

APPENDIX A

Development Plan Policies

A. DEVELOPMENT PLAN POLICIES

OS11:BIODIVERSITY

All applications and development should respect the biodiversity of the borough, and ensure that the biodiversity is not diminished in any form, and that every opportunity is taken to enhance it. Such enhancements are particularly important in areas deficient in accessible natural green space. The Council will resist development which would have a significant adverse impact on the population or conservation status of a protected species or species which have been identified as a priority in the UK, London or Draft Haringey Biodiversity Action Plan. Where development is permitted which may cause significant harm to biodiversity, the Council will first seek to avoid or minimise the impact, then seek mitigation and finally invoke compensatory measures for any residual impacts.

OS12: ALLOTMENTS

The Council will seek to protect allotment space. The value of the allotment space visually and in ecological, biodiversity and historical terms will also be taken into account where there is development pressure on the land. Where allotments become surplus to demand, other open space uses will be considered first before surplus allotment sites are developed, particularly where there is a deficiency in open space provision in the area.

OS13: PLAYING FIELDS

Planning permission will only be granted for the development of playing fields where:

- a) it has been shown that the playing field is surplus to requirements and no other alternative open space use can be found for it;
 - b) the site is not in an open space deficiency area as shown on Map 8.1;
 - c) if access to existing open space nearby can be improved;
- or
- d) there has been a robust assessment of existing and future needs of the community as outlined in PPG17 Planning for Open Space, Sport and Recreation under Assessments of Needs and Opportunities, and under Chapter 3 of the Companion Guide, Diagram 1, Redevelopment of an Existing Open Space or Sports/Recreation Facility. The Council will prevent the loss of facilities or access to resources which are important in terms of sports development in accordance with current Town Planning legislation, PPG17 and other relevant guidance.

OS15: OPEN SPACE DEFICIENCY AND NEW DEVELOPMENTS

In areas of identified open space deficiency proposals for major new developments will be expected to:

- a) provide an appropriate area of open space; or**
- b) improve the accessibility or quality of nearby open space.**