

Haringey's Local Plan

Preferred Option

Development Management Policies

Consultation Document
February 2015



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Haringey Council

Statutory Information

Planning and Compulsory Purchase Act 2004

Town and Country Planning (Local Development) (England) (Amendment) Regulations 2012 - consultation pursuant to Regulation 18

London Borough of Haringey

Development Management Development Plan Document

Preferred Option Draft for Consultation on the subject matter of the Development Plan

February 2015

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1 Introduction

Background

- 1.1 Development in Haringey is currently guided by planning policies including those set out in:
 - The London Plan;
 - **Haringey's** Local Plan: Strategic Policies (which is subject to proposed partial review); and
 - Haringey's Saved Unitary Development Plan Policies.
- 1.2 These documents make up the statutory development plan, containing the planning policies that guide development in Haringey.
- 1.3 In addition, there are emerging regional and local policy documents which, once **adopted, will form part of Haringey's Development Plan. These include** the Further Alterations to the London Plan (FALP) and three additional Local Plan Documents which the Council is currently consulting on:
 - Development Management Policies;
 - Site Allocations; and
 - Tottenham Area Action Plan.
- 1.4 **The National Planning Policy Framework 2012 (NPPF) sets out government's policy** on planning matters in England and Wales. All local plans should be consistent with national policy. Although the NPPF is not usually used to help assess detailed local planning applications, it can be used to inform planning decisions when the Local Plan is silent, out-of-date or there is any conflict between local and national policy.
- 1.5 The London Plan 2011 contains planning policies that guide all London boroughs on issues for the benefit of the whole of London, such as the number of new homes to be built in London, the hierarchy of town centres and transport issues. All borough **planning documents have to be in general conformity with the Mayor's London Plan.** In January 2014 the Mayor published the Further Alterations to the London Plan for consultation, which is expected to be adopted in early 2015.

Producing Haringey's Local Plan: Development Management Policies

Stage 1: Issues & Options Consultation (March 2013)

- 1.6 This stage was initial public consultation to ask people and organisations to comment on the direction of travel of planning policies in Haringey. This public consultation gave residents, landowners, community groups, boroughs, the Mayor of London and other interested parties the opportunity to comment on the **Council's** options for 23 topic themed areas of planning policy. A range of comments were received from residents, landowners, community groups and other interested parties. Following this consultation, the responses were assessed and have been

used to inform this 'Preferred Option' Local Plan: Development Management Policies document.

Stage 2: Preferred Option Consultation (February - March 2015)

- 1.7 This document contains the Council's 'Preferred Options' for detailed planning policies. Although a Preferred Option stage is no longer a requirement for Local Plan preparation, the Council have taken a decision to consult on a Preferred Option document to ensure robust and comprehensive engagement with the local community and other stakeholders. Consultation on this document will run between **9th February** and **23rd March 2015** and comments are invited from all persons, businesses and community groups with an interest in the future of Haringey.

Stage 3: Publishing the Draft Development Management Development Plan Document (expected date: Spring 2015)

- 1.8 This consultation will be a draft of the final plan, amended from feedback received during the previous public consultation exercises. This consultation will give stakeholders and partners a final opportunity to comments on the Plan, with any unresolved matters being referred to the Government appointed planning inspector to consider at the independent examination.

Stage 4: Public Examination (expected date: Summer 2015)

- 1.9 Haringey Council will submit Haringey's Local Plan: Development Management Policies document to the Secretary of State for examination by an Independent Planning Inspector. The examination will include an Examination in Public in which respondents to the final draft of the plan have the opportunity to make their case for further amendments.

Stage 5: Adoption (Expected date: Winter 2015/16)

- 1.10 Documents which are found to be sound by the Inspector will be adopted by resolution of the Council.

Integrated Impact Assessment

- 1.11 An integrated impact assessment has been carried out as part of the Local Plan production process. The integrated assessment uses a single process to address requirements of different types of impact assessments, which together help to inform policy development. These are discussed in detail below.

Sustainability Appraisal

- 1.12 It is a requirement that a Sustainability Appraisal (SA) is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive.
- 1.13 An Interim SA of this consultation document has been undertaken, which tests the policies and proposals of the plan against a set of sustainability criteria to identify the likely social, environmental and economic impacts that might arise, and evaluates options for the mitigation of negative impacts and the enhancement of

positive impact. Findings of the Interim SA are published alongside this document for public consultation and comment.

- 1.14 SA is an iterative process which occurs throughout the plan production stages, and future SA reporting will be carried out in accordance with the above noted Regulations.

Equalities Impact Assessment

- 1.15 An Equalities Impact Assessment (EQIA) of the potential draft policies examines the impact of policies on certain groups, to identify and combat discrimination and serve the needs of disadvantaged groups in the community. This meets the requirements of the Race Relations Act 2000, the Disability Discrimination Act 2005 and the Equality Act 2006. This can also be found on **the Council's** website.

Health Impact Assessment

- 1.16 A Health Impact Assessment (HIA) can assist in assessing the potential impact that the proposed plan or policies could have on the human health. It can provide key **evidence to help improve the plan's effectiveness in addressing key health issues** within the borough.

Partial Review the Local Plan: Strategic Policies

- 1.17 The Local Plan: Strategic Policies was adopted in March 2013. Through independent examination, the Council has demonstrated that it has an up-to-date **Local Plan which is consistent with the Government's National Planning Policy Framework (NPPF) and in conformity with the Mayor's London Plan.**
- 1.18 However, since the Local Plan was adopted there have been a number of changes in the overarching planning framework, including at the national and regional level. These changes include:
- Introduction of the Localism Act 2011;
 - The 2011 Census, which set out higher than previously projected population growth figures, the Mayor has prepared Draft Further Alterations to the London Plan (FALP). Following independent examination, the FALP is expected to be adopted in early 2015. Haringey has responded positively to changes proposed in the London Plan, including a significantly higher housing target;
 - Changes to permitted development rights, which give greater scope for the permitted change of use of shops, offices to residential development, and larger residential extensions;;
 - The introduction of the Mayoral Community Infrastructure Levy (CIL) on 01 April 2012. The rate for Haringey is £35/m2 and is changed on all floorspace apart from exemptions on publically funded healthcare and education facilities; and
 - The introduction of the Haringey Community Infrastructure Levy on qualifying development, effective 01 November 2014. The Haringey CIL set differential

rates across the borough, as well as for development proposals for supermarkets and retail warehousing.

- 1.19 **Furthermore, the Council's commitment to regeneration in Tottenham has, from a planning perspective, resulted in a comprehensive regeneration framework for the area along with a dedicated Area Action Plan.**
- 1.20 In light of these changes, the Council has proposed partial amendments to the Local Plan: Strategic Policies to ensure it remains consistent with the current planning framework.
- 1.21 Respondents to consultation on this document are strongly encouraged to also review the proposed alterations to the Local Plan: Strategic Policies, which is **available on the Council's website.**

Saved Unitary Development Plan policy replacement

- 1.22 The policies contained in this Development Management Policies document supersede and/or replace all the Haringey Unitary Development Plan Saved policies (March 2013). A schedule of each replacement/superseding is provided in Appendix D of this document.

Revoking Supplementary Planning Guidance/Documents

- 1.23 A schedule is provided in Appendix E of this document outlining which Supplementary Planning Guidance (SPG)/Supplementary Planning Documents are superseded and/or replaced by the policies in this document.

2 Development Design

Introduction

- 2.1 **Haringey's Strategic Policies** Local Plan SP11 sets out the objective and need for high quality design for new development.
- 2.2 The Council is committed to excellence in urban design in all new development within the Borough. This includes consideration of both buildings and open spaces. New development should embrace the principles of sustainable design and **contribute positively to the character, setting and context of Haringey's** neighbourhoods, enhance the quality of life of residents, and avoid harmful impacts, especially to amenity of neighbouring buildings and local character.
- 2.3 Good urban design involves not just the spaces between buildings but the design of buildings, groups of buildings and spaces and landscapes. The planning system provides the opportunity to encourage good design, not just in conservations areas and other attractive places, but everywhere. Securing good design is central to good planning.

Policy DM1 Delivering High Quality Design

- A. All development is required to be of a high standard of design and compatible with, and contributing to, the distinctive character and amenity of the local area. The Council expects proposals to be design-led, and will support proposals for new development that:
 - a. make a positive contribution to a place, improving the character and quality of an area;
 - b. relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - c. confidently address feedback from local consultation;
 - d. demonstrate how the quality of the development will be secured when it is built; and
 - e. is inclusive and incorporates sustainable design and construction principles.
- 2.4 The above design principles form the basis of a '**Haringey Development Charter**' to which all planning applications should respond and against which all applications will be assessed.
- 2.5 How an environment is built, looks and functions can have a significant impact, **either positive or negative, on people's quality of life. This affects not only the** environment itself but also the image of a locality, which can affect the economy of an area. Design is about how places work and should contribute positively to making places better for people.

- 2.6 Both minor and major developments should use the design and access statement, supported by clear drawings and images, to state and explain the purpose of the development, demonstrating how the proposal addresses the requirements of the Charter.
- 2.7 Early engagement with the local community and the Council, if appropriate, is an important part of any design process and should be used to inform all development proposals within Haringey. Consultation Statements, which could be part of design and access statements, should be used to demonstrate how part c of the Charter is achieved. Not only will this result in a high quality design, it will also ensure the buy-in and support from the community.

Policy DM2 Design Standards and Quality of Life

Character of development

- A. Development proposals are required to be appropriate to their locality, having regard to:
- a. Building heights;
 - b. Form, scale & massing prevailing around the site;
 - c. Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d. Maintaining a sense of enclosure and where appropriate, following existing building lines;
 - e. Rhythm of any neighbouring or local regular plot and building widths;
 - f. Active, lively frontages to the public realm; and
 - g. Distinctive local architectural styles, detailing and materials.

Landscaping

- B. Development proposals should demonstrate how the landscaping and planting of the development site responds to:
- a. Landform;
 - b. levels, slopes and the fall of the ground;
 - c. Trees on and close to the site;
 - d. Landscaped boundary and treatments; and
 - e. Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.

Healthy and inclusive environments

- C. All developments should secure a healthy and inclusive environment that can be used safely, easily and with dignity by all regardless of ethnicity, gender, age, disability, childcare responsibilities or economic circumstance.

Secured

- D. Where appropriate, developments will be expected to demonstrate compliance **with the principles set out in 'Secured by design'**.

Daylight and sunlight

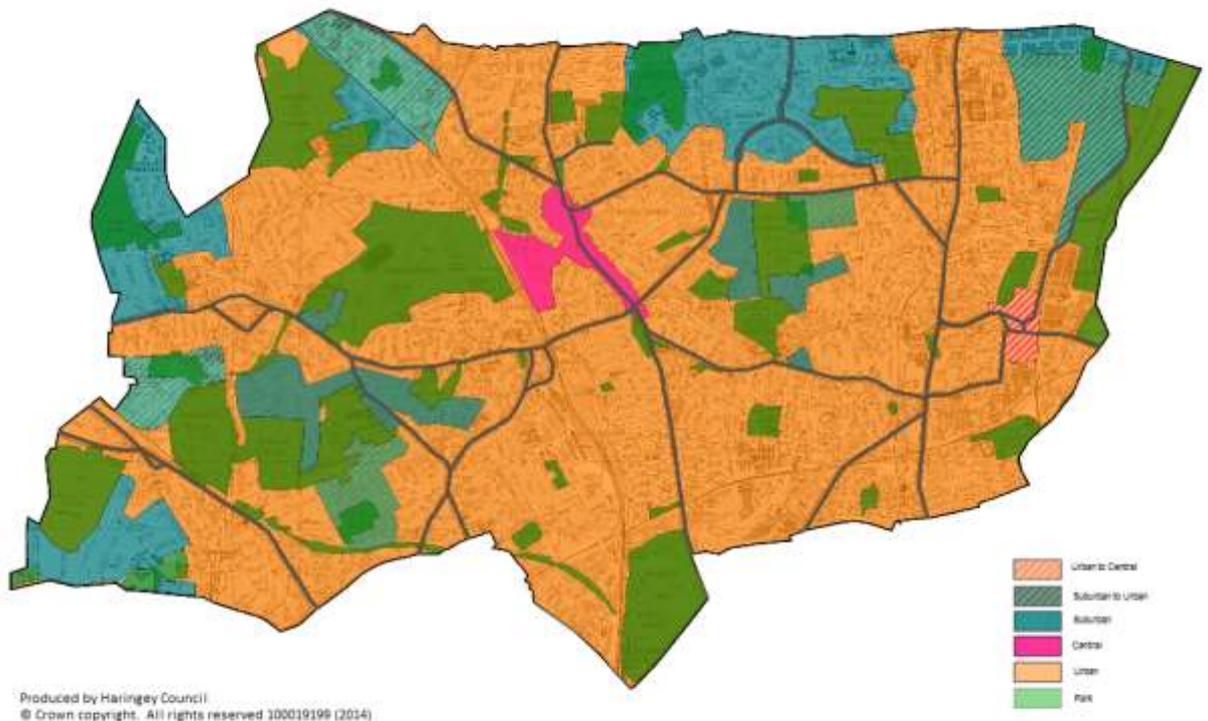
E. Development proposals should ensure appropriate levels of daylight and sunlight relevant to their function.

2.8 Showing how design quality helps deliver the Council’s aspirations for growth will be a key requirement for all development proposals. Development design is at the heart of this local plan and it is important to ensure new developments respond to local distinctiveness, context and character and do not cause any harm. The policy above is aimed at ensuring high quality development design across Haringey. In accordance with the NPPF, it provides a code, alongside the ‘Haringey Development Charter’ to which all development proposals will have to adhere to and demonstrate they have considered and met.

Character of development

2.9 Establishing the character of the development site and the surrounding area/street scene should be assessed at the neighbourhood level and guided by the Haringey Urban Characterisation Study 2014. Map 2.1 below shows the character setting results from the study for the whole borough. Applicants should come to a view on character at the start of the design process, before making decisions on the development itself.

Map 2.1 – Haringey Character Setting Map



Landscape and planting

- 2.10 Landform, levels, slopes and the fall of the ground should not be fought against but instead be worked with in design proposals. Levels and slopes help define the existing drainage and groundwater conditions, so that excessive disturbance of them can disrupt groundwater and runoff to cause localised flooding. Existing landscaping and biodiversity including for instance trees in neighbouring properties **may rely on the existing lie of the ground. Whilst not having a “level site” may seem** to make it more difficult to build, changes in levels can be exploited to squeeze in more accommodation with less impact on neighbours and to achieve more interesting, more distinctive designs.
- 2.11 Trees on and close to the site contribute to the character and design of the setting, as well as making significant contributions to biodiversity and reducing the effects of pollution. Street trees which are in the public realm contribute to the streetscape, but so do trees in front and side gardens. Protection of trees is covered elsewhere in this and other planning policies, but trees that may not make such a significant contribution to biodiversity or the environment may nevertheless make a significant contribution to the design and urban character of the location, which could on its own justify its retention.
- 2.12 Planting boundaries and treatment are crucial to the character and appearance of an area as defined in adopted Conservation Area Character Appraisals and the Haringey Urban Characterisation Study; for instance the low front hedges and generously landscaped front gardens are assessed to be crucial to the character of the Bishops area of Highgate in the Conservation Area Appraisal.
- 2.13 Any other significant biodiversity on or close to the site; the biodiversity of small sites within the urban environment is particularly valuable. Domestic gardens often have greater biodiversity than large but unambitiously landscaped parkland or especially playing fields. Lines of adjoining private gardens can provide green chains connecting biodiversity habitats together; providing connections between different otherwise isolated biodiversity habitats is considered more valuable in some circumstances to enlarging spaces **with biodiversity value. See the Borough’s** latest Biodiversity Action Plan.

Healthy and Inclusive Environment

- 2.14 Policy on Inclusive Environment is closely based on the London Plan policy 7.2 and **Mayor of London’s “Accessible London: Achieving an inclusive environment” SPG.**
- 2.15 A high quality, inclusive and accessible environment benefits the quality of life for visitors and residents alike. It allows everyone to move around more easily and enables residents at all stages of the life cycle to remain in situ as part of the local community, including families with small children, older people and those with mobility impairment. Properly implemented, lifetime neighbourhoods (see London Plan Policy 7.1) enable people to remain independent and economically active for longer, and as they reduce the need for extensive adaptations to buildings to meet the needs of existing and potential future users

- 2.16 Prioritising a healthier lifestyle through design is important. Making stairs more prominent than lifts or escalators in multi-storey buildings containing one or more lifts should be considered, as well as ensuring attractively decorated and day lit buildings. This will also reduce energy use and improve energy efficiency of buildings.

Daylight and Sunlight

- 2.17 Developments need to ensure sufficient Daylight and Sunlight for all uses, as appropriate to their function. For example, a kitchen does not need to naturally daylight or naturally sunlit but workspaces need daylight for most types of work and it is important for healthy work life.
- 2.18 Not all external landscaped spaces will need to receive sunlight but it is much more difficult and expensive in installation and management to satisfactorily landscape a space that will rarely receive sunlight. The default expectation should be that external amenity space (whether that is private, private communal, or public recreation space) should as the BRE Guide recommends, receive at least some sunlight every day for all but the darkest three months of the year.

Policy DM3 Privacy and protection from overlooking

- A. All dwellings should provide a reasonable amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development, including a distance of no less than 20m between facing 1st floor habitable room windows of neighbouring homes.**
- 2.19 Every resident has a right to expect to find privacy somewhere in their home from overlooking by neighbours and the general public without having to close their curtains. This is particularly true in bedrooms, particularly the main bedroom of a house.
- 2.20 Therefore new homes should be designed so they and neighbouring existing homes have 1st floor (2nd storey) windows to habitable rooms that do not face windows of habitable rooms of another dwelling that is less than 20m away. Care should be taken to avoid any ground floor windows being overlooked although there will normally be natural screening (garden walls and fences) that mean this is not possible. There should be an additional 10m for each additional floor; a minimum of 30m between a 2nd floor window and any window that could be overlooked on the ground, 1st or 2nd floor, 40m between a 3rd floor window and any window that could be overlooked on the ground, 1st, 2nd or 3rd floor and so on, up to a separation of 60m (no greater separation is considered necessary).
- 2.21 Where potentially overlooking windows face each other across a street or public space there is no need to be concerned about overlooking, as rooms facing onto a street are considered not to have privacy. However, this is another reason why single aspect dwellings should be avoided on street frontages, certainly on the ground floor.

- 2.22 Bedrooms are particularly sensitive to privacy; ground floor bedrooms should not be overlooked from the public realm or from windows to neighbouring homes or workspaces within 20m distance on higher floors.
- 2.23 The Council considers that the privacy of a window to a 1st floor habitable room would be harmed if a new 1st floor window was proposed to face it less than 20m away, with an additional 10m for each additional floor (there should be a minimum of 30m between two 2nd floor windows, 40m between two 3rd floor and so on).
- 2.24 Privacy of private external amenity space must also be borne in mind. This is particularly true of existing homes from proposed developments. Balconies facing a street or other public realm are also sensitive to loss of privacy for residents and should therefore always include at least some solid balustrading.

Policy DM4 Public art

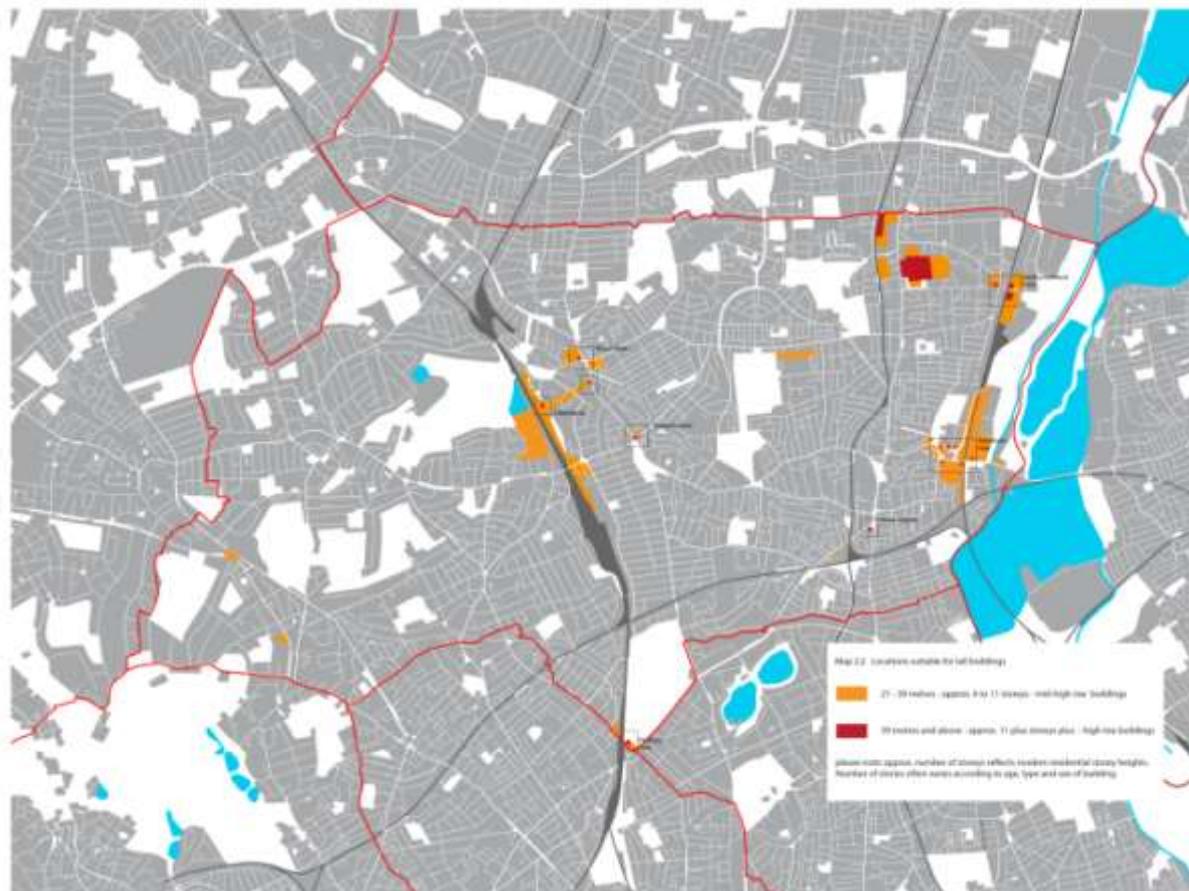
- A. Major development proposals should consider how the scheme can contribute to public art to enhance local distinctiveness and legibility of the development. The public art could be fixed to the proposed building, on the development site or in public space.
- B. Proposals for public art should outline the arrangements for maintenance and be agreed with the Council.
- 2.25 Where appropriate, harnessing opportunities for developments to contribute to public art can provide opportunities to enhance and improve local character and street scenes. The selecting of public art should balance expert and artistic taste with local public opinion. Competitions could be used to select public art commissions.

Policy DM5 Siting and design of tall buildings

- A. Tall buildings will only be acceptable in areas identified on Map 2.2 as being suitable for tall buildings.
- B. Where tall buildings are acceptable in principle, having regard to A above, proposals must be informed by a masterplanning exercise in consultation with the Council, which must demonstrate how the proposal:
- Relates to the adjacent and surrounding buildings in terms of bulk and massing and the space surrounding them;
 - Responds to the local and historic environment;
 - Is of the highest quality
 - Might provide a landmark buildings which by its distinctiveness can act as a wayfinder or marker; and
 - Considers the impact on ecology and microclimate

- 2.26 This policy is needed to be able to deliver the Council’s objectives for the Tall Buildings section of the Local Plan Strategic Policies policy on Tall Buildings (alongside those policies in the Local Plan strategic policies)
- 2.27 Tall buildings are defined as those which are substantially taller than their neighbours, have a significant impact on the skyline, and are of 11 storeys and over. This is shown on the borough wide proposed heights map below (map 2.2). Map 2.2 also shows those areas of Haringey which considered suitable for tall buildings:

Map 2.2 – Locations Suitable for Tall buildings



- 2.28 As noted in Local Plan: Strategic Policies policy SP1, the Borough will prepare Area Action Plans (AAPs) for the areas identified in Section 3.1 of the Local Plan: Strategic Policies. As part of the evidence base, Haringey’s Urban Characterisation Study to assess the urban character of the whole borough to consider the context affected by the actions proposed in the AAP. Characterisation Studies will examine the case for tall buildings and whether there are suitable locations within the area concerned using the criteria outlined in the policy and detailed below, and other relevant National and Regional policy. The Council has now prepared a Tottenham AAP covering a large part of the East of the borough where a lot of the most significant

change will take place and where several of the proposed sites suitable for tall buildings are located. Furthermore the council has prepared an Urban Characterisation Study for the whole borough which identifies locations across the borough that could be suitable for tall buildings.

- 2.29 The Council considers that currently only two areas, Haringey Heartlands/Wood Green and Tottenham Hale, have sites that may be suitable for some tall buildings, because they are close to major transport interchanges, have been designated in the London Plan as an Opportunity Area (Tottenham Hale) and an Area for Intensification (Haringey Heartlands/Wood Green) and have existing adopted Masterplan Frameworks. The Tottenham AAP and any further AAPs for other areas considered suitable for tall buildings, will supersede these established suitable locations for Tall Buildings with their recommended locations. Elsewhere tall **buildings are considered inappropriate to Haringey's predominantly 2-6 storey** prevailing heights and character.
- 2.30 Tall can contribute to townscape Placemaking and Legibility. They can help mark the location of Town Centres and major traffic nodes, close vistas of long straight roads and define landscape features. However, tall buildings can have intrusive effects on both the immediate and the wider area, by altering the established skyline, by adversely affecting attractive local views, heritage assets and their settings, buildings of townscape importance and important landmarks.

Policy DM6 Locally important views and vistas

A. Development proposals within the viewing corridors of the Locally Significant Views shows on Map 2.3 need to demonstrate how the proposal harnesses the opportunities these views present. Disturbances to the Locally Significant Views should be minimised and will be assessed by the Council on their level impact on the views.

- 2.31 London wide, Strategic Views are defined in and protected by the London Plan Policies 7.11 & 12 (Further Alterations adopted November 2014). This identifies one Designated Strategic View with effect on Haringey, no. 1 from Alexandra Palace, in the Borough of Haringey, to Central London. So the view corridor starts in Haringey; the viewing point is in the borough; however its end point, the viewed point, is outside of the borough.
- 2.32 The **Mayor of London's Strategic View Management Framework precisely defines** this view as from a particular point on the south terrace in front of Alexandra Palace **to the particular silhouette of St Paul's Cathedral in The City of London, and defines** a core view corridor, defined by the extreme ends of the visible silhouette of St Pauls (in this case the dome on the left and the eastern portico towers on the right) and wider setting corridor to either side defined by the open space to either side of the silhouette before obstructed by trees or higher buildings to the left or right of the visible silhouette.

- 2.33 Policies for how the Council will protect the Strategic View Corridor where it passes through Haringey have been adopted in the Local Plan Strategic Policies (adopted March 2013). This document also committed the council to assessing and then protecting significant local views.
- 2.34 A Schedule (Appendix C) and Map (2.3) of proposed Locally Significant Views to be protected have been identified in the Urban Characterisation Study and are open for consultation with local residents and amenity groups. Further detail can be found in the Urban Characterisation Study.
- 2.35 Views have been evaluated according to their interest as panoramas, vistas, landmarks, townscapes or special historic interest. The Mayor of London's criteria in the London Plan and View Management Framework SPG are categorised as: London Panoramas, Linear Views, River Prospects and Townscape Views but **doesn't distinguish whether or not a Landmark is visible** and indeed the main prospect of the view (as it often is). We have therefore adopted this list but further added where a Landmark (or more than one) forms a component of that view. It is those views that contain a Landmark that will have both a core and wider setting cone to the view corridor.

Map 2.3 – Haringey Views



Policy DM7 Shopfronts (including signage) and on-street dining

Shopfronts

- A. The Council will require shopfronts, including their signs and security design, to be of the highest possible standards and contribute to a safe and attractive environment
- B. The Council will seek the retention of traditional shopfronts or distinctive character contributing to the visual, architectural or historic quality of the local townscape
- C. Repairs should conserve original materials as far as possible
- D. The alteration of an existing shopfront or design of a new shopfront must take account of requirements for easy accessibility by all members of the community
- E. Retractable blinds and canopies may be acceptable but they should never **be fixed in the 'down' position and should always maintain sufficient clearance**. Solid external security shutters are not acceptable.

Signage

- F. Where they require consent, shopfront signage, including illuminated fascia signs and free-standing display panels may be granted consent provided they do not cause a public safety hazard, contribute clutter or a loss of amenity.

On-street dining

- G. Proposals for on-street dining must demonstrate the suitability of the proposed location, and should:
 - a. Be integral to the business
 - b. Provide sufficient space
 - c. Be distinct from the pavement space and not obstruct it
 - d. Be composed solely of moveable furniture
 - e. In Conservation Areas and in the curtilage of settings of Listed Buildings, be sensitive to the heritage setting
- 2.36 The Council will expect well designed shop fronts that respect the character of the area and the architectural unity and integrity of the shop building of which they form a part are all important elements of vibrant and active shopping areas.
- 2.37 **In buildings where the traditional or 'classical' framework (or surround) still survives**, the framework should be repaired to its original appearance and maintained in all cases. The design of a new shop front to be fitted into this framework should aim to incorporate the features and characteristics of a traditional shop front. In Listed Buildings these repairs must preserve the character of the original shop front and be of matching style, materials and construction. Generally, the replacement of original traditional shopfronts by one in a more contemporary style will not be permitted, and there will be cases where it will be desirable for a new shopfront to be built in a

traditional style – for example, where a shopfront in a traditional parade has been accidentally destroyed by fire or other cause.

- 2.38 In the design of a new shop front within a modern building, the imitation of historical **styles (for example, by using ‘Georgian’ doors and bow windows) is never** appropriate and should not be attempted. New shop fronts should be contained within the width of the building they occupy and should not extend over two or more original plot widths. However, the sub-division of a new shop front for a single large shop may be acceptable if sensibly designed.
- 2.39 The materials for the construction of a new shop front should be substantial yet unobtrusive. Timber is most suitable and will be a requirement for many shop fronts, including all Victorian and Edwardian shop fronts in Conservation Areas. Painted softwood for frames and stall risers is traditional. Well designed powder coated aluminium may be considered in some locations, subject to other design considerations being met, but bare aluminium and UPVC shop fronts will not be permitted. Timber from environmentally managed forests should be used. For further information please refer to Sustainable Design and Construction SPD.
- 2.40 In individual cases where access and safety requirements conflict with restoration or conservation requirements and guidance for historic shop fronts in **Conservation Areas and Listed Buildings, the Council’s conservation officer should be consulted.**
- 2.41 For safety reasons:
- Display areas and entrance doors in modern shop fronts should not have glass all the way down to the ground (the traditional use of a stall riser and panelled door serves this purpose).
 - **Glazed doors should have an opaque panel or ‘kick’ plate of 600mm – 900mm height at the foot to act as a visual safety device.**
 - Doormats should be recessed within a mat well to prevent tripping
- 2.42 Badly designed or very bright shop fascia and over-large or inappropriately sited shop signs can seriously detract from the visual quality of a street or area. Attention must therefore be paid to designing fascias and signs that are in scale and character with the building and surrounding streetscape. In the design of shop signs and fascias:
- The fascia sign should preferably be a simple flat panel set within the existing flat or angled fascia. Panels should be custom made to fit within the confines of the fascia rather than protrude beyond it.
 - Lettering should preferably be sign written or made up of individual cut letters, stating the name and trade of the premises and the shop number, and should be in scale and proportion to the fascia. Simple lettering styles are best.
 - Internally illuminated box fascias are not acceptable. Fascias externally illuminated by lamps can be an acceptable alternative, subject to design and siting.

- Projecting signs describing the name or trade of the shop should be limited to one per shopfront. Only where a single shop extends over more than one shopfront, whether that is shopfronts on different elevations facing different directions or defined as between pilasters in the same façade, can a case be made for additional projecting signs.
 - Projecting box signs should be located at fascia level to the side of pilaster consoles or on the pilaster shaft. Traditional hanging signs would normally be acceptable in a greater variety of locations on the facade and can be an especially attractive alternative.
- 2.43 For shop fronts in Conservation Areas and in Listed Buildings, a painted timber fascia is considered most appropriate. Box fascias and projecting box signs are unlikely to be suitable. Where fascias are included as part of a new shop front, they should be designed in proportion to the rest of the shop front. As a guide, the depth of the fascia should be no greater than one quarter of the height from pavement level to the bottom of the fascia. It should not extend uninterrupted across a group of buildings.
- 2.44 The material and colours used for shop fascias and signs should preferably be of a limited range. The use of bright or highly reflective materials, for example acrylic, mosaic and unfinished metal, is unattractive and can be unsightly. Bright or garish colours should be avoided. Large areas of acrylic signing on windows or a proliferation of window posters and stickers should also be avoided in order that windows remain clear to be looked through. The Council may ask for changes to **the design of standards fascias and other ‘corporate identity’ materials used by retail chains.**
- 2.45 Badly designed or very bright or inappropriately sited signs can seriously detract from the visual quality of a street or area. Attention must therefore be paid to designing signs that are in scale and character with the surrounding streetscape. Additional detailed policies relating to signs that are not on shops are found in DMP16 below.

Blinds, Canopies and Security Fittings

- 2.46 Blinds and canopies can add attractiveness to the High Road street environment if confined to the shop front and appropriately designed to fit below the fascia and be fully retractable. However, the incorporation of a fixed canopy can obscure the shop front and will often be of inappropriate design and materials. Fixed canopies are therefore unsuitable for shop fronts in Listed Buildings and in Conservation Areas. All blinds and canopies should clear the footpath by a minimum of 2.3 metres.
- 2.47 Mechanical security devices used to give a shop increased physical protection can have negative effects on shopping areas. The provision of solid external metal shutters will always detract from the visual environment when the shop is closed and at night, promoting an unsafe environment. The acceptable alternatives are:
- Toughened security glass, which has the capacity to remain intact when damaged.

- Internal open mesh roller grilles, which can be fitted neatly behind the shop fascia.
- 2.48 The use of external open mesh roller grilles should only be considered in exceptional circumstances and where no alternatives are possible. In these cases, the grille boxes should be carefully designed to fit behind or below the fascia and the grille guides should be either demountable or designed integrally to the window frame. In Listed Buildings and in Conservation Areas, the use of traditional demountable timber shutters are an appropriate alternative.

Conversions of Shop fronts

- 2.49 Notwithstanding the land use issues concerning the principle of change of use from retail to other uses including residential, which are covered elsewhere in this **document, the conversion of buildings containing a shop front to non “public facing”** uses, that is, uses not open to the public, particularly residential use, can have significant design implications.
- 2.50 This policy ensures the architectural and urban design contribution of shopping parades is maintained even if the use changes. The vitality of shopping areas is dependent on there being a continuous active lively frontage. It may also be possible to allow the future reconversion of former shop fronts back to retail use.
- 2.51 The Myddleton Road Local Shopping Centre Policy Guidance Note (draft, 2012) contains greater detail and explanatory design diagrams of the three acceptable approaches to change of use in shop fronts.

On-Street Dining

- 2.52 A prime consideration will be the availability of sufficient pavement space to accommodate the area without causing obstruction to normal pedestrian flow. Seating areas which do not provide space for a clear pedestrian route and obstruct emergency exits or disabled access will not be permitted. If planning permission is granted to change the use of the pavement in front of the premise you must then apply to the Council, as the Highway Authority, for a pavement licence to give you permission to locate and operate facilities for recreation and refreshment on the highway.

Policy DM8 Advertisements

- A. Proposals for all advertisements should be designed of a high standard in order to:
- a. Contribute to a safe and attractive environment;
 - b. Be of a high quality and sensitive to its visual appearance on the building on which it is to be sited and the surrounding street scene, especially in the case of listed buildings and conservation areas;
 - c. Avoid unsightly proliferation or clutter of signage in the vicinity;
 - d. Not cause a hazard to pedestrians or road users, including by siting and design
 - e. Be sited so as not to cause visual intrusion by virtue of light pollution into adjoining residential properties; and

- f. Where appropriate, be constructed of materials and finishes which discourage both graffiti and fly posting.
- 2.53 The Council will seek to restrict the number of advertisements and signs to a level appropriate to the character of the area. There is a danger that flank wall displays can distort the scale and architectural unity of buildings especially when they are located above ground floor height. Where they are entitled to grant permission, advertisements should not be displayed without the permission of the owner of the site or any others with an interest in the site.
- 2.54 In certain cases, displaying adverts does not require advertisement consent and the Council has no control. Rules are laid down, where this is the case, by central government in the Town and Country Planning (Control of Advertisement) Regulations 2007.
- 2.55 Any proposals for advertisements in or adjacent to the Transport for London Route Network will require a view from Transport for London with reference to the impact of the advert on the safe operation of the highway network.
- 2.56 Badly designed or very bright or inappropriately sited signs can seriously detract from the visual quality of a street or area. Attention must therefore be paid to designing signs that are in scale and character with the surrounding streetscape. Additional detailed policies relating to signs on shops are found in DMP7 above.

Policy DM9 Telecommunications

- A.** Proposals for the installation of telecommunications equipment will be permitted where it can be demonstrated that:
- a. There is no significant adverse effect on the external appearance of the building, street scene, or spaces in which they are located;
 - b. They are located discretely and do not detract from the special character and appearance of heritage assets;
 - c. The size of the any equipment visible from the street should be should be minimised (including satellite dishes, other domestic equipments and any supporting structures);
 - d. The possibility of sharing facilities, such as masts, cabinet boxes and satellite dishes, and erecting antennae on existing buildings or other structures has been fully explored and where practical becomes the preferred location;
 - e. They are appropriately designed, coloured and landscaped to take account of their setting. For dishes, this may include installing a mesh or transparent structure; and
 - f. There is no significant adverse impact on the visual amenities of neighbouring occupiers.

- 2.57 The council will seek to ensure that the development of modern telecommunications equipment is sympathetic to character of Haringey including its heritage assets, important views and areas of special character. The aim is to ensure that telecommunications equipment is kept to a minimum through encouraging the sharing of existing facilities and/or proposed where this is technically possible. The visual impact of telecommunications equipment can be minimised through careful design, placement, colouring and landscaping. In addition, using available technologies to miniaturise and camouflage apparatus can also contribute to reducing any visual intrusion. This will help to protect the character of an area and the appearance of property.
- 2.58 The policy applies to planning applications or prior notification applications for the installation of satellite dishes, microwave antennae, radio masts, cabinet boxes and other types of telecommunications apparatus which require planning permission.
- 2.59 When considering such applications the council will also have regard to the legal requirements placed upon telecommunications operators to provide an adequate service, and any technical and operational constraints that may be faced.

Policy DM10 Waste management for all development

- A. Development proposals must consider how storage and collection of household and commercial waste and recycling waste can best be incorporated into the development. Consideration should be given to:
- a. the accessibility of waste storage areas to both collectors and occupants;
 - b. the separation of containers for recyclables, organic waste and non recyclables;
 - c. the separation of household waste and commercial waste in mixed development proposals;
 - d. the arrangements for waste collection vehicles to make collections on site and leave in forward gear or if made on the public highway, consideration must be given to how this can be done safely; and
 - e. the allocation of space for on-site composting in developments.
- 2.60 In new developments the provision of enough space to store waste until it can be collected is important to avoid the storage of waste on street/pavements. Therefore all planning applications should show on the proposed plans dedicated areas adequate for waste storage within the site, excluding any part of the pavement that is part of the site. This applies to conversions and changes of use as well. **Additional guidance can be found in the Council's Sustainable Design and Construction Supplementary Planning Document, adopted March 2013.**
- 2.61 Adequate recycling storage space within premises is necessary to help meet the **Government's recycling targets**. By providing sufficient recycling storage space within units, this will greatly encourage people to separate their waste for recycling.

- 2.62 Additional space for composting can provide opportunities for creating garden food, and reduce the amount of waste which would be required to be treated in another fashion such as incineration or land fill.
- 2.63 The policy will ensure that collection vehicles can collect waste on site or from the street in a safe and efficient manner, without harm or impact to the public highway

Policy DM11 New waste facilities

- A. Development proposals for all new waste facilities (including transfer and treatment facilities) will be required to demonstrate that any impacts caused by the operation of the facility can be controlled to achieve levels that will not significantly affect people and the environment.**
- 2.64 The Council will seek to ensure that new waste facilities promote the principals of sustainable development, minimise their impact on climate change and ensure new waste facilities do not give rise to unacceptable impacts on the local and wider environment, including the amenity of residents. This policy supports the position **set out in Haringey's** Local Plan Policy SP6 Waste and Recycling.
- 2.65 **To meet North London's waste needs** the Council is working with North London partners to progress the North London Waste Plan. This plan will identify sites and areas suitable for waste management facilities. It will also have policies on the design and impact of new facilities and these policies will not be repeated in this document.

Historic environment

- 2.66 **This section sets out the Council's development** management policies on the **conservation of the borough's historic environment and heritage assets.**
- 2.67 The Council has a duty to preserve or enhance the significance, character and **appearance of the borough's historic environment when carrying out its statutory** functions and through the planning system. Haringey has a wide range of heritage assets that contribute to the enjoyment of life in the borough and provides a unique sense of identity. There are 29 conservation areas which include early and medieval settlements such as Tottenham and Highgate; town centres such as Muswell Hill and Crouch End; planned philanthropic Victorian housing at Noel Park Estate; **pioneering early twentieth century 'cottage estates' such as the Tower Gardens** Estates and Peabody Cottages; and many other areas of special character such as Trinity Gardens and Stroud Green.
- 2.68 The borough also has around 470 statutory listed buildings ranging from the 16th Century Bruce Castle (Grade I) to the avant-garde 20th Century Modernist building by Berthold Lubetkin- Highpoints 1 and 2 (Grade I). They also include Georgian townhouses in Highgate and Tottenham; several Victorian houses across the borough; municipal buildings such as the Hornsey Town Hall and Hornsey Library;

public buildings such as Alexandra Palace; transport buildings such as the Piccadilly line stations designed by Charles Holden at Wood Green and Turnpike Lane (both **Grade II**). This reflects the Council's rich and varied heritage assets that are vital to its character and identity.

- 2.69 Also within the borough, are two Registered Historic Parks, Alexandra Palace Park and Finsbury Park (both Grade II) that add to this rich variety of historic environment.
- 2.70 The Council also recognises the value of local heritage assets which include buildings, structures, street furniture, war memorials, archaeological areas, local historic parks and gardens that contribute to the local environment. There are over 1100 locally listed assets in the borough, 34 Local Historic Parks and 22 Archaeological Priority Areas.
- 2.71 In essence, all the above designated and non designated heritage assets combine to form a vibrant, distinctive and attractive place. These are, therefore, irreplaceable resources that need careful protection and management. In the following policies and related text, reference to Heritage Assets would include the following:
- 2.72 Designated Heritage assets include:
- Scheduled Ancient Monuments
 - Listed buildings including listed war memorials and historic street furniture
 - Conservation Areas
 - Registered Parks and Gardens
- 2.73 Non-designated Heritage assets:
- Archaeological Priority Areas and Zones
 - Locally listed buildings
 - Unlisted War Memorials
 - Unlisted Historic Street furniture
 - Local Parks and gardens

Policy DM12 Management of the historic environment

- A. The Council will support proposals that secure the preservation, conservation or enhancement of a heritage asset and its setting, or which secure opportunities for their sustainable future use. The Council will seek private and public funding contributions to improve their appearance, public access where appropriate, legibility, understanding through interpretive signage and public realm improvements.
- B. Total or substantial loss of significance of a heritage asset or a part of it, would only be acceptable where:
- a. The loss is essential to deliver significant heritage benefit such as restoration of a more significant aspect of the asset, reinstating historic street pattern or frontage, or public benefit such as affordable housing opportunities, which outweigh the significant loss; and/or
 - b. The parts concerned are considered not to preserve or enhance the character and appearance of the asset and the surrounding environment; and/or,

- c. It has been demonstrated that options for adaptive reuse are unachievable (this should be supported by relevant documents as per the validity checklist).
- C. In addition to above, applications for new development affecting a heritage asset or its setting including subdivision of plots, infill and backland development, would only be granted where they preserve or enhance the **asset's significance, character, appearance and setting**.
- D. The Council will support modern contemporary designs that ensure high aesthetic standards and are sympathetic to the local character and appearance of the asset, and promote the conservation and appreciation of the historic environment, where appropriate. New development should respect:
- a. Existing historic property layouts, including burgage plots;
 - b. Traditional uses or mix of uses;
 - c. Scale and typology of existing built form;
 - d. Characteristic materials and local detailing;
 - e. Local views and topography; and,
 - f. Trees, landscaping and public realm features that contribute to the amenity value and character of the asset.
- E. Applications for alterations or extensions to a heritage asset or affecting their setting should:
- a. Always be subordinate in appearance and integrate with the host building;
 - b. Not upset the existing scale or proportions of the host building or adversely affect the character or setting of the neighbouring buildings;
 - c. Be confined to the rear or least important facades;
 - d. Preserve, repair or reinstate, especially in case of conservation areas at risk or those protected by Article 4 directions, the characteristic **external features that contribute to the heritage asset's significance** such as original chimneys, windows, doors, boundary treatment, roof coverings;
 - e. In case of listed buildings, respect original plan form and where appropriate repair and reinstate **significant features** such as fire places, plaster work, cornices, skirtings, architraves, panelling and walls; and,
 - f. Retain traditional characteristic walls, gardens, boundaries where these form part of the local street scene or add to the local visual character and appearance of the historic environment.
- F. The Council will support reuse of vacant listed buildings, especially those on the Heritage and Risk, or locally listed buildings including innovative ways for their sensitive adaption. Works should, however, respect the architectural and historical integrity buildings including significant internal features, and do not harm their structural stability. In order to facilitate their re-use the Council will consider proposals that would not otherwise be

granted planning consent (such as alternative uses and enabling development), provided it accords with English Heritage guidance and is justified on the basis of independent financial appraisal. The Council will require S106 legal agreement to ensure that the historic asset must be **restored (or benefit directly) before ‘enabling development’ can be occupied.**

- 2.74 The Council’s approach towards conservation and management of the historic environment is based on English Heritage’s ‘Constructive Conservation’¹ approach. The Council will actively facilitate a positive and collaborative approach to **conservation that focuses on the active ‘management of change’²** based on a shared understanding of the qualities which make a place or building special. Through this approach, the Council aims to achieve a balance which ensures that the special significance of heritage assets is reinforced rather than diminished by the change, whilst achieving a solution that is architecturally and commercially deliverable.
- 2.75 The Council considers that adapting and reusing historic buildings would contribute to **the distinctiveness of the borough’s built environment, thus enabling them to be** enjoyed by present and future generations. The Council will, therefore, encourage creative and innovative solutions that would successfully adapt historic buildings for future use whilst preserving their significance and realising their optimum potential. Any new uses should, however, remain conducive to the significance, character and appearance of the asset.
- 2.76 **The National Planning Policy Framework requires applicants to ‘describe the** significance of any heritage assets affected, including any contribution made by their **setting’ (NPPF paragraph 128).**
- 2.77 The Council would require all applications affecting a heritage asset or its setting to identify the significance of the asset, its contribution to the wider context and capably demonstrate how the significance of the heritage asset or its setting is preserved or enhanced through the proposals. Supporting document should be accompanied by a Statement of Heritage Significance and an Assessment of Impact. This should be proportionate in detail to the significance of the asset affected and the impact of the proposals.
- 2.78 In determining the significance or value of the asset, applicants should refer to the **guidance given by English Heritage under the ‘Conservation Principles’³.** The Council would recommend that relative to the proposal, the Statement of Significance and Assessment of Impact should be carried out by a specialist Historic Environment Consultant. Applicants may refer to the available resources such as the

¹ “Constructive Conservation: Sustainable Growth for Historic Places”, English Heritage, March 2013

² Derived from the definition of Conservation by English Heritage and as included in the Annexe 2 of the National Planning Policy Framework, March 2012: “Conservation is the process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance”.

³ “Conservation Principles: Policies and guidance for the sustainable management of the historic environment”, English Heritage, April 2008

RIBA and IHBC lists of relevant specialists. The Council will also encourage applicants to engage and consult relevant experts such as national and local amenity societies including The Georgian Group, The Victorian Society, The 20th Century Society, the London Parks and Gardens Trust and other local heritage societies and Conservation Area Advisory Committees.

Presumption in favour of retention of heritage assets

- 2.79 Repair and adaption of our existing building stock is inherently sustainable and in line with the National Planning Policy framework (NPPF), which calls for a presumption in favour of sustainable development. The historic environment is an irreplaceable resource and once harmed, buildings and places can lose their **character and their significance permanently. It is Council's statutory duty that** heritage assets are preserved or enhanced and that the harm caused to the significance of a heritage asset is given considerable weight when determining planning applications. There is, therefore, presumption in favour of retention, preservation or enhancement of these heritage assets.
- 2.80 In exceptional circumstances, proposals that will lead to harm or loss of significance of a heritage asset may be acceptable but would be required to demonstrate that any new development would enhance the appearance and setting of the wider heritage asset and that the harm or loss is necessary to achieve substantial public and heritage benefit. Alternatively, harm or loss may be acceptable if the applicant demonstrate that it has met the criteria set out in paragraphs 133, 134, 135 and 136 of the NPPF. Where there is deliberate neglect or damage to a heritage asset, the deteriorated state will not normally be taken into account, and the Council will endeavour to work with the owner(s) to restore the significance of the asset.

New Development and alterations affecting heritage assets

- 2.81 Any development, including alterations to heritage assets or those affecting their setting, should preserve or enhance their character and appearance. As such this policy would also apply to all development within the immediate vicinity of a designated asset such as a conservation area or a listed building.
- 2.82 Within Conservation Areas, historic plot boundaries, street patterns, building and roof lines add to the townscape character of the areas. Proportion of windows, doors and chimney stacks add to the rhythm of street frontages. Other features such as front boundaries, landscaping and public realm also contribute to the character of the area. These are of equal, if not greater, importance as the buildings themselves. New development should therefore respect and respond to these established features in order to preserve or enhance the appearance of the respective conservation area. The success of new development would also depend on the appropriate use of materials and proportioning and design of windows and doors.
- 2.83 Since many parts of Haringey were developed in a unified way, there often exists homogeneity in design and architectural detailing. The Council, therefore, attaches importance to the preservation of existing building fabric including architectural features and parts of buildings. Loss of architectural features can damage the character of buildings and areas. Repair is usually preferable to reconstruction; the

retention of original building fabric contributes to an authentic weathered look which often enhances character whereas pastiche replicas are often inferior in terms of materials and execution.

- 2.84 In addition, the Council has implemented Article 4 directions in four conservation areas, where planning permission would be required for alterations and extensions that are otherwise permitted by the General Permitted Development Order, 1994, as amended. The Council would engage in stricter standards of design within these areas. A schedule of the same can be found in Appendix- x.
- 2.85 With regards to listed buildings, proposals to alter, paint or extend a listed building, or to erect a new building in close proximity to a listed building, should not adversely affect the character, appearance or setting of the listed building. Guidance on principles of repair and alteration to listed buildings is provided by national organisations such as English Heritage and Society for Protection of Ancient Buildings. In order to protect and enhance the special interest of internal features of the listed building and ensuring new works do not detract from the historical or architectural value of those features, or the building itself, the Council will often impose appropriate conditions.
- 2.86 Buildings of local interest in Haringey (locally listed buildings) often play a crucial role in anchoring local visual and historic identity. Locally listed buildings may also act as a significant focus encouraging urban vitality, environmental quality and regeneration. The Council attaches special importance to their protection and where planning permission is required; consideration should be given to its appropriate preservation or enhancement.

Repair, Retrofit and Adaptive reuse of historic buildings

- 2.87 The Council wishes to encourage retention rather than redevelopment of all existing buildings, especially heritage assets. This maintains continuity to the historic townscape and preserves its character and appearance. The Council recognises, therefore, the need for development to alter and extend buildings and to adapt worn out buildings for new uses. Disused larger buildings, such as churches and public halls, banks and warehouses are often of an excessive depth or may have an unsatisfactory layout. In these cases, the Council will encourage innovative ways to repair external facades and retrofit internal layout to suit modern needs and achieve viable use.
- 2.88 When repairing, retrofitting or looking for adaptive reuse, the Council feels that **“judging the best use”** for a building is one of the most important and sensitive assessments. In principle, the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting.
- 2.89 As a general principle, the best way to repair, adapt or extend a building will be to retain as much of existing fabric as possible. Existing fabric is often of high quality and adds character and thereby value to a building. The surfaces produced by the process of ageing on traditional material such as a brick or roofing slate or tile are also of significance. Repair schemes should respect old surfaces and fabrics, avoiding harsh chemical treatments such as chemical damp proof course or abrasive cleaning solutions. Use of modern materials such as cement based

mortars, UPVC, Bitumen felt or other polymer based materials are not traditional in appearance and are not conducive to the breathability of historic buildings and should be avoided. Further guidance is available from English Heritage and Society for Protection of Ancient Buildings (SPAB).

- 2.90 In particular, alterations to listed buildings should be confined to the minimum and should protect their special interest, ensuring new works do not detract from their historical or architectural significance. The Council will pay regard to Government advice and English Heritage guidance in this respect.
- 2.91 Any works, internal and external, to the fabric of statutorily listed buildings (unless like for like repair) would always require Listed Building Consent. Planning permission may be required for any building works, including fabric removal that would materially affect the external appearance of a building. Within Conservation Areas, planning permission for demolition is always required for complete or substantial demolition.
- 2.92 The Council recognises that, where a building is not statutorily listed and is outside of Conservation Areas, these policies will be difficult to implement if relying on planning control. It will therefore additionally promote these policies through public education and encourage working with local conservation groups, conservation awards and grant aid schemes and any appropriate private sector or voluntary sector partnership schemes.

Heritage at Risk

- 2.93 The Council maintains a Heritage at Risk register in conjunction with English Heritage to monitor and find solutions for designated assets that are at risk of losing their significance through decay or unsympathetic alterations. The Council works with owners, residents and community groups to help them restore their buildings and areas so they can be removed from the register. These include grant funding such as Heritage Lottery Funds, Enabling Development, Section 106 agreements and Community led schemes.
- 2.94 In addition, incremental loss of architectural features and details has a cumulative impact on the significance and appearance of heritage assets, and where possible, Council will seek to retain and reinstate these features through the planning system. This would be especially relevant for Conservation Areas that are either already at risk or may be in future. In such cases, adequate information confirming the historic authenticity of the works proposed will be required.

Policy DM13 Heritage led regeneration

- A. The Council will encourage utilisation of heritage assets as a catalyst for regeneration of a wider area. Proposals should be informed by wider understanding of the historic environment and incorporated within the Master planning process. This should include targeting a group of assets and their repair or independent development of assets in a way which complements the wider civic initiatives.**

- 2.95 The Council considers that historic buildings can provide a foundation for the regeneration of various parts of the borough such as Tottenham. Regenerating heritage assets can anchor new development, reinforce a sense of community, make an important contribution to the local economy and act as a catalyst for improvements to the wider area.
- 2.96 **It is essential that decisions about an area's future are based on an informed** understanding of the historic environment. This should form part of the master planning and design process. An assessment of the historic environment should be undertaken at the earliest opportunity and certainly before detailed proposals are drawn up for the regeneration of an area. As well as identifying assets which are protected through listing, scheduling or conservation area designation, assessments should always take into account the value of the wider historic environment.
- 2.97 Identified assets should not, however, be retained as artefacts, relics of a bygone age. They should be incorporated in area wide plans and regeneration schemes with new and sustainable uses for the heritage assets identified.

Policy DM14 Facade retention

- A. **Proposals for substantial demolition behind the existing facade and its reconstruction would not normally be acceptable because of the need to retain the architectural integrity and cellular plan form of the traditional buildings. Considerations would also be given to issues of structural stability and economic feasibility of rebuilding the original building.**
- B. **Where the existing interior is undistinguished or has been subject to extreme alterations, or where the removal of the building would have an adverse impact on the wider townscape of the area, the retention of at least front and side facades may be acceptable. These facades, however, should be innovatively and carefully integrated with the new build in terms of floor to ceiling heights, window position, roof details and thermal behaviour.**
- 2.98 **Façade retention or 'Façadism' means new construction behind retained historic** façades and envelope. The Council recognises that this is a controversial subject of debate in architectural conservation as it often results in complete loss of architectural integrity and is not considered to be an honest approach for preserving architectural and historical significance of buildings.
- 2.99 Within the borough, the issue of retaining only the front façade with complete demolition to the rear and side has often led to structural instability of retained façade and its poor integration with the new build. On the other hand, if undertaken sensitively, façade retention can give opportunities for the creation of viable and friendly interior places that can respond to modern demands, whilst preserving historic townscapes. Consequently façade retention could be seen as a sustainable way of conservation in exceptional circumstances.

2.100 Within conservation areas, applications for facade retention would be considered as substantial demolition and would require permission. The Council feels that if a building is worth retaining, it should be preferably retained in its entirety and that using part of its shell to conceal new build is a less preferable solution. However, in the event of a building proving too costly to retain and improve, or where the **building's interiors have lost all features, façade retention may be considered** acceptable, especially in areas whose townscape and character are likely to be adversely affected if the building were to be removed altogether. Innovative façade retention schemes in such situations can provide viable solutions. Careful consideration should also be given to energy and thermal performance, as the thermal behaviour of traditionally constructed buildings is different from modern buildings.

Policy DM15 Archaeology

- A. Proposal for development involving ground disturbance in Archaeological Priority Areas (as identified on the Proposals Map) will need to be assessed and may require an Archaeological Evaluation Report subject to advice from Greater London Archaeological Advisory Service (GLAAS). The recording and publication of results will be required and in appropriate cases, the Council may also require preservation in situ or excavation.
- B. Whilst there are no Scheduled Ancient Monuments within the borough at present, the Council will press for their designation on appropriate sites and if designated, development affecting the monument or its setting would be normally be refused.

2.101 The Council attaches great importance to the archaeological heritage of Haringey. It includes historic centres and ancient monuments, archaeological sites and find-spots and areas of geology and topography especially attractive for early settlement. The Council wishes to further public appreciation of the archaeological heritage and to encourage its effective management as an educational, recreational and tourist resource. It will therefore promote the conservation, protection and enhancement of archaeological sites and their interpretation and presentation to the public. The support of all interested parties is essential in that process.

2.102 Archaeological remains constitute the principal surviving evidence of the Borough's past but are a finite and fragile resource very vulnerable to modern development and land use. Once removed that part of the Borough's past is lost forever. The Council considers that the archaeology of the Borough is a community asset and that its preservation is a legitimate objective, against which the needs of development must be balanced and assessed. The destruction of such remains should be avoided wherever possible and should never take place without prior archaeological excavation and recording.

3 Housing

Introduction

- 3.1 The Council seeks to ensure that everyone has the opportunity to live in a decent home, at a price they can afford, in a community they are proud of. In order to **achieve this**, **Haringey's** Local Plan Strategic Policies require the delivery of a minimum of 19,800 new homes on previously-developed land within the Borough by 2026. Policy SP1 directs new housing to areas identified as having capacity to accommodate growth. Whilst Policy SP2 seeks to ensure that housing growth across the Borough makes provision for an appropriate mix of high quality housing, including affordable housing, that meets borough-wide needs but is also tailored to local circumstance.
- 3.2 The following housing policies give effect to the Strategic Plan Policies. In particular, they seek to ensure that:
- The optimum housing capacity is achieved on individual sites;
 - New housing developments, including mixed use schemes, help to secure communities that are inclusive to everyone and are appropriately mixed in terms of demographics, household types and tenure;
 - Individual sites maximise their contribution towards the delivery of affordable housing, and collectively, to meeting **Haringey's** identified housing needs and the strategic Borough target of 40%;
 - Housing estates are renewed and the quality of the existing housing stock is significantly improved;
 - Specialist forms of housing are encouraged where these meet identified local needs; and
 - Existing family housing is maintained and conversions, basement extensions, Private Rented Sector housing, and Houses in Multiple Occupation are appropriately managed.

Policy DM16 Housing Supply

- A. The Council will support and direct proposals for new housing to sites allocated for residential development, including mixed use residential development, within the Site Allocations Local Plan and Area Action Plans.
- B. The Council will resist proposals for the development of alternative uses on allocated sites which are considered particularly suitable for general and specialist housing, unless it can be demonstrated that there is an overriding public benefit.

- C. The Council will resist the loss of all existing housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent floorspace.
 - D. Windfall development will be considered acceptable where this complies with all relevant policies of this Plan.
- 3.3 The Council has allocated sufficient sites within its Site Allocations Local Plan and Area Action Plans to meet both its objectively assessed housing need and the **Borough's strategic housing target within the London Plan**. The delivery of allocated sites is prioritised by the Council, having been assessed as suitable for residential accommodation, deliverable within the Plan period, and in accordance with the spatial strategy for the Borough and the places within it.
- 3.4 Whilst allocated sites are prioritised, the Council anticipates proposals for windfall development to still come forward and, where they are deemed to comply with the relevant policies of the Plan, they will continue to make a valuable contribution to **Haringey's housing supply over and above the sufficient allocated sites**, providing a reasonable level of contingency against delivery of the Borough's **strategic housing target**.

Policy DM17 Housing Mix

- A. Proposals for new residential development, including mixed-use schemes comprising residential accommodation, should provide a mix of housing having regard to:
 - a. individual site circumstances, including location, character of its surrounds, site constraints and scale of development proposed;
 - b. the target mix for affordable housing, in accordance with Policies SP2 and DM17 **and the Council's Housing Strategy**;
 - c. the priority afforded to the delivery of affordable family housing;
 - d. the need to optimise housing outputs on allocated sites; and
 - e. the need to achieve mixed and balanced sustainable communities.
- B. The Council will apply the London Plan policies on residential density in accordance with Policy SP2 but expects the optimum housing potential of a site to be determined through a rigorous design-led approach (see Policies DM1-3) having regard also to the findings of the Haringey Urban Characterisation Study (2014).
- C. The Council will not support mono-tenure developments or proposals which contain a mix exclusively made up of 1 or 2 bedroom units unless they are part of larger developments or within neighbourhoods where such provision would help to address existing imbalances with regard to housing choice.

- D. Proposal for comprehensive renewal of a social housing estate will be required to re-provide the existing affordable housing on an equivalent habitable room basis, tailored to better meet current housing needs and the achievement of more inclusive and mixed communities.
 - E. Institutional investment which provides long-term investment in the private rental sector (not including accommodation for students) will be supported by the Council where it meets local housing needs and is of a high quality and consistent with the policies in this Plan, including the requirement to provide affordable housing.
- 3.5 Haringey has some of the most deprived and polarised communities in the country and ensuring mixed and balanced communities, particularly in areas dominated by social and affordable rented housing, will be key to the success of the Local Plan objective of delivering sustainable development and growth. The redevelopment of previously developed land across the Borough offers the opportunity to look at the existing housing typologies within and across neighbourhoods and the Borough as a whole, and ensure that the mix of new residential development is both appropriate to its local context as well as targeted to meeting specific local housing needs and improving housing choice.
- 3.6 **On Haringey's existing social housing estates**, the condition and need for investment in the current housing stock, combined with their geographic concentration, have an impact on the overall quality of life in these neighbourhoods. In accordance with Policies SP2 and DM14, the renewal of social housing estates provides the opportunity to improve housing conditions, whilst re-provision on a habitable room basis increases capacity for re-housing families into suitable size accommodation. Significant cross-subsidy is likely to be required through provision of enabling market housing, as well as shared ownership products, offering also the potential to create more inclusive mixed tenure communities. However, it is also acknowledged that estate renewal will likely require flexible application of normal planning policy expectations for affordable housing provision and scheme mix and tenure.
- 3.7 Equally, the Council will robustly seek the provision of affordable housing development in areas of borough where it is currently under represented.
- 3.8 The private rental sector (PRS) in Haringey is becoming increasingly important in supporting labour mobility and meeting the housing needs of those not eligible for social housing that are also unable afford market housing. PRS, as part of the mix of new housing provision across the plan period, can also assist in increasing housing delivery rates – a significant attribute given past completion rates and the quantum of growth planned, especially within the growth areas of the Borough. However, the Council is keen to ensure that purpose built private rented sector accommodation is of a high standard and provided as a long-term investment in the borough, and will seek to apply an appropriate length of covenant to secure its retention. For clarity, whilst the private rental sector may provide a cheaper alternative to owner occupation, for the purpose of planning these units are treated as conventional market housing (Use Class C3) and are subject to affordable housing contributions.

- 3.9 In accordance with Policy SP2, residential development in Haringey is expected to have regard to the SRQ density matrix set out in the London Plan. The density ranges set out in the matrix are a pan-London benchmark of appropriate densities based on transport accessibility and broad locational settings. Whilst useful, the matrix is but one consideration to be used in informing the appropriate development density applicable to an individual site, with consideration to local context, site specific circumstances, housing need, housing choice, and the achievement of quality design being of equal weighting.

Policy DM18 Housing Design and Quality

- A. All new housing must be of a high quality, taking account of the privacy and amenity of neighbouring uses (See Policy DM3) and are required to meet or exceed the minimum internal and external space standards of the London Plan.
- B. Ground floor family housing should provide access to private garden/amenity space, and family housing on upper floors should have access to balcony and or terraces, subject to acceptable amenity, privacy **and design considerations, or to shared amenity space and children's play space.**
- C. In areas of especially poor residential environmental quality, the Council will also seek the development proposal to include enhanced provision of green infrastructure, including the quantity and quality of landscaped areas, tree provision and, where the site allows, the provision of additional open space.
- D. Mixed tenure residential development proposals must be designed to be **'tenure blind'** to ensure homes across tenures are indistinguishable from one another.

Residential Extensions

- E. Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context.
- 3.10 Improving the quality of housing in Haringey is a key priority for the Council. In order to achieve this, the above policies aim to achieve high quality housing which provides a high quality of life for occupants, is compatible with and contributes to the distinctive character and amenity of an area, whilst also delivering upon the Council's aim to optimise housing delivery on individual sites (See Policy DM15).

Residential Extensions

- 3.11 The Council places great importance on ensuring people are able to adapt their home to meet their changing needs. However, it is equally important that residential extension and alterations are well designed to create a high amenity environment for occupiers, whilst protecting the amenity of adjoining neighbours and the integrity of the local residential character.
- 3.12 Extensions to residential buildings should therefore be subordinate in scale to the original building and should respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area.

Policy DM19 Affordable Housing

- A. The Council will seek the maximum reasonable amount of affordable housing provision when negotiating on individual private residential and mixed-use schemes with site capacity to accommodate 10 or more dwellings, having regard to:
- a. Policy SP2 and the achievement of the borough-wide target of 40% affordable housing provision;
 - b. the need for 60% provision to be social/affordable rent and 40% intermediate housing;
 - c. the preferred affordable housing size mix **as set out in the Council's Housing Strategy**;
 - d. the individual circumstances of the site;
 - e. the availability of public subsidy;
 - f. development viability; and
 - g. other planning benefits that may be achieved.
- B. To ensure the above Policy is applied fairly and consistently, the affordable housing requirement will apply to:
- a. sites that are artificially sub-divided or developed in phases;
 - b. additional residential units that are created through amended planning applications;
 - c. additional residential units proposed above that granted by permitted development;
 - d. unsecured student accommodation (see Policy DM19D(e));
 - e. all forms of Use Class C3 housing, and
 - f. the total (gross) residential units to be delivered on the site.
- C. The Council may seek to alter the tenure and/or mix of affordable provision to be secured on a case-by-case basis to avoid affordable housing of a certain tenure or size being over or under represented in an area, or to assist in improving development viability (e.g. through provision of a greater ratio of intermediate housing).

- D. In negotiating the level of affordable housing provision viability assessments must be based on a standard residual valuation approach with the benchmark land value taken as the existing/ alternative use value.
 - E. To maximise affordable housing output on schemes with a long build out period and/or at times of economic uncertainty, the Council may require the use of ‘cascade agreements’ and ‘contingent obligations’ as defined by the London Plan.
 - F. On-site provision of affordable housing will be required. Only in following exceptional circumstances may an off-site provision be acceptable:
 - a. Secure a higher level of affordable housing on an alternative site
 - b. Secure a more balanced community
 - c. better addresses priority housing needs
 - G. Cash in-lieu contributions are only acceptable as a last resort and are also subject to the exceptional circumstances listed above.
- 3.13 The latest Strategic Housing Market Assessment (SHMA) (May, 2014) identifies an affordable housing requirement deficit of 11,757 homes by 2026, which equates to 59% of the total net housing requirement of 20,361 households for the Borough of all tenures over the same period (2011 – 2026). **This demonstrates that the ‘need’ for affordable housing continues to be significantly greater than the ‘supply’ of affordable housing.**
- 3.14 Policy SP2 sets an ambitious target for Haringey to deliver a minimum of 600 affordable homes per annum. To give effect to Policy SP2, the above policy seeks to maximise the supply of new affordable housing without constraining overall housing delivery. It also recognises that there may be opportunities within different parts of the Borough, on a scheme by scheme basis, to achieve more than the strategic target.
- 3.15 While the 2014 SHMA suggests there is a significant shortfall in one & two bedroom dwellings, the priority afforded to family affordable housing recognises that the shortage relative to supply of affordable housing is greatest for three or more bedroom properties.
- 3.16 Whilst the expectation is for on-site provision of affordable housing in line with the prescribed tenure split, in all negotiations the Council will seek to secure affordable housing that achieves sustainable communities, including provision that best meets local housing needs. **Further detail on the Council’s procedures for securing affordable housing** are set out in the Planning Obligations SPD (October 2014), which includes guidance on the exceptional circumstances where off site or cash-in-lieu payment may be acceptable, and how a comparable payment may be calculated.

Policy DM20 Self-build and Custom Build Housing

- A. **Planning applications for 'self or custom build' housing, built or commissioned by individuals or groups of individuals for their own occupation, will be supported by the Council.**
 - B. The Council will seek to identify plots for self and custom build housing across a range of tenures where the demand is identified.
 - C. Self or Custom build housing is by definition C3 housing and is subject to **the requirements of Haringey's Local Plan**, including affordable housing (See Policy DM17), housing design and quality (see Policies DM1-3 and DM16), and planning obligations (see Policy DM50).
- 3.17 The Council will support individuals or groups of individuals that wish to build their own homes as a more affordable means by which to access home ownership.
- 3.18 The Council considers self or custom build units to be an additional source of supply of conventional housing and a further housing choice. The sites required to accommodate self or custom build units are likely to be sites with limited large scale housing potential but could, with the input from an innovative architect, provide an exemplar and bespoke housing scheme which would provide high quality accommodation at a lower cost than **'built for sale'** market housing.
- 3.19 There is also potential through the construction phase of self or custom build development to support the local economy by providing work for local builders and tradesmen and maximising the use of local supply chains. Where appropriate, the Council will seek to secure benefits to the local economy through the use of planning obligations.
- 3.20 While the Council is generally supportive of proposals for self or custom build units, it is important that applications for self or custom build do not compromise the **ability of the Council to meet housing needs, particularly in Haringey's growth areas** or areas of change. Therefore applications for this type of housing will be subject to the same requirements as all housing schemes, including density, design, and environmental performance.
- 3.21 In accordance with the NPPF, the Council is committed to collecting evidence to understand the demand for self/custom build and plan for the identification and allocation of sites once the level of demand is known. The Council will monitor expressions of interest and direct people to the national self build housing register⁴ and wherever possible to individual landowners.

⁴ <http://www.selfbuildportal.org.uk/register/registers>

Policy DM21 Specialist Housing

Special Needs Housing

- A. Applications for development that would result in the loss of special needs housing will only be granted permission where it can be demonstrated that there is no longer an established local need for this type of accommodation or adequate replacement accommodation will be provided.
- B. The Council will support proposals for new special needs housing where it can be shown that:
 - a. there is an established local need for the form of special needs housing sought having regard also to the aims and recommendations of **Haringey's** Housing Strategy and Older People Strategy;
 - b. the standard of housing and facilities are suitable for the intended occupiers in terms of:
 - i. the provision of appropriate amenity space, parking and servicing;
 - ii. the level of independence; and
 - iii. necessary level of supervision, management and care/support;
 - c. there is a good level of accessibility to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers; and
 - d. the impact of the proposed development would not be detrimental to the amenity of the local area or to local services.

Student Accommodation

- C. Where further student accommodation is required, it will be supported as part of new major development schemes within **Haringey's** Growth Areas and Areas of Change (see Policy SP2) and, therein, to locations with good public transport accessibility (normally PTAL 4-6) and access to local amenities.
- D. Proposals for student accommodation will also need to show that:
 - a. there would be no loss of existing housing;
 - b. there would be no adverse impact on local amenity, in particular, the amenity of neighbouring properties and on-street parking provision;
 - c. the accommodation is a high standard, including adequate unit size and compliance with daylight and sunlight standards;
 - d. provision is made for units that meet the needs of students with disabilities; and
 - e. the accommodation can be secured for occupation by members of a specified educational institution(s).

Residential Hostels and Secured Accommodation

- E. The Council will support the provision of new hostels and secured accommodation where:
 - a. the proposal does not involve the loss of permanent housing or existing satisfactory shared accommodation;

- b. the proposal will not result in an overconcentration of provision in an area;
 - c. the proposal is located close to public transport, shops and services;
 - d. the scale and intensity of hostel use or secured accommodation is appropriate to the size of the building;
 - e. there would be no adverse impact on the amenity of neighbouring properties or the character of the area; and
 - f. the standard of accommodation and facilities, including safety and security, is suitable for the intended occupiers.
- F. Proposals involving the loss of an existing hostel will need to demonstrate that:
- a. The accommodation is not longer needed or there is alternative provision available in the immediate area; or
 - b. The existing accommodation is not fit for purpose for its continued current use and re-provision is unviable

Special Needs Housing

- 3.22 Special needs housing relates to housing that includes an element of care and support. It comes in a variety of models or types and can be defined differently within the Use Class Order. The London Housing SPG (2011) provides useful definitions which should be taken account of when proposals are received by the Council, including a description of extra care housing, residential care homes and sheltered housing.
- 3.23 It remains a priority for the Council to provide safe environments which facilitate independent living for vulnerable residents in Haringey. Poor health and disability can be affected positively or adversely by housing circumstances and the level of care and support available. Whilst the provision of lifetime and wheelchair homes, alongside personal budgets, provides people with the ability and choice to remain independent for longer in their own home, for others such as the elderly and those with learning disabilities, physical disabilities and mental health needs, there is a need for a broader range of supported housing options, including a range of tenure types and levels of care and support.
- 3.24 While the Council maintains that the supply of specialist housing be market led, it will monitor applications and completions having regard to the indicative benchmark for Haringey as set out in Table A5.1 in the London Plan⁵.

Student Accommodation

- 3.25 Whilst the Council supports the need to provide a choice of housing, student accommodation does not currently form part of Haringey's housing needs. Meeting conventional housing needs therefore remains the priority for the Council. However, the Council recognises that London has an emerging reputation as a world city for higher and further education, and that Haringey has a role to play in fostering

⁵ The London Plan Table A5.1 suggests an indicative benchmark of 100 specialist housing units for Haringey annually, comprising 80 private sale and 20 intermediate sale, for the period 2015 - 2025.

relationships with existing higher education institutions and those looking to establish in the Borough, including meeting their needs for purpose built student accommodation. The Council also recognises that the right type of provision, in the right locations – within Growth Areas and Areas of Change - can make a significant contribution to the local economy, aiding regeneration, as well as encouraging students out of shared rented accommodation in family sized properties; thereby releasing these properties back into the market and reducing demand.

Residential Hostels and Secured Accommodation

- 2.26 Residential hostels and secured accommodation are a necessary component of social care provision, providing suitable temporary accommodation and, subject to appropriate management and safeguards for occupiers and neighbouring residents, can help to integrate vulnerable people, homeless households, and special needs groups into the community. However, an overconcentration of temporary accommodation, or provision in parts of the borough with poor access to public transport and/or services, is unlikely to meet the needs of occupiers or the achievement of social integration.

Gypsies and Travellers

- 2.27 Strategic Policy SP3 provides the relevant development management policy for assessing any new site or substantial alteration to an existing site.

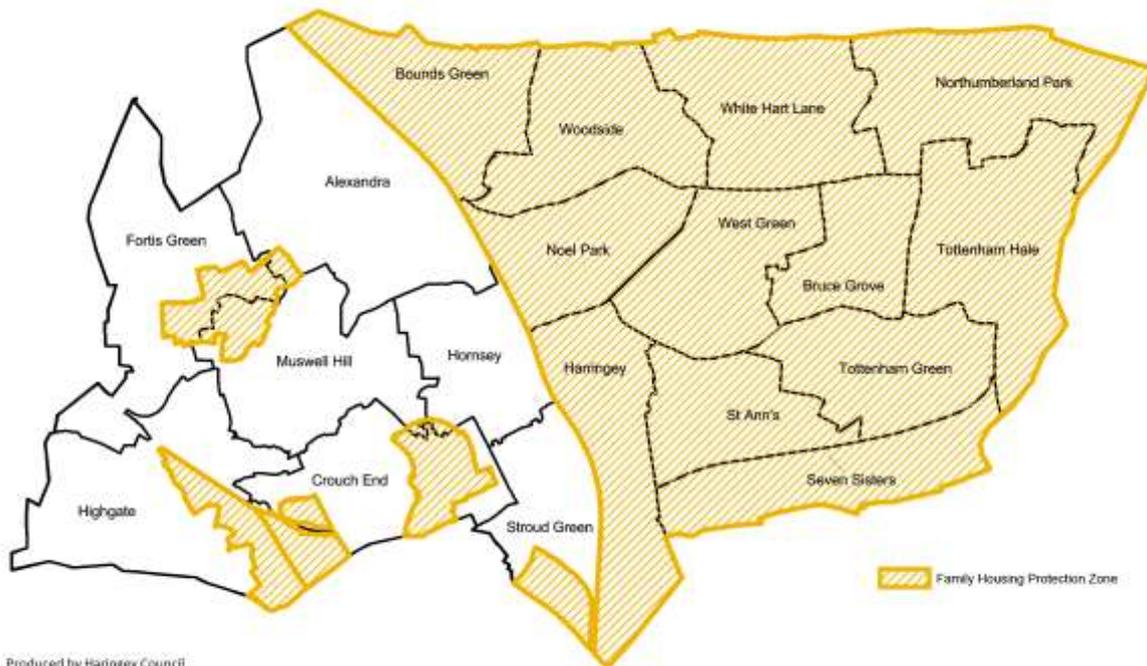
Policy DM22 Residential Conversions

- A. To maintain a supply of larger family **homes to meet Haringey's housing need**, the Council will only permit the conversion of a larger home(s) to small self contained homes (C3) where:
- a. it is located outside of the Family Housing Protection Zone as shown on Map 3.1;
 - b. the gross original internal floor space of the existing dwelling is greater than 120m²;
 - c. the proposal satisfies all other relevant policies, including the minimum internal space standards, the provision of satisfactory levels of amenity space, privacy, daylight, parking and access, and adequate and convenient refuse storage and collection;
 - d. the resulting units achieve internal configurations that are practical and fit for purpose, including vertical and horizontal stacking arrangements that minimise noise transfer between homes, including neighbouring homes;
 - e. the design of any external alterations does not detract from the appearance of the property or the streetscene and, wherever possible, retains a single door to the front elevation of dwellings in residential areas;
 - f. the balance of hard and soft landscaping on the forecourt (including forecourts that are already substantially hard-surfaced) does not detract from the appearance of the property or the streetscene;

- g. the proposal provides for a mix of unit sizes (i.e. proposals which seek to maximise the number of one bedroom or studio units will not be acceptable where an alternative mix including larger units could be practically provided).
- B. Conversions within the Family Housing Protection Zone will only be considered acceptable where they comply with criteria c – g above, and at least one of the resulting units is a three bedroom unit.
 - C. Where an existing garden is available, proposals must make this available for all future occupiers of the development, preferably through subdivision to form private amenity spaces for each home and accessible within the site boundary. Where, exceptionally, amenity space is to be provided communally, the Council will wish to be satisfied that there would be adequate privacy safeguards for the ground floor occupiers and that there will be robust, sustainable arrangements in place for managing the on-going maintenance responsibilities.
- 2.28 Conversions have historically made a relatively small but consistent contribution to increasing Haringey's housing supply (circa 7% per annum). Where conversions have taken place, they have tended to concentrate to the east of the East Coast Mainline and within specific parts of the west of the Borough. The incremental cumulative impact of conversions over the past 20 years has resulted in these areas experiencing unsatisfactory levels of on-street parking / congestion, increased pressure on local services, adverse changes to residential character and amenity, and a significant loss in the availability of family housing for which there is strong demand. The latter is of particular concern to the Council and its aspirations to retain economically active families in Borough, to encourage households to put down roots, and to address overcrowding and its associated health and wellbeing impacts.
- 2.29 For the reasons identified above, and the fact that the Local Plan is not reliant on conversions to meet its strategic housing target, the Council will restrict further residential conversions in areas of the Borough identified as already having a high concentration of converted properties. This will ensure the Council can protect the remaining existing stock of family houses within these areas (see Map 3.1 'Family Housing Protection Zone'⁶), and to ensure that, across the Borough, the range of Haringey's housing needs can be met.

⁶ Previously known as 'Restricted Conservations Areas' in the Haringey Unitary Development Plan (July 2006)

Map 3.1 – Family Housing Protection Zone



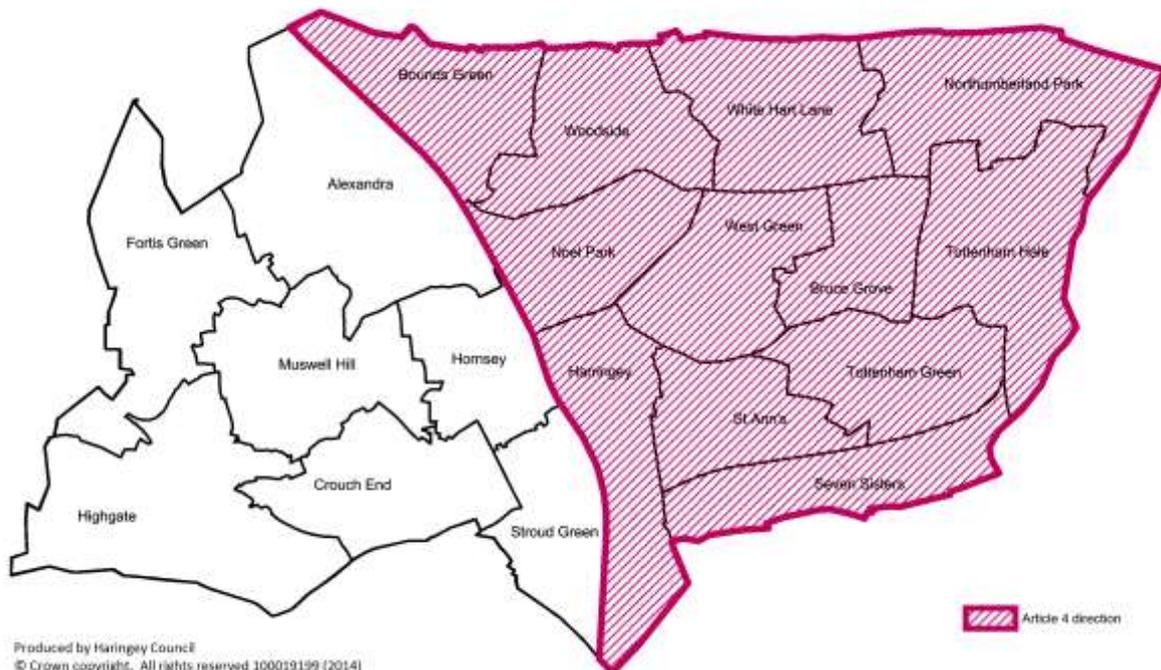
2.30 Outside of the ‘Family Housing Protection Zone’, conversions will be permitted where they comply with the relevant policies of the Plan, which seek to ensure all development achieves a high standard of design and amenity, as well as bespoke criteria specific to the challenges/constraints posed by the conversion of an existing larger dwelling into flats, ensuring the resultant homes are, as far as is practical, consistent with the policy objectives for new build residential accommodation.

Policy DM23 Houses in Multiple Occupation

- A. Proposals for the conversion of larger homes to Houses in Multiple Occupation (HMO), including small HMOs (3-6 unrelated people) within the area covered by the Article 4 Direction (as shown in Map 3.2), will only be permitted where:
- the gross original internal floor space of the existing dwelling is greater than 120m²;
 - they do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood, including cumulative impacts arising from an over-concentration of HMOs within an area;
 - satisfy the appropriate Haringey Environmental Health Standards;
 - are accessible by public transport, cycling and walking;
 - provide high quality accommodation that satisfies the relevant policies of the Local Plan, including internal space standard, provision of a satisfactory level of amenity space for occupants, and adequate and convenient refuse storage and collection;

- f. where non self-contained, have exclusive use of a kitchen or space within a shared kitchen for each household.
 - B. A change of use from an HMO to self contained accommodation will only be considered in the following circumstances:
 - a. Where the property does not meet the appropriate standards and has no realistic prospect of meeting the standards; or
 - b. Where the property is in a Growth Area or Area of Change and is not registered.
- 2.31 The Borough contains approximately 10,000 private sector HMOs. HMO accommodation plays an important role in meeting particular housing needs, especially for low income residents, young people and those needed temporary accommodation. However, many HMOs in Haringey provide sub-standard living conditions, are clustered in areas resulting in adverse impacts on local character and amenity, and also reduce the availability of smaller family housing, for which there is significant demand.
- 2.32 In response to the many problems associated with poor quality HMOs in the Borough, an Article 4 Direction was introduced in November 2013, which removed permitted development rights for conversion to small HMOs (3-6 unrelated people) within the east of the Borough as shown on Map 3.2. The Article 4 Direction requires those wishing to change a single dwelling unit (C4 Use Class) to a small HMO (C3 Use Class) within this area of the Borough to apply for planning permission. Therefore the acceptability of proposals for HMOs of six or more people anywhere in the Borough, as well as proposals for smaller HMOs within the east of the Borough, are required to be assessed against the above policy criteria.

Map 3.2 – Houses in Multiple Occupation Article 4 Direction Area



Policy DM24 Residential Basement Development and Light Wells

- A. Householder extensions to existing basements or the construction of new basements in existing dwelling will be permitted where it can be demonstrated that the proposal:
- is designed to safeguard the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway, having regard to local geological conditions;
 - does not increase flood risk to the property and nearby properties from any source;
 - avoids harm to the appearance or setting of the property or the established character of the surrounding area;
 - will not adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity;
 - will not adversely impact the local natural and historic environment;

And where the proposed basement extends beneath the garden area:

- will not cause loss, damage or long-term threat to trees of townscape or amenity value;
- maintains adequate soil depth satisfactory for preservation of landscaping consistent with neighbouring properties;

And during the construction phase:

- h. will not harm pedestrian, cycle, vehicular and road safety, affect bus or other transport operations, significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working or visiting nearby; and
 - i. will minimise construction impacts such as noise, vibration and dust for the duration of the works.
- B. The Council will not permit basements which include habitable rooms or other sensitive uses in areas prone to flooding and where there is no satisfactory means of escape.
- C. In determining applications for light wells, the Council will consider whether:
- a. the architectural character of the building is protected;
 - b. the character and appearance of the surrounding area is harmed; and
 - c. the development results in the loss of more than 50% of the front garden or amenity area.

2.33 Development of basements, particularly in residential areas has become a popular way of gaining additional space in homes. Like other authorities across London, the Council has seen an increase in the number of applications received for basement development that can cause nuisance and disturbance for neighbours and others in the vicinity, and give rise to concerns regarding the structure stability of neighbouring properties, flooding and loss of amenity. Where control can be exercised by a Local Planning Authority, Haringey will seek to limit such adverse impacts, not including those which fall under permitted development.

2.34 Introducing light wells where they are not an established and positive feature of the streetscape can harm the character or appearance of an area. Where external visible elements are allowed they need to be located and sensitively designed to avoid light pollution to neighbours and harm to the existing character and appearance of the building, streetscape and gardens in the vicinity.

4 Environmental Sustainability (including Sustainable Transport)

Introduction

- 4.1 Haringey's Local Plan: Strategic Policies (including SP13) broadly sets out the **Council's approach** to protecting and improving its open space and other biodiversity assets.
- 4.2 This section provides further detailed policies which will ensure that the appropriate level of protection for open and green spaces is maintained. Additionally, it sets out how the Council expects new development to contribute to enhancing provision of and access to these spaces, particularly in areas of identified deficiency. The policies also describe how the **Council intends to facilitate linking of the borough's** open and green spaces, to strengthen the network of green infrastructure for the benefit of the environment and local communities.
- 4.3 The London Plan and the Local Plan: Strategic Policies (including SP4 and SP5) respond to the issue of climate change, both through promoting mitigation and adaptation measures. The documents seek to ensure new development incorporates the latest sustainable design and construction methods, particularly to improve the energy performance of buildings and reduce carbon emissions, as well as to reduce and mitigate flood risk.
- 4.4 This section sets out further detailed requirements to guide proposals for new development, helping to ensure that they are built to the highest environmental standards, fully optimise opportunities for more sustainable energy provision, and proactively respond to flood and water management (including drainage) needs in **Haringey's highly urbanised setting**.
- 4.5 This section also includes environmental protection policies which will update and supersede the relevant Saved Unitary Development Plan Policies, including for air quality management, noise and light pollution, contaminated land and hazardous substances.

Open space and nature conservation

Policy DM25 Nature Conservation

- A. For sites which are, or are adjacent to Sites of Special Scientific Interest, Statutory Local Nature Reserves, Sites of Importance for Nature Conservation or Ecological Corridors:
 - a. Development that has a direct or indirect negative impact upon important ecological assets will only be permitted where the harm cannot reasonably be avoided and it has been demonstrated that appropriate mitigation can address the harm caused. Mitigation will be secured through planning obligations or planning conditions;
 - b. Major development on sites located within areas of deficiency must maximise opportunities to improve access to nature.

- 4.6 The London Plan promotes urban greening, biodiversity and access to nature and the protection of trees and woodlands.
- 4.7 **Haringey's Local Plan policies SP5 Water Management and Flooding, Sp11 Design, SP13 Open Space and Biodiversity and nature conservation and SP14 Health and Well-Being** seek to protect and improve sites of biodiversity and nature conservation, including designated sites, private gardens, and trees.
- 4.8 **The policy seeks to protect and enhance the diversity and richness of the borough's** flora and fauna to provide a rich and varied landscape and ecological foundation to Haringey. The policy also aims to provide protection to existing trees and to improve the contribution trees make to the local landscape character.
- 4.9 The aim of this policy is to ensure applicants consider nature conservation as an integral part of the application and development process. The provision of appropriate landscaping and retention of significant stands of vegetation have extensive benefits to humans and biodiversity and improve the public realm.

Policy DM26 Open Space

- A. The Council will not grant planning permission for proposals for development that would result in the loss of open space, unless an assessment has been undertaken which shows that the open space is surplus to all the functions that an open space can perform.
- B. The Council will require all residential development proposals in Areas of Open Space Deficiency (see map 4.1), and in wards which fall below the Borough-wide target of open space of 1.64ha per 1,000 population (see map 4.2) to provide new open space and/or make financial contributions to enable the provision of new open spaces or improvements to the accessibility and quality of existing open space.
- C. The Council will only grant planning permission for small-scale structures on Public Open Space (Green Belt, Metropolitan Open Land, Significant Local Open Land or Lee Valley Regional Park as shown on the Proposals Map) where the development is directly related and ancillary to any recreational use of the land and the predominant open character of the open space is maintained.
- D. The Council supports the provision and improvement of outdoor open space and leisure facilities. Small scale ancillary developments which enhance the park and open space offer, such as refreshment facilities, public conveniences, public art installations or outdoor play and fitness equipment, will be permitted, provided that they are :
 - a. Of a high standard of design and quality, safe and accessible to all;
 - b. Not have a detrimental impact on nature conservation and biodiversity;
 - c. Not adversely detract from the overall function, character and appearance of the park or open space.

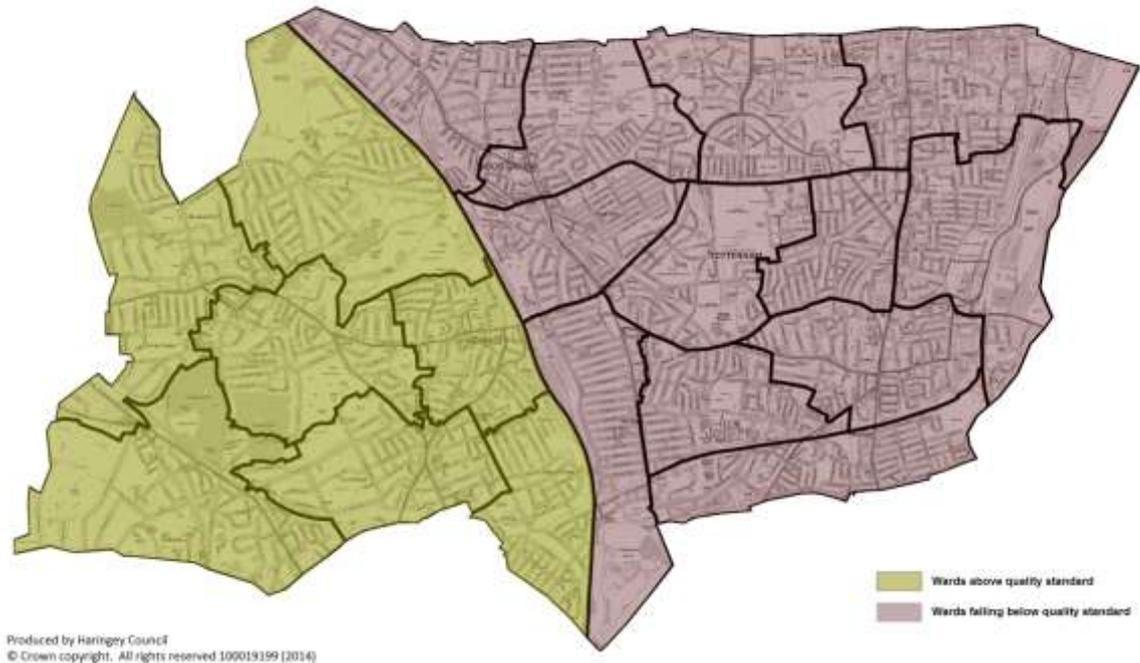
E. Development adjacent to open space should seek to protect and enhance the value and visual character of the open land.

- 4.10 The NPPF recognises the importance of Open Space to community health, stating that access to high quality open spaces can make an important contribution to the health and well-being of communities. It further states that planning policies must be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. In 2013 Haringey commissioned the Haringey Open Space and Biodiversity Study which has been used as an evidence base to inform these policies.
- 4.11 **The Council's Local plan says that the Council will protect and enhance the borough's existing Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments, river corridors and other open spaces from inappropriate development.**
- 4.12 Haringey has some excellent open spaces, including parts of the Lee Valley Regional Park, Alexandra Palace Park, Finsbury Park, and Highgate Wood. Haringey also boasts many less famous open spaces, including parkland, playgrounds, playing fields, amenity green spaces and water areas, and habitats/natural areas.
- 4.13 Open spaces will become more vulnerable to development pressure and population growth results in London becoming more intensively used and are increasingly important to serve Haringey's growing population in terms of leisure provision, nature conservation and biodiversity.

Map 4.1 - Areas of Open Space Deficiency



Map 4.2 – Wards of Open Space Deficiency



Policy DM27 Green Grid

- A. **In order to facilitate the linking of the Borough’s open spaces into the All London Green Grid**, the Council will require all development providing new or replacement open space, wherever possible, to connect to the All London Green Grid. Protection and enhancement of this network will make a positive contribution to Haringey and its communities, in addition to providing social, recreational and ecological benefits.

- B. The Council will, where appropriate, require contributions towards the provision or improvement of pedestrian and cycle linkages within and between sites within the Green Grid and other open spaces.

4.14 The population in Haringey is projected to increase by approximately 75,000 people between 2015-2035. The additional population will place pressure on local services, including open spaces. In this context, it is important that the Council prioritises the protection, enhancement, and improves access to the open spaces in the borough. Map 4.2 shows the green grid proposed in Haringey, including possible links to other points of interest in the borough such as cultural quarters, and town centres.

4.15 Haringey’s network of open spaces should be regarded as integral infrastructure which will contribute to the ‘Londonwide Green Grid’, and the quality of the overall environment as advocated in the All London Green Grid (ALGG) SPG. The network

Sustainable Design and Construction statements (including energy assessments, where appropriate) are normally required for planning applications, except for householder applications. These statements should clearly set out how the issues concerning sustainable development and climate change have been addressed and integrated within proposals, having regard to London Plan and the full suite of **Haringey's Local Plan policies**. The following policies signpost where relevant information should be included with such design statements.

- 4.19 **Haringey's Sustainable Design and Construction Supplementary Planning Document (SPD)** contains additional information to assist with the implementation of Local Plan: Strategic Policies and Development Management Policies. It includes guidance on the energy and water management policies set out in this section, as well as a range of other sustainability topics.

Policy DM28 Allowable Solutions

- A. Where it can be suitably demonstrated that it is not possible to meet required CO₂ reductions on-site, either due to technical feasibility or economic viability, the Council will require that the identified shortfall is offset by the applicant through:
- a. Delivery of agreed allowable solutions, either near or off-site; and/or
 - b. A financial contribution, to be secured through a Section 106 legal agreement.
- 4.20 Local Plan Policy SP4 requires new developments to reduce energy use and carbon emissions during the design, construction and occupation phases. The policy seeks a step change in carbon emissions reduction in the borough so that all new residential development is zero carbon from 2016 onwards, and all new non-residential development from 2019 onwards.
- 4.21 **Whilst the principles of the Mayor's energy hierarchy must be adhered to, there may** be specific circumstances where it is not possible for a proposed development to meet the required CO₂ reduction levels through on-site measures. The Council will therefore provide developers with the opportunity to deliver allowable solutions to compensate for any shortfall in regulated carbon emissions. This includes a financial contribution towards the local carbon abatement projects, where appropriate.
- 4.22 The Council will consider allowable solutions where the applicant clearly demonstrates how the required carbon abatement will be achieved, for example, by off-site contributions towards connected measures (heat network) or the retrofitting of existing buildings.
- 4.23 Where the Council is satisfied that carbon offsetting is necessary to ensure policy compliance, developments will be required to pay the full cost of CO₂ offsetting, unless it can be demonstrated that this is not technically feasible, in which case the maximum feasible payment for offsetting will be sought.
- 4.24 Contributions will be ring-fenced into a fund which will support relevant local programs and measures, such as **Haringey's 40:20 carbon reduction initiatives**.

Further details on carbon emission offsetting calculations and payments are set out in Haringey's Planning Obligations Supplementary Planning Guidance SPG.

- 4.25 The Government recently set out proposed approaches to carbon offsetting / allowable solutions in the 'Next Steps to Zero Carbon Homes' consultation. Its response to the consultation has now been published. There is an indication that a preferred approach is for relevant financial contributions to be directed towards a 'national framework' fund, which will support projects throughout the county. This Local Plan policy, subject to any future regulations, will help to ensure that any such financial contributions will be captured and spent locally, where the impact from development arises.
- 4.26 It will also address contributions from 'small' development sites which the Government proposes to make exempt from the national scheme, as set out in its 'Next Steps to Zero Carbon Homes: Small Sites Exemption' consultation document (November 2014).

Policy DM29 Sustainable Refurbishment and Retrofitting

- A. **The Council will seek to improve the standard of the borough's existing building stock by promoting sustainable retrofitting and requiring:**
- a. Proposals for new major residential development involving the refurbishment or change of use of an existing building to achieve a **minimum 'excellent' rating of the BREEAM Domestic Refurbishment scheme**, or an equivalent rating of a similar performance scheme; and
 - b. Proposals for new major non-residential development, including refurbishment and change of use, **to achieve a minimum 'excellent' rating of the BREEAM Non-Domestic Refurbishment and Fit-Out scheme**, once adopted, or an equivalent rating of a similar performance scheme.
- B. Proposals for householder development will be encouraged to apply energy efficient retrofitting measures to the existing property, where practical, having regard to other policy requirements relevant to the extensions.
- 4.27 Local Plan Policy SP4 sets out the Council's commitment to its carbon reduction targets, and identifies the need to improve the standard of the borough's building stock.
- 4.28 Evidence suggests that Haringey's existing building stock contributes a significant proportion of local carbon emissions. The borough's interactive heat loss map indicates that many residential properties are very energy inefficient. Sustainable retrofitting offers an opportunity to improve the environmental performance of existing buildings, particularly where conversions, refurbishments, changes of use and extensions are proposed.
- 4.29 The BREEAM Domestic Refurbishment scheme provides a design and assessment method for sustainable domestic refurbishment projects, helping to improve the sustainability and environmental performance of existing dwellings in a robust and

cost effective way. The BREEAM Domestic Refurbishment scheme is an accepted industry standard, which is overseen by independent assessors.

- 4.30 A new standalone scheme for assessment of non-domestic building refurbishment, the BREEAM Non-Domestic Refurbishment and Fit-Out 2014, is currently being piloted and is expected to be in place soon. Until such time, the Council will accept the equivalent standards set out in BREEAM 2008 for fit-out and refurbishment or BREEAM 2011 New Construction for Major Refurbishment.
- 4.31 Should the identified BREEAM schemes be replaced or amended during the lifetime of the plan, the Council will, subject to review, apply equivalent replacement standards. To demonstrate policy compliance, applicants should submit pre-assessment and post-construction certificates.
- 4.32 The Building Regulations help to ensure that increases in carbon emissions are minimised by way of minimum energy efficiency requirements for material changes of use and extensions. However, the 2010 Building Regulations do not require consequential improvements to an existing dwelling when it is extended. This policy seeks to encourage householders to incorporate energy efficient measures, such as internal roof, floor and wall insulation, as a cost-effective way to reduce carbon emissions.
- 4.33 External wall insulation is also supported in principle, although any such treatment must be sympathetic to character of the building and surrounding area, having regard to other Local Plan policies, including those on the historic environment.

Policy DM30 Decentralised Energy

- A. Development proposals that contribute to the provision and use of Decentralised Energy (DE) network infrastructure will be supported in principle, subject to other policy requirements being met.
- B. Communal energy systems
 - a. All major development should, where financially viable, incorporate site-wide communal energy systems which serve all energy demands within the development from a common system, irrespective of whether it is connected to a DE network.
 - b. All development which incorporates site-wide communal energy systems should optimise opportunities for extending such systems beyond the site boundary, to supply energy to neighbouring existing and planned future developments.
- C. Existing and planned future DE networks
 - a. All development proposals should prioritise connection to existing or planned future DE networks.
 - b. All major development located within 500 metres of an existing DE network, and minor new-build development located within 25 metres, will be required to secure connection to that network.

- c. All major development located within 500 metres of a planned future DE network, which is considered by the Council likely to be operational within 3 years of a grant of planning permission, will be required to secure connection to that network.
- d. Where connection to an existing or planned future DE network is required, applicants must submit a feasibility assessment so the Council can determine whether a connection is technically feasible and financially viable.

D. DE network ‘connection zones’

- a. All major development located within 500 metres of a DE network **‘connection zone’ will be required to be designed for connection to a DE network.**
- b. All minor new-build development located within 25 metres of a DE **network ‘connection zone’ will be required to be designed for connection to a DE network, where reasonably practical.**

E. Customer charters

- a. Where site-wide communal and district heating systems are operational, the Council will strongly encourage heat and energy service providers to enter into Customer Charters with domestic and micro-business customers.

- 4.34 Decentralised Energy is supported by both national and regional policy as a means of meeting requirements of the Climate Change Act on carbon emission reduction. Further, the London Plan includes a target for 25% of heat and power used in London to be generated through the use of localised DE systems by 2025.
- 4.35 **Haringey’s Local Plan Strategic Policies broadly supports DE networks as part of a package of measures to assist in delivering more energy efficient development and working towards a low carbon borough. This policy sets further detailed requirements to assist with implementation of these strategic objectives. In line with the London Plan, all development proposals will be expected to select energy systems in accordance with the following hierarchy:**
- 1. Connection to existing heating or cooling networks
 - 2. Site wide CHP network
 - 3. Communal heating and cooling
- 4.36 All major development should incorporate site-wide communal energy systems which serve all energy demands within the development from a common system, irrespective of whether it is connected to a DE network. Proposals should give consideration to systems that connect different uses and/or groups of buildings, both within and extending beyond the development site.
- 4.37 New developments should have the ability to connect to DE networks where reasonably possible. This will ensure that the opportunities and benefits of using DE networks are fully maximised now and in future years. Whilst a DE network may not

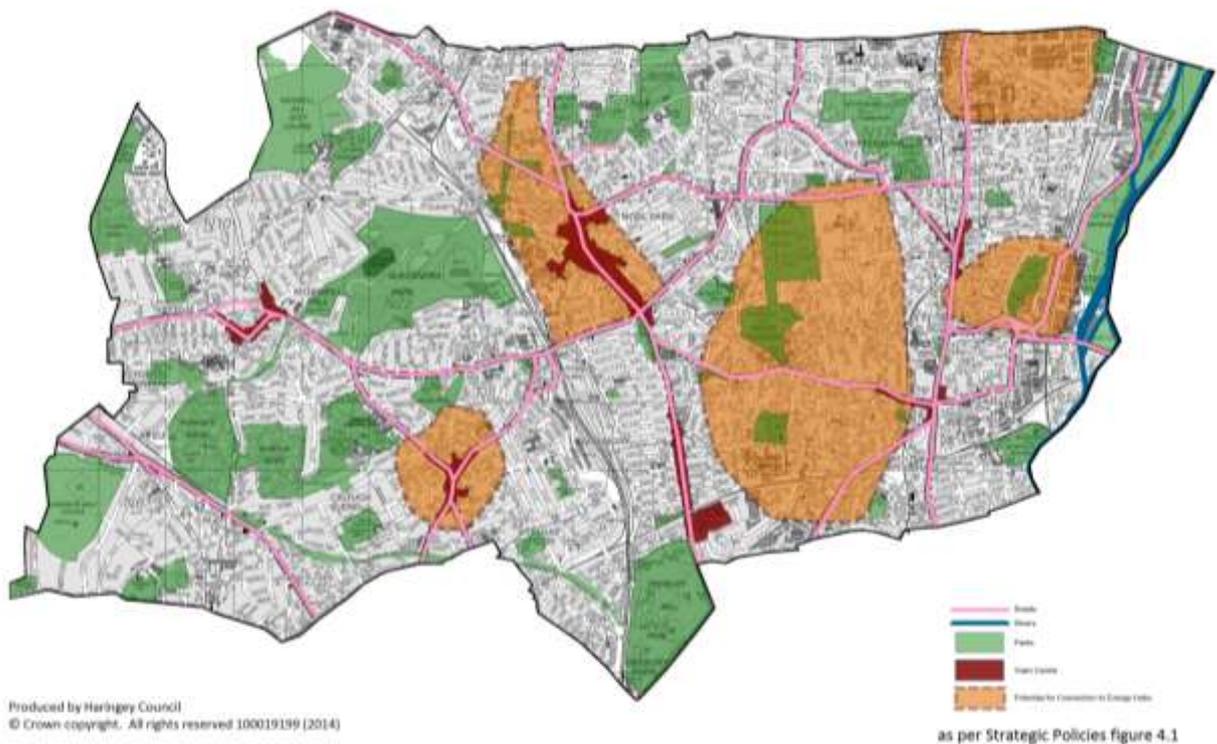
be in place at the time of a development's construction, it is important that the development is readily able to connect to such a network if or when it becomes available.

- 4.38 In locations of existing or planned future DE networks, the Council will expect applicants to fully investigate the feasibility of network connections and other opportunities for increasing DE network access, including through infrastructure upgrades and network expansion. The Council has commissioned work on an Energy Masterplan for Haringey. This emerging technical evidence updates previous local studies and will identify key opportunities for DE network development. It has informed the distance thresholds for existing or planned future DE networks, where viability of a connection is expected.
- 4.39 Where connections to DE networks are required by this policy, applicants will need to submit a feasibility assessment so that the Council can determine whether connection is reasonably possible, taking account of technical feasibility and financial viability. Feasibility assessments should be prepared in line with the **Mayor's relevant guidance, currently 'Energy Planning – Greater London Authority Guidance on Preparing Energy Assessments' (2014), having further regard to Council's most recent technical evidence on DE network development. The assessment should be provided on submission of the application. Haringey's Sustainable Design and Construction SPD (including Annex 2), provides further detail about the level of information that is required at each stage of the planning application process.**
- 4.40 Where connection to an existing or planned future DE network is considered to be feasible, the Council will seek a commitment to connect by way of planning conditions or a legal agreement. Development proposals required to connect to a planned future DE network must clearly demonstrate how the required carbon **reduction targets will be met. For planned future networks, a short term 'grace period' of five years may be permitted in which the development would be exempt** from providing on-site renewable energy, along with a potential relaxation of relevant requirements on Code for Sustainable Homes or BREEAM, so long as the minimum standards of Part L of the building regulations are met. This approach will provide that the Council is in a position to reserve judgement on whether a proposed **development is 'connection ready', whilst ensuring that applicants are spared** unnecessary expenditure on alternative technologies which could become a financial barrier to connection later on. Applicants will be expected to fully consider appropriate alternative approaches to be implemented should the planned future DE network not come forward.
- 4.41 Where the feasibility assessment indicates it is not possible to connect to an existing or planned future DE network, major development should fully investigate opportunities to make provision for site-wide communal energy systems, in line with London Plan policy. This includes consideration for systems that connect different uses and/or groups of buildings, both within and extending beyond the site.
- 4.42 The Local Plan Strategic Policies (Map 4.3) identifies and maps potential DE network hubs across the borough. The Energy Masterplan will update and further refine this map, taking account of the most up-to-date growth projection information. The new

map will set out specific DE network ‘connection zones’. Recognising the potential these areas have for facilitating DE systems, the Council expects that new major development located within 500 metres of a ‘connection zone’, and new minor new-build development within 25 metres, will be designed for connection to a DE network. Development should be designed to both enable connection and maximise the efficiency of the connection in terms of energy flows.

- 4.43 Haringey’s DE ‘connection zones’ may be updated over time, reflecting the latest available heat mapping evidence, to ensure that DEN opportunities facilitated by new development are fully maximised.
- 4.44 The Council will assess development proposals having regard to the technical design and construction principles and district heating standards set out in the Mayor’s ‘London Heat Network Manual’ (2014), or any such equivalent guidance that may supersede it. This includes design principles for secondary side heating and cooling systems.

Map 4.3 Potential Decentralised Energy Network Hubs



- 4.45 Further detailed requirements for DE network development, particularly for specific strategic sites essential to the delivery of Haringey’s spatial strategy, may be set out in other Local Plans, including Site Allocations and Tottenham Area Action Plan documents.
- 4.46 The Council may in the future investigate the potential for using Community Infrastructure Levy funding to support the development of strategic DE network infrastructure.

- 4.47 It is important that consumers are appropriately protected in respect of heat and energy service, particularly where households or businesses are reliant on communal or district heating and energy systems. The Council therefore strongly encourages the use of Customer Charters to ensure clarity of expectation on service standards, including for system maintenance and end user pricing. Such charters can be of key benefit to more vulnerable customers (for example, those in or at risk of fuel poverty). The district heating industry has recently engaged with consumer representatives to develop draft proposals for an Independent Heat Customer Protection Scheme. This emerging scheme could establish common standards across the UK. In the interim, the Combined Heat and Power Association (CHPA) has published a standardised heat customer charter which the Council considers is good practice guidance for service providers.

Policy DM31 Overheating and Cooling

- A. **All proposals for new minor development (excluding householder development) will be required to demonstrate how they will reduce potential overheating and limit reliance on mechanical air conditioning systems, having regard to the cooling hierarchy.**

- 4.48 The NPPF emphasises that new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change.
- 4.49 The London Plan requires the application of the cooling hierarchy for major development proposals. This Local Plan policy broadens the scope of the requirement to cover all new minor development, excluding householder development, recognising that smaller developments should also respond to climate change adaptation. Integrating the cooling hierarchy into the design process will help to ensure that buildings are better equipped to manage their cooling needs, in energy efficient ways, over their lifetime.
- 4.50 For the purpose of this policy, the cooling hierarchy follows that which is set out in the London Plan, as follows:
- 1 Minimise internal heat generation through energy efficient design
 - 2 Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls
 - 3 Manage the heat within the building through exposed internal thermal mass and high ceilings
 - 4 Passive ventilation
 - 5 Mechanical ventilation
 - 6 Active cooling systems (ensuring they are lowest carbon options)
- 4.51 Measures at the highest priority level of the cooling hierarchy should be applied to the fullest extent possible before relevant measures at the next level are considered.
- 4.52 Further details on the implementation of design solutions to address overheating **and cooling are set out in the Council's Sustainable Design and Construction SPD.** In addition, the Greater London Authority is developing relevant guidance with the

Chartered Institute of Building Engineers which, once published, should also be referred for information.

- 4.53 To demonstrate compliance with this policy, developers should submit supporting evidence within their Sustainable Design and Construction Statement, including an explanation of how the principles of the cooling hierarchy have influenced the design, and where appropriate, results of the EPC overheating calculator as associated with the Code for Sustainable Homes.

Policy DM32 Living roofs and green walls

A. All proposals for new development will be required to use available roof space and vertical surfaces to maximise the provision for living roofs and green walls, as far as reasonably practical, subject to other planning considerations.

- 4.54 The use of vacant roof space and vertical surfaces for urban greening can make an important contribution to climate change adaptation, particularly with the beneficial cumulative effect of individual developments. The Council will seek to ensure that all proposals for new development fully consider the opportunities for incorporating urban greening measures, where feasible.
- 4.55 Living roofs (green and brown roofs) and green walls offer many environmental benefits, particularly in improving the thermal performance of buildings, reducing on-site energy demands and limiting the 'urban heat island' effect. They also contribute to sustainable drainage by absorbing rainfall and reducing runoff. In addition, living roofs and green walls provide biodiversity benefits and help improve public amenity.
- 4.56 The Council will strongly encourage the incorporation of urban greening measures where vertical surfaces face public spaces, particularly to enhance the visual appearance of buildings and improve public amenity. However, it is recognised that living roofs and walls may not be appropriate in certain settings, such as Conservation Areas, and the policy will be applied subject to individual site circumstances.
- 4.57 Detailed design considerations and further guidance on the implementation of this policy are set out in the Council's Sustainable Design and Construction SPD. The London Plan guidance on Sustainable Design and Construction should also be referred.
- 4.58 In addition, applicants are encouraged to refer the GRO Green Roof Code (2014), which is accepted as good practice guidance.

Policy DM33 Improving the Sustainability of Heritage Assets

- A. The Council will support works to improve the energy efficiency of heritage buildings and assets through sustainable design and construction techniques, provided they respect the heritage significance of buildings, their detailing and material, and do not harm their structural integrity or natural thermal behaviour.
- B. The Council will encourage loft, floor and internal wall insulation where these would not have an adverse effect on the fabric of the building, including listed buildings.
- C. The Council will apply a general presumption against external insulation on listed buildings.
- D. Within conservation areas and on other non designated heritage assets, the Council will consider external wall insulation only if:
 - a. it is discrete and proposed on hidden or less important facades such as the rear elevation or a rendered facade;
 - b. matches the appearance of the existing building, or group of buildings;
 - c. detailed appropriately, including replicating windows, doors and any other architectural and decorative features.
- E. Where permission or consents are required for changing windows, the Council will:
 - a. Seek the retention and repair of existing traditional windows such as timber casement, sash windows and metal windows, especially on statutorily listed buildings.
 - b. Permit installation of secondary glazing only if they are designed to appear discrete and are reversible.
 - c. Only permit replacement with new windows where existing windows are considered to be beyond repair; or would be of a higher quality replacing previous inappropriate and poorer quality windows.
- F. Within conservation areas, especially those protected by Article 4 directions, or on locally listed buildings, the Council will encourage the reinstatement of traditional windows. New double glazed timber or high quality metal windows may be permitted where these match the original window details and do not result in unsuitably thick frames or glazing bars.
- G. The installing of microgeneration equipment on historic buildings, will only be permitted if:
 - a. Works do not disrupt the way the building performs in terms of moisture movement and breathability, or affect its structural integrity.
 - b. Any equipment or free standing installations are installed at discrete locations and do not harm the character and appearance of the historic environment or its setting.

c. Installations are reversible and have a minimal impact on the historic fabric.

- 4.59 The Council is keen to support sustainable design and construction methods, particularly to improve the energy efficiency of buildings. Traditionally constructed buildings contain a considerable amount of embodied energy. In order for their continued use in the future, without risking fuel poverty, it is preferable that buildings are adapted with viable interventions in order to improve their energy performance.
- 4.60 Energy efficiency requirements are included in Part L of the Building Regulations. However, certain classes of historic buildings are expressly exempted from the need **to comply with Part L where 'compliance would unacceptably alter their character and appearance'**. These comprise buildings:
- Listed in accordance with section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
 - In a conservation area designated in accordance with section 69 of that Act; or
 - Included in the schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological Areas Act 1979
 - Are of architectural and historical interest and are covered in a local authority's development plan or local development framework;
 - Are of architectural and historical interest within national parks, areas of outstanding natural beauty etc;
 - Of traditional construction with permeable fabric that both absorbs and readily allows the evaporation of moisture.
- 4.61 Whilst some historic buildings may not be suited to certain energy efficiency improvements, they are not exempt from the potential to mitigate or adapt to the effects of climate change. The Council believes that it is possible to reduce energy loss, even in traditionally built buildings without compromising their historic and architectural character. The principle lies in balancing their character, retention of original fabric, energy conservation and the needs of the current and future occupiers.
- 4.62 Traditionally constructed buildings perform differently to those constructed with most modern methods. Whilst modern buildings are commonly like sealed units without natural air circulation, often requiring mechanical ventilation, the construction of older buildings makes them more porous and naturally ventilated, so **they 'breathe'**. **They generally include softer materials such as lime based plasters and mortars** which respond to air and moisture differently to many of the hard and impermeable materials used in modern buildings, such as cement mortar.
- 4.63 It is, therefore, important that when proposing any works to modify an older building, its construction, condition and performance are appropriately understood. This would enable a cost-effective and targeted approach that would achieve the desired efficiency while preserving the fabric of the building. When alterations for energy conservation are proposed, regard should be given to:

- Ensuring that the building is well understood, to avoid damage
- Minimising disturbance to existing fabric
- Making the changes easily reversible without damaging the existing fabric (especially changes to services)
- Appreciating that some buildings or parts of buildings are of such quality, importance or completeness that they should not be altered at all save in the most exceptional circumstances.

4.64 There are several simple ways of improving thermal efficiency of an existing and historic building, including behavioural changes such as using appliances efficiently, using energy- efficient bulbs and programming heating controls appropriately. Larger works include the following techniques.

Draught-proofing

4.65 Large amounts of energy can be lost through gaps in construction and can offset any valuable upgrading work which might have been carried out elsewhere on a building. It is therefore considered to be the first step in preparing proposals for upgrading the energy efficiency of older buildings and includes repairing of cracks and holes in construction and later service installations.

4.66 The majority of these improvements can be carried out at relatively low cost and with limited disruption and do not require permission. However, in some instance Listed Building Consents may be required. They will also significantly enhance the comfort of the building for its users, and can reasonably be expected to offer significant savings on fuel bills. At the same time care should be taken to provide an adequate amount of ventilation to control internally generated moisture. This can include repair and reopening of existing or sensitive installation of ventilation slots for **“trickle ventilation” or controlled ventilation.**

Insulation of walls and roofs

4.67 Consent would be required for application of both external and internal insulation applied to the walls of a listed building. Consent would also be required for external insulation applied to a building within a conservation area and to any building that would materially change its appearance. Upgrading works should create minimum damage to the building, where possible by using existing voids and largely reversible techniques and detailing. The use of insulation materials which are highly compatible with traditional permeable construction will also minimise risks. The following are examples which will offer significant thermal benefits:

- Loft space insulation
- Insulation of suspended timber floors
- Insulation of cavity walls

4.68 In most cases suitable internal insulation would be preferred, such as natural materials like sheep wool etc. External insulation would always be unacceptable on listed buildings. However, within conservation areas, it may be possible to achieve external wall insulation on rendered, rear or less visible facades, where the change in the appearance of the building would not have any detrimental impact on the architectural integrity of the building or the streetscene of the area. Where

acceptable, care should be taken that window frames, cill and lintel details, doors, frames, porches as well as other architectural details such as quoins, dentil courses are appropriately reconstructed to a high quality finish.

Upgrading windows

- 4.69 The conservation of traditional fenestration is very important in context of heritage assets. Replacing traditional single-glazed sash windows with double-glazed PVCu windows or triple glazed units can be very damaging to the special character and appearance of the building.
- 4.70 The fundamental objections, amongst many, are that the frame sections are much thicker and heavier in appearance and the glazing bars are extremely poor facsimile of strips stuck to the front face. The production of PVCu requires the use of hazardous chemicals, releases harmful additives and creates toxic wastes. These are also released in the eventual disposal of the windows which at present only have a life of about 10 to 15 years. Thus they are not sustainable and are environmentally damaging.
- 4.71 In all circumstances, installation of secondary glazing would be preferred to replacement as this can insulate effectively whilst also limiting draughts (air infiltration). Well designed secondary glazing units can be both discreet and reversible. Installation of double glazed timber or metal units would in most cases require replacement of the window, particularly where they have narrow fine glazing bars that are unable to accommodate the thickness of the double glazing unit. It is sometimes possible to incorporate the thinner double-glazing systems into existing frames, particularly timber or metal casements. If fitting into double hung sash windows the extra weight has to be allowed for.
- 4.72 Old glass is of interest and is becoming increasingly rare. Modern production techniques and the glass used for modern double or triple glazing differ significantly from those in older single glazing. Modern glass has a flatter, more reflective quality than older glass. Where old glass survives, it should be retained and alternative means of thermal improvement considered.

Renewable energy

- 4.73 There are various ways building owners can harness natural resources such as sunlight and wind power to heat their homes. The production of low carbon energy on a small scale such as this is known as microgeneration. Whilst these technologies should be considered for all new developments, some can also be installed into existing buildings. The aim is therefore to accommodate renewable energy equipment where possible, in ways which do not adversely affect the historic environment, including individual buildings and conservation areas. Listed building consent will be required to install equipment onto a listed building and on buildings within the curtilage of a listed building.
- 4.74 Whether upgrading the building or installing microgeneration equipment, the principles of minimum intervention and reversibility should always be adopted. Historic fabric should not be disturbed or destroyed. It should be recognised that not all buildings can be upgraded and that not all conventional methods will be appropriate for historic buildings. Where possible, equipment should be located on a

separate building or on the least sensitive part of a building, for example on a later extension.

Policy DM34 Environmental Protection

Air Quality

- A. All development should be designed to mitigate its impact on air quality, both during the construction process and lifetime of the development. Where adequate mitigation is not provided and/or is not practical planning permission may be refused.
- B. Air quality assessments will be required for all proposals for major development and other development proposals, where appropriate.

Noise and Vibration

- C. The Council will seek to ensure that new noise sensitive development is located away from existing or planned sources of noise pollution. Potentially noisy developments may be refused if it cannot be suitably demonstrated that measures will be implemented to mitigate its impact.
- D. A noise assessment will be required to be submitted if the proposed development is a noise sensitive development, or an activity with the potential to generate noise.

Light Pollution

- E. Development proposals that include external lighting must mitigate potential adverse impacts from such lighting. Where relevant, proposals will be required to submit details demonstrating that external lighting is:
 - a. Appropriate for its purpose in its setting;
 - b. Designed to minimise and provide protection from glare and light spillage, particularly to sensitive receptors such as residential properties and natural habitats; and
 - c. Energy efficient.

Contaminated Land

- F. Proposals for new development will only be permitted where it is demonstrated that any risks associated with land contamination, including to human health and the environment, can be adequately addressed in order to make the development safe.
- G. All proposals for new development on land which is known to be contaminated, or potentially contaminated, will be required to submit a preliminary assessment to identify the level and risk of contamination and, where appropriate, a risk management and remediation strategy.

Hazardous Substances

- H. Proposals for development of new hazardous installations, or development of sites located within the vicinity of existing installations, will only be permitted where it is demonstrated that necessary safeguards are incorporated to ensure the development is safe.

Air Quality

- 4.75 Like other London boroughs, Haringey experiences poor air quality. Air pollution in Haringey is due mainly to the vast number of vehicles that travel through the borough, as well as the dense clustering of buildings which not only emit pollution but also prevent it from dispersing. In addition, local air quality is affected by pollution generated outside of the borough boundary. Poor air quality is a public health issue that is linked to the development of chronic diseases. Planning policies can help to reduce or mitigate air pollution and residents' exposure to it.
- 4.76 Haringey's Local Plan: Strategic Policies (2013) supports the Council's air quality objectives, particularly in terms of minimising road transport pollution, for example, by setting strategic policies that aim to focus new development in highly accessible locations and promoting sustainable transport. However, further policies are needed to explain how individual new developments can reduce impacts on air quality.
- 4.77 The whole of Haringey is a designated Air Quality Management Area (AQMA) for the pollutants nitrogen dioxide (NO₂) and particulate matter (PM₁₀). Haringey's Air Quality Progress Report (2012) sets out evidence which confirms the need to maintain the AQMA designation. The Council's Air Quality Action Plan (2011) identifies actions and mitigating measures necessary to help meet national air quality objectives for NO₂, PM₁₀ and other pollutants. It reflects the Government's Air Quality Strategy as well as the Mayor's Air Quality Strategy, 'Clearing London's Air' (2010).
- 4.78 As Haringey is an AQMA it is expected that proposals for new development will consider air quality, both in the design and operation of the development over its lifetime. This includes consideration of adverse impacts on potential site occupiers as well on the wider local area.
- 4.79 Some types of uses are very sensitive to air pollution, such as schools, hospitals and residential uses, particularly those for elderly people. Developments for sensitive uses should be located away from major sources of air pollution.
- 4.80 The GLA and London Council's Best Practice Guidance on 'The Control of Dust and Emissions from Construction and Demolition' should be referred until such time it is replaced by equivalent guidance, such as the proposed London Plan supplementary guidance.

Noise and vibration

- 4.81 Noise pollution has a major effect on amenity and health and therefore the quality of life in general. Its effect can be minimised by separating new noise sensitive development from major noise sources, by separating new noisy development from

existing noise sensitive development and by taking measures to reduce any impact. Noise sensitive development includes housing, schools and hospitals.

- 4.82 Any mitigation measures should be incorporated into the design prior to the submission of an application.

Light pollution

- 4.83 Artificial external lighting offers many benefits. It helps to provide a safe environment for a range of activities such as driving, walking and cycling. It extends opportunities for sport and recreation by enabling night time use of facilities. As well, lighting can enhance the visual appearance of buildings and townscapes.
- 4.84 However, artificial light is not always necessary and has the potential to become **what is termed 'light pollution' or 'obtrusive light', when poorly designed fixtures project light where it is not intended or reflect light upwards into the night sky.** Apart from energy wastage, which can contribute to climate change and high running costs, **lighting can adversely impact on people's quality of life as well as wildlife.**
- 4.85 The Council will therefore seek to control the use of external lighting in proposals for new development, including for: illuminated signs and advertisements, security and floodlights, decorative lighting and other illuminations.
- 4.86 Details of lighting schemes should be in line with established industry guidance, which is currently set out by the Institute of Lighting Professionals.
- 4.87 This policy is separate from statutory artificial light nuisance controls relevant to the Clean Neighbourhoods and Environment Act 2005 and Environmental Protection Act 1990.

Contaminated land

- 4.88 Through environmental health legislation the Council is responsible for ensuring that land is inspected for contamination and made suitable for current and future uses. The National Planning Policy Framework also provides a role for the planning system in this regard. It stresses the need for policies to ensure that new development is compatible with its location. The NPPF also makes clear that developers and/or landowners are responsible for securing safe development where a site is affected by contamination. Further, the London Plan (2011) requires measures to ensure that development on previously contaminated land does not activate or spread contamination.
- 4.89 Due to the largely urban character of Haringey and need to promote a sustainable pattern of growth, new development will generally be focussed towards areas of previously developed and brownfield land. Many of these areas have been in industrial use at some point and potentially exposed to pollutants. As well, there are a few former landfills and public utility sites situated in different areas of the borough. There is a risk that land at or in proximity to sites where new development is proposed is contaminated, and this needs to be effectively managed.
- 4.90 **Haringey's Contaminated Land Strategy (2004)** sets out how the Council will deal with potentially contaminated sites. It also summarises the locations where previous land uses may have led to land contamination. The Council will seek to advise those

proposing development or new uses on sites with known or potential land contamination issues as early as possible in the planning process, consulting with the Environment Agency as appropriate.

- 4.91 A preliminary land contamination assessment (desk top study) will be required to identify the nature and extent of contamination. It must suitably demonstrate that potential risks have been identified and assessed, including consideration of previous and existing uses of the site and adjacent land.
- 4.92 Where the preliminary assessment identifies a significant harmful risk to human health or the environment, the Council will require submission of a risk management and remediation strategy, to be informed by a more detailed site investigation. The strategy should focus on the most appropriate measures for the site in question, highlighting where risks are not sufficient to warrant remedial action and where remedial intervention measures are necessary.
- 4.93 A risk management and remediation strategy will also be required for proposals that pose a significant new risk of contamination. The strategy must identify the measures to be put in place to minimise that risk and also set out proposed actions for remediating the site in the future.
- 4.94 A site must be remediated to a level that is appropriate to the use being proposed on it. The most **sensitive uses are housing, schools, nurseries, hospitals, children's play areas and allotments**. At a minimum, remediation must ensure that the land, after development, is not capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990.
- 4.95 All remediation works will need to be fully implemented, along with arrangements in place to monitor their effectiveness. Evidence of this will need to be provided in a verification report to the satisfaction of the Council. Where land is identified as contaminated or potentially contaminated, planning permission will be subject to planning conditions in order to ensure the development is fit for use and does not pose any risk to human health and the environment, including controlled water, or structures (local receptors).

Hazardous substances

- 4.96 The Planning (Hazardous Substances) Act 1990 and the Town and Country Planning (Local Development) (England) Regulations (2012) make clear the need to prevent major accidents and to limit the consequence of accidents, so as to not increase risk to people and protect the natural environment. These objectives are also reflected in the National Planning Policy Framework.
- 4.97 Hazardous installations comprise a range of chemical process sites, fuel and chemical storage sites, and pipelines. It is important that any risks associated with the development of hazardous installations, or development near them, are appropriately considered through the planning process.
- 4.98 Haringey Council is a hazardous substance authority and in this role, it grants consent for hazardous installations, specifying the nature and quantity of hazardous substances that can be kept at any installation. The Council will consult the Health and Safety Executive on all applications for hazardous substances consent. The

Council will also take the opportunity to review relevant existing consents granted to ensure they reflect current conditions and the physical capacity of the site.

- 4.99 In considering planning applications for development which may involve hazardous substances, or for development near hazardous installations, the Council must be satisfied that proposals will not constitute a hazard to existing communities or the local environment. The Council will seek the advice of the Health and Safety Executive (HSE), as well as the Environment Agency and other organisations, as appropriate, when considering the potential risks.
- 4.100 The HSE have defined consultation zones around hazardous installations. Applicants may be required to submit risk assessments to demonstrate that appropriate safeguards will be incorporated into the development. The standing advice published by the Health and Safety Executive should be referred. For the purpose of this policy, development of new hazardous installations also includes the intensification of use of existing premises which involve the use or storage of hazardous substances.

Water management

Policy DM35 Managing and Reducing Flood Risk: Key principles

- A. The Council will ensure that all proposals for new development avoid and reduce the risk of flooding, and do not increase the risk of flooding elsewhere.
- B. All proposals for new development will be required to:
- a. Be appropriately located and informed by a site specific Flood Risk Assessment (FRA) in flood risk areas;
 - b. Ensure there is no net loss of flood storage on site or provide for adequate compensatory flood storage off site where circumstances allow;
 - c. Manage and reduce surface water run-off, in line with Policy DM35 (Sustainable Drainage Systems) and Policy DM36 Critical Drainage Areas);
 - d. Preserve overland flood and flow routes, and further contribute to naturalising watercourses where opportunities arise, in line with Policy DM38 (Watercourses & Flood Defences); and
 - e. Manage water and waste water discharges, in line with Policy DM39 (Managing Drainage Connections and Waste Water).

Policy DM36 Flood Risk Assessments

- A. Proposals for new development must submit a site specific Flood Risk Assessment (FRA), as required by national policy. Taking account of all potential sources of flooding, the FRA should:
- a. Provide sufficient evidence for the Council to assess whether the requirements of the Sequential Test and Exception Test, where appropriate, have been satisfied;

- b. Subsequent to passing the relevant Tests, demonstrate the application of a sequential approach for the development of individual sites, to ensure that the most vulnerable land uses are located in areas of the site that are at lowest risk of flooding; and
- c. Set out how mitigation measures will be incorporated on site to manage residual flood risk, where appropriate.

- 4.101 **The North London Strategic Flood Risk Assessment (SFRA) Level 1, Haringey's SFRA Level 2 and Surface Water Management Plan (SWMP)** provide local evidence of all forms of flooding including fluvial, surface water, groundwater, sewers and reservoirs.
- 4.102 For the purposes of the policies in this section, flood risk areas are defined as Flood Zones 2 and 3 (for fluvial flooding), and areas at risk from other sources of flooding identified in evidence including the SFRA and SWMP.
- 4.103 **In line with the National Planning Policy Framework (NPPF), Haringey's Local Plan** policy SP5 sets out that the Council will seek to direct new development to those areas in the borough which are at lowest risk of flooding. This policy should be read in conjunction with Local Plan policy SP5
- 4.104 As part of the preparation of the Local Plan, a Sequential Test was carried out to assist in identifying suitable future areas for development within the borough, including Growth Areas and Areas of Change. Further Sequential Tests were undertaken on sites in the Site Allocations Local Plan. Allocated sites that have passed the Sequential Test will not need to apply the test again, unless the proposed development is not consistent with the allocated land use
- 4.105 For those sites which are not included as designated Site Allocations, the Council will apply the requirements of the Sequential and Exception Tests contained within the NPPF and associated technical guidance.
- 4.106 In line with national policy, a site specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding.
- 4.107 **Applicants should refer the Environment Agency's published standing advice on** flood risk when preparing site-specific Flood Risk Assessments.
- 4.108 On passing the Sequential and Exception Tests, a sequential approach should be applied to proposals on a site basis as part of the Flood Risk Assessment. The sequential approach will help to further minimise risk by locating the most vulnerable development types to the least risky areas within a site boundary.
- 4.109 Consideration should be given to the design and layout of development. This is particularly important in managing residual flood risks, which are those that remain after the application of the sequential approach and other mitigating measures.

Design features may include flood resistant and resilient construction. However, the incorporation of such construction measures will not warrant justification for development in inappropriate locations. In **addition, Haringey's Strategic Flood Risk Assessment Level 2** sets out evidence of the flood characteristics in the borough (including flood depth, velocity, rates of inundation and duration of flooding) which should be referred in the preparation of Flood Risk Assessments.

Policy DM37 Sustainable Drainage Systems

- A. All proposals for new development must seek to manage surface water as close to its source as possible, in line with the London Plan drainage hierarchy.
- B. The Council will require Sustainable Drainage Systems (SuDS) to be sensitively incorporated into new development by way of site layout and design, having regard to the following requirements:
 - a. All major development proposals will be required to reduce surface water flows to a greenfield rate of run-off for a 1 in 100 year storm event;
 - b. All minor development proposals should aim to achieve a greenfield rate of run-off and, at a minimum, achieve a 50 per cent reduction on existing site run-off rates; and
 - c. All other development should seek to achieve a greenfield rate of run-off and include at least one 'at source' SuDS measure resulting in a net improvement in water quantity or quality discharging to a sewer.
- C. In addition, where Sustainable Drainage Systems are implemented they will be expected to:
 - a. Meet **the requirements set out in the Council's guidance until such time National Standards are in place;**
 - b. Incorporate measures identified in the Surface Water Management Plan;
 - c. Be designed to maximise biodiversity and local amenity benefits, and where appropriate, ensure that SuDS techniques provide for clean and safe water at the surface; and
 - d. Function effectively over the lifespan of the development.
- D. Where SuDS cannot be implemented due to site constraints (such as land contamination or space limitations), justification must be provided along with proposed alternative sustainable approaches to surface water management.

4.110 Haringey's Strategic Flood Risk Assessment has identified surface water run-off as the greatest risk to the borough with regard to flooding.

4.111 Surface water run-off is the excess water that flows off the land as a result of rainfall, which is unable to filter through the soil. Surface water flooding occurs when high

intensity or prolonged rainfall generates run-off which flows over the surface of the ground and ponds in low lying areas. It can be especially problematic when the ground is saturated or when the drainage network has insufficient capacity to cope with the additional flow. Climate change is projected to increase the frequency and intensity of heavy rainfall events, placing greater pressure on traditional drainage systems.

- 4.112 All development has the potential to increase the risk of surface water flooding. Even smaller developments can contribute to overall run-off when their combined effect is considered, particularly where there are a lack of permeable surfaces. Therefore, in addition to major developments, the Council will seek to ensure that proposals for minor, householder and other types of development, including residential and commercial extensions and conversions, contribute to a reduction in the rate of surface water run-off.
- 4.113 SuDS are an important tool in managing surface water flood risk. SuDS mimic natural drainage systems and retain water at or near a site when rain falls. This in contrast to conventional drainage approaches, which tend to pipe water off site as quickly as possible. SPDS offer significant advantages over piped drainage systems. They reduce the rate and quantity of surface water run-off, improve the quality of run-off and provide biodiversity and amenity benefits through natural design features.
- 4.114 The Government is currently working with the Environment Agency to develop a set of National Standards for sustainable drainage. The Council will apply these to inform local standards once they are in place. Until such time, all SuDS should be **consistent with the guidance and considerations set out in Haringey's Sustainable Design and Construction SPD (2013)**. In addition, proposals should seek to manage surface water run-off as close to its source as possible, in line with the London Plan drainage hierarchy. Applicants will be expected to demonstrate that SuDS will function effectively over the lifespan of the development, for example, by ensuring adequate arrangements for their management and maintenance.
- 4.115 It is recognised that SuDS techniques will depend on site characteristics and the type of development proposed. Where SuDS cannot be implemented due to site constraints (such as land contamination or space limitations), justification must be provided along with proposed alternative sustainable approaches to surface water management.
- 4.116 As well as managing flood risk, SuDS can be of added local benefit by enhancing biodiversity and amenity with deliberate design treatments. Proposals should seek to maximise the value of SuDS by making use of their features, such as green space and clean water at the surface, to improve the value of landscapes and to strengthen sense of place.
- 4.117 **Major schemes must be designed to reduce flows to a 'greenfield rate' of run-off rate, where feasible.** A greenfield run-off rate is one that reflects the natural rate of water run-off from a site before development. The volume of run-off that must be stored on site should be calculated based on the nationally agreed return period value of a 1 in 100 year storm event (including an appropriate allowance for climate change). If it is suitably demonstrated that these requirements cannot be achieved,

for example, by reasons of site condition or financial viability, then run-off rates should be minimised as far as possible. The fact that a site is previously developed and has an existing high run-off rate will not constitute justification.

- 4.118 In September 2014, the Department for Environment, Food and Rural affairs issued **a consultation on 'Delivering Sustainable Drainage Systems'**, setting out approaches to meet requirements of the Flood and Water Management Act 2010. It indicated **the Government's intention not to proceed with its program of establishing a SuDS Approval Body within a Lead Local Flood Authority**. Rather, there will be a renewed focus on delivering sustainable drainage through the strengthening of planning policy and guidance. Any outcomes of this emerging national policy framework will need to be reflected **in the Council's Local Plan documents**

Policy DM38 Critical Drainage Areas

- A. All proposals for new development within a Critical Drainage Area (CDA) will be required to incorporate measures to reduce the overall level of flood risk in the CDA.
- B. Proposals for new development within Local Flood Risk Zones must include a statement describing how flood risk issues have been addressed. The Council may require a further site-specific Flood Risk Assessment (FRA) to assess risk, particularly from surface water flooding.

- 4.119 Haringey has prepared a Surface Water Management Plan (SWMP), which identifies areas in the borough that are at greatest risk of surface water flooding. These are known as Critical Drainage Areas (CDA), and within these areas, there are Local Flood Risk Zones (LFRZ), which represent the extent of predicted flooding in specific locations. The SWMP identifies 9 CDAs within the borough. It is important that new developments appropriately respond to managing flood risk in these locations.
- 4.120 Proposals for sites located within LFRZ must include a planning statement addressing flood risk. The Council may require a further site-specific Flood Risk Assessment to assess the risk of flooding, subject to site location and extent of flood risk. Applicants are encouraged to liaise with the Council at the pre-application stage in order to help identify planning application requirements.
- 4.121 Planning statements and FRAs should be commensurate with the nature and scale of the proposed development as well as the assessed risk of flooding. In particular, emphasis should be placed on ensuring that surface water runoff from the site does not heighten flooding in the CDA, and providing assurance of safety in terms of development layout and design.

Policy DM39 Protecting and Improving Groundwater Quality and Quantity

- A. The Council will seek to protect and improve the quality and quantity of groundwater resources within the borough by:
- a. Requiring all proposals for new development to identify existing and potential new sources of groundwater pollution, and where appropriate, submit a relevant desktop study to demonstrate this has been fully considered, including on sites with an historic legacy of contamination;
 - b. Ensuring proposals do not adversely impact on groundwater quality, either by design, construction or operation;
 - c. Ensuring proposals apply appropriate construction techniques to limit disturbance to natural groundwater flows; and
 - d. Refusing proposals for new development in Source Protection Zones (SPZ) where there would be an unacceptable risk to groundwater.

4.122 The European Water Framework Directive sets out objectives for protecting and enhancing surface and groundwater quality. Groundwater bodies are classified under the Directive and the Council has a duty to ensure this important resource is protected.

4.123 Sites that have an historic legacy of contamination should be properly investigated, and if contamination is found, developers will be expected to prepare and implement a remediation strategy, in line with DMP32 Environmental Protection.

4.124 There are a number of groundwater abstraction points in Haringey which are used for public water supply. These require protection from existing and potential new sources of pollution so that groundwater quality can be maintained. The Environment Agency has identified and mapped Source Protection Zones (SPZs) and aquifers within the borough. Managing risk to groundwater contamination is particularly important in these areas.

4.125 New development should not propose unsuitable drainage measures, such as infiltration, which could adversely impact on water quality. Furthermore, where development involves the construction of foundations and piling, these must not create pathways for contamination.

4.126 Further details on implementation of this policy are set out in Environment Agency guidance, currently Groundwater Protection: Policy and Practice (GP3).

Policy DM40 Watercourses and Flood Defences

- A. Where a watercourse is contained within a site boundary, new development will be required to contribute to naturalising the watercourse and river restoration, as well as enhancing biodiversity, in line with the provisions of the Thames River Basin Management Plan and the London River Restoration Action Plan.
- B. There will be a general presumption against proposals which adversely affect the natural functioning of main rivers and ordinary watercourses,

including through culverting.

- C. On sites with culverted watercourses, proposals for new development will be expected to investigate and, where feasible, secure the implementation of measures to restore sections of the watercourse.
- D. The Council will seek to maintain and improve the functional integrity of flood defences in the borough. All new development will be required to:
 - a. Be set back at a distance of 8 meters from a main river and 5 meters from an ordinary watercourse, in order to provide an appropriate buffer zone which must be free of any permanent structure;
 - b. Investigate opportunities to remove hard flood defences, particularly where these are deteriorating or in need of repair or rebuilding, through the creation of more natural banks and setbacks; and
 - c. Undertake a condition survey of any existing flood defence on site in order to demonstrate that it would provide adequate protection for the lifetime of the development, and make provision for repairs if necessary, including through legal agreements with the Council to towards such strategic infrastructure.

- 4.127 For the purpose of this policy, the term watercourse applies to both main rivers and ordinary watercourses. Main rivers are usually larger streams and rivers, whereas ordinary watercourses refer to every river, stream, ditch, drain, cut, dyke, sluice, sewer (other than a public sewer) and passage through which water flows, but which does not form part of a main river.
- 4.128 Proposals should restore watercourses to a more natural state, where feasible. Naturalised watercourses can help to reduce the speed of water run-off and offer greater capacity for flood storage. River corridors contribute to the network of green infrastructure, ensuring continuity of habitats and other green spaces. They also offer benefits for local amenity.
- 4.129 Sites with existing culverts will be expected to investigate the feasibility of de-culverting within the Flood Risk Assessment. There are opportunities within Tottenham and Northumberland Park, and in particular, the Moselle Brook and Stonebridge Brook which are both heavily modified waterbodies and largely in culvert.
- 4.130 The Thames Basin River Management Plan aims to prevent the deterioration and improve the quality of London's waterways. The plan's objectives and actions for watercourses in Haringey should be considered for all new proposals that could potentially impact on water quality.
- 4.131 Haringey lies in the Lower Lee River catchment and the River Lee has historically suffered from poor water quality. Further, the River Lee, Pymmes Brook and Moselle Brook are currently classified as having 'moderate' ecological status, and steps are needed to enable them to reach 'good' status.

- 4.132 The River Restoration Action Plan sets out details on the local opportunities to restore sections of the River Lee. It is updated regularly and applicants should refer the Action Plan where relevant.
- 4.133 New development needs to be set back from watercourses and flood defences in order to provide an appropriate buffer zone, particularly to ensure the natural functioning of watercourses. Buffer zones offer many benefits, including for flood resilience and biodiversity. Adequate space is also needed to allow for access and maintenance of flood defences. Buffer zones should be left free of any permanent structures and carefully integrated with new developments, particularly to maximise their amenity value.

Policy DM41 Managing Drainage Connections and Waste Water

- A. The Council will seek to ensure that there is adequate surface water, foul drainage and sewerage treatment capacity to serve all existing and new developments. All proposals for new development will be required to:
- a. Demonstrate that the local public sewer network has adequate capacity to serve the proposed and existing developments; and where such capacity does not exist, provide for suitable alternative arrangements for discharging water; and
 - b. Ensure the separation of surface and foul water systems, including by investigating and rectifying any identified misconnections.
- B. The Council will give preference to mains drainage and will seek to restrict the use of non-mains drainage, particularly in Source Protection Zones, in line with Environment Agency guidance.
- C. Where non-mains drainage is proposed, a foul drainage assessment will be required to ensure the most sustainable drainage option will be implemented.
- 4.134 Sewerage infrastructure is essential for flood defence. As well, misconnections to the sewer system contribute to water pollution, and the Council will seek to improve water quality by ensuring that site drainage is appropriately addressed.
- 4.135 The impact of sewer flooding is generally localised to where a blockage or failure of a sewer network occurs. Historic records indicate that areas in Tottenham, Crouch End, Highgate, Muswell Hill have flooded due to sewers.
- 4.136 Where a proposed development increases the demand for service infrastructure, it must be demonstrated that sufficient capacity already exists, or that extra capacity will be provided. Where there is a capacity issue and no improvements are programmed by the water and/or sewerage undertaker, then the applicant / developer needs to contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development.
- 4.137 In some circumstances, the Council may require that a water supply and/or drainage strategy is prepared by the applicant / developer, in liaison with the water and /or sewerage undertaker.

- 4.138 Joint working will be necessary between the Council, Thames Water and Environment Agency to ensure that development proposals discharge into the sewer network in a suitable manner, and that any planned infrastructure improvement works are considered in a coordinated manner.
- 4.139 A major upgrade is being planned by Thames Water for the Deephams Sewage Works during the plan period, to meet new environmental standards and to accommodate growth within the catchment, including Haringey. The principle of the upgrade is supported as being necessary to deliver infrastructure to meet existing and future wastewater demands.
- 4.140 It is the responsibility of the applicant or developer to make proper provision for drainage to a suitable sewer.
- 4.141 In respect of surface water, the Council will expect that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where it is proposed to discharge to a public sewer, prior approval from Thames Water will be required.

Transport and parking

- 4.142 The policies aim to guide new development to locations where it can best be served by walking, cycling and public transport. Overall our transport policies are aimed at supporting sustainable transport such as public transport, walking and cycling through, for example, the design of development schemes and restrictions on car parking provision. The Council aims to ensure that all sections of the community, particularly the disadvantaged, have access to the widest possible range of employment, housing, shopping, recreational, medical, cultural and social facilities.

Policy DM42 Sustainable Transport

- A. The Council will require that developments with high trip generating characteristics locate where public transport accessibility is high and car parking is minimised to mitigate generated car travel.
- B. The Council will support the protection, improvement and creation of pedestrian and cycle routes in the borough to encourage walking and cycling both as a means of transport and as a recreational activity. The Council will also encourage improved links between pedestrian and cycle routes and public transport facilities, particularly at transport hubs.
- C. The Council will require the submission of a Travel Plan and a Transport Assessment/Statement in support of development proposals in accordance with the Transport for London thresholds⁷

⁷ Transport for London website <https://www.tfl.gov.uk/info-for/urban-planning-and-construction/travel-plans>

- 4.143 **Many of the borough's roads suffer from high levels** of traffic congestion over much of the working day. With demand for more housing and increases in employment the impact of such growth on the highway and public transport networks needs to be minimised. Measures such as travel plans and car clubs which reduce car ownership and usage can support this policy.
- 4.144 The provision of a safe walking and cycling environment is critical to encouraging the uptake of sustainable modes of transport. Measures such as cycle routes and cycle parking can support sustainable development.
- 4.145 The Council will require a Travel Plan or Transport Assessment in line with thresholds set out within Transport for London Travel Planning Guidance. In accordance with this guidance, the Council may still require a Transport Assessment and a Full Travel Plan to accompany applications for new developments that do not meet these thresholds, where a transport impact is expected from the development, or a cumulative impact is expected from different uses within a development or from a number of developments in the vicinity.

Policy DM43 Parking

- A. Development proposals will be assessed against the car parking and cycle parking standards set out in the London Plan.
- B. The Council will strongly encourage contributions to car club schemes or the provision of car club bays as an alternative to on-site car parking
- C. The Council will support proposals for new development with limited or no on-site parking where:
- a. There are alternative and accessible means of transport available;
 - b. Public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index;
 - c. A controlled parking zone exists or will be provided prior to the occupation of the development;
 - d. Parking is provided for disabled people; and
 - e. Parking is designated for occupiers of developments specified as car capped
- 4.146 The Council will apply its parking standards to restrain car use, to reduce congestion, to improve road safety, to give priority to essential users and people with disabilities, to improve the environment, to improve local accessibility and to encourage sustainable regeneration.
- 4.147 The Council also supports the provision of electric charging points in new developments with the aim of encouraging greater use of electric vehicles. Levels of provision are detailed within chapter 6 of the London Plan.

- 4.148 The availability of car club vehicles has been shown to reduce the level of car ownership and usage. The Council considers this would contribute to sustainable development in the Borough. Car club bays can be placed on-site if they would be accessible to the public as well as for the occupants of the site or on the public highway close to the development.
- 4.149 The construction of new residential developments without car parking would support Council policies to reduce car dependency and the encouragement of other modes of transport. However, residential developments without car parking provision are only likely to be viable where there are alternative and accessible means of transport available, in particular a good level of public transport accessibility [PTAL rating of 4 or above] and where a Controlled Parking Zone (CPZ) is in existence or planned within the timescale of the proposed development.
- 4.150 Appropriately located on-site disabled parking will be required with at least one on or off-site disabled parking space for each car-free development. Disabled parking spaces should be provided for all wheelchair accessible housing in car-free developments. The Council will not issue residents on-street parking permits for car free or car capped developments, which have a limited number of on-site parking spaces. However, occupiers of defined car free or car capped developments would be eligible for visitors permits. The Council will use legal agreements to require landowners to advise occupiers of the car free or car capped status of a development. For family sized dwellings [3 or more bedrooms] the Council would expect car parking provision in line with its car parking standards.
- 4.151 Although residents of car-free housing are less likely to park a long distance away from their home, the Council will seek, in the longer term, extensions to existing controlled parking zones. Where public transport provision can be improved to increase the levels of public transport accessibility and facilitate car-free residential development, the Council may seek to augment provision through a section 106 or other legal agreement. The Council will require a section 106 or other legal agreement for all new car-free developments of more than 4 residential units.
- 4.152 For larger developments the parking requirement will be assessed on an individual basis as part of the Transport Assessment or Statement.

Policy DM44 Crossovers and Vehicular Accesses

- A. The Council will only support a proposal for a crossover or new vehicular access where it is demonstrated that the proposal does not result in:
- a. A reduction in pedestrian or highway safety;
 - b. Increased surface water runoff due to impermeable hard standing
 - c. A reduction of on-street parking capacity within a Controlled Parking Zone; or
 - d. A visual intrusion to the street scene.
- 4.153 Creating private off-street parking frequently involves the loss of on-street spaces and offers potential for increased pedestrian safety concerns, for example where

kerbside parking is removed to enable vehicles to cross over the pavement to a garden or forecourt.

- 4.154 In considering an application for a crossover the Council will assess the need for safe and efficient operation of an existing Controlled Parking Zone. Applications will be refused where it is deemed that the construction of a crossover and subsequent loss of parking spaces would have a detrimental impact to on-street parking within the Controlled Parking Zone.

Policy DM45 Driveways and Front Gardens

- A. The Council will only support parking on front gardens where a minimum of 50% of existing soft landscaping area is being retained. Any hard standing should seek to improve drainage and reduce flooding through the use of a permeable paving material.

- 4.155 Cumulative loss of front garden space can result in increased flood risk caused by surface water run-off because of the greater expanse of impermeable surfaces. The loss of vegetation can also contribute to increased air pollution in urban areas. The loss of front gardens can also impact the character and appearance of neighbourhood resulting in harm to established streetscapes and the uniform appearances of groups of houses. Where the Council can manage the loss of gardens, not including development which is permitted, it will seek the retention of 50% of the garden as soft landscaping and any hardstanding should be constructed from a permeable material.

Policy DM46 Cycle Storage in Front Gardens

- A. Cycle storage on front gardens should be of high quality design, should not be visually intrusive and should not harm the amenity of surrounding properties. Planning applications for cycle storage should have regard to the following:
- a. The size of the shed or storage shelter, the building and the garden;
 - b. Its location;
 - c. Level of screening; and
 - d. The nature of the materials used

- 4.156 Cycle storage provision located in residential front gardens should have minimal visual impact on the property or the street. To ensure the existing character and appearance of the property and surrounding streetscape are protected, particularly in Conservation Areas, the appearance of cycle storage facilities visible from the public highway need to be of high quality design, subtle in size and colour and built from materials which are in keeping with their surroundings.

- 4.157 In front gardens, all storage units require planning permission. The preferred location, to place/build the storage unit is where visual impact is minimal. Appropriate screening should be used - perhaps using plants. Materials should be used, which are in keeping with the locality – reflecting the original materials of the

property. If the storage unit is painted, choosing colours already used on the property or dark or subdued colours such as dark green/black help minimise the visual impact. Access doors must not overhang the highway (pavement or road). The height should be the same or less than the boundary treatment (wall/fence) where feasible.

Policy DM47 Mini Cab Offices

- A. Proposals for mini-cab offices should only be located within secondary frontages of town centres, in designated local shopping centres or adjacent to transport interchanges.
- B. In considering applications for mini-cab offices (and driving school offices) the Council will have regard to whether the proposal would have an adverse effect on traffic conditions in the area in particular the safe and efficient operation of buses.
- C. Where proposals are considered acceptable in principle:
 - a. The Council will impose conditions relating to hours of operation, and noise;
 - b. Permission will normally be granted in the first instance for a limited period of 1 year, in order to assess and review the impact of the use, and made personal to the applicant.

4.158 Mini cabs offer an additional choice of transportation and provide a valuable service to certain sections of the community. In addition they could offer new business and employment opportunities for some local people.

4.159 They can however cause a loss of amenity to neighbours through noise, parking problems, customers visiting the office etc. and therefore relevant conditions will be imposed. These problems can be exacerbated by being located in inappropriate locations such as in residential areas.

5 Employment and the Economy

Introduction

- 5.1 The Local Plan Strategic Policies (including SP8 and SP9) **sets out the Council's** approach to strengthening the local economy and helping to ensure provision for a wide range of businesses and jobs in the borough, as well as improving residents access to these jobs. It sets out a hierarchy of designated employment/industrial areas within the borough, which the Council needs to protect in order to ensure there is a sufficient amount of land for employment generating uses.
- 5.2 The following section sets out further detailed policies for this employment land hierarchy. This is to ensure that land is fully optimised, to enable the maximum amount of jobs and floorspace to be provided on sites, as well as to encourage and **attract the types of businesses that are supported by the Council's** wider economic and regeneration strategies.
- 5.3 Whilst safeguarding land for employment is important, the Local Plan Strategic Policies recognises the significant pressure for other land uses in the borough, such as for housing. It therefore provides some flexibility for land uses in certain employment locations, particularly where there is a need to facilitate site renewal and regeneration. The following section provides further details on how development will be managed in these locations. It also addresses the use of land currently in employment use, but which is not specifically designated within the employment land hierarchy.
- 5.4 **Local Plan Strategic Policy 10 establishes Haringey's town centre hierarchy.** The following section provides further policies which are needed to ensure new development is appropriately managed, so as to sustain town centre vitality and viability. The policies also address the clustering of town centre uses, which has emerged as an important local issue.

Employment and industrial areas

Policy DM48 Safeguarding Employment Land and Sites

- A. The Council will safeguard for employment use land within its designated Strategic Industrial Locations, Locally Significant Industrial Sites and Local Employment Areas, in accordance with Local Plan Policy SP8.
 - B. Outside of these areas, the Council will seek to retain in employment use any non-designated employment floorspace and sites.
- 5.5 **Haringey's Local Plan: Strategic Policies sets out a hierarchy of designated** employment areas across the borough where employment uses should be concentrated. The hierarchy comprises Strategic Industrial Land (SIL), Locally Significant Industrial Sites (LSIS) and Local Employment Areas (LEA). These

locations have been identified for protection because they are needed to ensure there is enough employment land to meet the borough's current and future business needs. Haringey's emerging Employment Land Study (2014) confirms the need to safeguard and protect these areas. In addition, the London Plan provides that Haringey has a limited scope for the release of its industrial land.

- 5.6 SIL is identified in the London Plan as regionally significant and is therefore afforded the highest level of protection for industrial uses and other related functions. LSIS are locally designated sites and include established business locations which will be safeguarded for industrial uses. LEAs are also locally designated and are important to the local economy. However, unlike SIL and LSIS, they can provide for a wider range of employment generating uses (including for uses that complement traditional industrial activities, as well as community, leisure and education use, where appropriate).
- 5.7 There are two categories of LEA – Employment Land and Regeneration Areas. The Local Plan: Strategic Policies sets out the types of uses that are broadly acceptable within them. Other Local Plan Documents, including the draft Site Allocations and Tottenham AAP, will identify where these are located within the borough.
- 5.8 In addition, throughout the borough there are a number of individual non-designated employment sites which provide local jobs. The Council recognises the important contribution these sites collectively make to the local economy, especially when their cumulative economic impact is considered. Unless these sites are given protection, there is a risk they will be lost to other types of development, such as residential uses, which are generally higher value land uses offering greater return for investors.
- 5.9 Further requirements for employment uses on specific sites will be set out in other Local Plan documents, including the draft Site Allocations and Tottenham Area Action Plan.

Policy DM49 Maximising the use of employment land and sites

- A. Within designated employment areas, or on sites where employment uses are proposed, the Council will seek to ensure that all new development achieves the maximum amount of employment floorspace reasonably possible on sites. Development proposals for the renewal, modernisation, and intensification of existing employment land will be supported where they meet all of the following criteria:
 - a. Are consistent with the range of acceptable uses set out in other Local Plan policies;
 - b. Optimise the use of land and space, enabling the maximum amount of business floorspace and employment densities reasonably possible on site;
 - c. Are designed to allow for flexibility, including subdivision and/or amalgamation to provide for a range of business types and sizes;
 - d. Ensure an adequate separation of uses, particularly where new residential floorspace is introduced as part of a mixed use scheme;

- e. Make adequate and appropriate provision of space for on-site servicing and waiting goods vehicles;
 - f. Improve and enhance the quality of the environment of the business area, to facilitate industrial estate renewal and area regeneration; and
 - g. Are compatible with the character of the site surroundings, including by scale, bulk and appearance.
- 5.10 The Local Plan: Strategic Policies aims to facilitate a gradual restructuring of the **borough's employment land portfolio. This is to enable** the modernisation of old stock, where this is no longer suited to current need, attract a wider range of businesses to the borough, and regenerate employment land in highly accessible areas
- 5.11 Furthermore, the number of jobs in Haringey is projected to increase significantly over the plan period. The London Plan also seeks an increase in jobs in the borough, as set out in the employment target. Some employment will be directed to **Haringey's town and neighbourhood centres, but the borough's employment land** will remain a key source for local jobs. In order to ensure that these locations are making an optimal contribution to economic development, there must be an intensification of uses on them. The Council will therefore seek to ensure that all new development achieves the maximum amount of business floorspace reasonably possible. However, it is recognised that some sites will be better suited to lower employment densities in order to accommodate more traditional industrial activities, where there is a demand.
- 5.12 The London Plan sets out the types of employment uses that are considered to be **suitable within Haringey's SIL .The Local Plan: Strategic Policies sets out the range of acceptable uses in the borough's LSIS and LEA. Further detailed requirements for** specific employment areas of sites may be set out in other Local Plan documents, including the draft Site Allocations and Tottenham AAP.
- 5.13 New business floorspace needs to be designed to respond to changing economic circumstances and to support economic growth. Proposals should therefore incorporate flexible design features which will ensure that development is adaptable to the needs of a range of employment uses and end users over its lifespan. This is especially important to support the growth of small and medium sized businesses, as well as new start up micro-businesses. Local evidence indicates that Haringey has a strong concentration of Small and Medium Sized Enterprises (SMEs), including in the knowledge-based, creative and cultural sectors. These SMEs perform a key role in the local economy and local job offer. It is imperative that there is a sufficient supply of buildings and space to accommodate them.
- 5.14 All new employment development should help to promote inward investment in the borough and contribute to **area regeneration, responding to the Council's other key plans and strategies, where appropriate, as well as industrial estate modernisation and renewal. It is vital that the borough's employment areas are able to retain and** attract new occupiers, and therefore all new proposals will be expected to achieve the highest design standards. In addition, new development must be sensitively integrated and designed to be compatible with the character of the local area.

- 5.15 Further requirements on design are set out in Policy DM1 Delivering High Quality Design.

Policy DM50 Facilitating Site Regeneration and Renewal

- A. The Council will support proposals for mixed-use redevelopment on sites where this is necessary to facilitate renewal and regeneration (including intensification) of existing employment land and floorspace. Such mixed-use proposals will only be acceptable where they meet all of the following criteria:
- a. They are located within designated Local Employment Area: Regeneration Areas or non-allocated employment sites with high levels of public transport accessibility;
 - b. It can be suitably demonstrated that, for reasons of viability, a mixed use scheme is necessary to facilitate delivery of employment floorspace;
 - c. The maximum amount of employment floorspace is re-provided within the mixed use scheme, with no net loss of existing employment floorspace;
 - d. A proportion of the employment floorspace is provided as affordable workspace; and
 - e. The proposed new use will not conflict with or inhibit the continued business function and viability of the site.
- 5.16 The Local Plan aims to protect Haringey's stock of designated industrial land, however, it is recognised that some of the borough's stock of employment land may no longer be fully viable, or that certain sites need to change to be made more adaptable to changing economic circumstances. In order to ensure an appropriate response to changing economic conditions, as well as to promote site regeneration and renewal in some parts of the borough, this policy provides scope for carefully managed, mixed-use redevelopment of employment land. This will help to increase the number of jobs that sites can accommodate, while also creating mixed use development in the borough. The Local Plan: Strategic Policies sets the basis for a more flexible approach to development within LEAs. These policies provide further site-specific requirements.
- 5.17 Mixed use redevelopment of employment land will be limited to highly accessible areas of the borough. These areas generally exhibit higher commercial and residential land values, and as such are capable of being redeveloped as mixed use development. Additionally, the London Plan and Local Plan: Strategic Policies require that more intensive land uses are directed to the most accessible locations by public transport. Many of these sites are identified in other Local Plan documents, including the draft Site Allocations DPD and Tottenham AAP. Mixed use schemes in non-designated employment sites will normally only be considered suitable if they are in an area of Public Transport Accessibility Level (PTAL) of 4 or higher, or are within a District or Metropolitan Town Centre. Sites in lower PTAL

locations are not considered to suitable for accommodating higher density mixed use schemes.

- 5.18 For relevant proposals, applicants will be expected to submit a viability assessment which clearly demonstrates that the proposed mixed-use scheme is necessary to cross-subsidise and enable the development of employment uses. Mixed use proposals will not be acceptable unless the introduction of a mixed use is demonstrably necessary in order to make the employment use viable. The Council will seek the maximum reasonable amount of business and industrial floorspace possible on site, taking account of the minimum required non-commercial floorspace required to make the development viable.
- 5.19 In order to help facilitate business development, the Council will expect that development which is enabled through a mixed use scheme contributes to the provision of affordable workspace in perpetuity. The Council will use planning conditions to ensure rental value increases are kept below the level of inflation on commercial floorspace.
- 5.20 Where non-employment uses are introduced, it is imperative that the business function of the existing LEA and non-designated sites remain intact. The key intention of this policy is to ensure that existing employment sites continue to help **meet the borough's business and employment needs. Therefore, all proposals will** need to consider impacts on amenity at an early stage, to provide demonstrate that new uses will not prejudice the continuation of industrial and business activities. In considering proposals, the Council will also take into account the cumulative impact of non-employment uses. Some uses, such as town centre uses, may not be suitable for all locations where mixed use schemes may be proposed.
- 5.21 Further detailed design requirements for mixed-used schemes, including those with a commercial element, are set out in Policy DM1 Delivering High Quality Design and other design policies as relevant.

Policy DM51 Warehouse Living

- A. The Council has made provision for proposals for warehouse living within the Harringay Warehouse District as defined in the Site Allocations Document, and the Fountayn & Markfield Roads area as defined in the Tottenham Area Action Plan.
- B. The Council will support proposals for warehouse living that form part of an agreed masterplan to increase and diversify the employment offer of these employment areas whilst providing an appropriate standard of living for the integrated residential element.
- C. The preparation of a masterplan will have regard to the following matters:
 - a. The access arrangements, physical condition and layout of the existing buildings and accommodation on the site;

- b. The lawful planning uses on site, establishing the existing baseline with respect to the intensification of the employment offer and re-provision of the host community;
 - c. **The host community's existing and future accommodation needs for creative living and working;**
 - d. The quantum of commercial floorspace to be retained, re-provided, increased, and the resulting increase in employment density to be achieved having regard to the baseline at (b);
 - e. The size and type of both the workplace space and residential accommodation to be provided, having regard to:
 - i. **the needs of SME's for smaller unit sizes (<100m²);**
 - ii. provision for communal work space, both internal and external;
 - iii. the need for low-cost workspace and affordable residential accommodation to support and grow the existing start up and creative industry sectors.
 - f. The interface with, and potential impact on, neighbouring uses;
 - g. The internal layout of uses and therein, the potential to optimise the positive inter-relationships and avoid, where practicable, negative impacts;
 - h. Having regard to (e – g) above, the building specifications and amenity standards to be achieved for both the workshop space and the residential accommodation;
 - i. The specific site requirements as identified in the individual site allocations;
 - j. Controls over the management and operation of the warehouse living spaces, in particular, the means by which to ensure that the use of the site continues to promote the genuine inter-relationship of the living and working elements;
 - k. Servicing and parking requirements; and
 - l. Viability, including requirements for cross-subsidy from other uses including private residential development (market sale/PRS etc).
- D. **Applications for non 'warehouse living' proposals within the industrial estates identified in Part A of the policy will be assessed against the requirements of Policy DM46 Safeguarding Employment Land and Sites.**
- E. Proposals for warehouse living on industrial estates not identified in Part A of the Policy will be resisted as will proposals for Live/Work anywhere within the Borough.

5.22 The identified employment areas already contain varying elements of warehouse living. The policy seeks to further regularise/legitimise this use, and through the planning process, ensure existing and future occupants are provided with an appropriate standard of living; the existing creative industries and SME sectors are supported and given room to grow; and the creative living and working offer of these

sites is maximised. The expected outcome is to secure a long-term sustainable economic future for these employment land sites.

- 5.23 A masterplan approach is advocated, as the Council considers that the outcomes sought through redevelopment of these sites for this bespoke product – warehouse living - is unlikely to be fully realised through criteria based policy assessment alone.
- 5.24 By legitimising warehouse living, the Council is also seeking to ensure that the outcomes sought are enforceable. Transparency is therefore required around the control and management of the different uses on these sites to avoid, in particular, the severance of the dependent working and living inter-relationship and the potential for the commercial floorspace becoming de facto residential use over time.
- 5.25 Warehouse living proposals on other employment sites will be resisted to avoid jeopardizing the continued use of these estates for more traditional industrial activities.

Policy DM52 Loss of employment land and floorspace

- A. Subject to other policy requirements, the loss of employment floorspace to non-employment uses will only be permitted where it can be suitably demonstrated that:
 - a. The site is no longer suitable or viable for its existing or an alternative business or industrial use; and
 - b. An open and recent marketing campaign, covering of a minimum continuous period of 3 years, has been undertaken without success; or
 - c. A change of use is required to enable site redevelopment as part of a strategically coordinated regeneration scheme or programme, with demonstrable wider community benefits that outweigh those of retaining the land exclusively for industrial and business use.
 - d. Where the Council is satisfied that the loss of industrial or business floorspace is acceptable, it will require that new development proposals:
 - e. Fully investigate the potential for incorporating strategic community infrastructure and other community facilities within the scheme, where appropriate; and
 - f. Make a financial contribution towards employment regeneration projects, training schemes, job brokerage services or business support initiatives, in line with Local Plan Policy SP9.
- 5.26 The Council will strongly resist proposals involving the loss of employment land. However, in line with the National Planning Policy Framework, it is important to promote economic development by ensuring that sites are not needlessly protected when there is no reasonable prospect of them coming forward for specific types of development.

- 5.27 Where a loss of employment land is proposed, the Council will require that applicants submit a statement and evidence demonstrating that the site is no longer suitable or viable for the existing or an alternative employment use. Considerations may include access, compatibility of adjoining uses, site size and potential development constraints.
- 5.28 All applicants will need to provide clear and robust evidence of a marketing campaign to demonstrate that the site is no longer suitable and/or viable for the designated use. This should include well documented evidence of an unsuccessful marketing or advertising campaign, normally over a period of 3 years (including details of commercial agents, adverts in publications, and lease terms offered to existing or previous occupants). In exceptional circumstances, where the vacancy period has been less than 3 years, the Council will require a robust market demand analysis which supplements other evidence.
- 5.29 Strategic infrastructure and community facilities should be considered as part of any proposed redevelopment scheme, however recognising that some uses (such as town centres uses) may not be appropriate in certain locations.

Town centres and related uses

- 5.30 The aim of this policy is to focus town centre uses within recognised town centres. This will enable a mix of commercial and other uses and provide vitality and vibrancy to the centres. The health of town centres depends upon the convenience of a range of shops and other uses being co-located. Town centre uses outside these locations could adversely impact the growth of existing centres and these impacts should be thoroughly assessed before planning permission is considered. In smaller parades, the aim is to retain shops (A1 Use Class) in order to protect the existing local shopping and ensure the on-going provision of an adequate range of shops that meet the daily needs of the local community.

Policy DM53 Development within town centres

- A. A1 uses within Metropolitan and District Centres are strongly supported and permission for alternative uses will only be given when it is demonstrated that:
- a. the loss of A1 does not result in the overall number of A1 uses at ground floor level falling below 66% (2 of 3) in primary frontage and 50% (1 of 2) in secondary frontage within that frontage area; AND
 - b. the premises has been vacant for a period of more than 24 months and robust evidence is provided of efforts made to market the shop over that period at an appropriate rent.
 - c. If non-A1 uses meet the criteria above, a sequential approach will be applied, where uses which retain a window display and help maintain the attractiveness and continuity of the shopping frontage will be given preference; and
 - d. The order of preference is for retail development, leisure and entertainment facilities, recreation uses (including cinemas, restaurants, bars and pubs, night-clubs, health and fitness centres,

indoor bowling centres); and arts and culture (including theatres, museums, galleries, hotels and conference facilities) offices and finally residential uses.

- B. Within Local Centres, A1 uses are strongly supported and permission for alternative uses will only be given when it is demonstrated that:-
 - a. the loss of A1 does not result in the overall number of A1 uses at ground floor level falling below 50% (approx 1 of 2) of ground floor uses in that centre; and
 - b. the premises has been vacant for a period of more than 12 months and robust evidence is provided of efforts made to market the shop over that period at an appropriate rent.

 - C. Local Shops are strongly supported and permission for alternative uses will only be given when it is demonstrated that:-
 - a. The loss of A1 does not result in the overall number of A1 uses at ground floor level falling below 50% (1 of 2) of ground floor uses within that parade of local shops.
 - b. reasonable attempts have been made to market vacant shop units, for more than 12 months, at an appropriate rent
 - c. it is demonstrated that there is similar alternative shopping facilities within a comfortable walking distance (approximately 400 metres).

 - D. Within Metropolitan, District and Local Centres, proposals will have active frontages at ground floor levels, and upper levels with residential or employment uses.
- 5.31 The NPPF promotes competitive town centre environments and recognises that town centres are integral to communities and therefore their viability and vitality should be supported. One way of positively contributing to town centres is by encouraging major development within the centres and restricting it in locations outside centres which would divert visitors and trade. London Plan Policy 4.7 (Retail and Town Centres) supports this approach.
- 5.32 The NPPF directs local authorities to define the primary and secondary frontages within centres and set policies that make it clear which uses will be permitted in the primary and secondary frontages, it also requires local authorities to identify the primary shopping area. These are illustrated on maps in the Site Allocations DPD.
- 5.33 The Council recognises that in order for town centres to be successful and competitive they must provide customer choice and a diverse retail offer. While it is important that a critical mass of retail uses are maintained within the primary shopping area, a more flexible approach is taken within the secondary shopping frontages where a range of other town centre uses may be appropriate.
- 5.34 Residential uses at ground floor level create breaks in the shopping frontage and disturb the primary retail function of the district centres. Residential uses at ground floor will be resisted in the primary or secondary frontages.

Policy DM54 Town Centre uses out of recognised centres

- A. Proposals for new retail uses over 500 sqm which are outside recognised centres will be required to demonstrate that they satisfy the sequential test in the National Planning Policy Framework.
- B. Other town centre uses, as defined in the glossary of the National Planning Policy Framework, and assembly, leisure and office outside recognised centres over 2,500 sqm are required to demonstrate that they satisfy the sequential test in paragraph 24 of the NPPF
- C. Betting shops are a use most appropriately located in a town centre, and betting shop permission will not be granted outside of centres, regardless of the size.

- 5.35 The NPPF requires the application of the sequential test for planning applications proposing main town centre uses that are not in an existing centre. The sequential test will apply and applicants will be required to submit an impact assessment for applications on the edge of or outside town centres that exceed the locally set floorspace threshold of 500 square metres. An assessment of the locally set **threshold is set out in the Haringey's Retail Capacity Study.**

Ensuring a variety of town centre uses

- 5.36 Haringey's town centres are more than just areas in which to shop, they provide an experience and a variety of activities, including employment, community facilities, services and places to live. The centres provide a focus for activity and community life and give character and identity to the local area and borough as a whole. Recent high street surveys have found an over representation of particular services, with betting shops frequently over represented.

Policy DM55 Betting Shops

- A. The Council will grant permission for betting shops where the total number of betting shops within that centre [including existing betting shops, current applications for betting shops, and existing unimplemented permissions for betting shops] is equal to or less than 5% of the units within the centre.
- 5.37 The concentration of any service, [where not a recognised niche servicing a wider catchment or specialist community] has a detrimental effect on the town centre and the community. The prevalence of betting shops displaces other high street uses and impacts on the vitality of designated town and neighbourhood centres, this has been recognised by a number of government and other publications [Portas, Consultation, Hackney and Merton papers] a change in the way that use betting shops are classified may be imminent. This policy has been drafted recognising the

need to manage variety on the high street, and is considered an appropriate approach to ensuring variety regardless of changes or not at the national level.

- 5.38 Five percent is the optimum amount to ensure that there are sufficient shops to reasonably cater for community need, and sufficient other uses to provide appropriate service provision.
- 5.39 The clustering of betting shops creates an intimidating environment and detracts from high street ambiance. The level of problem gambling within a community linked to available opportunities to gamble. Consequently, to ensure that shopping areas are diverse and balanced, especially in designated centres, applications for betting shops will be assessed for their cumulative impact.
- 5.40 **The Further Alterations to the London Plan, policy 4.8 “Supporting a Successful and Diverse Retail Sector and Related Facilities and Services” directs the preparation of Local Development Frameworks to manage negative clusters manage clusters of uses having regard to their positive and negative impacts on the objectives, policies and priorities of the London Plan. This includes the impact on a town centre's broader vitality and viability (Policy 2.15Ca), competitiveness, quality or diversity of offer (Policy 2.15Cc) sense of place or local identity (Policy 2.15Ac) and community safety or security.**
- 5.41 The Council considers that limiting the proliferation of betting shops within the borough is an important component of the Council’s health and regeneration initiatives.

Healthy eating in Haringey

- 5.42 **The aim of this policy is to improve the health and wellbeing of the borough’s residents, by managing the number and location of hot food takeaway shops while also managing the environmental impacts.**
- 5.43 The policy seeks to prevent the establishment of new hot food takeaway shops within easy walking distance of schools within the borough. In town centres, the policy seeks to limit the number of hot food takeaway shops. As part of a mix of uses, hot food takeaway shops make an important contribution to vibrant town centres and shopping areas, however there is a correlation between the over concentration of takeaway shops and both deprivation and obesity.

Policy DM56 Hot Food Takeaways

- A. The council will not grant planning permission for hot food takeaway shops that fall within an exclusion zone of 400 meters of the boundaries of a primary or secondary school as shown on Map 5.1.
- B. The Council will only consider granting planning permission for hot food take-away shops outside of the exclusion zone where:
- a. In the Metropolitan Town Centre (Wood Green) and three District Centres (Muswell Hill, Crouch End, Green Lanes [Tottenham High Road/Bruce Grove and Seven Sisters/West Green Road to have

- policies in AAP]) the percentage of hot food takeaway shops does not exceed 5%;
 - b. in Local Centres the percentage of hot food takeaway shops does not exceed 5%;
 - c. The number of hot food takeaway shops in smaller shopping parades of nineteen units or less does not exceed one hot food takeaway shop[s];
 - d. the location and design is acceptable and the use does not detrimentally affect the vitality of the shopping area or destroy its character;
 - e. There is no harm or loss of amenity to the living conditions of nearby residents, including that created by noise and disturbance from other users and their vehicles, smell, litter and opening hours; and
 - f. Parking and traffic generation is acceptable in terms of impact on pedestrians, cyclists and other road users.

- 5.44 England has one of the highest rates of obesity in Europe and in the developed world. Public Health England report significant inequalities in obesity with children and adults from more deprived backgrounds having a greater likelihood of being obese.

- 5.45 The Government Office for Science *Tackling Obesities: Future Choices* (2007) states that diet is one of the key determinants of obesity levels and hot food takeaways are a source of cheap, energy-dense and nutrient-poor food. This means they tend to be high in fat and sugar but low in vitamins and nutrients. Increasing access to healthy foods while also limiting access to unhealthy foods are ways that local authorities can influence environmental factors that affect health and wellbeing.

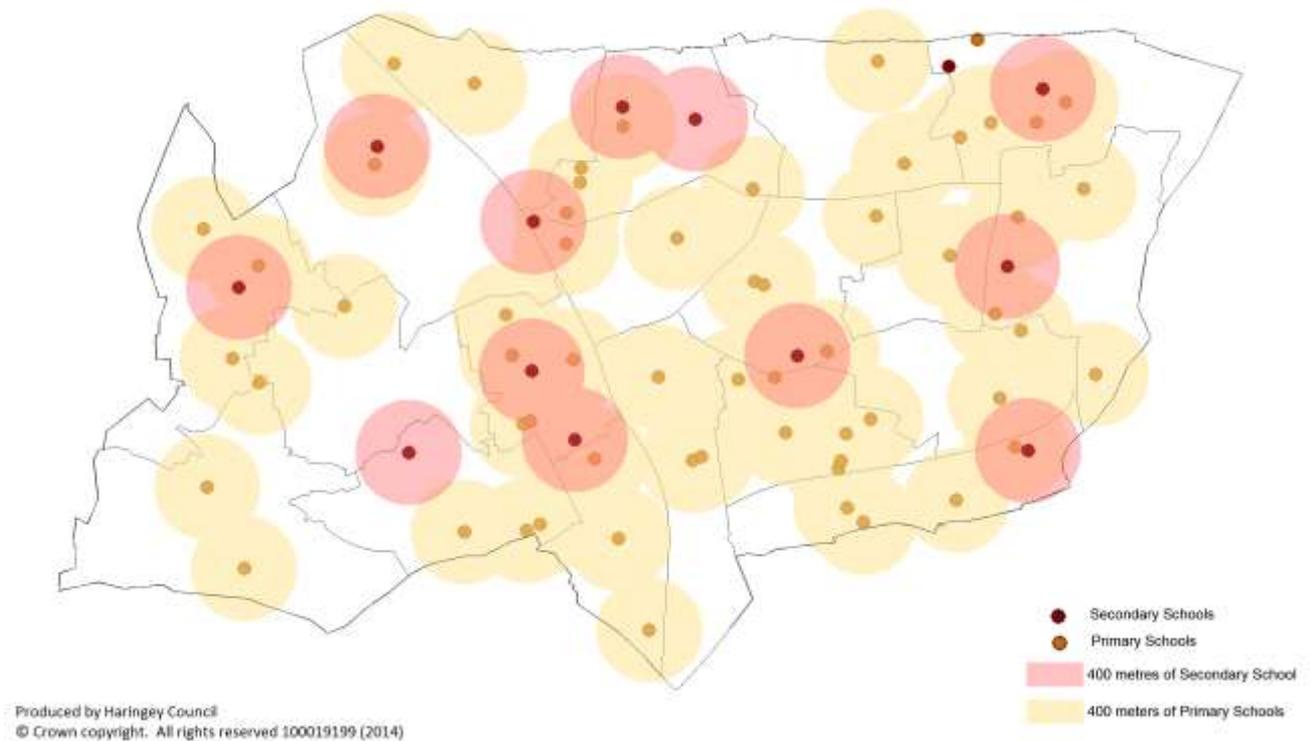
- 5.46 The Department of Health highlights the importance of the use of planning powers in shaping the built environment and acknowledges that the planning system can be used to limit the growth of take-away shops.

- 5.47 The NPPF requires local authorities to promote healthy communities, use evidence to assess health and wellbeing needs and work with public health leads and organisations. Paragraph 69 acknowledges the important role that planning can play in facilitating social interaction and creating healthy, inclusive communities.

- 5.48 The London Plan (Policy 3.2) directs boroughs to promote the health and well-being of communities and identify and address significant health issues, for example by increasing access to healthy foods and developing local policies to address concerns over the development of fast food outlets close to schools.

- 5.49 **The Further Alterations to the London Plan, policy 4.8 “Supporting a Successful and Diverse Retail Sector and Related Facilities and Services”** directs the preparation of Local Development Frameworks to manage negative clusters manage clusters of uses having regard to their positive and negative impacts on the objectives, policies and priorities of the London Plan. This includes the impact on a town centre's broader vitality and viability (Policy 2.15Ca), competitiveness, quality or diversity of offer (Policy 2.15Cc) sense of place or local identity (Policy 2.15Ac).

Map 5.1 Healthy Eating Zone



Access to jobs and training

Policy DM57 Access to jobs and training

A. The Council will seek planning contributions to facilitate opportunities for local employment and training, including apprenticeships and work experience placements.

- 5.50 Unemployment in Haringey is above the London and national average. Currently, less than half of local jobs are taken up by Haringey residents.
- 5.51 For all new development in the borough, the construction phase provides opportunities for local employment, apprenticeships and work experience placements. In addition, commercial developments bring employment and training opportunities for residents during the end-user phase.
- 5.52 It is a key principal of sustainable development to co-locate housing and employment, thereby creating efficient commuting patterns. This policy seeks to secure local employment opportunities for Haringey residents as a result of new development, both in the construction phase, and over the lifespan of the building.
- 5.53 **Further details on the implementation of this policy are set out in the Council's Planning Obligations Guidance Supplementary Planning Document, including the defined qualifying developments will be expected to be liable for relevant planning contribution.**

6 Community Infrastructure

Introduction

- 6.1 Community Infrastructure (also referred to as Social Infrastructure) is an all encompassing term which includes community facilities such as school, libraries, health facilities, cultural and religious facilities as well as parks, open spaces and recreation areas. Planning for Community infrastructure is a major challenge for Haringey and the Local Plan must ensure the community infrastructure needs of Haringey's expanding population are met.
- 6.2 Community infrastructure is integral to the creation of sustainable communities, promoting social interaction and enhancing the quality of life within a community. It involves much more than the provision of core public services, the provision of shops, pubs, cafes and burial spaces can be an important part of the long term sustainability of an area and key infrastructure to support the principles of Lifetime Neighbourhood. The provision of good quality open and public space is also crucial to successful neighbourhoods.
- 6.3 **For the purpose of this policy 'community infrastructure' should be taken to include facilities generally available to and used by the local community at large for the purposes of leisure, social interaction, health and wellbeing or learning. This will include, but not be confined to, community centres, premises for indoor sport, leisure and cultural centres, places of worship, doctor's surgeries/ health centres, public houses, crèches, playgroups, libraries, schools and other training and educational facilities.**

Policy DM58 Managing the provision of Community Infrastructure

- A. The Council will seek to protect existing social and community facilities including listed Assets of Community Value (ACVs), unless a replacement facility is provided which meets the needs of the community.
- B. Where a development proposal may result in the loss of a facility, evidence will be required to show:
 - a. That the facility is no longer required in its current use;
 - b. The loss would not result in a shortfall in provision of that use; and
 - c. There is no demand for any other suitable community use on the site.
- C. The evidence should also provide relevant accounts and marketing information demonstrating that the premises has been marketed for use as a community facility for a reasonable length of time (minimum 12 months) and that no suitable user has been/or is likely to be found.
- D. The Council will consider supporting the consolidation of equal or enhanced provision to meet an identified need.

Policy DM59 Managing the quality of Community Infrastructure

- A. Proposals for new and extended social and community facilities and the sharing of social and community facilities will be supported by the Council providing they are:
 - a. Located where they are accessible by public transport, walking and cycling, preferably in town centres or local centres, growth areas or areas of change;
 - b. Located within the community that they are intended to serve;
 - c. Providing flexible, multifunctional and adaptable space, where practicable;
 - d. There is no significant impact on road safety or traffic generation; and
 - e. Protect the amenity of residential properties.
 - B. Major Developments which result in additional need for facilities should consider opportunities to exploit the synergies between development and infrastructure planning.
 - C. **Consideration should be given to the Council's Infrastructure Delivery Plan** and identify and plan for opportunities to provide local facilities on site and/or connections to existing facilities adjacent or close to the development site.
 - D. Development proposals in locations where new infrastructure is planned will need to be compatible with the future infrastructure project and should provide the necessary safeguards and network links to ensure the future infrastructure is not prejudiced by the development proposal.
- 6.4 Haringey's Local Plan Policy SP16 Community Infrastructure states that the Council will work with its partners to ensure the much needed infrastructure and community **facilities and services are provided for Haringey's Communities**. Existing facilities will be protected and where possible, enhanced. This will be based on the projects identified in the Council's Infrastructure Delivery Plan.
- 6.5 To deliver the infrastructure needed to meet Haringey's expected population growth, a combination of the private sector, **the public sector and the use of the Council's** Community Infrastructure Levy and planning obligation receipts will be used to secure the necessary funding. Significant development sites are likely to come forward over the next 15 years, particularly in the growth areas and areas of change, these large sites may provide opportunities for provision of onsite local community facilities. The Haringey Site Allocations DPD and the Tottenham Area Action Plan are used to identify infrastructure uses on such sites. Discussions with the relevant **providers, revising the infrastructure delivery plan and a Haringey's growth** projections have helped inform the allocation of sites for infrastructure.

- 6.6 The Haringey Community Infrastructure Levy (CIL) was adopted in July 2014, and will be implemented from 1st November 2014. Receipts from CIL will help fund new infrastructure in accordance with the Council infrastructure priority list, listed in the Haringey Infrastructure Delivery Plan. CIL is charged on a per square metre basis on most new developments and can be spent on new infrastructure across the borough. The other way infrastructure can be generated from new development is by Section 106 agreements generating local infrastructure improvements on or close to new developments. CIL rates are currently constrained by viability, so as land values change in the borough, CIL rates will be reviewed.
- 6.7 The physical, social and environmental infrastructure that can be progressed via CIL or Section 106 includes the following:
- education/training facilities
 - Health Facilities;
 - Community Halls/centres;
 - Emergency services, including drop in police stations;
 - Highway and footway reinstatement and road improvements;
 - Public realm improvements;
 - Utilities infrastructure;
 - Telecommunications infrastructure;
 - Neighbourhood combined heat and power networks;
 - Decentralised energy networks; flood defences including local drainage improvements;
 - Micro, small or affordable workspace or retail spaces; and
 - Construction placements and procurement from local firms.
- 6.8 **Haringey's Planning Obligations SPD (2014) provides guidance setting out the methods by which financial contributions will be required in new developments.**
- 6.9 Critical decisions on planning applications to gain, lose or transfer infrastructure will need to be made in light of assessments of needs in specific locations and evidence that the provision is no longer needed. It is recommended that lack of need is demonstrated through an active marketing exercise which should reflect the type of provision, its state and location. Normally the exercise should be for a minimum period of 6 - 12 months, depending on perceived demand and market conditions..
- 6.10 Sites currently in community use can come under increasing pressure for redevelopment, and the consolidation and modernisation of community facilities in accessible locations where multi-functional facilities can meet the needs of a range of users can be considered. This process, as well as the disposal of surplus or redundant assets will need to be managed to ensure that critical uses are not lost from the local area.
- 6.11 **The Localism Act 2011 introduced the listing of 'Assets of Community Value',** nominated by community and voluntary bodies, assessed and agreed by the Local Planning Authority and placed on a list. Whilst the designation is important, and indicates the community value placed on a community use, it is not an objective assessment of community value and would be inappropriate to treat the designation as a material consideration. Nevertheless, development proposals which affect a

listed ACV are required to consult the local community to ensure that new and enhanced community facilities of all types best meet their needs and aspirations. The value of an ACV still needs to be assessed objectively on a case-by-case basis.

Policy DM60 Public Houses

- A. The Council will resist proposals for redevelopment or changes of use to non-permitted uses that will result in the loss of a public house, unless it can be demonstrated that:
 - a. The public house is no longer financially viable
 - b. All feasible options for re-provision of the public house on site have been explored; or
 - c. The redevelopment of the site would secure an over-riding public benefit.

- B. Any permitted change of use from Use Class A4 involving the alteration and/or the extension of a public house must ensure any proposed alteration does not affect the vitality of the area, detract from the character and appearance of the building and the street scene and any significant features of historic or character value are retained and, where possible, enhanced.

6.12 The loss of public houses across Haringey is a cause for concern.

6.13 Public houses are an important community asset. They are often closely associated with the life and identity of local communities, providing hubs for social interactions and a venue for community functions, including informal meeting places for community groups. As such, public houses can contribute greatly to social community cohesion, especially in residential neighbourhoods. They also help to support and promote the evening economy, enhancing the vitality of residential neighbourhoods and town centres.

6.14 Public houses can also act as repositories of social history and, if they are buildings of historic interest, can be valued heritage assets, forming an integral part of the streetscape. In recent years Haringey has experienced a steady decline in their provision, with many long-established public houses being converted to other uses or demolished altogether, often without the need for planning permission. Consistent with the NPPF, the Council considers that public houses are community facilities, and in accordance with Strategic Policy SP16, seeks to safeguard against their unnecessary loss.

6.15 In order to demonstrate a public house is unviable, applications proposing the loss should provide the following evidence of:

- i. Patronage levels and trading accounts over the past 4 years or from previous management;

- ii. The actions taken by the owner/operator to respond to falling profits/patronage, including maintenance, refurbishment and an evaluation of the potential for expansion, contraction and diversification;
 - iii. Suitable marketing activity of the business as an on-going concern over the past 12 months; and
 - iv. adequate provision of public houses serving the local area.
- 6.16 The potential loss of a public house within a town centre will also need to be considered in relation to policy DM51 where it is likely to affect the vitality, viability or diversity of the centre concerned.
- 6.17 Assessing development proposals involving the loss of Public houses listed as Assets of Community Value, should have regard to paragraph 6.17 above and policy DM56

Policy DM61 Provision of day nurseries and child care facilities

- A. The Council will only grant planning permission for day nursery schools, childminding, playgroups and related activities in residential dwellings (excluding flats) provided that:
- a. The proposal does not result in the loss of a dwelling;
 - b. The floorspace occupied by the activity is ancillary to the dominant residential use;
 - c. The noise generated by activity would not adversely affect the amenities nearby properties;
 - d. The activity would not adversely affect the character of the surrounding area or result in the loss of privacy of neighbouring properties;
 - e. Traffic movements and parking arrangements of parents and staff do not detrimentally affect road safety or traffic generation; and
 - f. The property can accommodate satisfactorily the number of children proposed.
- B. To inform all planning applications for day nurseries and child care facilities in residential buildings and other non-residential buildings, the Council will expect the application to outline:
- a. the numbers of staff and other visitors expected to attend the facility;
 - b. the days of the week and the hours when the facility will operate;
 - c. the nature of the activity;
 - d. the car parking and transport patterns, including servicing of the use;
 - e. Disabled access in and around the building to promote access for all;
 - f. the steps taken to minimise the noise impact of such uses.
- 6.18 The Council recognises the value and important of suitable day care facilities for pre-school children and considers that demand for a range of facilities run either from dwellings or other premises might increase over the plan period. However, to ensure that basic standards are maintained, appropriate locations must be used

which protect the amenities of the surrounding area and properties. Consistent with the housing policies of this Plan, any loss of housing will be resisted by the Council.

Policy DM62 Burial Space

- A. The Council will protect all existing burial spaces and seek to re-use existing spaces for new burial spaces where appropriate
- B. In determining any application for the provision of new burial spaces, applications should demonstrate the following:
 - a. the provision meets the burial requirements of the various ethnic and religious groups within the borough;
 - b. the spaces are located within close proximity to the communities served by spaces to reduce the travelling distance to visit the deceased; and
 - c. any affect on the water table and the possibility of flooding or water logging cause by the new provision is minimised.

- 6.19 Meeting the needs of people at all stages of their lives including what happens to them post death is an important concept of creating Lifetime neighbourhoods. Increased preference towards cremation has reduced the demand for burial spaces across London but nevertheless Haringey's growing diverse population is likely to mean a growing demand for burial spaces in the borough to meet, in particular, the burial demands of ethnic and religious groups in the boroughs for who burial is the only option.
- 6.20 In 2011, the Mayor of London published an assessment of burial capacity in London which demonstrated Haringey has 23.4 ha of burial land and a need for 8,961 graves between 2011 and 2031. Haringey has no statutory duty to provide burial spaces, however, it is required to maintain its existing cemeteries, and as such the policy provides the protection of existing burial spaces in Haringey.
- 6.21 Haringey will work with the Mayor, neighbouring authorities, cemetery providers and other key stakeholders to protect existing burial spaces and to promote and examine the potential for re-using graves or to identify opportunities for new provision. The concept of re-using burial spaces is actively encouraged by the London Plan and both Section 74 of the London Local Authorities Act (2007) and Section 25 of the Burial Act (1857) allow the re-use of graves in certain circumstances.

Policy DM63 Hotels and visitor accommodation

- A. Hotels and other visitor accommodation are generally appropriate in locations within an existing town centre or at a location well served by public transport.
- B. In these locations proposals for new hotel and visitor accommodation will only be supported where they:

- a. do not result in adverse impacts on residential amenity, including cumulative impacts;
- b. the proposal does not result in the loss of housing;
- c. provide appropriate arrangements for pick up / drop off, service delivery vehicles and coaches, appropriate to the size of the hotel or visitor accommodation;
- d. provide an adequate standard of amenity for occupants;
- e. are inclusive, providing at least 10% of all hotel rooms to wheelchair accessible standards (the 10% wheelchair accessible standard rooms must be fully fitted from occupation);
- f. are not permanently occupied;
- g. where appropriate, incorporate ancillary facilities which are open for public use and create employment opportunities for local residents, such as restaurants, gyms and conference facilities; and
- h. where appropriate, create active frontages on the ground floor.

6.22 Hotels and visitor accommodation can create employment and economic activity **both directly and indirectly**. Haringey's location within the capital, including its fast links to the centre of London, provides an opportunity to support the tourism industry of the capital but at the same time benefit from increased visitors, job **growth and maintaining the viability of Haringey's** town centres and many important visitor attractions and leisure activities. The preferred location for hotels and visitor accommodation is in or close to town centres, but care must be taken to ensure that they are at least well served by public transport. Proposals should not have an adverse impact on the environment by reason of noise, disturbance, traffic generation, exacerbation of parking problems, or detract from the character of the area. In general the local need for uses should be assessed in light of a strong presumption against the loss of residential accommodation.

6.23 The policy is intended to draw a distinction between apart-hotels and hotels which result in very different impacts. Permanent apart-hotel accommodation is considered to be C3 accommodation unless the lease lengths are controlled by planning condition which would be specified as an absolute minimum to distinguish its level of permanency. Other characteristics which would indicate the level of permanency could include: the presence of onsite staff / management; the presence of reception, bar or restaurant; provision of cleaning and administrative services; or Ownership of units / ability to sell on open market. Planning application demonstrating a distinction of permanency should consider these characteristics. Permanent C3 apart-hotel accommodation is not hotel or visitor accommodation and should be assessed via the other policies of the plan as they can often result in unsustainable development and put pressure on local services and infrastructure in the same way as C3 accommodation could.

7 Appendices

Appendix A: Schedule of Locally Significant Views

(To be read in conjunction with map 2.3)

Ref #	Viewing place and assessment point from - - - to	Type of view e.g. Panorama Linear River prospect Townscape Landmark vista	Source	Level and Importance (RAG)
1998 Unitary Development Plan				
1	Twyford Avenue - - - > across Fortis Mere School playing fields to Enfield	Panorama	1998 UDP	Local view
2	Alexandra Palace - - - - > to Highgate Ridge	Panorama	1998 UDP	Local view
3	Cranley Gardens - - - - > view along street and backdrop to West Green beyond	Linear	1998 UDP	Local view
4	Parkland Walk, bridge over St James Lane - - - - > Crouch End valley, ridge and central London landmarks beyond	Linear	1998 UDP	Local view
5	Archway Road north - - - - > Archway Bridge	Linear	1998 UDP	Local view
6	Archway Road south - - - - > Archway Bridge	Linear	1998 UDP	Local view
7	Ferne Park Road at junction of Ridge Road - - - - > Alexandra Palace	Linear	1998 UDP	Local view
8	Ridge Road at junction of Denton Road - - - - > Alexandra Palace	Linear	1998 UDP	Local view
9	Alexandra Park Road at junction Curzon Road and Windermere Road - - - - > to Enfield and Lea Valley	Linear	1998 UDP	Local view
10	Alexandra Palace - - - > Broomfield Park and beyond	Panorama	1998 UDP	Local view
2014 Urban Characterisation Study				

1	Hampstead Lane - - - - > view along the lane and towards Highgate village – glimpses between buildings	Townscape	2014 Urban Characterisation Study	Local view
2	Highgate Hill - - - - > view south towards Emirates and Central London	Linear	2014 Urban Characterisation Study	Local view
3	Alexandra Palace - - - - > Crouch End Ridge line	Panorama	2014 Urban Characterisation Study	Local view
4	Station Road, New Southgate - - - > Alexandra Palace	Linear	2014 Urban Characterisation Study	Local view
5	Broomfield Park - - - > Alexandra Palace	Linear	2014 Urban Characterisation Study	Local view
6	Bounds Green Road railway bridge - - - > Alexandra Palace	Linear	2014 Urban Characterisation Study	Local view
7	Devonshire Road, corner of Devonshire Hill Lane - - - > Alexandra Palace	Linear	2014 Urban Characterisation Study	Local view
8	Lordship Lane at Bruce Castle - - - > Alexandra Palace	Linear	2014 Urban Characterisation Study	Local view
9	Watermead Way railway bridge - - - - > Alexandra Palace	Linear	2014 Urban Characterisation Study	Local view
10	Downhill Park Road - - - - > Alexandra Palace	Linear	2014 Urban Characterisation Study	Local view
11	Adams Road - - - - > Alexandra Park	Linear	2014 Urban Characterisation Study	Local view
12	Corner of Seven Sisters Road, Amhurst Park and Eade Road - - - > Alexandra Palace	Linear	2014 Urban Characterisation Study	Local view
13	View along Inderwick Road	Townscape	2014 Urban Characterisation Study	Local view
14	View along Nelson Road	Townscape	2014 Urban Characterisation Study	Local view
15	Queenmore Road, Stapleton Hall Road junction - - - > Seven Sisters and Hale Village	Linear	2014 Urban Characterisation Study	Local view

Appendix B: Article 4 Directions for Historic Environment

Area	Addresses Covered	Types of development for which permission is required
TOWER GARDENS	Awlfield Road; Ballioll Road; Bennington Road; Cheshunte Road; Cumberton Road; De Quincey Road 1-31,2-30; Kevelioc Road; Lordship Lane 132-458(even); Risley Avenue 1-203,2-266; Shobden Road; Siward Road; Spigurnell Road; Teynton Terrace 1-31, 2-36; Topham Square; Tower Gardens Road; Turnant Road rear of the Roundway and Walden Rd; Waltheof Avenue; Wateville Road.	<ol style="list-style-type: none"> 1. Enlargements improvements and alterations to the front of a house or any side facing a road. 2. Erection or alterations to porches outside any external door. 3. A hardstanding for a vehicle in a garden. 4. Gates, walls, or other means of enclosure in front of the building or facing a highway. 5. Painting any exterior brickwork, rendering or pebble dashing at the front or side.
NOEL PARK	Ashley Crescent; Darwin Road 1-47, 2-48; Farrant Avenue; Gladstone Avenue 35a-287, 60-276; Lymington Road 31-235, 42-300, Noel Park School, St Marks Church Hall and Vicarage; Morley Avenue; Moselle Avenue; Salisbury Road 19-81, 2-56; Vincent Road 1-49, 2-46.	<ol style="list-style-type: none"> 1. Enlargements improvements and alterations to the front of a house or any side facing a road. 2. Erection or alterations to porches outside any external door. 3. Construction of any gates, fences, walls, or other means of enclosure or alteration or maintenance of these if they are in front of the building or facing a highway. 4. Painting any exterior brickwork, rendering or pebble dashing at the front or side.
ROOKFIELD ESTATE	Cascade Avenue; Cranmore Way; Etheldene Avenue 43-69 and 76-88; Muswell Hill 1-33 odd, 6; Hollybank; Hollybank cottage and garages; Grove Lodge and Victoria Public House; Park Road 205-209 odd; Rookfield Avenue; Rookfield Close; St.James's Lane 89-131, 108-132; The Chine; The Court.	<ol style="list-style-type: none"> 1. Enlargements, improvements and alterations to houses. 2. Erection or alterations to porches outside any external door. 3. A hardstanding for a vehicle within the curtilage. 4. Construction of any gates, fences, walls, or other means of enclosure or alteration or maintenance of these if they are in front of the building or facing a highway 5. Painting any exterior brickwork or rendering.
PEABODY COTTAGES	Peabody Cottages: Nos. 1A, 1B and Nos. 1 to 12 (consecutive); Nos. 14 to 19 (consecutive); Nos. 43 to 50 (consecutive); Nos. 52 to 151 (consecutive); Lordship Lane: Nos. 80-130	<ol style="list-style-type: none"> 1. Enlargements, improvements, removal or other altrations to the street elevations 2. Alteration to the roof slope fronting a street 3. Erection or alteration of porches outside any external door facing

	(even).	<p>the street</p> <ol style="list-style-type: none"> 4. Formation of hardstanding within a garden area fronting a street 5. Installation, alteration or replacement of a satellite antenna or any part fronting the street 6. Erection, alteration or removal of a chimney 7. Demolition, erection, construction, improvement or alteration of a gate, fence, wall or other means of enclosure to the street frontage 8. Painting of the exterior (except windows, window frames, doors and door frames) 9. Demolition of any part of the street elevations or street boundaries
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Appendix C: Town Centre Primary and Secondary Frontages

Town Centre Primary Frontages

Centre	Address
Wood Green Metropolitan Centre, N22	1-133 (odd) High Road, 2-74 (even) High Road 1-14 (cons) Cheapside, 1-9a (odd) Westbury Avenue 106 Alexandra Road Shopping City complex (including High Road frontages)
Crouch End District Centre, N8	1-61 (odd) The Broadway 6-8 (even) The Broadway 26-54 (even) The Broadway 1-26 (cons) Broadway Parade 1-44 (cons) Topsfield Parade 1-9 (odd) Park Road 2-24 (even) Park Road 1-4 Broadway House
Green Lanes District Centre, N4	1-80 (cons) Grand Parade 407-575 (odd) Green Lanes
Muswell Hill District Centre, N10	1-333 (odd) Muswell Hill Broadway 36-264 (even) Muswell Hill Broadway 318-420 (even) Muswell Hill Broadway 2-20 (even) Fortis Green Road (Sainsbury, Muswell Hill)
Tottenham High Road/Bruce Grove District Centre, N17	444-554 (even) High Road 467-549 (odd) High Road
West Green Road/Seven Sisters Road District Centre, N15	1a-95 (odd) West Green Road 2-110 (even) West Green Road 227-261 (odd) High Road 220-224 (even) High Road 230 High Road (Tesco Seven Sisters)
Finsbury Park District Centre	From the corner of Seven Sisters Road (number 263) to 10 (even) Stroud Green Road

Town Centre Secondary Frontages

Centre	Address
Wood Green Metropolitan Centre, N22	Secondary frontage (south) 17-35 (odd) Westbury Avenue 1-9 (cons) Turnpike Parade, Green Lanes including Cinema 2-8 (even) Westbury Avenue,

Centre	Address
	<p>1-3 (cons) Westbury Arcade, 258-278 (even) Langham Road 1-4 (cons) Wellington Terrace Adj 1 Wellington Terrace</p> <p>Secondary frontage (East) 11-25 (odd) Lymington Avenue 10-18 (even) Lymington Avenue excluding Community Centre 30-32 Lymington Avenue 4 Glynne Road</p> <p>Secondary frontage (North) 136-240 (even) High Road 1-19 (cons) The Broadway Library Arcade 203-207 (odd) High Road 1-11 Station Road Safeway Store and arcade Spouters Corner Secondary frontage at Site Allocation 13: Mecca Bingo, 707-725 Lordship Lane Creation of new primary frontages at Site Allocation 16: Wood Green Library, 187-197A Wood Green High Road. Creation of new secondary frontages through redevelopments in Wood Green Metropolitan Town Centre at Dovecote Avenue, 7 Cheapside & Lymington avenue through SA 18: 16-54 Wood Green High Road Creation of new secondary frontages through redevelopments of SA 12 Wood Green Bus Garage and SA 13 Station Road Offices.</p>
Crouch End District Centre, N8	<p>Secondary Frontage (South) 126-146 (even) Crouch Hill Floral Hall Crouch Hill 2-4 The Broadway 147-153 (odd) Crouch Hill 1-35 (odd) Crouch End Hill 71 Crouch End Hill 2-72 (even) Crouch End Hill</p> <p>Secondary Frontage (North/East) 27-38 (cons) Broadway Parade 45-55 (cons) Topsfield Parade 163A – 165 (odd) Tottenham Lane</p> <p>Secondary Frontage (North) 2-34 (even) Middle Lane</p> <p>Secondary Frontage (North/West) 11-59a (odd) Park Road 42-48 (even) Park Road 68-70 (even) Park Road</p>

Centre	Address
Green Lanes District Centre, N4	Secondary Frontage (South) 329-379 (odd) Green Lanes 385-405 (odd) Green Lanes 390 (even) Green Lanes to the Corner of Williamson Road
	Secondary Frontage (North) 577-593 (odd) Green Lanes 1-11 (cons) Salisbury Promenade including the Coliseum Salisbury Hotel, Green Lanes 430 Harringay Arena, Green Lanes MacDonald's Restaurant, Williamson Road, N4 444-452 (even) St Ann's Road 570 -572 Green Lanes
Muswell Hill District Centre, N10	Secondary frontage (Fortis Green Road) 22-230 (even) Fortis Green Road 1-121 (odd) Fortis Green Road
	Secondary Frontage (Muswell Hill Road) 107-123 (odd) Muswell Hill Road 2-30 (even) Muswell Hill Broadway
	Secondary Frontage (Muswell Hill Broadway-East) 266-314 (even) Muswell Hill Broadway The Hill PH, 56 Muswell Hill
	Secondary frontage (Muswell Hill Broadway - West) 422-522 (even) Muswell Hill Broadway
Tottenham High Road/Bruce Grove District Centre, N17	Secondary Frontage (Bruce Grove) 1 & 2 Station Buildings, Bruce Grove 1-4 (cons) Bruce Grove 68-119 (cons) Bruce Grove
	Secondary Frontage (High Road North) 551-577 Tottenham High Road 560-592 Tottenham High Road
West Green Road/Seven Sisters Road District Centre, N15	Secondary Frontage (Seven Sisters) 709-723 Seven Sisters Road
	Secondary Frontage (West Green Road) 97-111 (odd) West Green Road 112-126A (even) West Green Road
Finsbury Park District Centre	263 to 271 Seven Sisters Road 18b to 52 Stroud Green Road (even) Route through Finsbury Park Bowling Alley site.

Local Shopping Centres

Number	Centre	Addresses
1	Alexandra Park Road, N10	88-126 Alexandra Park Road, 111-121 Alexandra Park Road

Number	Centre	Addresses
2	Archway Road N6	247-269 Archway Road 271-395 Archway Road 169 Southwood Lane 162-228 Archway Road 230-258 Archway Road 260-274 Archway Road 306-314 Archway Road
3	Aylmer Parade, N2	22-37 Aylmer Parade 14-21 Aylmer Parade
4	Bounds Green, N11	38-50 Bounds Green Road Latham Court 1-11 Queens Parade 5-7 Brownlow Road 1 Maidstone Road
5	Broad Lane, N15	73-87 Broad Lane 89-103 Broad Lane 2-8 Walton Road 2-8 Victoria Road
6	Commerce Road, N22	4-26 Commerce Road
7	Cranley Parade, N10	37-59 Muswell Hill Road
8	Craven Park Road, N15	109-117 Craven Park Road 1A Elm Park Avenue
9	Crescent Road, N22	1-11, 2-20 Crescent Road 2-26 Palace Gates Road
10	Ferme Park Road, N4	1-23, 2-10 Ferme Park Road, 64/64b/68 Stapleton Hall Road
11	Great Cambridge Road, N17	9-31, 18-56 Great Cambridge Road
12	Green Lanes, N8	643-661 Green Lanes
13	Hermitage Road, N4	285-293 Hermitage Road
14	Highgate High Street, N6	44-90 High Street 2-42 High Street
15	Hornsey High Street, N8	1-67 High Street 2-62 High Street 78 - 106 High Street 1-6 Campsbourne Parade 210-226 Middle Lane
16	Lordship Lane East, N17	134-138, 183-205 Lordship Lane
17	Lordship Lane Roundway, N17/N22	387-483 Lordship Lane 460-520 Lordship Lane 532-576 Lordship Lane
18	Lordship Lane West, N22	608-642 Lordship Lane 1-25 Salisbury Road
19	Lordship Lane Central	342-384 Lordship Lane
20	Midhurst Parade, N10	1-6 Midhurst Parade, Fortis Green
21	Myddleton Road, N22	74-136a Myddleton Road 65-143 Myddleton Road
22	Park Lane, N17	102-126 Park Lane

Number	Centre	Addresses
		161-195 Park Lane
23	Park Road/Priory Road, N8	298-316 Park Road 159-187 Priory Road
24	Philip Lane East, N15	176-208 Philip Lane
25	Philip Lane West, N15	187-211, 260-278 Philip Lane
26	Quernmore Road, N4	34-48, 41-47 Quernmore Road
27	Seven Sisters Road, N15	483-531 Seven Sisters Road 600-616 Seven Sisters Road
28	Stroud Green Road North, N4	178-202 Stroud Green Road
29	Stroud Green Road South, N4	74-104 Stroud Green Road
30	Tottenham Lane, N8 (East)	29-99 Tottenham Lane
31	Tottenham Lane, N8 (West)	121-157 Tottenham Lane
32	Tottenham High Road North, N17	793-811, 804-838 High Road 1-21 Northumberland Park
33	Turnpike Lane	1-137 Turnpike Lane, 60-84 Turnpike Lane, 8-38 Turnpike Lane
34	Westbury Avenue, N22	28-44, 57-79 Westbury Avenue
35	West Green Road Central, N15	293-341 West Green Road 1-9 Vicarage Parade 261-269 West Green Road
36	West Green Road West, N15	432-470, 437-451 West Green Road 410-430 West Green Road
37	Weston Park, N8	85-93, 96a-104 Weston Park 113/5 Inderwick Road
38	Wood Green High Road North, N22	336-362 High Road

Appendix D: Saved Unitary Development Plan (UDP) Policy Replacement

7.1.2 The table below shows which policies within the Local Plan: Development Management Policies are proposed to replace those within Haringey's Unitary Development Plan (UDP) Saved Policies.

7.1.3 The Local Plan: Strategic Policies has already replaced many of the previous Saved UDP Policies. A full schedule is included in Appendix 1 of the Local Plan: Strategic Policies.

UDP Policy	Policy Name	Policy Superseded by Local Plan: DM Policies	Policy Name
DEVELOPMENT AND URBAN DESIGN			
UD1	Planning Statements	Superseded	In line with the Town and Country Planning (Development Management Procedure) (England) Order (Amendment No 3) 2012, Haringey produces a Planning Application Validation Checklist.
UD3	General Principles	DM1, DM2	Delivering High Quality Design; Design Standards and Quality of Life
UD7	Waste storage	DM9, DM9a	Waste management for all development; New Waste Facilities
UD10	Advertisements	DM8	Advertisements
UD11	Telecommunications equipment	DM8a	Telecommunications
ENVIRONMENT			
ENV5	Works affecting the water course	DM33, DM38	Managing and Reducing Flood Risk; Watercourses and Flood Defences
ENV6	Noise pollution	DM32	Environmental Protection
ENV7	Air, water and light pollution	DM32, DM37	Environmental Protection; Protecting and Improving Groundwater Quality and Quality
ENV11	Contaminated land	DM32	Environmental Protection
ENV12	Development at or near premises involving use or storage of hazardous substances	DM32	Environmental Protection
HOUSING			
HSG2	Change of use to residential	DM14, DM16, DM48,	Housing Supply; Housing Design and Quality; Facilitating Site Regeneration and Renewal
HSG5	Hostel accommodation	DM19	Specialist Housing

HSG6	Houses in Multiple Occupation	DM21	Houses in Multiple Occupation
HSG7	Housing for special needs	DM19	Specialist Housing
SHG11	Restricted Conversion Areas	DM20	Residential Conversions
EMPLOYMENT			
EMP4	Non employment generating uses	DM48, DM50	Facilitating Site Regeneration and Renewal; Loss of Employment Land and Floorspace
EMP5	Promoting employment uses	DM46	Safeguarding Employment Land and Sites;
EMP6	Car repair workshops, garages and car washes	N/A	Deleted and not replaced.
EMP7	Live/work units	DM49	Warehouse Living
TOWN CENTRE			
TCR2	Out of town centre development	DM52	Town Centre uses out of recognised centres
TCR3	Protection of shops in town centres	DM51	Development within Town Centres
TCR4	Protection of local shops	DM51	Development within Town Centres
TCR5	A3 restaurants and cafes, A4 drinking establishments and A5 hot food takeaways	DM2, DM32, DM51, DM54	Design Standards; Environmental Protection; Development within Town Centres; Hot Food Takeaways
MOVEMENT			
M8	Access roads	DM2, DM42, DM47	Design Standards and Quality of Life; Crossovers and Vehicular Access; Maximising the Use of Employment Land and Sites
M9	Car free residential developments	DM41	Parking
M10	Parking for development	DM41	Parking
M12	Minicabs	DM45	Minicab offices
OPEN SPACE			
OS3	Significant Local Open Land	DM24	Open Space
OS4	Alexandra Park and Palace	DM10, DM24	Management of the Historic Environment; Open Space
OS5	Development Adjacent to Open Space	DM2, DM24	Design Standards and Quality of Life; Open Space
OS8	Heritage Land	DM2, DM10	Design Standards and Quality of Life; Management of the Historic Environment
OS17	Tree protection, tree masses and spines	DM2	Design Standards and Quality of Life
CREATIVE, LEISURE & TOURISM			
CLT3	Social clubs	DM56	Managing the Quality of Community Infrastructure
CLT4	Hotels, boarding houses	DM61	Hotels and visitor

	and guest houses		Accommodation
CONSERVATION			
CSV4	Alterations and extensions to listed buildings	DM2, DM10	Design Standards and Quality of Life; Management of the Historic Environment
CSV5	Alterations and extensions in conservation areas	DM2, DM10	Design Standards and Quality of Life; Management of the Historic Environment
CSV6	Demolition of listed buildings	DM2, DM10, DM12	Design Standards and Quality of Life; Management of the Historic Environment; Facade Retention
CSV7	Demolition in conservation areas	DM2, DM10, DM12	Design Standards and Quality of Life; Management of the Historic Environment; Facade Retention
CSV8	Archaeology	DM13	Archaeology

Appendix E: Supplementary Planning Document & Guidance Replacement

7.1.4 When adopted, this document will supersede certain supplementary guidance, specifically:-

- SPG1a Design Guidance. This document was adopted in January 2006. It will be superseded by the Design Policies contained in this DPD.
- SPG1b Parking in Front Gardens This document was drafted in 2006 and not adopted. The guidance contained in this document will be replaced by the parking policies contained in the DM DPD, and SPG1b is effectively withdrawn.
- SPG 6a - Shopfronts, Signage & Security This document was drafted in 2006 and not adopted. The guidance contained in this document will be replaced by the design policies contained in the DM DPD, and SPG6a is effectively withdrawn.
- SPG 6b – Advertisements This document was drafted in 2006 and not adopted. The guidance contained in this document will be replaced by the parking policies contained in the DM DPD, and SPG6b is effectively withdrawn.
- SPG 7a - Vehicle and Pedestrian Movement This document was drafted in 2006 and not adopted. The guidance contained in this document will be replaced by the parking policies contained in the DM DPD, and SPG7a is effectively withdrawn.

Appendix F: Glossary of Terms

- **Accessibility:** Ability of people or goods and services to reach places and facilities.
- **Accessible Development:** A building, facility etc. and its wider environment which can be reached and used, in particular by people with disabilities.
- **Accessible Transport:** Transport services and vehicles designed and operated to be usable by people with disabilities and other transport disadvantaged people, with characteristics possibly including affordable fares, wheelchair user accessibility and easy reach of final destination.
- **Active Frontages:** street frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings. This quality is assisted where the front facade of buildings, including the main entrance, faces and open towards the street. This is not the same as attractive frontages, such as art walls, green walls or display boxes. Active frontages are often taken to mean continuous rows of highly-glazed shop fronts with frequent entries and cafes.
- **Affordable Rent:** Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.
- **Affordable Housing:** Affordable housing includes social rented and intermediate housing provided to specific eligible households whose needs are not met by the market (See entry for affordable rent, intermediate and social rented for further details).
- **Amenity:** A positive element or elements which contribute to the overall character or an area, for example open land, trees, historic buildings and the inter-relationship between all elements in the environment.
- **Annual Monitoring Report (AMR):** The AMR is part of the Local Development Framework and reviews progress on the preparation of the Council's Local Development Framework.
- **Area Action Plan (AAP):** Development Plan Documents used to provide a planning framework for areas of change (e.g. major regeneration) and areas of conservation.
- **Area of Archaeological Importance:** Areas with known archaeological potential where the Council's archaeology policies will normally be strictly applied.
- **Area for Intensification:** These are areas which have significant potential for increases in residential, employment and other uses through development for regeneration of available sites and exploitation of potential for regeneration, through higher densities and more mixed and intensive use. These areas have good existing or planned public transport.
- **Area of Change:** these are areas with considerable potential for growth, though on a lesser scale than growth areas. These areas are appropriately located to support growth and contain identified sites which are available and suitable for development.
- **Area of Opportunity:** London's principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and /or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility.
- **Article 4 Direction:** A power available under the 1995 General Development Order allowing the Council, in certain instances, to restrict permitted development rights.

- **Backland Development:** Development of land-locked sites, such as rear gardens, private open space or old lock up garages, usually within predominately residential areas.
- **Biodiversity:** Biodiversity encompasses the whole variety of life on earth (including on or under water) including all species of plants and animals and the variety of habitats within which they live. It also includes the genetic variation within each species.
- **Biodiversity Action Plan (BAP) – Haringey:** The Biodiversity Action Plan includes policies and actions that will contribute towards conserving, enriching and celebrating the wildlife in Haringey.
- **Blue Ribbon Network:** Policy covering London’s waterways, water spaces and land alongside them.
- **Building Research Establishment Assessment Method (BREEAM):** used to assess the environmental performance of new and existing buildings.
- **Brownfield Land:** Previously developed land which is or has been occupied by a permanent structure.
- **Borough Roads:** Roads for which the Borough is the Highway Authority.
- **Building Line:** The line formed by frontages of buildings along a street.
- **Car Club:** Schemes which facilitate vehicle sharing.
- **Central Activity Zone (CAZ):** The CAZ is the area where planning policy recognises the importance of strategic finance, specialist retail, tourist and cultural uses and activities, as well as residential and more local functions.
- **Care in the Community:** This enable people in need of care, whether because of old age, disability, illness or other reasons, to continue to live in their own homes or in homely settings within the community.
- **Census:** A ten-yearly comprehensive nation-wide sample survey of population, housing and socio-economic data. The latest one was conducted in March 2011.
- **Cluster:** Geographical concentration of interconnected companies, specialised supplies, service providers in related industries, and associated institutions (for example universities, standard agencies, and trade associations) in particular firms that compete but also co-operate.
- **Code for Sustainable Homes:** The national standard for the sustainable design and construction of new homes.
- **Combined Heat and Power (CHP):** The combined production of heat, usually in the form of steam, and power, usually in the form of electricity.
- **Community Facilities:** Community facilities can be defined as including children’s play and recreation facilities, services for young people, older people and disabled people, as well as health facilities, facilities for emergency services, including police facilities, education facilities, libraries, community halls, criminal justice facilities meeting rooms, places of worship, public toilets, pubs and post offices.
- **Community Infrastructure Levy (CIL):** A per square metre tariff on new development seeking to raise revenue to fund new infrastructure.
- **Community Transport:** A range of voluntary sector, non profit-making transport services designed to meet the needs of people who do not have access to private transport and for whom public transport is unsuitable.

- **Comparison Goods:** Goods for which the purchase involves comparison by the customer and which while not being purchased frequently must nevertheless be stocked in a wide range of size, colours and fabrics, jewellery, furniture and goods normally sold at specialist shops and general stores.
- **Compulsory Purchase Order (CPO):** An order which enables a statutory authority to purchase an area of land compulsorily for an approved project.
- **Conservation Area:** Area designated by the Council under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historic interest. The Council will seek to preserve and enhance the character and appearance of these areas.
- **Contaminated Land:** Land which contains potentially harmful substances as a result of human activity or from natural causes may be regarded as contaminated land. Because substances in or on the land may be hazardous and likely to affect its proposed development, a quantitative risk based assessment is required to determine whether the proposed development should proceed and whether some form of remedial action is required.
- **Context:** In urban design terms the character and setting of the immediate local area within which a building or site is situated or to be sited. The context will take into account any local distinctiveness of an area i.e. the particular positive features of a locality that contribute to its special character and sense of place and distinguishes one local area from another.
- **Convenience Goods:** Good purchased on a regular basis which meet the day to day needs of local residents. They require minimum effort in selection and buying e.g. food, newspapers and other goods of a standardised type of which there is a wide sale.
- **Conversions:** The sub-division of residential properties into self-contained flats or maisonettes.
- **Core Strategy:** The Core Strategy was the former title of the Local Plan: Strategic Policies document.
- **Culture:** A way of life including, **but not** limited to language, arts and science, thought, spiritual activity, social activity and interaction (the Roshan Cultural Heritage Institute).
- **Cultural Quarter:** Area where a critical mass of cultural activities and related uses are emerging, usually in historic or interesting environment.
- **Decent Homes Standard:** A Government standard for housing which requires both Councils and Registered Social Landlords (RSLs) to bring up their property standards to a defined minimum by 2010.
- **Density:** The number of habitable rooms per hectare.
- **Designated Views** - views which focus on architecturally and culturally important groups of buildings that can be enjoyed from well managed public spaces
- **Development Management Development Management Document (DMDPD):** These are the policies which are required to ensure that all development in the borough meets the spatial vision and objectives set out in the Local Plan.
- **Development Plan Documents (DPD):** Statutory planning documents that form part of the Local Development Framework including the Local Plan: Strategic Policies, Development Management Policies and Site Allocations Document.

- **District Centre:** District centres have traditionally provided convenience goods and services for more local communities and accessible by public transport, walking and cycling.
- **Ecological Corridor:** Ecological Corridors are relative areas of green space running through built up areas that allow the movement of plants and animals to other areas and habitats.
- **Emergency Services:** Includes Fire, Police and Ambulance services.
- **Employment Land Review (ELR):** A study providing evidence of the macroeconomic circumstances driving the need for provision of employment land in the borough.
- **Environmental Assessment:** A method or procedure for predicting the effects on the environment of a proposal, either for an individual project or a higher-level 'strategy' (a policy, plan or programme), with the aim of taking account of these effects in decision-making.
- **Fluvial:** Water in the Thames and other rivers.
- **Form:** The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscaping of development.
- **General Development Order (GDO):** Identifies the certain types of usually minor development for which planning permission is not required and which therefore do not require a planning application to be submitted to the Council.
- **Greater London Authority (GLA):** The GLA is a strategic citywide government for London. It is made up of a directly elected Mayor and a separately elected Assembly.
- **Green Belt:** Green Belt is an area of land which has been given special status to restrict inappropriate development.
- **Green Chain/Link:** Linked green spaces composed of such elements as open land, footpaths, canals and rivers which provide public access, play valuable recreational, conservation, ecological and general amenity role. Green chains can also be Ecological Corridors.
- **Green Industries:** This business sector that produced goods or services, which compared to other more commonly used goods and services, are less harmful to the environment.
- **Green Infrastructure:** A network of connected, high quality, multi-functional open spaces, corridors and the links in between that provide multiple benefits for people and wildlife.
- **Green Roofs:** Planting on roofs to provide climate change, amenity and recreational benefits.
- **Growth Area:** Specific areas for new residential development to accommodate future population growth. In Haringey, there are two including Tottenham Hale, Opportunity Area, and Haringey Heartlands, Area of Intensification.
- **Gyratory:** A road junction at which traffic enters a one-way system around a central island.
- **Health Impact Assessment (HIA):** A process for ensuring that land use and planning decision making at all levels consider the potential impacts of decisions on health and health inequalities. It identifies actions that can enhance positive effects and reduce or eliminate negative effects.

- **Heritage Land:** Heritage Land is open land of strategic importance to London of significance for its landscape, historical and nature conservation interest. The only Heritage land at the present time is Highgate Golf Course which forms part of the wider area of Hampstead Heath.
- **Highway Authority:** An authority responsible for a highway, whether or not maintainable at public expenses.
- **Historic Parks and Gardens:** Parks and gardens containing historic features dating from 1939 or earlier registered by English Heritage. These parks and gardens are graded I, II or II* in the same way as Listed Buildings. Only Alexandra Park and Finsbury Park are registered in Haringey.
- **Homes and Community Agency (HCA):** HCA is the national housing and regeneration agency for England.
- **House in Multiple Occupation (HMO):** Housing occupied by members of more than one household, such as student accommodation or bedsits.
- **Housing Association:** see Registered Provider.
- **Housing Trajectory:** Graph illustrating the supply of projected completion housing completions up to 2026.
- **Industrial Business Park (IBP):** Strategic industrial locations that are particularly suitable for activities that need better quality surroundings including research and development, light industrial and higher value general industrial, some waste management, utility and transport functions, wholesale markets and some small scale distribution. They can be accommodated next to environmentally sensitive areas.
- **Intermediate Housing:** Housing available at prices and rents above those of social rent but below market prices or rents.
- **Landmarks** - Buildings and structures, other than Strategically Important Landmarks, that are visually or culturally prominent in Designated Views
- **Landscape:** The character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way these elements combine.
- **Lifetime Home:** Ordinary homes designed to provide accessible and convenient homes for a large segment of the population.
- **Linear View:** A view seen through narrow gaps between buildings or landscaping
- **Listed Building:** Locally listed buildings are those which satisfy one or more of the following criteria: historic interest, architectural interest or environmental significance. Statutory listed buildings are buildings of special architectural or historic interest, they are graded as I, II* or with grade I being the highest. English Heritage is responsible for designating buildings for statutory listing in England.
- **Local Development Documents (LDD):** The collective term for Development Plan Documents, Supplementary Planning Documents (does not form part of the statutory development plan) and other documents including the Statement of Community Involvement.
- **Local Development Framework (LDF):** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Local Plans or

other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan.

- **Local Development Scheme (LDS):** The LDS sets out the programme/timetable for preparing the LDD.
- **Local Implementation Plan (LIP):** Statutory transport plans produced by London boroughs bringing together transport proposals to implement the Mayor's Transport Strategy at the local level.
- **Local Nature Reserve (LNR):** Sites which offer special opportunities for people to see and learn about wildlife in natural surroundings. LNRs are a statutory designation made under the National Parks and Access to the Countryside Act 1949.
- **Local Plan: Strategic Policies:** The Local Plan: Strategic Policies is a Development Plan Document setting out the vision and key policies for the future development of the borough up to 2026.
- **Local Shopping Centre:** The level of shopping centre below District Centre level, providing services for local communities.
- **Local Strategic Partnership (LSP):** A partnership of people that bring together organisations from the public, private, community and voluntary sector within a local authority area.
- **London Development Agency (LDA):** Organisation acting on behalf of the Mayor, whose aim is to further the economic development and regeneration of London.
- **London Plan (The Spatial Development Strategy):** The London Plan is the name given to the Mayor's spatial development strategy for London.
- **Market Housing:** Private housing for rent or for sale, where the price is set in the open market.
- **Metropolitan Open Land (MOL):** Strategic open land within the urban area that contributes to the structure of London.
- **Metropolitan Town Centre:** Metropolitan centres serve wide catchments areas and can cover several boroughs. Typically they contain at least 100,000sq.m of retail floorspace with a significant proportion of high-order comparison goods relative to convenience goods. These centres generally have very good accessibility and significant employment, leisure, service and civic functions.
- **Mixed tenure:** A mix of affordable and market housing.
- **Mixed Use Development:** Provision of a mix of complementary uses, such as residential, community and leisure uses on a site, within the same building or within a particular area.
- **National Planning Policy Framework (NPPF):** Sets out the Government's planning policies for England and how they are expected to be applied. The NPPF replaces 44 planning documents, primarily Planning Policy Statements (PPS) and Planning Policy Guidance (PPGs), which previously formed Government policy towards planning.
- **Neighbourhood and more local centres:** Typically serve a localised catchment often most accessible by walking and cycling. They include local parades and small cluster of shops, mostly for convenience goods and other services.
- **Open Space:** All land in London that is predominately undeveloped other than by buildings or structures that are ancillary to the open space use. The definition

covers the broad range of types of open space within London, whether in public or private ownership and whether public access is unrestricted, limited or restricted.

- **Panorama** - A broad prospect seen from an elevated public viewing place
- **Planning Obligations Supplementary Planning Document:** A guidance document offering support in the implementation of planning obligations on planning applications subsequent to the adoption of the Haringey CIL.
- **Primary Care Trust (PCT):** PCTs decide what health services a local community needs, and they are responsible for providing them.
- **Public Realm:** This is the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.
- **Public Transport Accessibility Level (PTAL):** Public Transport Accessibility Levels are a measure of the extent and ease of access to the public transport network.
- **Regeneration:** The economic, social and environmental renewal and improvement of a rural or urban area.
- **Registered Provider:** non-profit making organisations that provide low-cost housing for people in need of a home.
- **River Prospect:** Short and longer distance visual experiences of a rivers cape (in HGY case Lee, Moselle or New River)
- **Section 106 Agreements (S106)/Planning Obligations:** These agreements confer planning obligations on persons with an interest in land in order to achieve the implementation of relevant planning policies as authorised by Section 106 of the Town and Country Planning Act 1990.
- **Secured by Design:** The planning and design of street layouts, open space, and buildings so as to reduce the likelihood or fear of crime.
- **Site Allocations Development Plan Document:** This will form part of Haringey's LDF and will guide land use and future development in the borough until 2026.
- **Sites of Importance for Nature Conservation (SINC):** SINCs are areas protected through the planning process having been designated for their high biodiversity value.
- **Small and Medium Enterprises (SMEs):** Small and Medium Enterprises (SMEs) comprise businesses with more than 11 but less than 250 staff.
- **Social Infrastructure:** Facilities and services including health provision , early years provision , schools, colleges and universities, community, cultural, recreation and sports facilities, places of worship, policing and other criminal justice or community safety facilities, **children and young people's play and informal recreation facilities.** This list is not intended to be exhaustive and other facilities can be included as social infrastructure.
- **Social Rented Housing:** Rented housing owned and managed by local authorities or registered social landlords, or be provide by other bodies under equivalent rental agreements.
- **Spatial Vision:** A statement of long term shared goals for the spatial structure of an area.
- **Statement of Community Involvement (SCI):** The Council's policy for involving the community in the preparation, review and alteration of LDDs and planning applications. It includes who should be involved and the methods to be used.

- **Strategic Environmental Assessment (SEA):** Expression used by the European Union to describe environmental assessment as applied to policies, plans and programmes.
- **Strategic Housing Land Availability Assessment (SHLAA):** An assessment of land availability for housing which informs the London Plan and borough local development documents, as set out in section 48 of the NPPF
- **Strategic Housing Market Assessment (SHMA):** An assessment of housing need and demand which informs the London Plan and borough local development documents.
- **Strategic Industrial Location (SIL):** These comprise Preferred Industrial Locations (PILs) and Industrial Business Parks and exist to ensure that London provides sufficient quality sites, in appropriate locations, to meet the needs of industrial and related sectors including logistics, waste management, utilities, wholesale markets and some transport functions.
- **Supplementary Planning Document (SPD):** Provides supplementary information about the policies in DPDs. They do not form part of the development plan and are not subject to independent examination.
- **Supplementary Planning Guidance (SPG):** Additional advice, provided by the Council on particular topic or policy areas and related to and expanding upon statutory policies.
- **Sustainability Appraisal (SA):** This is a systematic and continuous assessment of the social, environmental and economic effects of strategies and policies contained in the DPDs, which complies with the EU Directive for Strategic Environmental Assessment.
- **Sustainable Urban Drainage Systems (SUDS):** An alternative approach from the traditional ways of managing runoff from buildings and hardstanding. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems.
- **Tall Buildings:** The Council has adopted the definition of Tall and Large Buildings as those which are substantially taller than their neighbours, have a significant impact on the skyline, are of 10 storeys and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London.
- **Townscape View** - Unfolding close view of built up environment with spaces between and in each case views might or might not contain (but will be more significant if they do):
- **Tree Preservation Order (TPO):** Made under the Town and Country Planning Act 1990 by the local planning authority to protect trees of importance for amenity, landscape and nature conservation.
- **Urban Characterisation Study (UCS):** An appraisal of the character of the borough in terms of built urban form, topography, conservation and heritage value.
- **Use Classes Order:** The Town and Country Planning (Use Classes) Order 1987, as amended, lists 15 classes of use. A change of use within the same Class does not constitute development and thus does not require planning permission.
- **Unitary Development Plan (UDP):** A UDP is a land use plan that seeks to make the most efficient and effective use of land in the public interest. The LDF will eventually replace Haringey's UDP 2006.

- **View Corridor:** Strategic important views designated in the London Views Management Framework.
- **Warehouse Living:** Purpose built and genuine integrated working and living accommodation specifically targeted at the creative industries sectors.

Shqip

Politikat Strategjike të Planifikimit lokal do t'i japin formë vendndodhjes dhe shkallës së zhvillimit në Haringey nga tani deri në vitin 2026. Për më shumë informata dhe për të marrë një përkthim të këtij dokumenti, ju lutem plotësoni dhe na e postoni apo dërgoni me email formularin e mëposhtëm.

Polski

Dokument 'Lokalny plan - strategie działania' będzie podstawą do podejmowania decyzji dotyczących lokalizacji oraz skali inwestycji rozwojowych w Haringey do roku 2026. Aby uzyskać więcej informacji lub tekst dokumentu w języku polskim należy wypełnić formularz poniżej i wysłać go emailem lub pocztą.

Français

Les Politiques stratégiques de planification locale définiront les lieux ainsi que l'étendue du développement de Haringey jusqu'en 2026. Pour des informations supplémentaires et pour obtenir des traductions de ce document, veuillez remplir et renvoyer par e-mail ou poster le formulaire ci-dessous.

Soomaali

Siyaasadaha istraatiijiyadda qorshaha mandaqadda (Local Plan Strategic Policies) ayaa qaabayn doonta oo qiyaasi doona horumarka Haringey marka imminka laga bilaabo ill 2026. Wixii macluumaad dheeraad iyo si aad tarjamad warqaddan ah u hesho, fadlan buuxi oo email ku soo dir ama boosta ku soo dir foomka hoose.

Kurdî Kurmancî

Polîtîkayên Stratejîk ên Plana Herêmê wê cîh û mezinbûna avadanîya li Haringey a ji nuha û heta 2026an pêk bîne. Ji bo bêtir agahîyê û bidestxistina wergera vê dokumentê, ji kerema xwe forma jêrîn tije bikin û bi email an postê bişînin.

Türkçe

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Published by Haringey Council's Communications Unit
1024.77 • 02/15