

Wood Green

NEWS

Based on community feedback, Haringey Council has just announced exciting proposals for the transformation of Wood Green. We believe Haringey is the future of London and our ambition for Wood Green is a key part of our aim to transform the borough and give residents more opportunities and a better quality of life.

Informed by community engagement; our vision for the area is that **Wood Green will be north London's most prosperous and liveable town centre. It will be a focus for opportunity and growth where people come together, exchange ideas and create. Wood Green will combine a wide range of productive businesses with outstanding places for people to shop and socialise.**

Our ambitious proposals would bring around 7,700 much needed new homes and create 4,000 new jobs, with a revitalised town centre based around a potential central Crossrail 2 station.

We want this growth and investment to benefit everyone, which is why as well as revitalising a major north London shopping destination, we also want to significantly increase the amount of leisure and office space, and workspace for creative businesses such as those already operating in the area's Cultural Quarter.



Aerial view of proposed development in Wood Green

Last year we consulted more than 1,000 residents, businesses and landowners on four options for Wood Green's future, asking them to tell us what they think about their local area and what they would like to see change. Most people told us that major change was needed to deliver Wood Green's potential which was "option 4".

We are preparing an Area Action Plan (AAP) for Wood Green, a document that will provide specific planning policy and guidance for the area. We have prepared a detailed 'Preferred Option' which sets out where development could happen based on the previous "option 4" and we are seeking your views again.

Your views are really important to us and there are a number of ways in which you can get involved. You can view the full documents at www.haringey.gov.uk/woodgreen or by visiting the council's offices in Wood Green or your local library. Please see the back page for a full schedule of events.

Artist's impression of Station Road



What is happening in Wood Green now?

1 Clarendon Road Gas Works – the gas holders are being dismantled by National Grid before developers St William can start work on site in 2018. There is an existing planning consent for a mixed use development of 1,056 private and affordable homes as well as workspace, community space and a pocket park next to Hornsey Park Road. St William is looking at options for revising the plans for this underused five hectare brownfield site - find out more by emailing haringeyheartlands@fourmunciations.com



2 Chocolate Factory – A planning application for a mixed use development of this site is being prepared by Workspace which will include new offices, workspace and housing while retaining the historic Barratt sweet factory building.

3 New council building – Haringey is looking at options to relocate its current Civic Centre, offices and library to a new site on Coburg Road.

4 Haringey Development Vehicle: we are in the process of confirming a development partner with which to deliver new homes, shops and office/work space and essential community facilities to be built on council-owned land across the borough – one of the first sites is going to be the Civic Centre site.



5 Green Rooms – An arts-led social enterprise hotel housed in an art-deco former electricity building which also boasts a rehearsal/performance area, work spaces, studios, a cafe-bar and restaurant.



6 Station Road car park - on a disused council car park will be a new creative hub featuring a cluster of timber worksheds, studios and offices to be used as workshops or shops for local businesses. If you are looking for a space for your business please visit www.meanwhilespace.com



7 Alexandra Palace – sporting events, exhibitions, festivals and some of London's hottest ticket gigs are all on Alexandra Palace's eclectic roster of events in 2017. Work is also continuing on the restoration of the building's East Wing which will see the Victorian Theatre and historic television studios restored. This is the biggest investment in Alexandra Palace in a generation and you can play your part in helping raise the £1million of public support needed at <http://support.alexandrapalace.com/>



8 The Mall owners, Capital & Regional, have been investors in Wood Green for over 20 years and actively support council plans to make Wood Green a major retail and leisure destination. The Mall in its current form continues to attract new retailers to Wood Green, such as H&M, Footlocker and Pret a Manger, however its potential redevelopment offers a once-in-a-generation opportunity to revitalise Wood Green's town centre offer.



Venues for public exhibitions

- 8** The Mall, 159 High Rd, Wood Green, N22 6YQ
- 9** Wood Green Library, 187-197A High Road, Wood Green, N22 6XD
- 10** Community Hub, 8 Caxton Rd, Wood Green, N22 6TB
- 11** Morrisons, High Road, Wood Green, N22 6SU

The Mall

Wood Green Library

Morrisons

Community Hub

Why Wood Green?

Wood Green is the borough's biggest town centre and has lots of strengths including good transport links, high numbers of shoppers on the High Street and many different shops and businesses.

Planned improvements to the Piccadilly line will increase peak period capacity by 2025 and further investment is also planned on the Great Northern line which runs through Alexandra Palace.

There is also potential to bring Crossrail 2 to Wood Green.

Building on these strengths, we believe the area has massive potential and our plans will deliver thousands more new homes and jobs in Wood Green supported by new health and community facilities.

These are our objectives for Wood Green:

1 Creating a productive and innovative economy: Redeveloping underused sites to create a range of new workspaces and offices to accommodate growth for local and London-based businesses, creating 4,000 new jobs.

2 Creating a town centre fit for a modern economy: Enhancing street activity, revitalising and refreshing the town centre, creating additional places to shop, meet, and relax, improving opportunities to do business by creating space for markets, independent traders, and larger national retailers.

3 Creating a liveable and interactive urban environment: Creating safe, welcoming public spaces where people will enjoy spending time.

4 Revitalising the evening economy: Bringing more restaurants, cafés and places to socialise, in both the day and the evening, making Wood Green one of the best places to shop, eat, drink, and share ideas in London.

5 Creating new homes: Building 7,000 + new homes that current and future residents can afford, with value from these being spent on an improved public realm and other town centre infrastructure.

6 Serving the borough: Making the most of Wood Green's accessible location, performing a sub-regional Capital role in supporting and complementing neighbouring town centres.

7 Celebrating the areas diversity and heritage: Build upon the area's existing mix of cultures and lifestyles, heritage, and cultural/community capital, making residents proud to live in Wood Green.



Next steps

Statutory Information: London Borough of Haringey Draft Area Action Plan Consultation

Although the project will take up to 15 years, we need input from stakeholders now on our 'preferred option' Wood Green Area Action Plan (AAP) which would create a new town centre in Wood Green with a better choice of places to shop and socialise and a new more pedestrian friendly street pattern and additional public spaces.

We are looking for the views of all interested parties on the vision, objectives, and policies that will shape the future of Wood Green in the future. This is an open consultation and comment is welcomed on any part of the plan.

Subject matter:

The draft Wood Green Area Action Plan proposes a comprehensive set of policies, proposals and site allocations

for future development within the Wood Green area, including thematic policies for the AAP area e.g. open space, transport and tall buildings, and site specific allocations within Wood Green.

Area covered:

The draft Wood Green Area Action Plan area comprises much of the Noel Park and Woodside wards, as well as smaller parts of Harringay, West Green and Alexandra wards.

The consultation is open from **14 February until 31 March 2017**.

The 'preferred option' Wood Green Area Action Plan will be available to view at:

- www.haringey.gov.uk/localplan
- Council's Planning Office: River Park House, 6th Floor, Wood Green, N22 8HQ
- Haringey Civic Centre, Wood Green High Rd, N22 8LE
- At all Haringey Libraries
- Drop-in sessions, as detailed below;

	Tuesday	Thursday	Saturday
The Mall, 159 High Rd, Wood Green, N22 6YQ		23-Feb-17 4pm to 7pm	25-Feb-17 11am to 4pm
Community Hub, 8 Caxton Rd, Wood Green, N22 6TB	28-Feb-17 10am to 2pm	02-Mar-17 5pm to 9pm	
Morrisons, High Road, Wood Green, N22 6SU	07-Mar-17 10am to 2pm	09-Mar-17 5pm to 9pm	11-Mar-17 11am to 4pm
Wood Green Library, 187-197A High Road, Wood Green, N22 6XD	14-Mar-17 10am to 2pm	16-Mar-17 4pm to 7pm	18-Mar-17 11am to 4pm

Making a representation:

At this early stage in the plan making process there is no prescribed form for how comments are to be made, however, it does help us to analyse comments if the comment references the part or section of the document to which they apply. We would also encourage people to suggest the changes they would make to the document to address their concern.

Representations can be made by:

- Email: localplan@haringey.gov.uk; or
- Post: Local Plan Consultation, Planning Policy, Haringey Council, River Park House, 225 High Road, Wood Green, London N22 8HQ

Please note that all representations received will be made publicly available.

Comments must be received by 5pm on Friday 31 March 2017.

Further information:

For any further enquiries, please email localplan@haringey.gov.uk or contact the Local Plan Team on **020 8489 1479**.

Next steps:

The AAP will be adopted as part of the Local Plan in 2018 after an Examination in Public. Any future development will be subject to public consultation.