a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	In general terms I do support the measures referred to in (a) except as modified in response to question 24(a). The only particular measure that should be promoted is that of the rail line dealt with in the answer to question 24(b).	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ernest E Nice		Where large development schemes are taking place at or near transport interchanges should we require schemes to improve, or make a financial contribution towards, the capacity and accessibility of the interchange?	Agree that developers should improve or make a financial contribution towards transport interchanges.	Noted
Ernest E Nice		a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	In Haringey there seems little opportunity for car free development and the best way to reduce car use is to increase public transport provision such as alluded to in the response to question 24.	Noted
Ernest E Nice		Should we require new and expanding schools to produce and implement a travel plan to reduce car use?	Support in principal the proposal in ENV23, although there are some doubts about its practical application.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Ernest E Nice		a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?	Support the public transport proposals especially the extension of the East London Line to Finsbury Park. This might alleviate the problems of large numbers of people attending the Emirates Stadium. Reservations regarding the Victoria Line extension to Northumberland Park, given the reasons advanced by Network Rail, including the widening of the Cambridge mainline at that point. Due to the nature of the operation of the Victoria Line, an end to end route with automatic control, a spur of the proposed kind might be difficult to manage.	Noted
Maria Fecci		Are there any issues and options that we may have missed?	Owners of half of 341 - 379 Seven Sisters Road. Several feasibility studies have been carried out but the site is still no further forward. Object to the site being included in the UDP.	Noted
Bridget Cherry		Vision and spatial objectives	Add 8.6 To reduce the impact of traffic by effective speed control, and to manage parking so that it does not detract from the borough's built heritage and green spaces.	road safety, reduction of road traffic are addressed at ref 370 GLA submission.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bridget Cherry		Haringey's places	9.12 Add: Support shopping facilities in Hornsey High Street	Noted
Bridget Cherry		a. Should we require all new development to provide a proportion of their energy requirement from renewable sources? b. Should we require higher renewable energy targets (at least 20%) for major developments on selected sites?	a). Yes. b) Yes.	Support noted.
Bridget Cherry		a. Should all developments meet high standards of energy efficiency and environmental performance, taking into account the specifics of the site, technology and cost? or	a) Yes	Noted.
Bridget Cherry		Should we require large development schemes to include decentralised energy / district heating and cooling systems?	Only if it clear that this would be beneficial both economically and environmentally.	Noted.
Bridget Cherry		Where developments cannot meet on-site renewable energy targets, should we allow them to make carbon reduction contributions in another way, for example by making a financial contribution to make existing buildings more energy efficient?	No this would lead to unsuitable developments being permitted to those who could pay to get out of their obligations.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bridget Cherry		Should we build local energy generation and distribution systems?	Only if is clear that this would benefit both economically and environmentally.	Noted.
Bridget Cherry		The Council is considering developing at least one zero carbon development in Haringey by 2013. Do you agree?	Yes. Important to learn from experiments of this kind. It should be monitored afterwards to assess success.	Noted.
Bridget Cherry		a. How could we encourage households to use less energy? b. Should we encourage measures to improve the energy performance of existing buildings, for example, by extending energy efficiency measures to the rest of the house when applications are made for extensions?	a) Essential to encourage this, through practical advice and council tax rebates.	Suggestions noted.
Bridget Cherry		a. Should we require all developments to include sustainable urban drainage systems? b. Should we require all developments to incorporate facilities to reduce water consumption and re-use grey water?	a) Yes	Noted
Bridget Cherry		Should we require developments adjacent to or above watercourses to improve the water environment and quality?	Yes	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bridget Cherry		What steps should we take to reduce noise pollution in the borough?	Reduce traffic speeds (faster cars are noisier cars). Enforce bans of portable music in parks, prosecute noisy households at all times (not just at night). Reduce amplified music at outdoor events e.g. in Finsbury Park.	Noted
Bridget Cherry		Should we require all developments which generate additional travel to introduce measures to manage air quality?	All developments are likely to generate some additional travel; the best way to reduce air pollution is to discourage the use of the private car - i.e. provide good public transport as discussed in the next section.	Noted
Bridget Cherry		a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	a) Yes. High priority for all	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bridget Cherry		In addition to the protection given to conservation areas and listed buildings, how should we seek to protect the local distinctiveness of certain parts of the borough?	Yes. Greater efforts at characterisation of different areas, respect for locally listed buildings and interesting features such as old street furniture, use of materials for appropriate repair (NO PLASTIC WINDOWS), choice of appropriate scale for new housing and other buildings (how not to do it: the new housing on the Hornsey Waterworks site).	Noted
Bridget Cherry		a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	a) Yes	Noted
Bridget Cherry		a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	b) No	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bridget Cherry		a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	a) Yes	Noted
Bridget Cherry		In which locations should we encourage special needs housing?	Where needed and close to facilities	Noted
Bridget Cherry		Should we consider lowering the threshold at which housing developments are required to contribute to affordable housing?	Yes	Noted
Bridget Cherry		a. Should we resist the conversion of single dwelling houses into flats or houses in multiple occupation in some parts of the borough? or b. What proportion of conversions in a street is acceptable?	Depends on the adaptability of the house, especially with regard to noise penetration, and how far existing infrastructure can cope with increased population. Increased car ownership in some streets can lead to major parking congestion. Streets need to be assessed individually.	Noted
Bridget Cherry		Should we identify locations suitable for tall buildings or identify areas where they are not suitable?	Identify where towers are not suitable	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bridget Cherry		a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	b) Yes	Noted
Bridget Cherry		a. How could we encourage households to use less energy? b. Should we encourage measures to improve the energy performance of existing buildings, for example, by extending energy efficiency measures to the rest of the house when applications are made for extensions?	If possible	Support noted.
Bridget Cherry		Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?	b) Yes	Noted
Bridget Cherry		Should we expect major developments to provide for the sorting and storage of waste to aid waste handling and collection and encourage recycling?	Yes, but the Borough needs to do more to actively encourage reduction of waste - e.g. ban plastic bags, make fast food outlets pay costs of litter collection in their area, enlist community police to enforce spot fines for those who drop litter.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bridget Cherry		Should we require design and landscaping measures to reduce overheating and the heat island effect?	Yes. Remedial action to reduce heat should also apply to older buildings.	Noted
Bridget Cherry		Should we restrict or limit development in areas which have insufficient services and facilities, such as schools, health facilities and utility infrastructure and resources?	b) Public transport is important.	Noted
Bridget Cherry		Should we restrict or limit development in areas which have insufficient services and facilities, such as schools, health facilities and utility infrastructure and resources?	a) Yes	Noted
Bridget Cherry		a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	b) possibly	Noted
Bridget Cherry		How should we encourage the reuse of empty homes?	Yes	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bridget Cherry		When considering the impact of solar panels, wind turbines and other green technologies on their surroundings should we treat them in the same way as other building works or give environmental factors greater priority than other considerations, such as conservation/heritage?	Should be treated as other building works (manufacturers need to be encouraged to develop designs of solar panels etc. which will harmonise with older buildings).	Noted. There are now various solar photovoltaic tile products on the market designed to blend in with the existing fabric of buildings, making them ideal for use on historic buildings. Advice on this issue is provided in council's Historic Homes and Renewable Energy booklet, currently awaiting publication.
Bridget Cherry		Should we seek to protect public houses which serve as a local community resource?	Protect pubs provided they are not a nuisance	Agencies such as EH, Police deal with nuisance behaviour. PPs6, The London Plan and The Retail Strategy will inform what measures can be taken to improve town centres.
Bridget Cherry		Where large development schemes are taking place at or near transport interchanges should we require schemes to improve, or make a financial contribution towards, the capacity and accessibility of the interchange?	Yes. Make the developer pay.	Noted
Bridget Cherry		a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	a) Yes	Noted
Bridget Cherry		a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	b) subsidised taxi service for elderly and disabled.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bridget Cherry		Should we require new and expanding schools to produce and implement a travel plan to reduce car use?	Yes, older schools too.	Noted
Bridget Cherry		a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?	a) Yes	Noted
Bridget Cherry		Should we try to concentrate most growth in identified areas of change and on identified housing sites or should we try to spread growth more equally across the borough?	Most growth in identified area (but not all)	Noted
Bridget Cherry		a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	a) Yes but development on brownfield sites should not include building over gardens	Noted
Bridget Cherry		a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	b) industrial and railway land	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bridget Cherry		a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	a) Yes	Noted
Bridget Cherry		a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	a) What about increased pressure on water supplies, drainage etc., and maintenance of streets and services?	Noted
Bridget Cherry		What physical works do you consider best improve the visual attractiveness and use of public spaces?	Pavements and paths kept in good condition; street trees where appropriate; dealing with 'dead' spaces that attract litter, by suitable barriers or planting; minimising street signs and clutter.	Noted
Bridget Cherry		Are there other approaches to improving streets and public places in Haringey that we should consider?	Remove the advertisement hoardings which disfigure many prominent sites in the borough.	Noted
Bridget Cherry		Should we protect all green open spaces or allow new housing on some sites?	No housing on green open spaces (including back gardens, whose collective green character is an amenity to the neighbourhood, not just to owners).	The comments are noted. the SPD on Open Space and Recreation seeks to protect existing open space and provide additional open space where appropriate. the Council have an SPG on Backland Development.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bridget Cherry		a. Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? b. How can we encourage better use of our parks and sports facilities?	a) Do both when possible 'pocket parks' can be an asset to new developments but their maintenance needs to be assured.	Your comments have been noted. Pocket parks are a recognised asset to many communities, especially in areas of open space deficiency. Maintenance must always be a material consideration when the provision of a pocket park is being mooted.
Bridget Cherry		a. Should we seek to create new parks and open spaces or improve the quality of existing spaces and access from residential areas? b. How can we encourage better use of our parks and sports facilities?	b) Return to the principle of people on the ground. Park keepers as a visible presence, community police to increase public confidence in safety. Deal promptly with litter, drinkers and anti-social behaviour.	Your comments are noted. They are issues that can be more properly addressed by Recreation and by the local police force. Any issues that planning can help them on will be given full and careful consideration
Bridget Cherry		a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	a) Yes, but needs management and supervision	Your observations on this option have been noted. Any policy which asks for measures in terms of protection of wildlife habitats will need to take into account any resulting management and supervision requirements and ensure that these are in place.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bridget Cherry		a. Should we encourage developments to do more to protect habitats for wildlife in Haringey? b. What measures should we seek?	b) Enlist help and advice from wildlife organisations and encourage local participation.	Your observations have been noted. The Haringey Biodiversity Action Plan, which is in the early stages of being rewritten, will have an input from local wildlife organisations and actively encourages local participation.
Bridget Cherry		Where vacant and surplus to requirements, should we allow employment land to be reused for housing or community uses?	Yes	The London Plan & Employment Land Study will inform which employment sites should be retained and which should be redesignated for alternative uses.
Bridget Cherry		Where under-utilised, should we encourage mixed use development which increases the number and range of jobs on site or provides other regeneration benefits?	Yes	The Council will endeavour to encourage quality mixed use development where appropriate.
Bridget Cherry		Should the Core Strategy recognise the wider role of town centres as a focus for development?	Only at Wood Green	The Council is charged with reviewing all the town centres to see what alterations/improvements can be made. Each town centre can provide a wider role for its local communities and this must be investigated. The London Plan, PPS6 and the Retail Study will inform what measures can be taken to improve town centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bridget Cherry		Should we apply stricter controls to restaurants, cafes, bars and clubs and manage the night time economy?	Yes	PPS6, the London Plan and The Retail Strategy will inform what measures can be taken to improve town centres.
Bridget Cherry		What role should our local shopping centres play in the future?	Local shopping centres should be encouraged and protected, as viable places which people can reach on foot. Haringey should resist the closure of local post offices which have an important community role in local shopping centres.	Unfortunately the Council has no control over where post offices are located except where planning permission is sought. PPS6, The London plan and The Retail Study will inform what measures can be taken to improve town centres.
Bridget Cherry		Should we increase or decrease the number and size of our local shopping centres?	Keep as they are	PPs6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.
Bridget Cherry		Do you agree with the planning measures to discourage crime and promote safer streets in the borough set out above?	Yes	No further comment required.
Bridget Cherry		Should we require all developments to demonstrate how they have addressed safer and security issues and have designed out crime?	Yes	no further comment required
Bridget Cherry		a. Have we identified the right measures that planning can take to improve health and well-being in Haringey? b. Should we prioritise some of these measures above others?	Wellbeing is also increased by enhancing the character of an area, both by preservation of its historic assets and by good new design - i.e. making it a place which people enjoy living in.	Many policies will be cross cutting and must not be read in isolation. is acknowledged that environment has a critical role to play in a sense of well being and good health.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bridget Cherry		Should we require all developments to assess health impacts?	If feasible	Noted
Bridget Cherry		Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?	Plan to meet known needs	We plan to do this! Our policy will evolve from our evidence base.
Bridget Cherry		For smaller sites below 10 units: a. Should we require less than 50% affordable housing? or b. Should we allow a financial contribution to be made instead of providing units?	b	Noted
Bridget Cherry		Should we require more than 50% affordable housing on very large sites?	Intermediate and affordable together should be over 50%.	Noted
Bridget Cherry		a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	a?	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bridget Cherry		a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	b. New housing should be integrated with existing communities. Many small sites with mixed use social range are more likely to achieve this than a few large ghettos which are either very rich or very poor.	Noted
Bridget Cherry		Should we encourage more family housing in developments?	Only if needed	Noted
Bridget Cherry		a. Are larger family homes suitable everywhere in the borough and in all developments? b. If not, should we specify areas or certain developments which are suitable for family housing?	Family houses need to have the right infrastructure and facilities (schools, play spaces).	Noted
Bridget Cherry		a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	No, but protecting and enhancing do not have to preclude change, adaptation or good design.	Noted
Bridget Cherry		Should we expect all developments to contribute to physical works to streets and public places?	Yes, use section 106 powers	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Bridget Cherry		Do crime hotspots need a specific approach in terms of community safety and planning?	Yes	no further comments required
E.J. Allett	Union Railways (North) Limited	Core Strategy Issues and Options	No part of Haringey is safeguarded under the Current Channel Tunnel Rail Link Directions 9 February 1996. Therefore, there are no formal comments on this consultation.	Noted
John Ellis		An environmentally sustainable future	We also encourage the adoption of water efficient appliances where modifications to existing houses are subject to buildings regulations.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Ellis		An environmentally sustainable future	<p>The phasing of developments also needs to be considered to ensure that water/sewage infrastructure is in place and appropriate to the requirements of the development. Inadequate consideration could result in significant delays in delivery of the development where there are additional, unplanned infrastructure requirements. We have supported a project with the Environment Agency and other water companies to compile a Water Infrastructure Guide for planners [hardcopies provided].</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Ellis		An environmentally sustainable future	It is important that specific water policies are reinforced by the LB Haringey through supplementary planning documents. These should include measures such as encouraging water efficiency to conserve water as well as minimising the impacts of wastewater on the environment. We anticipate that LB Haringey will adopt SPDs which conform with the Department for Communities and Local Government (DCLG) needs and principles of sustainable development, building and water supply regulations and standards in respect of compliance with water, environmental and planning permissions through continual monitoring.	Noted
John Ellis		An environmentally sustainable future	More specifically we would also expect to see the Code for Sustainable Homes and Water Efficiency in New Buildings documentation referenced and implemented as policy level expectations for all new developments.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Ellis		An environmentally sustainable future	Three Valleys Water supply potable (drinking) water to under 1% of LB Haringey. In order to balance supply and demand and reduce environmental impacts we are planning to meter 90% of all properties by 2020, with the resulting lower demand from existing properties allowing us to meet the demand from new housing. After 2025 we may need to develop new resources to meet future demand.	Noted
John Ellis		An environmentally sustainable future	Growth forecast of 6,800 houses in Haringey during the Regional Spatial Strategy plan period has been included in our draft WRMP. Should there be significant changes in the proposed growth during progress from RSS to LDF it is expected that water companies and the Environment Agency will be consulted by the appropriate local authority.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Ellis		An environmentally sustainable future	For specific development locations it may be necessary for the LB Haringey to consider instigating a Water Cycle Strategy in order to robustly identify options for mitigating the impact of growth. Studies such as this should be undertaken for large developments where issues considering all aspects of the water environment may have to be considered. In these circumstances the Environment Agency, water companies, the local planning authorities and others, as appropriate, should be involved. We would welcome the opportunity to participate in water cycle studies.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
John Ellis		An environmentally sustainable future	To ensure we are undertaking all necessary measures to secure water supplies now and in the future we produce a Water Resource Management Plan (WRMP), which is agreed by DEFRA and the Environment Agency. The current draft version of the WRMP has a planning horizon of 2035 and will be available for comment during a 3 month public consultation beginning in April 2008. To view and comment see the website at www.3valleys.co.uk	Noted
	Muswell Hill Metro Group	a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	b. The only way to reduce car usage is to invest heavily in improved public transport, both bus and rail. This would also involve creating new routes and prioritising public transport at all levels.	Noted
	Muswell Hill Metro Group	Should we require new and expanding schools to produce and implement a travel plan to reduce car use?	An admirable proposition, but it would need a government led national strategy to include all schools in reducing dependence on the 'school run' but at present this seems unlikely.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Muswell Hill Metro Group	<p>a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?</p>	<p>a. Support for the general aims of the UDP transport proposals, in particular the extension of the East London line to Finsbury Park, which Haringey ought to be promoting with the Mayor and Transport for London. Little long-term benefit is seen from extending the Victoria Line to Northumberland Park and the proposed widening of the Stansted-Cambridge line could present logistical problems to any extension.</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Muswell Hill Metro Group	<p>a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?</p>	<p>b. Re-instatement of the former railway line from Finsbury Park to Highgate and Alexandra Palace is supported, which unfortunately is not by Council. However increasing growth and rail usage will eventually mean that the re-instatement is essential and that Transport for London will recognise this. A new rail line, whether over ground or an extension of the Docklands Light Rail will relieve the Northern Line congestion and provide a through route to the docklands and Thames Gateway. The success or failure of the project at Alexandra Palace will depend on improved public transport links, and a rail link 'right to the door' would undoubtedly enhance the project's prospects. It is hoped that the Council will drop its opposition to the re-instatement and see its long term value as a vital transport link.</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Muswell Hill Metro Group	Where large development schemes are taking place at or near transport interchanges should we require schemes to improve, or make a financial contribution towards, the capacity and accessibility of the interchange?	In line with current private sector/state partnerships, strong support for the principle of transport providers contributing towards improved interchange facilities and projects.	Noted
	London Borough of Enfield	a. Should we require all developments to include sustainable urban drainage systems? b. Should we require all developments to incorporate facilities to reduce water consumption and re-use grey water?	Managing Flood Risk - Flooding is a cross boundary issue and this issue should be set within its wider context with an acknowledgement that a complementary policy approach between boroughs is required to address it, especially at Central Leaside through the Area Action Plan. Although possible policy measures are hinted at in the report these are not elaborated on nor are there views sought on other measures. It would be useful to make reference to the appendix on Strategic Flood Risk Assessment in the relevant section of the Preferred Options report.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	London Borough of Enfield	a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?	<p>The Central Leaside Area Action Plan will provide the context for responding to the current planned improvements to the road and to the needs of the communities alongside it. Support for this in the core strategy would help to deliver priorities that benefit both Boroughs. Support for the West Anglia Route Modernisation Enhancement should also be continued in Haringey's Core Strategy. Improvements to the West Anglia route will help deliver improvements to accessibility in the Upper Lee Valley and will support any proposed growth.</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	London Borough of Enfield	Should we try to concentrate most growth in identified areas of change and on identified housing sites or should we try to spread growth more equally across the borough?	Location of housing - Para. 12.7 neglects to mention the Upper Lee Valley Opportunity Area (which now incorporates Tottenham Hale). The Council supports the option of concentrating growth in identified areas of change, including the Upper Lee Valley Opportunity Area provided that such growth is accompanied by the necessary social, environmental and transport infrastructure to support sustainable communities. The focus of growth in these areas will help to ensure that a critical mass of development can be achieved to facilitate such provision.	Noted
	London Borough of Enfield	a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	Given the relationship between flood risk areas and the areas of change identified, some of which may potentially accommodate some housing growth, it is suggested that contributions to flood mitigation measures should also be included.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	London Borough of Enfield	Should any of Haringey's town centres be increased or decreased in size?	The growth or development of existing town centres should be of a scale appropriate to its place in the London Plan's Town Centre hierarchy and should have regard to the presence of neighbouring town centres in Enfield such as Angel Edmonton, and the potential effects of any new proposals on the vitality and viability of existing centres.	Any changes/alterations to the existing shopping centres will be guided by the information from the Retail Study. The London Plan and retail Study will inform on any proposed changes/alterations to the shopping centres

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	London Borough of Enfield	Should we take a different approach to planning for health in certain parts of the borough to reflect different health issues and access to facilities?	<p>Enfield & Haringey Strategy 'Your Health, Your Future: Safer, Closer, Better' relates only to acute (hospital) care and not the health system in its entirety. Our understanding is that following consultation at the end of 2007 on this document, some decisions have already been made on the future of acute care, which should be noted. The Primary Care Trust (PCT) are committed to providing an Urgent Care Centre operating 7 days a week 8am-8pm at Chase Farm Hospital. However this decision is subject to an appeal to the Secretary of State for Health from the Joint Health Scrutiny Panels for Enfield, Haringey, Barnet and Hertfordshire County Council. At North Middlesex Hospital, there are proposals to keep 24hr Accident and Emergency Services and co-locate an Urgent Care Centre at the premises. Both North Middlesex and Chase Farm Hospitals are in Enfield, therefore any proposals or references to them</p>	Noted - we need to work with Enfield in terms of the future provision at North Middx, and to look at how we can realistically improve transport links.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	London Borough of Enfield	Future challenges facing Haringey	It may be useful in the Preferred Options stage to seek views on the NLSAs vision of North London's waterside to seek views on how this could inform the development of a spatial vision and strategy for Haringey.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	London Borough of Enfield	Haringey's places	<p>change, renewal and intervention and it would be useful at the preferred options stage to identify what the strategic options are and to describe the preferred vision for these places. Any future growth in these areas which lie near the Enfield boundary must be underpinned by community infrastructure, and informed by an assessment of existing and future need, for which evidence used to inform the preparation of Enfield's LDF may be useful. With regard to the Nothumberland Park/Central Leaside area detail on the Central Leaside Action Area Plan would have been useful and should be highlighted at the preferred options stage. There is reference to Bounds Green and the North Circular Road Corridor however specific reference should be made to the North Circular Road Area Action Plan, and further references to the implications of this emerging LDD should be included in the Preferred Options report.</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Mobile Operators Association	Are there any issues and options that we may have missed?	No objections to the issues and options identified however it is considered important that there remains in place a telecommunications policy within the LDF. It is suggested that within a subsequent generic development control policy DPD or similar DPD there should be a concise and flexible telecommunications policy. This policy should be stand alone and should be supported with background information in an SPD. Introductory ad policy wording is suggested in the attached submission.	Noted
	Metropolitan Police Authority	Where vacant and surplus to requirements, should we allow employment land to be reused for housing or community uses?	The MPA suggest that employment land policies should allow for the development of specialist policing facilities, as social infrastructure, on suitable surplus employment land.	Not sure what specialist policing facilities are. The London Plan & Employment Land Study will inform which sites should be retained and which should be redesignated for alternative uses
	Metropolitan Police Authority	Should we expect all developments to contribute to physical works to streets and public places?	The MPA encourages the inclusion of designing out crime principles in all works to the streets and public spaces.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Metropolitan Police Authority	a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	The MPA suggest that specific reference is needed to policing operations and needs as part of infrastructure implications in line with London Plan policy and PPS1. General policing needs should be considered in negotiating planning contributions as part of infrastructure provision.	Noted
	Metropolitan Police Authority	What role should our local shopping centres play in the future?	The London Plan provides a strategic planning policy for assisting the delivery of MPAs estate strategy requirement and policing now becomes a material consideration when determining planning applications and formulating planning policy. Therefore, the Council's core strategy should support the MPA's key objective to introduce police 'shops' and recommend the town centre policies permit the provision of police 'shops' within the designated shopping frontages.	I'm not clear what a "police shop" is therefore cannot comment on its appropriateness in the town centres. However, any planning application would be determined on its merits. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Metropolitan Police Authority	Should we increase or decrease the number and size of our local shopping centres?	<p>The London Plan provides a strategic planning policy for assisting the delivery of MPAs estate strategy requirement and policing now becomes a material consideration when determining planning applications and formulating planning policy. Therefore, the Council's core strategy should support the MPA's key objective to introduce police 'shops' and recommend the town centre policies permit the provision of police 'shops' within the designated shopping frontages.</p>	<p>Although I don't know what a "police shop" is, any planning application would be determined on its merits. PPS6, The London Plan and The Retail Study will inform what measures can be taken to improve town centres.</p>
	Metropolitan Police Authority	Do you agree with the planning measures to discourage crime and promote safer streets in the borough set out above?	<p>The MPA request that the policies require all development to adhere to 'Secured by Design' requirements and the principles of 'Safer Places' as proposed in response to Question QUAL 43 and 44. Early liaison with MPA's Crime Prevention Design Officer should be encouraged.</p>	<p>your comments are noted. designing out crime should be encouraged at the very earliest pre application discussions. reference to particular documents should more properly be made in relevant SPD.</p>

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Metropolitan Police Authority	Should we require all developments to demonstrate how they have addressed safer and security issues and have designed out crime?	The MPA request that the policies require all development to adhere to 'Secured by Design' requirements and the principles of 'Safer Places' as proposed in response to Question QUAL 43 and 44. Early liaison with MPA's Crime Prevention Design Officer should be encouraged.	noted - reference to specific documents should more properly be contained in SPD
	Metropolitan Police Authority	Are there other approaches to improving streets and public places in Haringey that we should consider?	The MPA encourages the inclusion of designing out crime principles in all works to the streets and public spaces.	Noted
	Metropolitan Police Authority	Should we protect all employment land for business and employment use?	The MPA suggest that employment land policies should allow for the development of specialist policing facilities, as social infrastructure, on suitable surplus employment land.	Noted
	Metropolitan Police Authority	Should we consider lowering the threshold at which housing developments are required to contribute to affordable housing?	MPA identify the London Plan target of 50% and the UDP policy of including affordable housing for developments of 10 units or more.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Metropolitan Police Authority	a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	The MPA would suggest the Council do specify their preferred mix of sizes of homes and that this should reflect the level of demand for both small and larger size homes. This approach will ensure that the needs of key workers, including the police officers would be met.	Noted
	Metropolitan Police Authority	a. Should we provide specific design guidance for different areas of the borough? or b. Should we seek good design everywhere?	The Council's policies should reflect the scope of the London Plan and where design fails to improve the character, appearance and quality of an area, it should be rejected. Furthermore all development should adhere to 'Safer by Design' requirements and the principles of 'Safer Places.'	Noted
	Metropolitan Police Authority	a. Should we continue to protect and enhance the borough's buildings and areas of architectural and historic interest? or b. Should housing requirements mean that we take a more flexible approach to the use and reuse of historic areas or buildings?	The MPA suggest the Council adopts a flexible approach to allow for the reuse of historic buildings when existing uses cease or when they become surplus to requirements.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	Metropolitan Police Authority	a. Should we resist design that fails to improve the character and quality of an area? or b. Should any design be considered acceptable provided it does not harm the appearance of an area?	The Council's policies should reflect the scope of the London Plan and where design fails to improve the character, appearance and quality of an area, it should be rejected. Furthermore all development should adhere to 'Safer by Design' requirements and the principles of 'Safer Places.'	Noted
	Metropolitan Police Authority	What community facilities are needed in Haringey to deal with a growing population in addition to those already identified in current plans and programmes?	The London Plan makes specific reference to policing facilities with regard to social infrastructure. The MPA request the Council includes specific reference to 'policing facilities' as community facilities. However, if community facilities such as police premises are relocated and replaced elsewhere in the locality, there may be no need to retain a community use in the original location: other uses may be more appropriate.	Comments noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	National Property Grid	Where large development schemes are taking place at or near transport interchanges should we require schemes to improve, or make a financial contribution towards, the capacity and accessibility of the interchange?	National Grid considers that new developments should only make a financial contribution where it is clearly demonstrated that a new development will have a significant impact on existing transport interchanges and where a lack of capacity is demonstrated. This should be assessed on a case by case basis.	Noted
	National Property Grid	The Council is considering developing at least one zero carbon development in Haringey by 2013. Do you agree?	Support this principle. However, it is considered that this should be limited to a small development to ensure that this target is met.	Noted.
	National Property Grid	a. What mix of social rented and intermediate housing should we seek? b. To encourage balanced communities, should this mix vary in different parts of the borough according to existing concentrations of social housing?	National Grid support the provision of a greater proportion of intermediate housing within major residential developments.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	National Property Grid	Where vacant and surplus to requirements, should we allow employment land to be reused for housing or community uses?	ECON 56 and ECON 57 refer to employment land protection. Policies aimed at the protection of employment land should be flexible enough to allow the efficient use of land in the borough. Mixed use developments are likely to be the most efficient use of land in the borough.	The Council will continue to retain and protect viable employment sites. The London Plan & Employment Land Study will inform which sites should be retained and which should be redesignated for alternative uses.
	National Property Grid	Should we require all developments to make a contribution to education facilities and services?	National Grid considers that developments should make a reasonable financial contribution where a need is clearly demonstrated.	Noted
	National Property Grid	a. Should we require all new development to provide a proportion of their energy requirement from renewable sources? b. Should we require higher renewable energy targets (at least 20%) for major developments on selected sites?	Support the London Plan's carbon reduction targets and this should be reflected in the emerging Core Strategy. Where development cannot meet on-site renewable energy targets that are subject to commercial viability a reasonable financial contribution could be made to promote carbon reduction off site.	Support for London Plan carbon reduction target noted. Advice regarding possible financial contributions by those unable to meet targets also noted.
	National Property Grid	a. Should all developments meet high standards of energy efficiency and environmental performance, taking into account the specifics of the site, technology and cost? or	Support for developments to achieve high standards of energy efficiency. However, such a requirement must be sufficiently flexible to respond to the circumstances of individual schemes.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	National Property Grid	Haringey's places	National Grid Property share the Council's aspirations that Haringey Heartlands provides a significant opportunity to create a new place and residential community with links into Wood Green Town Centre. National Grid support the continued identification of Haringey Heartlands as a major residential led mixed use development site and a key area of renewal on map 9.1.	Noted
	National Property Grid	Should we require more than 50% affordable housing on very large sites?	Regarding Haringey Heartlands, affordable housing requirements should be assessed on a case by case basis to take into account exceptional development costs such as remediation and decommissioning of operational structures. 50% set out in the London Plan is an overall strategic target rather than an individual site requirement.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
	National Property Grid	a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	HSG 31 and HSG 32 refer to infrastructure provision. National Grid consider that financial contributions should be considered on a case by case basis. Circular 05/2005 should be referred to.	Noted
	National Property Grid	a. Should we resist higher density housing where it is poorly designed and does not fit in with its surroundings? or b. Should we set maximum and minimum levels of density, such as the London Plan density standards?	A design led approach to scale, bulk and mass should be adopted instead of arbitrary density guidelines. Density issues should be considered on a case by case basis.	Noted
	National Property Grid	Short Description of the Borough	National Grid welcome the continued identification of Haringey Heartlands as a major opportunity site and as an Area for Intensification as defined in the London Plan.	Noted
Phil England	London Borough Of Haringey	Should we seek to protect public houses which serve as a local community resource?	Yes.	Noted
Phil England	London Borough Of Haringey	a. Should we require all new development to provide a proportion of their energy requirement from renewable sources? b. Should we require higher renewable energy targets (at least 20%) for major developments on selected sites?	Support requirement of all new development to use renewable energy.	Support noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Phil England	London Borough Of Haringey	a. Should we require all new development to provide a proportion of their energy requirement from renewable sources? b. Should we require higher renewable energy targets (at least 20%) for major developments on selected sites?	Support the requirement for higher renewable energy targets for major developments.	Support noted.
Phil England	London Borough Of Haringey	The Council is considering developing at least one zero carbon development in Haringey by 2013. Do you agree?	Haringey should move ahead of the zero-carbon developments by 2016 target, taking this target to be in effect on the adoption of the LDF.	Support for the earliest possible achievement of a zero carbon development in the borough is noted. The Government's 'Building a Greener Future' 2007 policy statement details the intention for all new homes to be zero carbon by 2016.
Phil England	London Borough Of Haringey	a. How could we encourage households to use less energy? b. Should we encourage measures to improve the energy performance of existing buildings, for example, by extending energy efficiency measures to the rest of the house when applications are made for extensions?	Part b. Agree energy improvements required for all new development, with high minimum standards.	Support noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Phil England	London Borough Of Haringey	When considering the impact of solar panels, wind turbines and other green technologies on their surroundings should we treat them in the same way as other building works or give environmental factors greater priority than other considerations, such as conservation/heritage?	Wind turbines are ineffective in an urban environment. Others are preferable as they also have less visual intrusion.	Likely ineffectiveness of small-scale wind turbines in Haringey noted and agreed. Advice on other renewable technologies (assume reference is to solar thermal and PV, ground source heating and cooling, for example) being less visually intrusive is noted and agreed. Council's Historic Homes and Renewable Energy booklet currently being produced is in agreement with these comments.
Phil England	London Borough Of Haringey	a. Should we require all developments to include sustainable urban drainage systems? b. Should we require all developments to incorporate facilities to reduce water consumption and re-use grey water?	Agree that water consumption should be reduced and greater use of grey water should be required.	Noted
Phil England	London Borough Of Haringey	Should we require a proportion of front gardens to be retained with vegetation to reduce surface water run-off?	Agree that front gardens should be kept to reduce surface water run off, and other benefits.	Noted
Phil England	London Borough Of Haringey	Should we require design and landscaping measures to reduce overheating and the heat island effect?	Support absolutely.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Phil England	London Borough Of Haringey	a. Should we ensure that all housing development takes place on previously-developed brownfield land? b. What types of brownfield land should we give priority to?	a. All new development should be on brownfield land.	Noted
Phil England	London Borough Of Haringey	Should we increase or decrease the number and size of our local shopping centres?	As growth in consumerism is unsustainable, it is white elephant planning to seek to increase the size and number of local shopping centres.	Noted
Phil England	London Borough Of Haringey	Do you agree with the planning measures to discourage crime and promote safer streets in the borough set out above?	It is worth bearing in mind the calming effect and psychological benefit of green vegetation in the urban environment.	this is a recognised benefit of all open space in the borough. some space, while not publicly accessible, provides visual relief and can have a knock on psychological benefit.
Phil England	London Borough Of Haringey	Should we require all developments to demonstrate how they have addressed safer and security issues and have designed out crime?	It is worth bearing in mind the calming effect and psychological benefit of green vegetation in the urban environment.	yes, this is a recognised advantage of open space.
Phil England	London Borough Of Haringey	Are there any issues and options that we may have missed?	Need to add: Secure water supply; Secure local sustainable food supply.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Phil England	London Borough Of Haringey	Sustainability Appraisal	Sustainable Haringey, founded in 31st March 2007, aims for a healthier, happier and more informed population with a much greater community focus and active involvement in all local affairs. They support sustainable policies including those which apply to planning policies.	Noted
Phil England	London Borough Of Haringey	An environmentally sustainable future	Rationale for comments come from unprecedented changes to the economy driven by oil price increases and economic framework changes. The issue of food security is closely linked to oil prices. Due to these changes, an oil vulnerability audit is suggested to be carried out as part of the process of developing the core strategy.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Phil England	London Borough Of Haringey	An environmentally sustainable future	The use of some form of carbon pricing should be considered to ensure a drive to change away from carbon intensive activities and shift consumption away from high carbon goods and services. A strong green industries / green business component should be a transitional measure to future development in the borough. In the longer term Sustainable Haringey support community-led development wherever possible.	Noted
Phil England	London Borough Of Haringey	An environmentally sustainable future	The issue of food security is closely linked to oil prices. Due to these changes there should be provision for different types of growing land and large scale training/skill sharing programmes in growing food.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Phil England	London Borough Of Haringey	Do the spatial objectives provide a useful approach to identifying the issues and options for Haringey's future?	<p>as follows To adapt to climate change by developing new and modifying existing buildings, streets and open spaces to better withstand and ameliorate the effects of flood risk, water stress, overheating and extreme weather. To manage air quality, road safety and mitigate climate change by encouraging a modal shift away from car use by a range of measures including travel planning promotion of walking, cycling and public transport. To reduce energy use, increase energy efficiency and increase the generation of renewable energy within the borough. Managing development with people at the heart of change. To promote land use that meets the needs of borough residents while conferring environmental benefits. To enable the full and meaningful participation of local residents in planning decisions that effect them. To extend areas for food growing and to address the deficiency in open space. To improve urban areas by increasing the amount of</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Phil England	London Borough Of Haringey	To identify area specific priorities and objectives, the current Unitary Development Plan divided the borough into eastern, central and western areas. Do you agree with this approach? Are the objectives for these areas still appropriate? and Have we missed any key priorities?	For all areas Haringey should consider likely trends in the economy to avoid development that will quickly become redundant. Additional priorities for all areas should include Expansion of food growing to ensure food security expansion of 'green businesses' Greening of the urban environment	Noted
Phil England	London Borough Of Haringey	Do you think that the borough should adopt the London Plan carbon reduction targets or seek higher targets?	The targets in the Climate Change Action Plan should be a minimum: 60% reduction in CO2 compared to 1999 levels by 2025; an ongoing reduction of 4% per annum to achieve this; This is based on stabilising CO2 concentrations at 450ppmv, others recommend stabilisation at 350ppmv.	Current published CO2 reduction targets are as follows: PPS1 Planning and Climate Change Supplement, Dec 2007 60% CO2 emissions reduction by 2050; Climate Change Bill 2007 proposes 26% reduction in CO2 by 2020, 60% by 2050; London Plan Feb 2008, s 1.58, Policy 4A.2 (p. 198), & Performance Measure 22 (p.395) 60% CO2 reduction by 2050, 30% by 2025, 20% by 2015, 15% by 2010; The Mayor's Climate Change Action Plan Feb 2007 proposes a target of 60% by 2025, but this recommendation has not been adopted in the updated London Plan.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Phil England	London Borough Of Haringey	a. Should all developments meet high standards of energy efficiency and environmental performance, taking into account the specifics of the site, technology and cost? or	All developments should meet high standards of energy efficiency. BedZED demonstrates that a policy for sourcing local, recycled and reclaimed materials reduces CO2 footprint at no extra cost.	Support for ALL developments being required to meet high standards of energy efficiency is noted. BedZED is the Beddington Zero Energy Development in the London Borough of Sutton. It is the UK's first and largest carbon-neutral eco-community - an example of how to achieve sustainable housing in urban areas. It is a mixed use development built on reclaimed land, it uses only renewable energy and has a strong emphasis on roof gardens, sunlight, solar energy, reduction of energy consumption and waste water recycling.
Phil England	London Borough Of Haringey	Should we require large development schemes to include decentralised energy / district heating and cooling systems?	Agree and any CHP should be biomass-ready.	Support for decentralised energy noted. Comment regarding these systems being biomass-ready also noted.
Phil England	London Borough Of Haringey	Should we build local energy generation and distribution systems?	Agree and it should be linked to the North London Waste Plan and expansion of anaerobic digestion capacity in Central Leaside.	Noted.

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Phil England	London Borough Of Haringey	Should we expect major developments to provide for the sorting and storage of waste to aid waste handling and collection and encourage recycling?	Agree that provision should be made for recycling in major developments.	Noted
Phil England	London Borough Of Haringey	Should we require developments adjacent to or above watercourses to improve the water environment and quality?	Support improvements to watercourses and deculverting with new development.	Noted
Phil England	London Borough Of Haringey	What steps should we take to reduce noise pollution in the borough?	Soften urban spaces with plants and trees.	Noted
Phil England	London Borough Of Haringey	What steps should we take to reduce noise pollution in the borough?	Reduce the source of traffic noise with fewer cars and slower roads.	Noted
Phil England	London Borough Of Haringey	Should we require all developments which generate additional travel to introduce measures to manage air quality?	Support, new development should not add to car movement - they should be car free or capped.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Phil England	London Borough Of Haringey	a. Do you support the sustainable transport measures in the Unitary Development Plan and Local Implementation Plan? b. Are there other measures we should be promoting?	transport measures should be used: 1. Make all new developments free of car parking, except for disabled or other key specialist need. The equivalent space instead to be devoted to children's play, green space, and community facilities etc 2. Consider supporting an extension of the congestion charging zone into the borough. 3. Failing this, introduce levy on Private Non-Residential Parking e.g. at workplaces and supermarkets to fund alternatives and discourage unnecessary car journeys except for disabled or other key specialist need. The funding stream this would produce should be ringfenced for more sustainable transport and energy facilities. 4. Create a better environment for cycling lower speed limits, better cycle parking, cycle hire, better maps, widespread training for all ages and abilities and the removal of all infrastructure that hampers cycling 5. Create a better walking environment including high quality pavements cleared	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Phil England	London Borough Of Haringey	Where large development schemes are taking place at or near transport interchanges should we require schemes to improve, or make a financial contribution towards, the capacity and accessibility of the interchange?	Assistance for public transport improvement should be welcomed - road widening or congestion easing will not help shift away from the car and its associated pollution.	Noted
Phil England	London Borough Of Haringey	a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	a. Support car free housing, with provision for disabled or other key specialist needs. Space released should be used for play areas, green space, food growing, etc.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Phil England	London Borough Of Haringey	a. Do you support car free housing? or b. Are there other ways where we can reduce car use?	<p>free of car parking, except for disabled or other key specialist need. The equivalent space instead to be devoted to children's play, green space, and community facilities etc 2. Consider supporting an extension of the congestion charging zone into the borough. 3. Failing this, introduce levy on Private Non-Residential Parking e.g. at workplaces and supermarkets to fund alternatives and discourage unnecessary car journeys except for disabled or other key specialist need. The funding stream this would produce should be ringfenced for more sustainable transport and energy facilities. 4. Create a better environment for cycling lower speed limits, better cycle parking, cycle hire, better maps, widespread training for all ages and abilities and the removal of all infrastructure that hampers cycling 5. Create a better walking environment including high quality pavements cleared of pavement clutter, planned walking routes with protected</p>	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Phil England	London Borough Of Haringey	Should we require new and expanding schools to produce and implement a travel plan to reduce car use?	support travel plans to enable move away from car use and its associated pollution.	Noted
Phil England	London Borough Of Haringey	a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?	Support additional bus routes in borough.	Noted
Phil England	London Borough Of Haringey	a. Do you support the public transport proposals listed in the Unitary Development Plan? b. Are there any other transport schemes for which we should be safeguarding land?	Object to any scheme predicated on expansion of Stansted. Planned aviation expansion should not be supported and the argument for this has not been scientifically made.	Noted
Phil England	London Borough Of Haringey	a. Have we identified all the infrastructure implications from future housing growth? b. Do you think we should pool developer contributions towards infrastructure requirements in certain areas?	Need to add the critical infrastructure for water a supply and water security.	Noted
Phil England	London Borough Of Haringey	Should we restrict or limit development in areas which have insufficient services and facilities, such as schools, health facilities and utility infrastructure and resources?	Must avoid putting unsustainable pressures on the security of essential water supplies.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Phil England	London Borough Of Haringey	What physical works do you consider best improve the visual attractiveness and use of public spaces?	Encourage the use of growing food areas support visual attractiveness in an area along with other benefits.	Noted
Phil England	London Borough Of Haringey	Are there other approaches to improving streets and public places in Haringey that we should consider?	Propose improving streets and public spaces by encouraging a general "greening", will have heat island benefits too.	Noted
Phil England	London Borough Of Haringey	Should we protect all green open spaces or allow new housing on some sites?	All green space and allotments should be protected the number increased.	our current policy is to protect the open space that we have, and increase the open space where possible. A recent SPD supports this approach. at the present time we have sufficient demand for allotments to retain those that we have. If this situation continues, we will continue to protect and retain what we have. where there is a fall in demand for allotment space, our approach would be to look to alternative open space uses for the allotment land - I see no justification in altering our approach to this land.
Phil England	London Borough Of Haringey	Should we encourage developers to recruit local people and use local businesses and suppliers during the construction of a scheme and its final use, particularly in or near deprived areas?	Agree, and the use of local construction material can help reduce the carbon footprint of development.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Phil England	London Borough Of Haringey	Should we encourage developers of large schemes to produce an employment and training plan to encourage job opportunities for local people and reduce barriers to work?	Support - Haringey should do more than encourage.	Noted
Phil England	London Borough Of Haringey	Should we protect all employment land for business and employment use?	Disagree - There may be an argument for using excess land for agricultural purposes or for reservoirs for example.	Noted
Phil England	London Borough Of Haringey	Where vacant and surplus to requirements, should we allow employment land to be reused for housing or community uses?	Preference should be given to land that improves water security and food security above additional housing.	Noted
Phil England	London Borough Of Haringey	Are there locations where we could allocate specific uses or clusters of uses?	Recent employment trends are not a good guide to future trends, traditional sectors may go into decline. Sustainable Haringey support the idea of a green industries/green business zone or cluster in Central Leaside, along with setting aside areas for food and water provision.	Noted
Phil England	London Borough Of Haringey	Should we seek to resist new shopping developments that are not compatible with the character and function of a centres, for example in terms of shop unit sizes and design and protect areas of specialist shopping?	Support resisting incompatible shopping centres - support growth of small and medium size independent retailers.	Noted

Name	Company / Organisation	Title	Summary	Officers' Recommendation
Phil England	London Borough Of Haringey	What role should our local shopping centres play in the future?	Hubs of independent retailers with small and medium size enterprises would be a good foundation for a strong local economy. Shopping centres could become sites for local food hubs.	Noted
Phil England	London Borough Of Haringey	a. Have we identified the right measures that planning can take to improve health and well-being in Haringey? b. Should we prioritise some of these measures above others?	Land provision for agricultural use and water security are also important.	this will be looked at - by agricultural use do you mean allotments?
Phil England	London Borough Of Haringey	Should we require all developments to assess health impacts?	Yes.	acknowledged - we have work to do on how we would approach this - the London Plan requires this for larger developments.
Phil England	London Borough Of Haringey	What community facilities are needed in Haringey to deal with a growing population in addition to those already identified in current plans and programmes?	Add: Secure water supply; secure local sustainable food supply.	Noted
Phil England	London Borough Of Haringey	a. Should we require all developments to include sustainable urban drainage systems? b. Should we require all developments to incorporate facilities to reduce water consumption and re-use grey water?	Agree SUDS should be required.	Noted

Noted

