

# Haringey **CORE STRATEGY**

Proposed Submission  
May 2010



**Haringey** Council





# INTRODUCTION

- 1.1 Introduction
- 1.2 Haringey in London and north London
- 1.3 Making Haringey distinctive
- 1.4 Challenges facing Haringey
- 1.5 Vision and Objectives
- 1.6 Structure of the Core Strategy



# Introduction

## What is the Haringey Core Strategy?

**1.1.1** The Core Strategy will set out a vision and key policies for the future development of the borough up to 2026. It takes forward the priorities of Haringey's Sustainable Community Strategy and other plans and strategies to identify a vision for Haringey as a place to live, work and visit and will contain key policies and an implementation framework to deliver the vision.

**1.1.2** The Core Strategy will outline how the Council will address local and strategic development needs including housing, employment, leisure and retail provision. It will go beyond traditional land use planning and consider other plans and strategies that influence the use of land and the way that places around us look and work. The Core Strategy will cover the physical aspects of location and land use but also address other factors that make places attractive, sustainable and successful, such as social and economic matters. Preparation of policies are subject to a sustainability appraisal. This promotes sustainable strategies and policies through an assessment of their social, environmental and economic impacts.

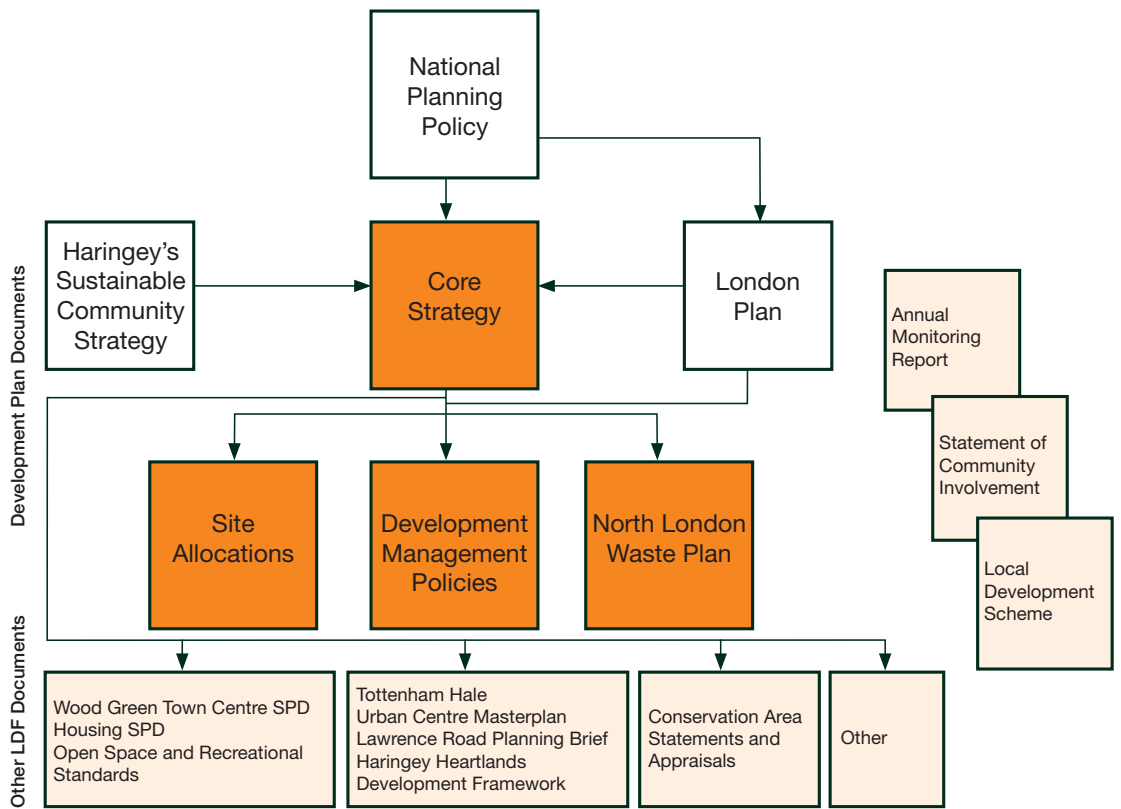
**1.1.3** Haringey's Core Strategy will give spatial interpretation to the recently adopted Sustainable Community Strategy's key outcomes:

- People at the heart of change;
- An environmentally sustainable future;
- Economic vitality and prosperity shared by all;
- Safer for all;
- Healthier people with a better quality of life; and
- People and customer focused.

**1.1.4** The Core Strategy will also:

- Have regard to new and emerging government policy;
- Respond to the London Plan;
- Respond to local issues and priorities facing the borough; and
- Respond to future challenges such as climate change.

Figure 1.1 Haringey Local Development Framework



### Other Local Development Framework Documents

**1.1.5** The Core Strategy is the primary and strategic Development Plan Document (DPD) and is at the heart of Haringey’s Local Development Framework (LDF) (Figure 1.1). The framework is a folder of planning policy documents, known as Local Development Documents (LDD). These documents are divided into three types:

- Development Plan Documents (DPD)
- Supplementary Planning Documents (SPD)
- Others such as the Statement of Community Involvement (SCI) and the Annual Monitoring Report (AMR).

**1.1.6** The Core Strategy guides the content of the other Local Development Documents (including Area Action Plans and Supplementary Planning Documents). Alongside the Core Strategy, the Council is also producing other Development Plan Documents: a North London Waste Plan, Area Action Plans for Wood Green, Tottenham High Road Corridor, Seven Sisters, Northumberland Park and Tottenham Hale. The work programme of the LDF is set out in a Local Development Scheme 2007 (LDS) which includes a description and timetable for the production of each document. The LDF will eventually replace Haringey’s Unitary Development Plan (UDP) 2006 which sets out our current planning policies.

**1.1.7** Haringey’s Core Strategy is the key Development Plan Document. Together with the London Plan and Haringey’s emerging Development Management Policies, these three documents make up the statutory ‘development plan’ for Haringey.

**1.1.8** Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise (Planning and Compulsory Purchase Act 2004, Section 28 (6)).

# CONTENTS

## introduction

### Chapter 01: Introduction

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

## spatial strategy

### Chapter 02: Haringey's Spatial Strategy

|                                 |    |
|---------------------------------|----|
| 2.1 Haringey's Spatial Strategy | 54 |
|---------------------------------|----|

## strategic policies

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

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

### Chapter 04: An environmentally sustainable future

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

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

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

### Chapter 06: Safer for all

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

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

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

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

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

## appendices

### Chapter 09: Appendices

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

## 1.1 Introduction



*Victorian architecture, Wood Green*

### How we have prepared the Core Strategy

**1.1.9** The process for preparing the Council's Core Strategy is set out below:

- Gathering evidence and consulting on key 'issues and options' (February - March 2008);
- Developing the Council's preferred approach and consulting on it alongside the sustainability appraisal (May – June 2009);
- Preparing the Core Strategy for 'proposed submission' consultation (May - June 2010).

**1.1.10** The remaining stages are:

- Submitting the Core Strategy to the government ('submission') for a public examination where the document is assessed by a Planning Inspector (October 2010, normally takes up to six months);
- Publication of the Inspector's Report; and
- Adoption of the Core Strategy by the Council (Feb/March 2011).

### Public consultation

**1.1.11** The preparation of Haringey's Core Strategy involved two main stages of public involvement and consultation. Firstly, the Council gathered views on the key issues facing the borough and the options for tackling them. The Issues and Options document was agreed in December 2007 and consultation took place between February and March 2008. The results of this consultation helped to inform the development of the Core Strategy Preferred Options.

**1.1.12** Consultation on the Preferred Options took place between May and June 2009 and included a comprehensive consultation programme. The Council met with community groups, stakeholders and ran a number of public workshops and events. Articles in Haringey People, (distributed to all Haringey households) use of the press, mailings and Haringey's website were used to engage as many communities as possible. Involvement of key stakeholders, for example infrastructure providers and neighbouring boroughs, took place throughout the preparation of the Core Strategy. The comments and input received from the consultations were taken into consideration in the drafting of this version of the Core Strategy. For each stage of preparation there is a consultation report that gives details of the consultation carried out and summarises the comments received.



## Supporting evidence

**1.1.13** The Core Strategy is a key strategic document for Haringey and will have a major effect on the future development of the borough. Therefore, it needs to be based on a thorough understanding of the issues and challenges the Council faces and its policies need to be supported by robust evidence. The Council has commissioned and collected a wide range of studies and information to inform the preparation of the Core Strategy (also known as ‘evidence base’). This includes, but is not limited to, the following:

- A Sustainability Appraisal;
- Haringey Annual Monitoring Report;
- Haringey Retail Capacity Study, 2008;
- Haringey Employment Study, 2008;
- Haringey Housing Needs Assessment, 2007;
- Haringey Open Space and Sports Assessment 2004 (updated 2008 as Haringey Open Space and Recreational Standards Supplementary Document);
- Climate change and capacity assessment for sustainable energy demand and supply in new buildings in Haringey (2009);
- North London Strategic Flood Risk Assessment, 2008;
- Census information (2001);
- Haringey Borough Profile (2001);
- Haringey Biodiversity Action Plan, 2009; and
- Haringey Community Infrastructure Plan, 2009.

## Haringey’s Sustainable Community Strategy and other strategies

**1.1.14** The Core Strategy needs to take into account other plans and strategies that influence the borough. In accordance with PPS12 ‘Local Spatial Planning’ the Core Strategy should be in alignment with the priorities identified in the Sustainable Community Strategy.

**1.1.15** The Core Strategy will seek to contribute to achieving the vision in Haringey’s Sustainable Community Strategy which is ‘**a place for diverse communities that people are proud to belong to**’. This will be achieved by translating the Sustainable Community Strategy vision into a set of priorities and policies to shape the sort of place the Council wants Haringey to be in 2026 and create a framework for delivery. Please see section on Vision and Objectives for more information.

## 1.1 Introduction

**1.1.16** Other strategies relevant to the Local Development Framework include:

- Haringey's Housing Strategy (March 2009);
- The Local Implementation Plan (LIP) (May 2007);
- Haringey's Regeneration Strategy (January 2008);
- Haringey's Children and Young People's Plan 2009 - 2020;
- Child Poverty Strategy 2008-11;
- Haringey's Greenest Borough Strategy (July 2008);
- Safer for all Strategy 2008 – 2011;
- Experience Still Counts: Haringey's strategy for improving the quality of life of older people 2009-12; and
- Well-being Strategic Framework (2007).

### **National Planning Policy and The London Plan**

**1.1.17** The Council's Local Development Framework documents must be consistent with national policy prepared by the government in Planning Policy Statements/Guidance (PPS/PPG), unless there is strong evidence that an alternative approach is more appropriate in Haringey. The Council's planning documents must also be in general conformity with the Mayor of London's London Plan (2008). The London Plan sets a social, economic and environmental framework for the future development of the capital, providing the London-wide context for borough planning policies. The London Plan is expected to be significantly revised over the Core Strategy plan period, with the recent Replacement London Plan consultation already taking place (October 2009 - January 2010). Therefore, the Core Strategy has been drafted to provide a robust, locally distinctive policy for Haringey that does not repeat regional guidance, but also minimises risk to delivery from changes to the London Plan.



## Sustainability Appraisal and other assessments

**1.1.18** The preparation work for the Core Strategy included a Sustainability Appraisal to assess its environmental, social and economic impacts. This has helped to make sure the Council’s strategy and policies are sustainable by identifying any potential harmful impacts and suggesting ways to minimise them. It also helped to identify how to maximise beneficial impacts.

**1.1.19** The Council carried out a Sustainability Appraisal and consulted on it at each of the stages in the production of the Core Strategy - Issues & Options, Preferred Options and Proposed Submission. The Sustainability Appraisal will be published alongside this Core Strategy.

**1.1.20** In addition, the Council carried out an Equalities Impact Assessment. This assessed the likely impact of the Core Strategy and its policies on specific groups in terms of race, gender, disability, age, sexual orientation and religion/beliefs. The Council also carried out an assessment to assess whether the Core Strategy’s emerging approach and policies were likely to have any significant effect on sites of European Importance for Habitats or Species, or an adverse impact on the integrity of those sites. The screening assessment found that no significant effects were likely and therefore it was not necessary to carry out Task 2 (Appropriate Assessment) and Task 3 (Mitigation and Alternative solutions) of the Habitats Regulations Appropriate Assessment process.

# Haringey in London and north London

**1.2.1** Haringey is one of 32 London boroughs (Figure 1.2). It was formed from the merger of the municipal boroughs of Hornsey, Wood Green and Tottenham. The borough, which is 30 square kilometres in size, sits in north London. Some of the more familiar local landmarks include Alexandra Palace, Bruce Castle, and Tottenham Hotspur Football Club.



**1.2.2** Haringey is strategically located in the London-Stansted-Cambridge-Peterborough growth area (Figure 1.3). With strong links to the City, West End and Stansted Airport the borough is very well placed for both business and commuting. By 2016 it is estimated that approximately 350,000 new London jobs will have been created within one hour commuting time of Haringey. These include the new job opportunities being created at Stratford City and the Olympic 2012, site accessible by rail in 15 minutes from Tottenham Hale.

**1.2.3** Haringey's strategic "hub" position is shown below. North London lies between the growth areas of:

**1.2.4** Central London, which is the focus of London's expanding world city role. It will continue to offer employment for many workers living in north London, to be a major source of demand for goods and services from north London and also to be a source of growth in the form of activities that need to be close to Central London, but are unwilling or unable to pay the associated costs of being located there.

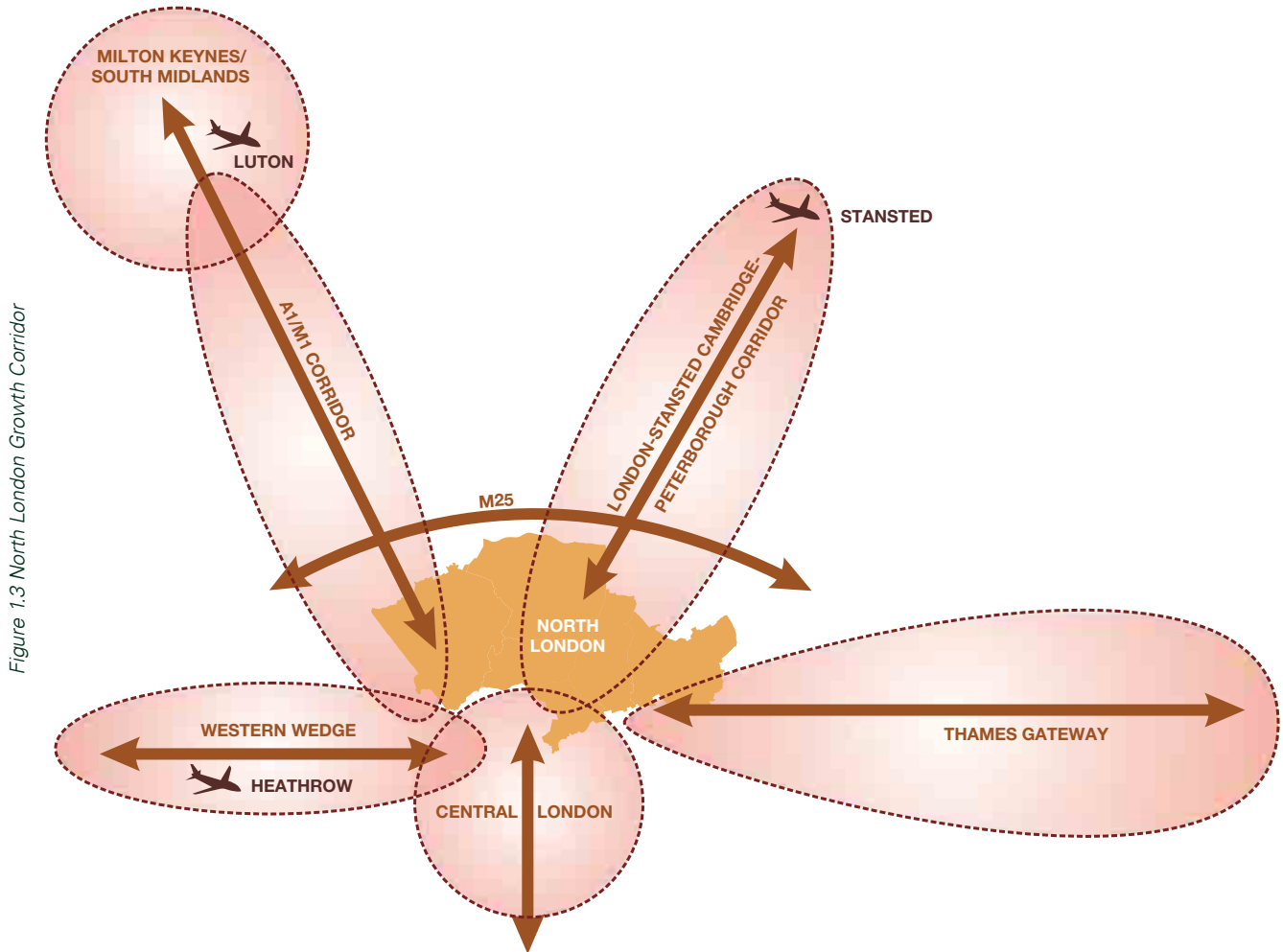
**1.2.5** The London-Stansted-Cambridge-Peterborough (LSCP) growth area, of which the eastern section of North London forms part. The Stansted/M11 corridor alone is planned to have 40,000 new jobs and will be a potential source of new employment for north London workers. The East of England Regional Spatial Strategy (2008) envisages substantial growth in the corridor beyond the London boundary, especially around Harlow, driven by the expansion of Stansted airport.

**1.2.6** The Thames Gateway is the largest regeneration area in the UK and is planned to create around 200,000 jobs up to 2016. The western end of the Gateway abuts the eastern end of north London. It includes Stratford, just beyond the sub-regional boundary, which will have an international station on the Channel Tunnel rail link and will generate 30,000 jobs up to 2016.

**1.2.7** The Western Wedge stretching from Paddington to the Thames Valley and abutting the west of north London at Brent Cross. Although this is not a formal growth area, it has been one of the most dynamic development areas in the UK, buttressed by the expansion of Heathrow. The impetus of this growth will continue to a significant extent, even though the strategic priority area is now East London.

**1.2.8** The M1 and A1 corridors are also not formal growth areas, but they underpin north London's strategic role as the corridor between London and many parts of the UK. They link north London to Luton Airport, the growth area around Milton Keynes/South Midlands and expanding towns like Watford and Stevenage.

## 1.2 Haringey in London and north London



**1.2.9** Haringey is part of north London. The Council, along with the boroughs of Barnet, Enfield, Waltham Forest and public, private and voluntary organisations work together as part of the North London Strategic Alliance (NLSA). The NLSA seeks to raise the profile of North London and increase public and private sector investment into the sub-region to address the following issues:

- Coordinating housing growth with social and transport infrastructure;
- Supporting the outer London economy, including promoting the role of town centres;
- Increasing access to employment through skills development and training; and
- Promoting a vision for the Upper Lee Valley.

**1.2.10** The Upper Lee Valley has experienced a long period of decline due to structural decline of manufacturing in London. Several programmes have attempted to halt this trend, including substantial investment from the European Union. In addition, new opportunities such as the 2012 Olympics and the pressure for increased housing supply mean a new vision for the area is needed to ensure comprehensive redevelopment and regeneration and avoid the area being developed on a piecemeal, site by site basis.

**1.2.11** Through the NLSA, the boroughs of Haringey, Barnet, Enfield and Waltham Forest together with the London Development Agency and the Greater London Authority have worked to develop a new vision that can guide the future of the area over a 20-30 year period. The vision seeks to:

- Make better use of and access to the unique assets of the Upper Lee Valley improving biodiversity and promoting it as North London's Waterside;
- Reverse economic decline and create a strong platform for economic growth using its strategic locations as part of a world city;
- Improve transport connections to the City, Central London and Stratford and enhance internal connectivity;
- Promote social inclusion, environmental and economic sustainability and an improved quality of life;
- Make better use of urban land enabling more housing and business;
- Create an improved and sustainable housing environment and support community facilities;
- Promote good urban design; and
- Promote mixed use approach in the Central Leaside area making it the centre point and focus of the wider place.

**1.2.12** There are other action areas of the borough which require partnership working with neighbouring boroughs:

- The Upper Lee Valley;
- South Tottenham and Stamford Hill;
- Bounds Green and the North Circular Road corridor;
- Highgate; and
- Finsbury Park and Manor House - with major regeneration projects at Finsbury Park station (in Islington) and at Woodberry Down (in Hackney).

## 1.2 Haringey in London and north London

**1.2.13** There are also major redevelopment proposals in adjoining boroughs which will have an effect on the borough, for example Cricklewood/Brent Cross area and London 2012/Stratford City.

**1.2.14** Other sub-regional partnerships have been established to address housing and waste issues. A North London grouping of Barnet, Enfield, Haringey, Islington, Camden and Westminster are preparing a Strategic Housing Market Assessment and the seven boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest are working to prepare a North London Waste Plan Development Plan Document.

**1.2.15** In October 2009 the Mayor of London published his draft new London Plan for consultation. This follows on from a “A New Plan for London” published in April 2009 and his direction of travel statement “Planning for a Better London” published in 2008. The Mayor’s commitments which are of particular relevance to the development of Haringey’s LDF include:

- A shorter, more strategic and user friendly revised London Plan;
- An intention to remove the existing 50% affordable housing target, to enable a higher proportion of shared ownership and other intermediate housing, and to support more family sized affordable homes;
- A greater focus on the role of outer London’s town centres for economic regeneration;
- A new North London sub region comprising the London Boroughs of Enfield, Barnet and Haringey;
- Continued support and recognition for the Upper Lee Valley Opportunity Area and Area of Intensification and Opportunity Areas in the centre and east of the borough;
- Continued support for the protection of the green belt, metropolitan open land and other green and open spaces;
- A move towards fewer, larger waste sites and a commitment to working with boroughs to identify strategic sites; and
- A priority to promote high standards of energy efficiency, inclusive accessible design, inspiring architecture and high quality urban design.



**1.2.16** The Mayor has also established an Outer London Commission (OLC) to make recommendations to inform the London Plan and other Mayoral strategies and plans. Interim conclusions to inform the GLA's review of the London Plan were made available in July 2009. Those of particular relevance to the development of Haringey's LDF are:

- The basic structure to support rejuvenation of the outer London economy should be based on a constellation of town centres and other business locations rather than a few large growth hubs. Town centres are important not just in accommodating economic activity but as places people identify with and which serve as the focus for community life - indirectly, this in turn helps strengthen Outer London's economic base; and
- Crucial Improvements to connectivity and movement within outer London. There is a strong feeling that improvement to orbital movement is especially important, coupled with realism over the scope for future large scale investment. The focus for investment should be based on a "spoke and hub" concept rather than a contiguous high speed link around the city and there is considerable potential in smaller scale improvements.

# Making Haringey distinctive

**1.3.1** It is important that our Core Strategy for the future development of the borough is based on an understanding of the characteristics that make Haringey what it is and knowledge of how it is likely to change. This section describes some of the features that give the borough its unique character.

## Haringey's people

- Haringey is home to almost 230,000 people living in an area of 30 square kilometres;
- Nearly half of the population comes from ethnic minority backgrounds;
- This diversity is reflected in the fact that almost half of all pupils in Haringey schools speak English as an additional language;
- Haringey has a relatively transient population. At the time of the 2001 Census, there were 36,000 migrants in the borough, the 9th highest proportion in London

## Haringey's places

- Haringey covers approximately 30 square kilometres in the centre of north London;
- Haringey boasts national landmarks like Alexandra Palace and is the home of Tottenham Hotspur Football Club;
- Haringey has many residential areas and neighbourhoods, each with their own distinctive identity and characteristics;
- The borough has numerous natural and historical assets. It includes part of the Lee Valley Regional Park, which is Green Belt, areas of Metropolitan Open Land, including Alexandra Park and Ecologically Valuable Sites of Metropolitan Importance;
- Haringey has a range of centres providing shopping and services and local employment. These include Wood Green Metropolitan Town Centre, Tottenham High Road Historic Corridor and specialist centres like Crouch End and Muswell Hill.



### Haringey's economy

- The borough retains concentrations of employment in industry, offices and warehousing;
- The borough contains 133 hectares of employment land, over 1,000 buildings, 722 business establishments and nearly 736,000m<sup>2</sup> of employment floorspace;
- The borough also contains other smaller employment locations which total a further 16.6 hectares of employment land;
- Haringey's economy is dominated by small businesses. 90% of the businesses employ 10 or less people;
- The major sectors of employment in Haringey are public administration, education and health (28%) and distribution, hotels and restaurants (including retail) (26%). Manufacturing and construction account for 12% of all employment.

### Haringey's homes

- 30% of Haringey's population live in central and eastern areas in the borough which are amongst the 10% most deprived in England;
- There is a high demand for housing across all tenures;
- The need for affordable housing outstrips supply, with a shortfall in provision of 4,865 units per annum, or 52 per 1,000 head of population - outstripping the average Inner London shortfall of 32 units per 1000 head of population;
- Housing need disproportionately affects BME households, and 40% of Black African and Asian households are living in unsuitable accommodation.

## 1.3 Making Haringey distinctive



Bruce Castle Park

### Haringey's environment

- A network of parks, open space, wildlife sites and Green Belt is one of Haringey's strengths, making an important contribution to the quality of life. Despite this, parts of Haringey are deficient in different types of open space provision;
- There are strong water links i.e the River Lee Navigation both with its strong heritage and cultural associations and connections to both the Thames and the Docklands;
- Around 73,000 homes in Haringey currently receive a green box recycling service.

### Haringey's transport

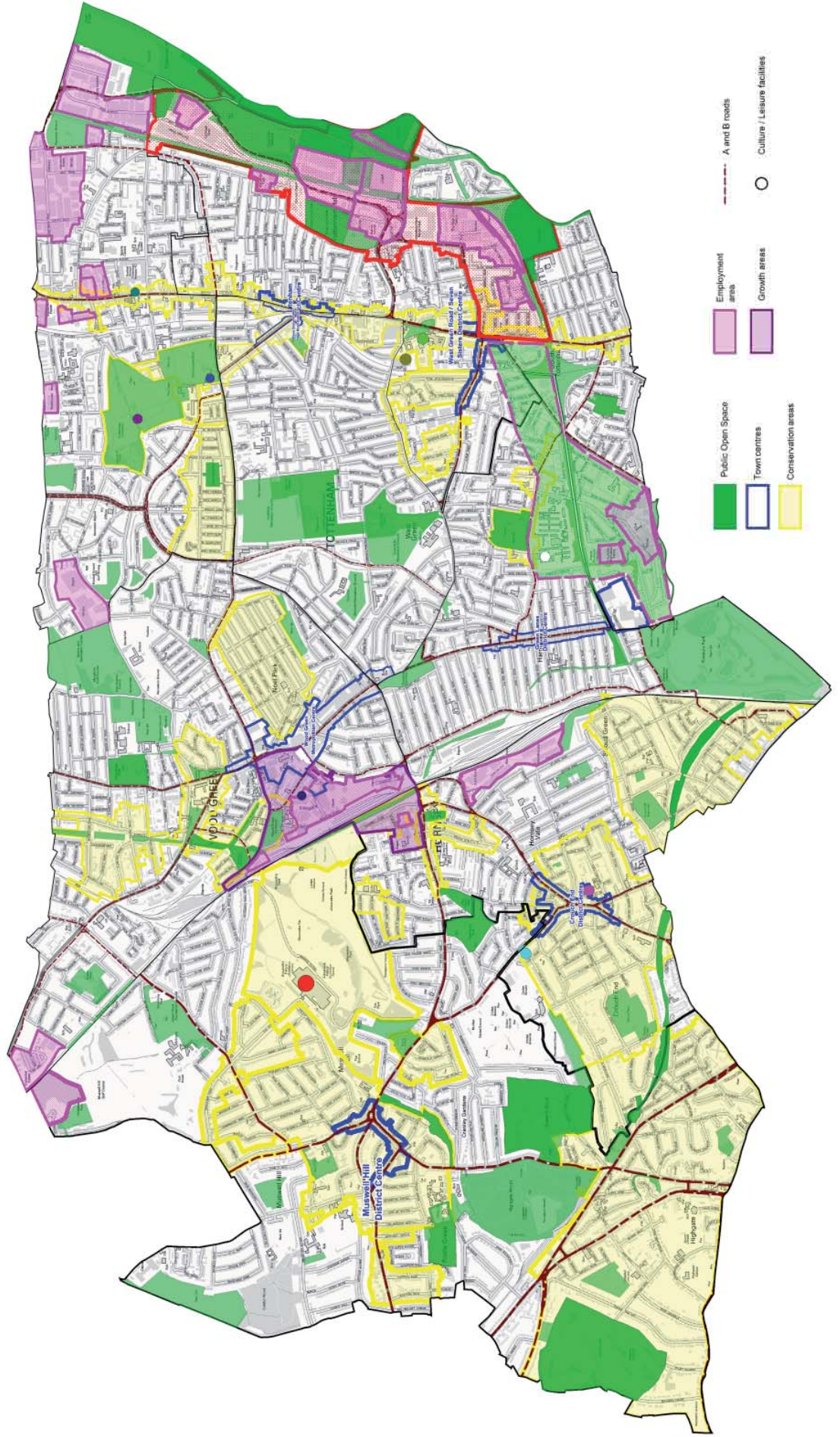
- Haringey has relatively good public transport;
- Some parts of the borough have good tube and rail links to central London and to Heathrow and Stansted Airports;
- There is a good network of cycle routes across the borough including cycle lanes on main roads, separated cycle lanes and special fully signed quiet routes;
- The borough has the third highest percentage (54%) of residents who travel to work by public transport.

### Haringey at a glance

**1.3.2** Haringey contains 19 wards which are grouped into seven Area Assemblies. These Area Assemblies provide local residents with the opportunity to contribute to the enhancement and improvement of their neighbourhoods. Each Area Assembly has an Area Priority Plan which sets out the area's achievements and objectives. These are currently being updated and will be community-led in setting out the neighbourhoods' priorities. The Area Priority Plans are based on the priorities of the Sustainable Community Strategy, and the overall vision of the Plans and Neighbourhood Management is to create a borough where the gap between the east and west is removed, with local involvement in the planning, reshaping and delivery of local services.

**1.3.3** The Core Strategy aims to respond to local need by linking the strategic policies with all the Council's Plans and strategies. A snapshot of each Area Assembly is provided below highlighting key information as well as potential opportunities for the area over the plan period.

Figure 1.4 Area Assembly Composite Map



## 1.3 Making Haringey distinctive



# Tottenham and Seven Sisters Area Assembly

**1.3.4** This neighbourhood includes the wards of Tottenham Green, Seven Sisters and Tottenham Hale. The area has a large young population and it is characterised by a majority of local authority properties and low proportion of owner occupation. There is a large Jewish community in this area, predominantly living in South Tottenham and Stamford Hill. Also, there are more Asian residents in this area than in other parts of the borough.

**1.3.5** The area has a number of small shopping parades, and residents also use neighbouring Hackney services. Tottenham Hale Retail Park is becoming an important shopping hub for Haringey, as well as neighbouring borough residents. This will be an important centre for the new residential developments at Tottenham Hale, and the improvements to the Tottenham gyratory will allow better access to the area.

**1.3.6** In recent years there has been a great deal of regeneration work in this area, mainly along the High Road. The area is home to the main campus for College of Haringey, Enfield and North East London (CHENEL), the historic Tottenham Town Hall, and the Bernie Grant Arts Centre. In addition, the area benefits from Tottenham Green Leisure Centre and the Marcus Garvey Library.

**1.3.7** The area is well connected by underground, rail and buses for good access to Central London, North London and Stansted Airport.

**1.3.8** Tottenham High Road is an important historic corridor and a number of improvements have been made to the Edwardian buildings in recent years.

**1.3.9** The Area Priority Plan for Tottenham and Seven Sisters focuses on;

- Improving services for Children and Young People;
- Supporting residents' groups and 'Friends of' groups in their active engagement in the area;
- More tree planting in the area, and promoting the use of community and school gardens;
- Actively promoting healthy lifestyles for older people; and
- Promoting and increasing local take up of the Community Leadership programme.

**1.3.10** These local priorities are addressed in the strategic policies of the Core Strategy, specifically; Open Space and Biodiversity; Community Facilities, and Health and Wellbeing; Town Centres; Housing; Transport; and Employment.

Figure 1.5 Tottenham and Seven Sisters



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## 1.3 Making Haringey distinctive



### People

- The area has a population of 39,248
- The population is extremely diverse, 68% of people are from a BME community.
- Nearly 44% of residents live in areas which fall into the 10% most deprived in the country.



### Places

- Just over half of the residential properties in the area are flats.
- Six Conservation Areas are located in this area. The Tottenham High Road Historic Corridor includes Tottenham Green, Seven Sisters, South Tottenham, Scotland Green and Bruce Grove conservation areas and Clyde Circus.
- The average household income for the area is £29,358.



### Opportunities

- Tottenham Hale, an Area of Opportunity identified in the London Plan is located here. This area will provide more than 2,500 new homes and a substantial number of jobs, as well as a mix of commercial, retail and leisure uses
- A new Combined Heat and Power plant to serve new development in Hale Village and beyond.
- A new high quality station square and public transport interchange at Tottenham Hale station.
- Other major transport improvements are planned through improvements to the Tottenham gyratory system.
- Improve pedestrian and cycle networks.





## Crouch End Area Assembly

**1.3.11** The Crouch End Area Assembly includes Hornsey and Stroud Green wards and is situated in the 'middle' of the borough. These wards have both affluent and deprived areas.

**1.3.12** Crouch End ward is characterised by Victorian/Edwardian architecture and has a vibrant town centre with many up-market cafes, restaurants and boutiques. Hornsey Town Hall in the centre of Crouch End is an important 1930s Grade II listed building. Until recently the building was used as Council offices and is planned for redevelopment to benefit the local community.

**1.3.13** Although the area is not connected by an underground service, the area is well served by buses and the London overground railway line, allowing many residents to commute to Central London.

**1.3.14** Key objectives for the area have been identified through consultation between residents and the neighbourhood team, which include:

- Improved local community facilities;
- Support for local businesses and enterprise;
- Development of a successful learning neighbourhood;
- Improved waste management systems for local residents;
- Improvements to the built environment;
- Improved public and open spaces.

**1.3.15** These local issues are addressed in the strategic policies of the Core Strategy specifically; Community Facilities; Design; Town Centres; Employment; Waste; Open Space and Biodiversity; and Housing.

Figure 1.6 Crouch End





## People

- The area has a population of 30,419.
- Half of all households are owner occupied.



## Places

- Generally there are relatively low levels of deprivation. However, Hornsey is one of the 10% most deprived areas in the country.
- The Campsbourne Estate in Hornsey is amongst the 5% most deprived areas in England.
- This area features Haringey's largest nature reserve, the Parkland Walk as well as Stationers Park which has Green Flag status.



## Opportunities

- Part of the Haringey Heartlands growth area is located in this neighbourhood and major development will bring benefits of housing, employment, community and education facilities to the local community.
- There is potential for mixed use development around the Hornsey Depot site and Hornsey Town Hall.
- Preservation and enhancement of conservation areas and green spaces are important issues for the area.
- Several opportunities to ensure that the retail activity of Crouch End District Town Centre is preserved.

## 1.3 Making Haringey distinctive



# West Green and Bruce Grove Area Assembly

**1.3.16** This is an historical area which has experienced significant deprivation in recent years. Most of the residential development took place in the Victorian/Edwardian Era. The neighbourhood dates back further to Roman times with Ermine Street (High Road) and to medieval times with the Swan Public House. Bruce Grove Road is rich with Georgian architecture and decorative Almshouses.

**1.3.17** Broadwater Farm Estate was built in 1967, with a number of tower blocks consisting of 1063 units. The estate suffered many problems from its early days due to design faults, a lack of amenities, vacant units and civil disruption. Regeneration started in the 1980s and since then a number of community facilities and services have been developed.

**1.3.18** Key objectives for the area have been identified through consultation between residents and the neighbourhood team. These include:

- Reduced levels of anti-social behaviour and improved community safety;
- Improved facilities for children, young people and older people;
- Development of a successful learning neighbourhood;
- Improved waste management systems for local residents;
- Improvements to the built environment.

**1.3.19** These local priorities are addressed in the strategic policies of the Core Strategy specifically. Design; Community Infrastructure; Waste; Housing; Transport; and Town Centres.

Figure 1.7 West Green and Bruce Grove



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## 1.3 Making Haringey distinctive



### People

- The area has a population of 24,829.
- About 25% of the population live in the 10% most deprived areas in the country.
- The Broadwater Farm Estate in West Green is home to almost 4,000 people.



### Places

- Bruce Grove ward is a Restricted Conversion Area.
- This area is part of the following conservation areas; Bruce Castle, Scotland Green, Bruce Grove, Tottenham Green and North Tottenham.
- Downhills Park in West Green is one of Haringey's eleven Green Flag parks.



### Opportunities

- Improvements are planned to the Bruce Grove District Centre which will encourage residents to shop locally.
- Training and employment opportunities for local residents.
- Improvements to Tottenham High Road Historic Corridor.
- Major improvements are planned to Lordship Recreation Ground, including an eco-education play centre, a Model Traffic Area for children and opening up of the River Moselle.
- Benefits from the improvements to Tottenham gyratory.



## White Hart Lane and Northumberland Park Area Assembly

**1.3.20** This is a diverse neighbourhood with a number of conservation areas, a significant amount of deprivation, and home to Tottenham Hotspur Football Club.

**1.3.21** Tower Gardens is an important conservation area in the neighbourhood and represents one of the earliest 'garden suburbs' in the world and is characterised by good quality and practical buildings that show an inventive use of materials and vernacular motifs typical of the Arts and Crafts Movement. The estate was built in the early 20th Century with wide avenues, public and shopping spaces, and allotment gardens.

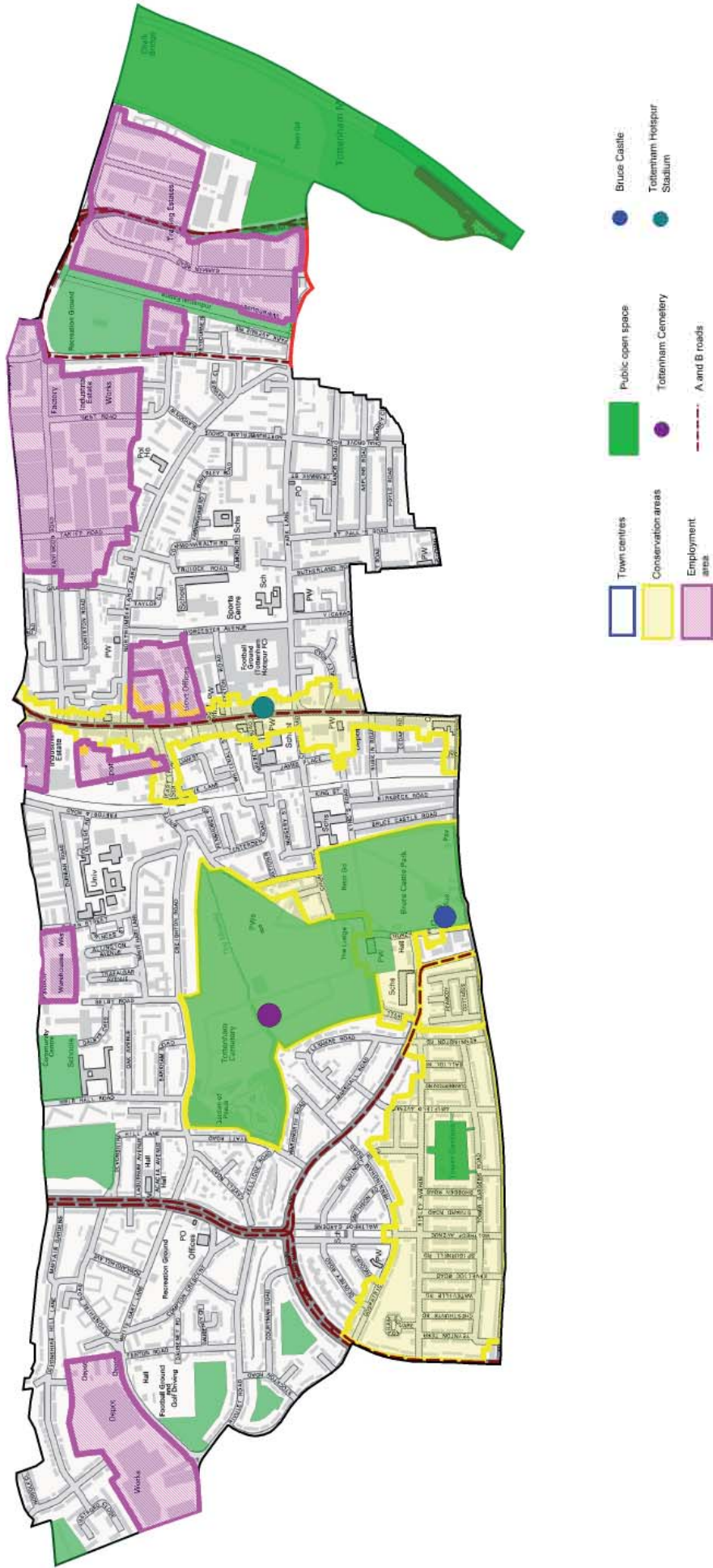
**1.3.22** There is a high rate of deprivation in both wards, and it suffers from a high incidence of anti-social behaviour, however there are strong resident-led initiatives to reduce the impacts of deprivation and increase community confidence.

**1.3.23** The Area Priority plan for Northumberland Park and White Hart Lane focuses on:

- Improving White Hart Lane Station with local involvement;
- Promoting Tower Gardens Estate and local conservation areas as part of London Open House;
- Achieving maximum local benefit from new developments, specifically the redevelopment of Tottenham Hotspur Football Stadium;
- Delivering employment advice and training opportunities;
- Developing community capacity; and
- Retaining the Green Flag on Tottenham Marshes.

**1.3.24** These local priorities are addressed through the strategic policies in the Core Strategy, specifically; Housing; Transport; Conservation; Managing Growth; Employment; Open Space and Biodiversity; and Town Centres.

Figure 1.8 White Hart Lane and Northumberland Park



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## People

- The area has a population of 25,702.
- The area is characterised by high levels of social and economic deprivation, and a high proportion of social housing.
- Approximately 87% of residents live in areas which fall within the 10% most deprived areas in the country.



## Places

- There are four conservation areas in White Hart Lane – Tower Gardens, Tottenham Cemetery, Bruce Castle and Peabody Cottages.
- Part of the Lee Valley Regional Park is located in Northumberland Park and is part of London's largest Metropolitan Open Space.



## Opportunities

- Major redevelopment and expansion of Tottenham Hotspur Football Club. Proposals include a new stadium, hotel, club shop, museum, supermarket and new homes.
- The area contains Strategic Industrial Land. Central Leaside is identified as a growth area in Enfield with up to 5,000 homes proposed.
- Training and employment opportunities for residents from Tottenham Hotspur scheme.

## 1.3 Making Haringey distinctive



# Wood Green Area Assembly

**1.3.25** The Wood Green Area Assembly includes the wards of Bounds Green, Woodside and Noel Park. It is a culturally diverse area with a busy Metropolitan Town Centre at Wood Green. Wood Green Town Centre has a wide range of shops though is divided by a busy road which can cause access problems. The Chocolate Factory, a former Barratt's sweet factory, is now a complex of 80 artists' studios and small business units. This forms part of the Wood Green Cultural Quarter and is north London's largest creative enterprise centre.

**1.3.26** The area is well served by public transport with Wood Green and Turnpike Lane tube stations and many buses to central and north London.

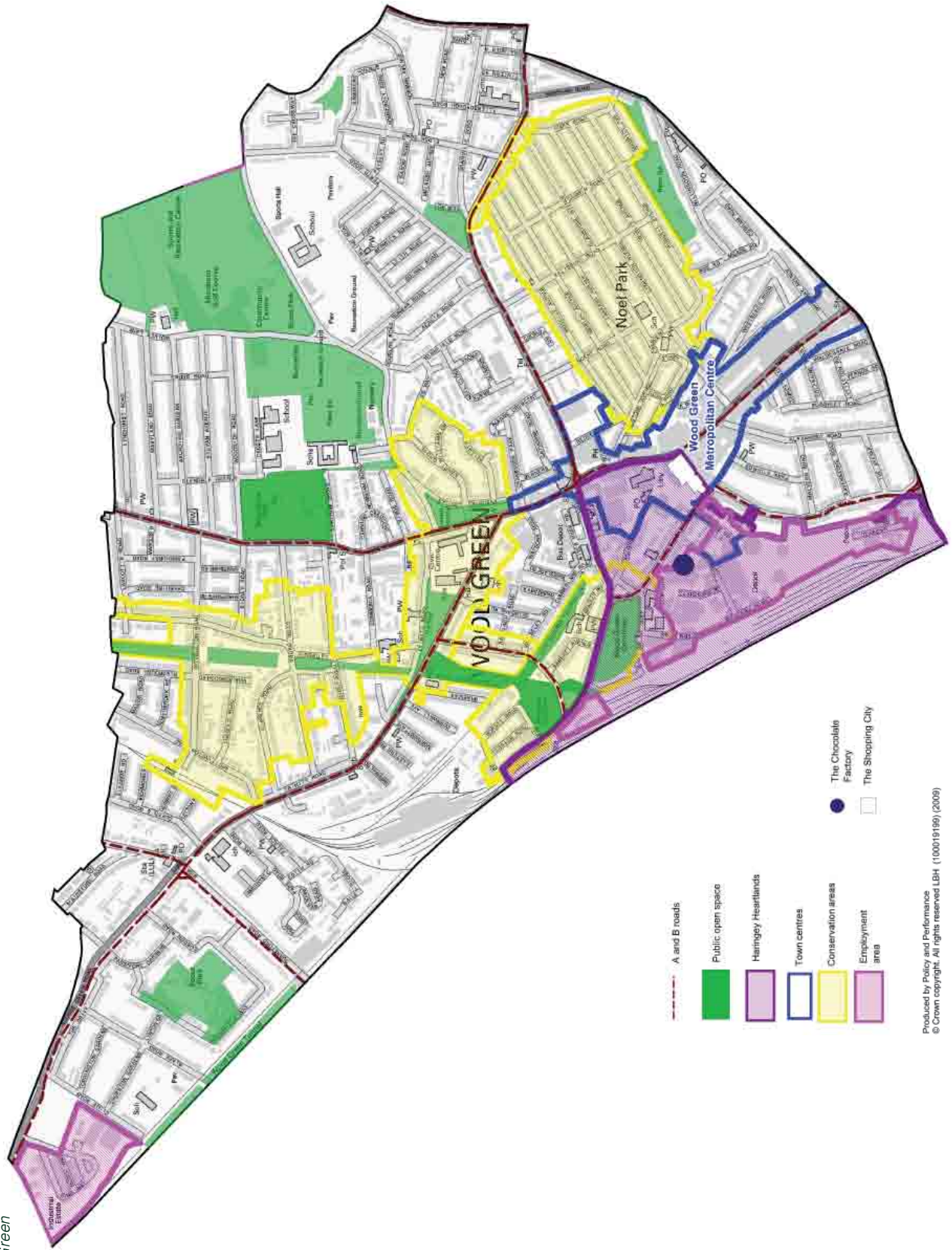
**1.3.27** The Noel Park housing estate has a population of about 5,760 residents, and was developed between 1881 and 1929 as model housing for local labour. It fell into disrepair by the 1960s, and has suffered from considerable deprivation, high unemployment and child poverty. A community-based Noel Park Neighbourhood Initiative was set up in 1999 to drive forward regeneration of the area.

**1.3.28** Consultation and feedback between residents and the neighbourhood team has identified key objectives for the area:

- Improve the built environment;
- Improve community safety;
- Improve facilities for children, young people and older people;
- Improve green and open spaces;
- Ensuring waste management meets local needs.

**1.3.29** These local issues are addressed in the strategic policies of the Core Strategy specifically, Design, Conservation, Waste, Community Facilities, Open Space and Biodiversity, Housing, Town Centres, and Employment.

Figure 1.9 Wood Green



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## 1.3 Making Haringey distinctive



### People

- The area has a population of approximately 33,428 people.
- Approximately 26% of the residents live in areas which fall within the 10% most deprived areas in the country.



### Places

- Bowes Park, Trinity Gardens, Wood Green Common and Noel Park Conservation Areas are located here.
- Open spaces include Woodside Park, White Hart Lane Recreation Ground, Chapmans Green, Wood Green Common and Noel Park Recreation Ground. Chapmans Green has Green Flag status.
- Wood Green Shopping Centre is the highest ranking shopping centre in the borough, and is designated as a metropolitan town centre.
- Haringey Heartlands, an Area of Intensification identified in the London Plan is located here.



### Opportunities

- London Plan designates Haringey Heartlands/Wood Green as an Area of Intensification with proposals for the creation of approximately 1500 new jobs and 1700 new homes as part of a mixed use redevelopment.
- Potential to expand Wood Green Cultural Quarter as Haringey Heartlands develops.
- Promote Wood Green Metropolitan Town Centre as a successful shopping and leisure destination for North London.
- Increase capacity, variety of uses and pedestrian linkages at Wood Green, Haringey Heartlands and the Cultural Quarter.



## St Ann's and Haringay Area Assembly

**1.3.30** St Ann's and Haringay Area Assembly is a vibrant area of the borough with its heart at Green Lanes. The area is well known for its diverse range of shops, restaurants and cafes. Haringay and St. Ann's are well served with green spaces including Finsbury Park, Duckett's Common and Chestnuts Park, and smaller green community spaces including Railway fields and Fairfax/ Falkland Open Space and the Gardens Community Garden.

**1.3.31** The Haringay area developed in the late 19th Century with the 'ladder' dating from 1881 and the Gardens dating from the 1890s. The area is rich in Victorian and Edwardian architecture and was a prominent hub of entertainment until the late 1950s.

**1.3.32** The Area Priority Plan for St Ann's and Haringay focuses on:

- Supporting new and existing businesses to become sustainable and compliant;
- Improving traffic and transport with local involvement;
- Developing a HMO pilot strategy for Haringay and St Ann's;
- Developing a Charter and five year strategy for Green Lanes;
- Improving Ducketts Common and Fairfax/Falkland Open Space.

**1.3.33** These local priorities are addressed in the Core Strategy, specifically; Housing; Transport; Town Centres; Employment; and Open Spaces and Biodiversity.

Figure 1.10 St Ann's and Harringay



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## People

- The area has a population of approximately 25,167.
- 18% of the community live in areas which fall into the 10% most deprived in the country.
- The area features a high population turnover and a high proportion of Houses in Multiple Occupation.



## Places

- St Ann's has been referred to as the most diverse ward in the UK.
- The Haringay ward is mainly made up of the 'ladder roads'.
- The two wards share Green Lanes District Town Centre.
- The area has three Green Flag parks – Finsbury Park, Chestnuts Recreation Ground and Railway Fields. Railway Fields is also one of three nature reserves in Haringey.



## Opportunities

- The area lies within the Bridge New Deal for Communities Neighbourhood Plan.
- Improvements to the housing stock are a priority.
- The consolidation of health services and potential for mixed use development at St Ann's hospital.
- Improve access to the employment market by raising skills and educational attainment.
- Cross-borough working with Hackney and Islington to ensure local benefits from the Woodberry Down Estate Regeneration.

## 1.3 Making Haringey distinctive



# Muswell Hill Area Assembly

**1.3.34** The Muswell Hill neighbourhood comprises of the wards Muswell Hill, Highgate, Alexandra and Fortis Green. This area is well served with parks and open spaces including Alexandra Park, Albert Road Recreation Ground, Muswell Hill Golf Club and Crouch End playing fields.

**1.3.35** The western part of the borough is considered the more affluent part of Haringey and therefore does not have the same problems of deprivation that occur in the east of the borough.

**1.3.36** Alexandra Palace is an important historical building in Haringey and is among the most iconic buildings in London. It was opened as the 'People's Palace' in 1873 as a recreation centre and an Act of Parliament in 1900 required that the park be made "available for the free use and recreation of the public forever". Alexandra Palace remains a significant leisure and recreation area for Haringey residents and visitors.

**1.3.37** The Area Priority Plan for Muswell Hill Area Assembly focuses on:

- Facilitating resident-led street audits to guide further street environment improvements;
- Initiate community development programmes on isolated housing estates in Highgate;
- Improve Muswell Hill playing fields with local involvement;
- Improvement local community facilities, including public toilets.

**1.3.38** These local priorities are addressed in the strategic policies of the Core Strategy, specifically; Design; Town Centres; Open Space and Biodiversity; Community Facilities; and Housing.



Figure 1.11 Muswell Hill



## 1.3 Making Haringey distinctive



### People

- The area has a population of approximately 42,429.
- Over half of the households are owner occupied.
- Unemployment is well below the borough average.
- Alexandra has the highest male life expectancy in the borough at 78.2 years.



### Places

- Five conservation areas – Alexandra Park & Palace, Fortis Green, Highgate, Muswell Hill and Rookfield.
- A large proportion of the area is made up of open green spaces; Albert Road Recreation Ground, Muswell Hill golf course, Highgate golf course, Alexandra Park, Priory Park and The Grove. Queen's Wood, Highgate Wood and Coldfall Wood are deemed as ancient woodlands.
- The area has two green flag parks – Albert Road Recreation Ground and Priory Park.



### Opportunities

- No major development proposed for the area however preservation and enhancement of conservation areas and green spaces are important issues.
- Improvements to Muswell Hill and Highgate District Town Centres.
- Opportunity to create a Cultural Area at Alexandra Palace to link up with the existing Cultural Quarter at Wood Green/Haringey Heartlands.

# Challenges facing Haringey

**1.4.1** In developing a strategy to guide change and development up to 2026, there are a number of social, environmental and economic challenges that the Council needs to respond to. These challenges are cross cutting issues which shape Haringey's Core Strategy. The key challenges are as follows:

- Population change
- Housing
- Worklessness
- Health inequalities
- Climate change
- High quality design
- Equality and inclusion
- Transport
- Crime and safety

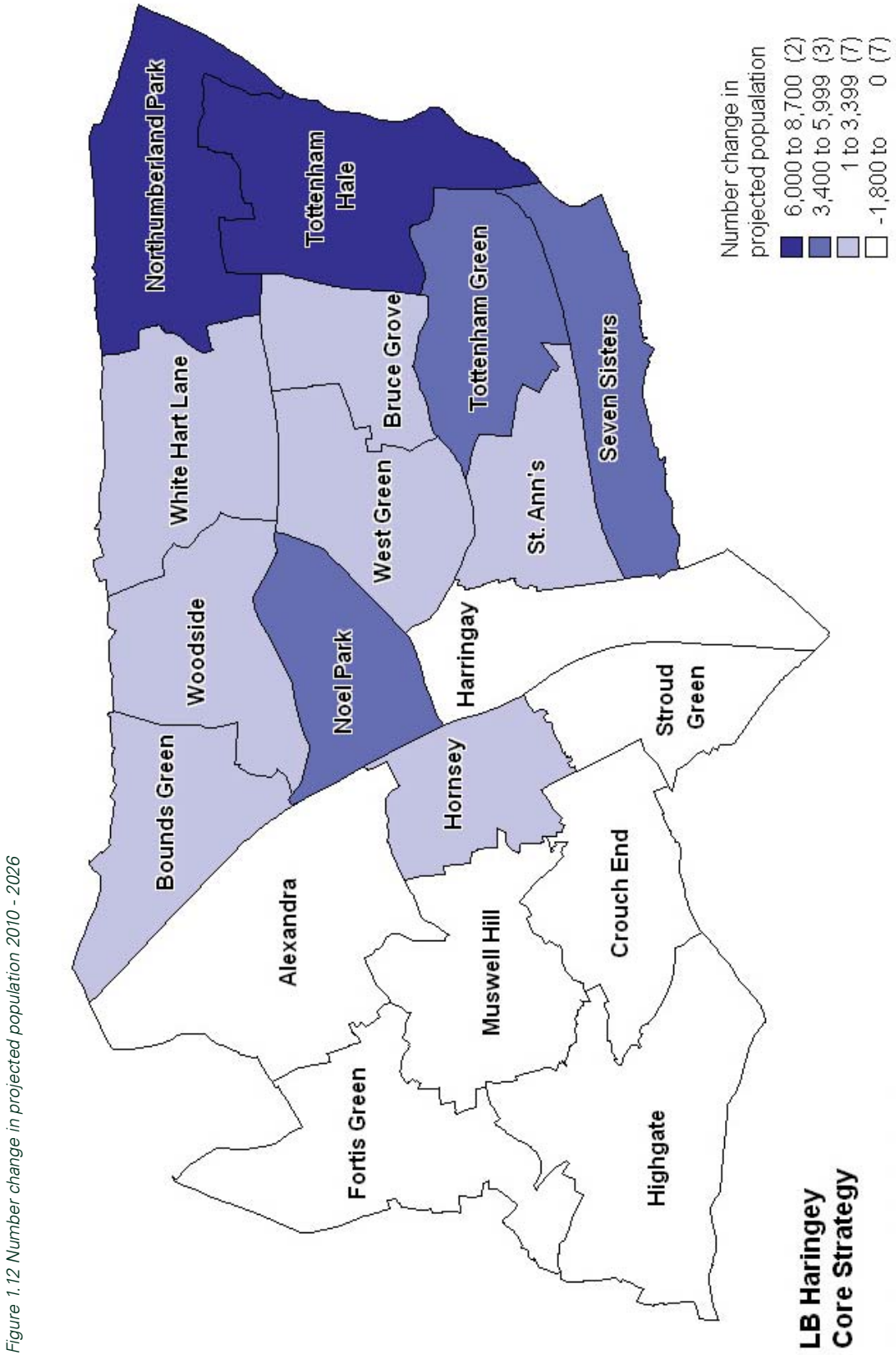
## Population change

**1.4.2** The number of people in Haringey is increasing and the make up of the population is changing (for example, households are getting smaller and people are living longer). The current population is estimated to be around 228,837. This makes Haringey the 17th most populated borough in London. By 2026, it is anticipated that the population will have increased to over 260,000, an increase of over 15%. This increase, and the levels of transience it represents, presents challenges, as well as enormous opportunities for Haringey (Figure 1.12).

**1.4.3** Haringey is in the top bracket for population turnover at an average of 261,400 from 2001 - 2007. Of this number, 49,900 moved within the borough. This level of turnover puts Haringey on a par with Camden, Islington, City of London, Westminster, Kensington and Chelsea, Hammersmith and Fulham, Wandsworth, and Lambeth, all of which are inner city boroughs.

**1.4.4** Haringey is an exceptionally diverse and fast changing borough. 50% of the population overall and three-quarters of young people, are from ethnic minority backgrounds and over 190 languages are spoken in the borough.

**1.4 Challenges facing Haringey**



**1.4.5** The ethnic profile is constantly changing and becoming more and more diverse. By 2023 the ‘white’ population is estimated to make up 63.9% of the population compared to 64.7% in 2008. ‘White’ includes the established Greek and Turkish populations, but also includes a growing Eastern European population, as indicated by a significant increase in the number of National Insurance registrations. In 2008/09 the total number of new National Insurance registrations was 13,270, the fourth highest in London. St Ann’s ward had the highest National Insurance registrations between 2006 and 2008 by residents whose previous address was overseas (between 2,300 and 2,960), while all wards in the west of the borough and White Hart Lane ward are in the lowest category (between 320 and 979).

**1.4.6** Haringey has a young population with a high birth rate. Since mid-2007 there have been 3,100 more births than deaths. The population is set to increase over the coming years, with increases across all age groups with the exception of the 65-74 group which is set to decrease very slightly as a proportion of the total population.

**1.4.7** The ethnic profile of the older age groups is likely to change most significantly with a higher proportion of Black Caribbean population (14.4%) in the over 75 group by 2023 than in 2008 (11.6%). The proportion of Black Africans in this age group is also expected to increase from 2.1% to 4.8% and it is likely that the numbers from European nations will also increase.

## Housing

**1.4.8** It is the dynamics of the borough’s population that lie behind the change and growth in housing demand in the borough. Currently, just under half of Haringey’s households are owner-occupiers, with around 29% living in the social rented sector (18% Council stock, 11% Housing Association) and 22% in private rented accommodation. Owner occupation is greater in the west of the borough, with concentrations of social rented housing in the east of the borough, reflecting a wider social and economic polarisation. 30% of Haringey’s population live in central and eastern areas of the borough which are among the 10% most deprived in England, and it is in these areas that regeneration efforts are currently concentrated.

**1.4.9** There is a high demand for housing across all tenures. In the private sector this can be seen in house prices, which rose by 94.9% over 2002-7, with the average home in Haringey costing approximately £353,800 in summer 2008, although this average masks significant variation across the borough. While prices are falling at the time of writing, the long-term trend is for house prices to increase.

**1.4.10** The need for affordable housing outstrips supply, with a shortfall in provision of 4,865 units per annum, or 52 per 1,000 head of population - outstripping the average Inner London shortfall of 32 units per 1000 head of population. Housing need disproportionately affects BME households, and 40% of Black African and Asian households are living in unsuitable accommodation.

## 1.4 Challenges facing Haringey



Tottenham

**1.4.11** Responding to this shortfall is a priority for the borough: 26% of residents consider affordable decent homes to be the most important thing in making somewhere a good place to live, and 17% think that it is the thing that most needs improving in the local area. Housing need is reflected in high demand for social housing. In 2007/8 1488 households joined the Housing Register, while only 868 households secured a permanent social rented home. In November 2008 about 4,800 Haringey households were living in temporary accommodation, and the borough continues to face a huge challenge in meeting government targets to reduce these numbers.

### Worklessness/Promoting a successful economy

**1.4.12** A net growth of 912,000 jobs is forecast for London from 2006 to 2026 (London Plan, 2008). The most significant growth is expected in the business and finance sectors and people orientated services. The North London Sub-Regional Development Framework suggests a growth in jobs of 26,000 across the North London Sub-Region up to 2016.

**1.4.13** Haringey has a relatively large amount of industrial land. In the past, this land provided many jobs for manufacturing. But manufacturing has declined and we need to plan for new jobs to replace those being lost and to provide jobs for the increasing population. Travel to work patterns have become increasingly complex. It is accepted that many working residents in Haringey travel to work outside of the borough.

**1.4.14** Promoting a successful and inclusive economy is particularly challenging given the current economic situation. The Council will take into account these circumstances and take measures to support our residents and businesses during difficult economic times.

### Health inequalities

**1.4.15** The promotion of health and well-being cuts across many issues. There is an important link between how places are planned and the health of the people who live in them. Health should be considered as a key issue in the planning of development, where the health impacts of the development are assessed and actions taken to create a healthy environment. Mixed and sustainable communities should improve access to health facilities as well as encouraging healthy lifestyles, for example by providing access to open spaces and recreational facilities, reducing noise and air pollution and designing walking routes and cycle lanes.

**1.4.16** Overall there is wide variation across the borough with the east of the borough having higher death rates and lower life expectancy than the west. White Hart Lane and Northumberland Park have the lowest life expectancy for women and Tottenham Green, Northumberland Park and Bruce Grove for men. Recent data suggest that the death rates in the east have decreased more than those in the west, perhaps showing a start in the reduction of inequalities.



**1.4.17** Haringey has a broad ethnic mix and the proportion of people from minority ethnic communities is set to increase, with more people from Black and Minority Ethnic (BME) communities in the older age groups. This will have implications for long term health conditions, although the overall proportion of people aged 65-74 is set to decrease, a greater proportion of older people will be from communities who are more at risk of conditions such as cardiovascular disease, diabetes, hypertension and renal failure. The proportion of people aged over 75 in the west of the borough is also forecast to increase. In addition there are high numbers of refugees and asylum seekers who are particularly vulnerable.

**1.4.18** The rate and pattern of development and wider population and demographic change will impact on future health needs and on the demand for health services.

**1.4.19** Fuel poverty remains a challenge for the borough. In Haringey, as might be expected, there are variations between the wards in the number of households in fuel poverty. The wards with the highest incidence are mainly in the east of the borough and include Seven Sisters, Northumberland Park and Noel Park. In the west there is less incidence with lowest being Fortis Green, Muswell Hill and Crouch End. This is not to say however, that within these wards there are variations between individual households.

## Climate change

**1.4.20** It is recognised that climate change will affect all our lives and those of future generations, with global changes having local impacts. We need to respond to this by greatly reducing Haringey's impact on the environment by planning measures to deal with the effects of climate change in the borough. Our response to these issues must be sensitive to the high quality environment in much of the borough.

**1.4.21** Haringey Council signed the Nottingham Declaration in December 2006, and adopted a Greenest Borough Strategy in July 2008, committing itself to significantly reducing greenhouse gas emissions. Baseline carbon emissions data (2003) reveals that CO<sub>2</sub> emissions for Haringey are 49% from dwellings, 33% from non-domestic buildings and 18% from transport.

**1.4.22** The need to protect and enhance the environment and the prudent use of natural resources is increasingly recognised. Future developments in the borough will be driven by the need to make better use of key resources such as land, buildings and construction materials, water, energy and waste, whilst reducing emissions that contribute towards climate change. The landfill of waste is no longer an option and we must seek to ensure that waste is reused and recycled locally.

## 1.4 Challenges facing Haringey

**1.4.23** Land is a finite resource and in responding to housing and population growth we must seek to reuse brownfield land and promote the more efficient use of land as an alternative to developing on green spaces.

**1.4.24** Parts of the borough are in flood risk zones and adaptation measures to mitigate against future climatic changes and increased rainfall are important issues for Haringey.

**1.4.25** Haringey's Local Area Agreement (2008-2011) includes targets for reduction in per capita CO<sub>2</sub> emissions based on DEFRA 2005 baseline in the Local Authority area under National Indicator 186, these are:

- 3.6% reduction in per capita CO<sub>2</sub> emissions by 2008/2009;
- 7.4% reduction in per capita CO<sub>2</sub> emissions by 2009/2010;
- 11% reduction in per capita CO<sub>2</sub> emissions by 2010/2011.

### High quality design

**1.4.26** High quality design is a key element in achieving sustainable development as it can create safe environments, make best use of a site responding to its setting and context, minimise the use of resources through sustainable design and construction and make developments accessible to everyone.

### Equality and inclusion

**1.4.27** In accordance with government legislation and policy, Haringey's Local Development Framework will incorporate policies that will promote fairness, inclusion and respect for people from all sections of society, regardless of their age, gender, disability, sexual orientation, race, culture or religion. Everyone should have an equal opportunity to access the services and opportunities available within Haringey. The Core Strategy, will, therefore, promote socially inclusive communities through new development by:

- Ensuring that the impact of development on the social fabric of communities is considered and taken into account;
- Seeking to reduce social inequalities;
- Addressing accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities;
- Encouraging a variety of services and facilities and their accessibility e.g. recycling facilities;
- Providing, where possible, schools, hospitals, open space, public transport and training facilities, as well as employment and residential accommodation; and
- Taking into account the needs of all the community.



**1.4.28** The Council and its partners seek to improve and ensure equitable access to services and facilities. It aims to address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities.

**1.4.29** NHS Haringey is implementing its Primary Care strategy which responds to inequalities in access to primary care and seeks to improve the level and quality of access to services.

**1.4.30** Tackling wider health inequalities in Haringey is linked to deprivation and lifestyles choices. The Primary Care Trust (PCT) is pursuing targeted interventions needed to improve health and reduce health inequalities in certain groups and areas of the borough.

## Transport

**1.4.31** Haringey has relatively good public transport, providing its residents access to employment opportunities in the City and the West End, which are within easy travelling distance of rail and tube connections.

**1.4.32** The level of car ownership and car use continues to rise. This places increasing pressure on the borough's roads and on parking. Travel patterns are becoming more complex, particularly at peak times with commuting and the "school run". The borough is relatively well served by north-south routes, but movement east-west, particularly by public transport, is often difficult. Increasing car use and road congestion can harm local air quality, and in turn affect the health of residents.

**1.4.33** The Council wants to promote travel in Haringey so that it is safe, easy, and healthy and does not harm our local environment or contribute to climate change. In response, a package of measures is required to restrict car use, promote sustainable transport options and change travel behaviour.

## Crime and safety

**1.4.34** Crime has been steadily declining in Haringey. But some neighbourhoods and some groups remain much more likely to fall victim to crime than others – and, concern about crime, anti-social behaviour and fear of crime are the top concerns for people in the borough. Through Haringey's Safer for All Strategy 2008-11 the challenge is two-fold: to tackle persistent problems, including crime 'hotspots', anti-social behaviour, drugs and domestic violence; and to address public concerns about crime, through better and more targeted communications and initiatives.

**1.4.35** The Council needs to ensure that Haringey becomes a safer place while retaining the vibrancy that makes it such an interesting and popular place to live and visit. There are solutions to 'designing out crime' from our buildings and places.

# Vision and Objectives

**1.5.1** The main body of this document sets out Haringey's way forward on the key issues for the future, responding to the challenges the Council faces. These have been developed taking into account the following sources:

- Haringey's Sustainable Community Strategy and other Council plans and strategies;
- The responses to consultation on Issues and Options Consultation February-March 2008;
- The responses to consultation on the Preferred Options May - June 2009;
- Evidence we have collected and commissioned; and
- Other relevant plans and strategies.

## Core Strategy Vision

**1.5.2** Haringey Strategic Partnership developed Haringey's Sustainable Community Strategy 2007 - 2016 which identifies priorities and a ten year vision for the Borough. The overall vision of the Community Strategy is that Haringey will be:

**1.5.3** A place for diverse communities that people are proud to belong to. The six outcomes identified in the Community Strategy to achieve its vision are set out below.

## Strategic Outcomes

**People at the Heart of Change** by delivering new homes and new jobs, with supporting services and transport and utility infrastructure at the right place and the right time.

**An Environmentally Sustainable Future** by responding to climate change and managing our environmental resources more effectively to make Haringey one of London's greenest boroughs.

**Economic Vitality and Prosperity Shared by All** by meeting business needs and providing local employment opportunities and promoting a vibrant economy and independent living.

**Safer for All** by reducing both crime and fear of crime, through good design and improvements to the public realm and by creating safer, cleaner streets.

**Healthier People with a Better Quality of Life** by providing better housing, meeting health and community needs and encouraging lifetime well-being at home, work, play and learning.

**People and customer focused** by providing high quality, accessible services that give value for money, respond to people's need and meet their aspirations. Put greater emphasis on community engagement and tackle social exclusion.

**1.5.4** Following consultation with stakeholders and the general public on the Core Strategy Issues and Options Report (December 2007) and the Preferred Options (May and June 2009) and the vision from the Sustainable Community Strategy the following vision has been developed specifically for the Core Strategy. It is this vision that the spatial strategy and strategic policies will deliver.

## Vision Statement for Haringey in 2026

### Haringey's growth

The different aspects of growth have varied across different locations in the borough. Haringey Heartlands and Tottenham Hale are successful new mixed communities with high quality social and community infrastructure. Wood Green Metropolitan Town Centre has continued to thrive with its mix of retail, leisure and cultural uses and has become an attractive place to live. Across the borough, neighbourhoods have benefited from preserving their existing character and improving areas where required, such as estate regeneration.

Haringey has a diverse growing population and a diverse landscape, embracing the Edwardian sweep of Muswell Hill, the colourful spectacle of Green Lanes, the panoramic hill top views from Alexandra Palace and the wide vistas of Tottenham Marshes and the River Lee. The uniqueness and distinctiveness of our varied neighbourhoods captures the essence of Haringey as a place to live, work and visit.

### Environmental sustainability

Growth in Haringey is now managed to support sustainable communities. Growth is environmentally sustainable in its minimisation of the borough's contribution to climate change through location and design in the built environment, the promotion of reducing, reusing and recycling as a way of life, encouraging energy efficiency and using renewable energy, and by using and promoting sustainable travel modes and patterns. Haringey has a network of cycle lanes and secure bike parks, encouraging greater levels of cycling and walking, while also promoting the use of public and greener transport.

## 1.5 Vision and Objectives



*Haringey's green spaces*

### **Economic growth**

Haringey is a socially inclusive borough that tackles poverty and disadvantage. Haringey's economy is sustainable in terms of economic growth, and makes the most of employment opportunities. More people are engaged locally in employment, training and education. Haringey has exploited its' strategic location and has increased inward investment to link people to areas of employment. The food and drink, clothing, information, communication and technology and the creative and cultural industries all form key parts of Haringey's 'unique selling point' with Haringey's diverse and entrepreneurial population creating robust markets for their goods and services.

### **A safer and healthier Haringey**

Haringey is a safe borough where people feel secure and confident and can enjoy all the wonderful spaces and places the borough has to offer. Crime and the fear of crime has reduced. Haringey has high quality buildings and public realm guided by international and national best practice. The borough's open spaces are of high quality, accessible for all residents which are safe and secure, and provide appropriate facilities. The heritage and historic spaces, structures and buildings of Haringey are protected and maintained for existing and future generations to be proud of.

Haringey has a healthy population. All residents have access to health and education facilities and social and community services, and enjoy a healthy lifestyle and improved quality of life and well-being that is measurable across the borough.

### **Civic Engagement**

Haringey has more opportunities for civic engagement and volunteering, drawing in local people to work together to tackle social isolation and exclusion.



## Key principles

**1.5.5** This spatial vision is underpinned by a number of key principles which guide and steer the LDF and its long term implementation:

- Making the best use of Haringey's land - creating sustainable communities particularly at Tottenham Hale and Haringey Heartlands;
- Reinforce a sense of place - building stronger communities and improving community safety by actively promoting community cohesion and working with local residents to help shape the places in which they live;
- Integrate transport and land use - creating a comprehensive public transport network that is accessible and safe for all and encourages residents to choose more sustainable modes of transport including public transport, walking and cycling;
- Work in partnership;
- Conserve and reuse resources - lessening our impact on the environment and preparing for climate change, developing the Council's sustainable design and construction policies, planning with other north London boroughs to provide sufficient land in the sub region to deal with waste;
- Diversify and grow the economy - supporting business and job growth, addressing the borough's worklessness by increasing the skills and employability of local people, encouraging enterprise and inward investment, protecting employment land, strengthening Haringey's town centres and planning for retail growth;
- Good design from the outset - protecting and enhancing the borough's distinctive characteristics, historic environment and established unique neighbourhoods and improving the quality and appearance of Haringey's public spaces and street scene;
- Access to open space - protecting, enhancing and improving access to Haringey's green and open areas, particularly in areas deficient in open space in the east of the borough;
- Support health and community well being - reducing inequalities in health and wellbeing, particularly in the north east of the borough; and
- Support community cohesion and civic engagement - providing high quality, accessible services that give value for money, respond to people's need and meet their aspirations.

## 1.5 Vision and Objectives

### Strategic Objectives

**1.5.6** The Council has developed a series of strategic objectives that take forward the Sustainable Community Strategy's strategic outcomes identified above and set out the basis for the Core Strategy and its key policies. These objectives give direction for the spatial strategy set out in paragraph 2.1 and are developed further in the core policies which follow in section 3 of this document.

| <b>People at the heart of change</b>   |  |
|--|--|
| <b>Objectives</b>  | <b>Core Strategy Strategic Policy (SP)</b>                 |
| To manage growth at Haringey Heartlands and Tottenham Hale so that it meets our needs for homes, jobs and services, is supported by necessary infrastructure and maximises the benefits for the local area and community and the borough as a whole. | 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17. |
| To provide homes to meet Haringey's housing needs and to deliver the housing target of 680 units per annum, in terms of affordability, quality and diversity and to help create mixed communities.   | 1, 2, 3, 11.   |
| To promote the efficient and effective use of land whilst minimising environmental impacts.  | 1, 2, 4, 5, 6, 7.  |
| To strengthen the role of Wood Green Metropolitan Town Centre and the borough's district centres as accessible locations for retail, office, leisure and community uses and new homes.   | 1, 2, 7, 8, 9, 10, 11, 15, 16.                             |

| <b>An environmentally sustainable future</b>   |  |
|--|--|
| <b>Objectives</b>  | <b>Core Strategy Strategic Policy (SP)</b> |
| To limit climate change in Haringey by reducing CO2 emissions.   | 4  |
| To adapt to climate change by improving the sustainability of buildings against flood risk, water stress and overheating.  | 4, 5, 6                                    |
| To manage air quality within the borough by travel planning, promotion of walking, cycling and public transport. To promote the use of more sustainable modes of transport.  | 7  |
| To protect and enhance the quality of water features and resources, Pymmes Brook, Moselle and River Lee.   | 5  |
| To reduce and manage flood risk in areas across the borough.   | 5  |
| To increase energy efficiency and increase the use of renewable energy sources through establishing decentralised energy networks at Tottenham Hale and Haringey Heartlands. | 4  |
| To ensure the sustainable use of natural resources – by reducing, reusing and recycling waste and supporting the use of sustainable materials and construction methods.      | 4, 6                                       |
| To manage air and noise pollution and land contamination.  | 4  |

| <b>Economic vitality and prosperity shared by all</b>  |  |
|--|--|
| <b>Objectives</b>  | <b>Core Strategy Strategic Policy (SP)</b> |
| To strengthen Haringey's economy by reducing worklessness by increasing skills, raising educational attainment and improving childcare and nursery provision.  | 8, 9, 15, 16                               |
| To enhance the environmental quality and attractiveness of the borough's town centres in response to changing economic and retail demands.   | 9, 10, 11                                  |
| To link deprived areas with the employment benefits arising from the development of major sites and key locations in the borough and to improve access to new employment opportunities outside of the borough. | 1, 7, 8, 9                                 |
| To meet the needs of different sectors of the economy, including SMEs and those organisations within the voluntary sector through the provision of a range of premises of different types, sizes and costs     | 8, 9                                       |
| To support the development of Haringey's most successful growth sectors.   | 1, 8, 9, 10                                |

| <b>Safer for all</b>  |  |
|---|--|
| <b>Objectives</b>   | <b>Core Strategy Strategic Policy (SP)</b> |
| To promote high quality buildings and public realm to improve townscape character.  | 11, 12, 13                                 |
| To promote safe and secure buildings and spaces.  | 11, 12, 13                                 |
| To promote a network of quality, accessible open spaces as areas for recreation, visual interest and biodiversity including improving access to Lee Valley Regional Park. | 11, 12, 13                                 |
| To protect and enhance Haringey's wealth of historic buildings and areas of architectural and historic interest.  | 11, 12                                     |

| <b>Healthier people with a better quality of life</b>   |  |
|---|--|
| <b>Objectives</b>   | <b>Core Strategy Strategic Policy (SP)</b> |
| To improve the health and wellbeing of Haringey's residents by reducing inequalities in access to health services and promoting healthy lifestyles. | 14   |
| To improve the provision of, and access to, education and training facilities.  | 9, 15, 16                                  |
| To improve access to local services and facilities for all groups.  | 7, 8, 9, 10, 14, 15, 16                    |
| To ensure that community, cultural and leisure facilities are provided to meet local needs.   | 15, 16, 17                                 |

# Structure of the Core Strategy

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

**Section 3** People at the Heart of Change in Haringey

**Section 4** An Environmentally Sustainable Future

**Section 5** Economic Vitality and Prosperity Shared by All

**Section 6** A Safer, Attractive and Valued Urban Environment

**Section 7** Healthier People with a Better Quality of Life

**Section 8** Delivering and Monitoring

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

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

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