DRAFT LOCAL PLAN CONSULTATION EVENT

NORTH TOTTENHAM and TOTTENHAM HALE

27 November 2025



Haringey LONDON

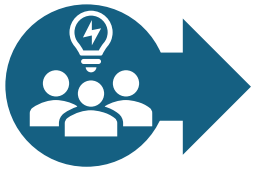
AGENDA

1	**What, why and how** of the draft Local Plan
2	**Structure** of the draft Local Plan
4	**Spatial Strategy & Neighbourhoods**
5	**Placemaking in Tottenham**
6	**North Tottenham Chapter**
7	**Tottenham Hale Chapter**
8	**How to have your say**

WHAT IS THE LOCAL PLAN?

Main document used to determine planning applications in Haringey

DOES DO



Set a vision for the kind of places we want to live, work, and spend time in

Plan for future growth and infrastructure needs





Allocate land for housing, jobs, shops, and green spaces

Include requirements /guidelines for ensuring high-quality, sustainable development





Protect heritage sites and the natural environment

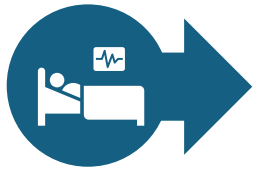
DOESN'T DO



Fund or deliver new developments

Cover the management of Council services *i.e. street cleaning, housing tenancies, street parking and LTNs*





Make decisions on delivery of schools, hospitals or transport projects

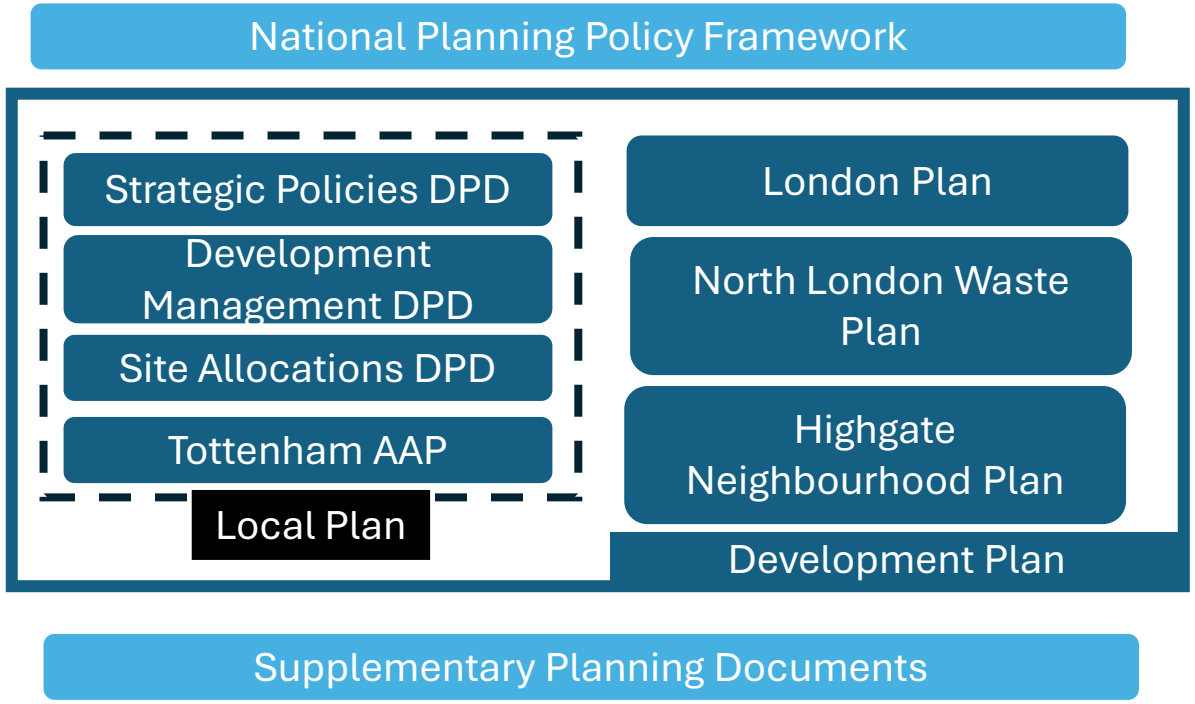
Set Council tax or budgets



WHAT IS THE LOCAL PLAN?

Borough-wide documents	**Borough Vision** An overarching vision for Haringey over the next 10 years
	Local Plan 2026 Long-term strategy for development in the borough, including policies used in determining planning applications
	Shaping Tottenham | **Shaping Wood Green** Detailed placemaking and transformation plans co-produced with local residents and businesses

Council documents	**The Haringey Deal** The council's approach to working in collaboration with residents
	Corporate Delivery Plan A high-level overview of what the council is doing to meet its objectives and priorities
	Medium Term Financial Strategy How the council will manage its finances over the next 5 years
	Service-specific strategies and plans (e.g. Culture Strategy, Transport Strategy, Wellbeing Strategy, Waste Strategy etc.)



WHY A NEW LOCAL PLAN?

Requirement to review Local Plan every 5 years

Existing suite of documents adopted 2017

A lot has changed since then:

- Changes to national policy and legislation
- Adoption of a new London Plan
- Council declaration of a climate emergency
- Housing crisis
- Growing focus on health and wellbeing

Key opportunity to:

- Consolidate existing suite of documents
- Deliver on exciting opportunities such as being London Borough of Culture 2027
- Help address ongoing challenges such as the homelessness crisis



CREATING A NEW LOCAL PLAN



THE STRUCTURE

SPATIAL VISION

The Narrative

PLACEMAKING FRAMEWORK FOR HARINGEY

The objectives, priorities and approach

SPATIAL STRATEGY

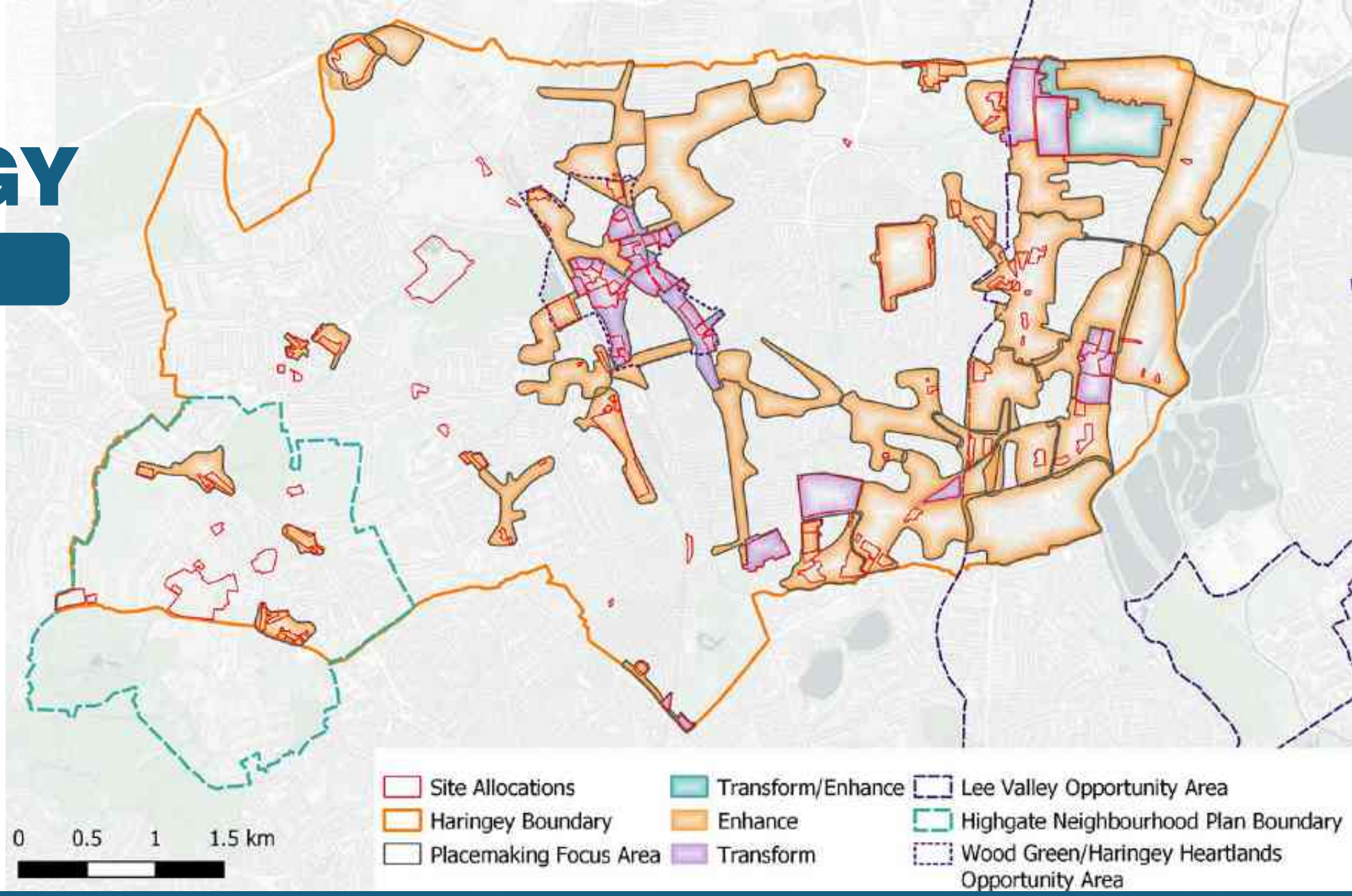
The mapped strategy for delivery

NEIGHBOURHOOD CHAPTERS

BOROUGH-WIDE CHAPTERS

SPATIAL STRATEGY

Draft Local Plan



Haringey LONDON

NEIGHBOURHOOD CHAPTERS

11 Neighbourhoods

Based on 2015 Characterisation Study

<u>Not new political or statutory boundaries</u>



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NEIGHBOURHOOD CHAPTERS

Neighbourhood

Tottenham Hale



Neighbourhood Vision

Neighbourhood Policy/s

Identifies Placemaking Focus Areas

Placemaking Focus Area

Tottenham Hale District Centre



Placemaking Focus Area Strategy

Initiatives to support placemaking

Identifies site allocations

Site Allocation

Tottenham Hale Retail Park



Summary of proposal

Indicative capacities

Detailed policy guidance

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PLACEMAKING IN TOTTENHAM

LOCAL PLAN

Statutory document

Defines Placemaking – and sets Placemaking Framework

Focused on land use and development

Must ensure growth is supported by infrastructure

Directly shapes planning decisions

SHAPING TOTTENHAM

Non-statutory document

Wider placemaking scope – can co-ordinate across Council, community and private sector

Developed through community engagement

Helps prioritise and co-ordinate Council investment and service delivery



2017

Tottenham Area Action Plan



2022

First Steps



2024

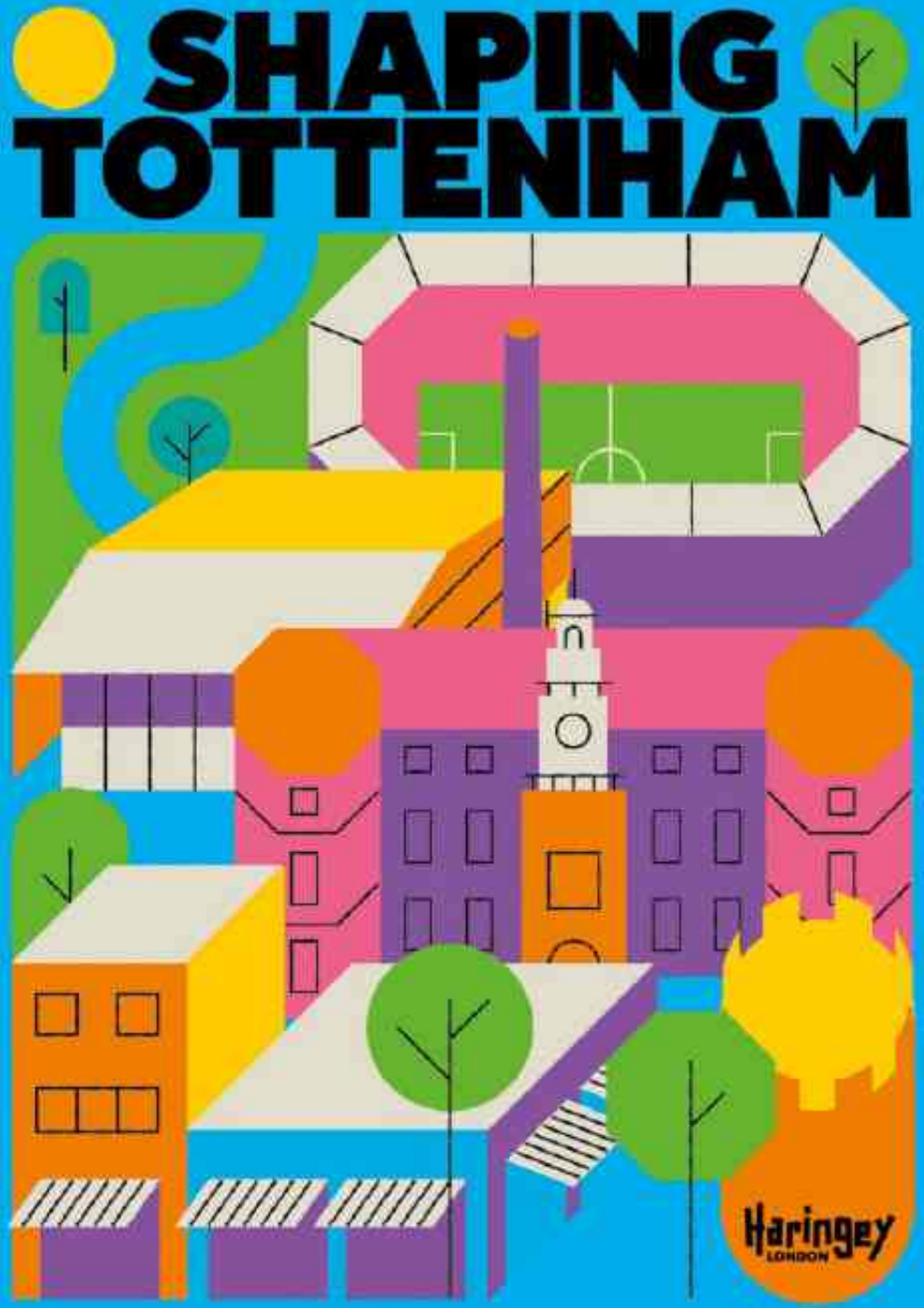
Shaping Tottenham



2025

Draft Local Plan

Haringey LONDON



Haringey Council Draft Local Plan Consultation

November 2025

What is Shaping Tottenham?

- **A 10-year placemaking strategy** for Tottenham
  - Sets a shared vision for Tottenham as a place where communities thrive, local identity and culture are celebrated, and everyone benefits from inclusive growth and opportunity.

- Developed through **Tottenham Voices engagement**
  - Informed by residents, partners, businesses, and community organisations who shaped the priorities and outcomes.

- Built on **lived experience, local priorities, and partnership working**
  - Ensures that investment, planning, regeneration and service delivery reflect what matters most to local people.

- Sets a **shared vision** to guide long-term action across neighbourhoods
  - Aligns programmes, local improvement and services across the five placemaking themes and twelve outcomes.



Five Placemaking Themes

1. **Identity, Culture and Representation**
   - Tottenham's history, energy and creative talent will shape a strong, inclusive identity that amplifies community voices and strengthens its draw as a destination.

2. **Strong and Resilient Communities**
   - We will strengthen connections across generations and cultures, supporting a fairer, more resilient Tottenham where residents feel represented and supported.

3. **Healthy & Sustainable Neighbourhoods**
   - We will create whole-life, environmentally sustainable neighbourhoods that promote good health, connection and access to quality homes and spaces.

4. **Safe & Welcoming**
   - We will work together to tackle crime and anti-social behaviour and keep Tottenham clean and inviting.

5. **Inclusive & Prosperous Economy**
   - We will work with partners to build a more inclusive, resilient local economy where businesses can grow and thrive, and where more of our residents benefit from rewarding, well-paid work.





Shaping Tottenham's Neighbourhoods

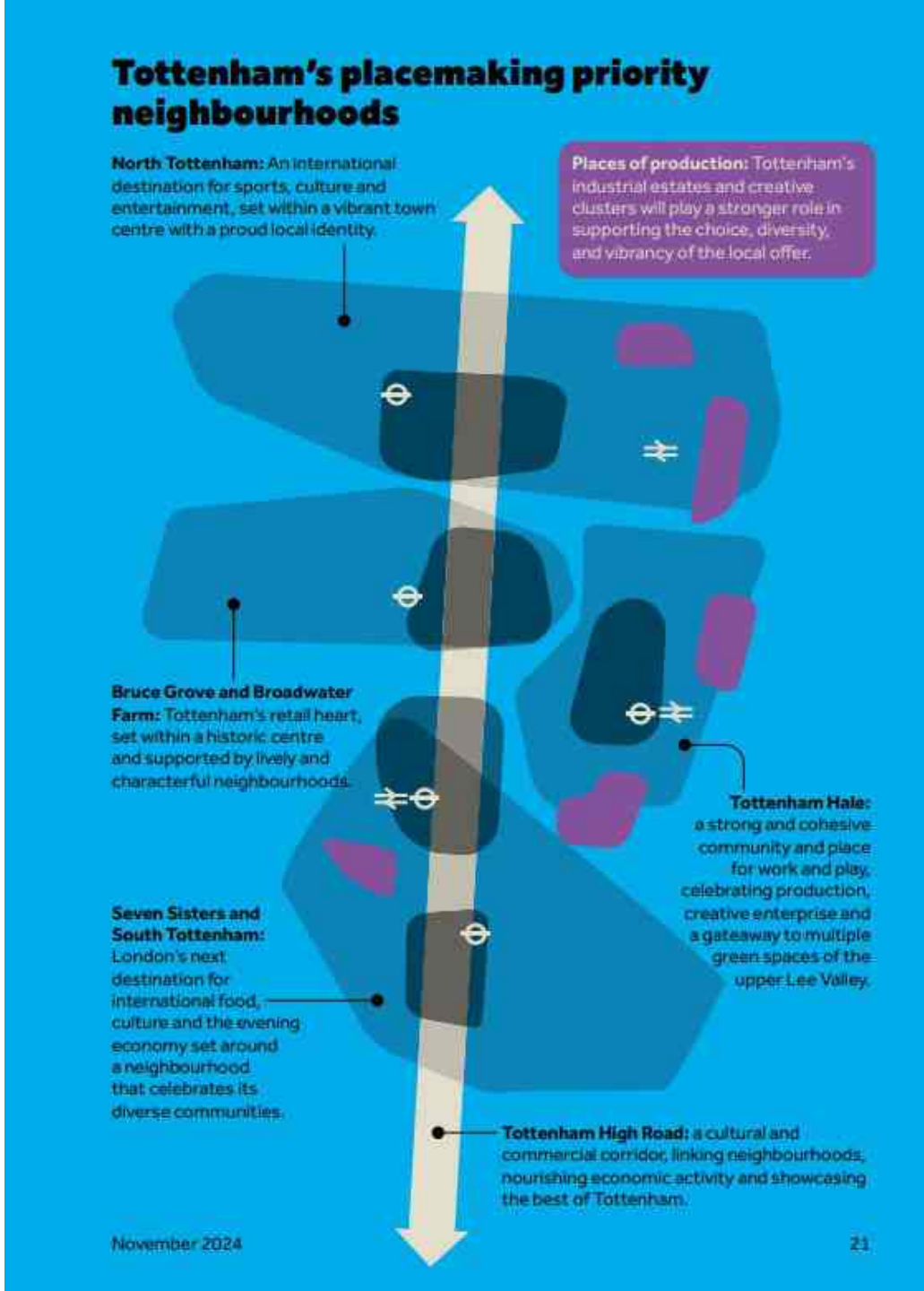
- **North Tottenham** – International destination for sports, culture, entertainment
- **Bruce Grove & Broadwater Farm** – Retail heart, heritage, community infrastructure
- **Tottenham Hale** – Growing town centre for enterprise, production, creative economy
- **Seven Sisters & South Tottenham** – Cultural gateway; international food and markets
- **Tottenham High Road** – Cultural & commercial corridor across Tottenham

Why these areas?

- Strong local identity and distinct challenges
- High potential for impact and investment
- Existing growth areas needing coordinated action
- Anchors for culture, community, housing, and economic development
- Areas where Local Plan alignment is most critical

Approach

- Collaboration across Council, partners and VCS
- Prioritising need while ensuring wider benefit
- Mix of quick wins and longer-term transformation
- Delivery linked to the 12 strategic outcomes



Shaping Tottenham Progress to Date

These highlights show recent progress made through Shaping Tottenham. Shaping Tottenham was launched in 2024 and reflects priorities raised through conversations with residents' local businesses and community groups during Tottenham Voices and wider engagement.

What's Been Happening Across Tottenham

Supporting the future of **Seven Sisters Market**, working closely with local businesses, community groups and Places for London to strengthen the market's long-term offer.



Refurbishment at St Mark's Church - restoration of its Art Deco frontage, improved entrances, lighting and signage and new community space – reinforcing its role as a hub for community and commercial activity.



Bruce Grove Conveniences transformed - the restored Victorian building providing a bright new community café with accessible public toilets. Helping re-establish character, activity in Bruce Grove.



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What's Been Happening Across Tottenham

Creative activity across Tottenham - Daydreaming in Tottenham art festival and youth workshops with Ultra Kolor, Black Rootz and Tottenham Community Sports Centre, alongside collaborative work on the Chapel Stones mural have brought new colour, greenery and local pride to the space.



Community-led activity at Broadwater Farm - residents and local groups raised over £22,000 for community initiatives, Improvement works to the community centre have seen new accessible entrance doors and upgrades that make the space more welcoming.



Work towards London **Borough of Culture 2027**, is underway , with early activities to support commuinty0led fundraising at the Bernie Grants Arts Centre and projects with local creatives building strong networks and momentum.



Shaping Tottenham Progress to Date

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What's Been Happening Across Tottenham

Down Lane Park – Initial phases delivered, including outdoor gym, woodland walk, woodland play area and wildflower swales, following 2 years of co-design with the community and extensive resident engagement. Plans for further improvements are being developed and will be completed by Spring 2027.



The Paddock – Remediation works, including removal of Japanese knotweed and creation of new meadow and wetlands, for 10 acres of previously neglected green space were completed in 2023. New bridge linking to Hale Wharf development also created. Creation of new pathways, ponds and viewing platforms to be completed in Spring 2026.



Chesnut Road – all three phases of Chesnut Road improvements, including new surface treatment, planting, play space and traffic calming measures were completed in July 2025 following conclusion of works to Monument Way and the new Walter Tull House.



NORTH TOTTENHAM

You told us*:



- Leverage development and investment to improve access to good quality housing, jobs, and social infrastructure.
- Create a safer, more inclusive and welcoming public realm.
- Harness the presence of Tottenham Hotspur Stadium to create a vibrant international cultural destination that benefits both residents and visitors.
- Celebrate the neighbourhood's diverse heritage and culture.
- Enhance walking and cycling access to Lee Valley Regional Park.

**First Steps Engagement feedback 2020/2021*

NORTH TOTTENHAM CHAPTER

VISION

North Tottenham in 2042 will have delivered on the aspirations set out in Shaping Tottenham and will be an international sports, culture, and leisure destination, with a proud local identity, thriving town centres, residential neighbourhoods, and places of production.

A clear legacy will have been secured from Tottenham's hosting of the European Football Championships in 2028 and there will have been a significant uplift in jobs with the opportunity identified in the London Growth Plan fully maximised.



NORTH TOTTENHAM POLICIES AND PFAS

Over **4,000 new homes** and significant uplift in jobs

Upgrading local centre to a **district centre**

New, improved and more **prominent social infrastructure**

Deliver and contribute to strategic improvements to the walking and cycling network and improve **access to green space**

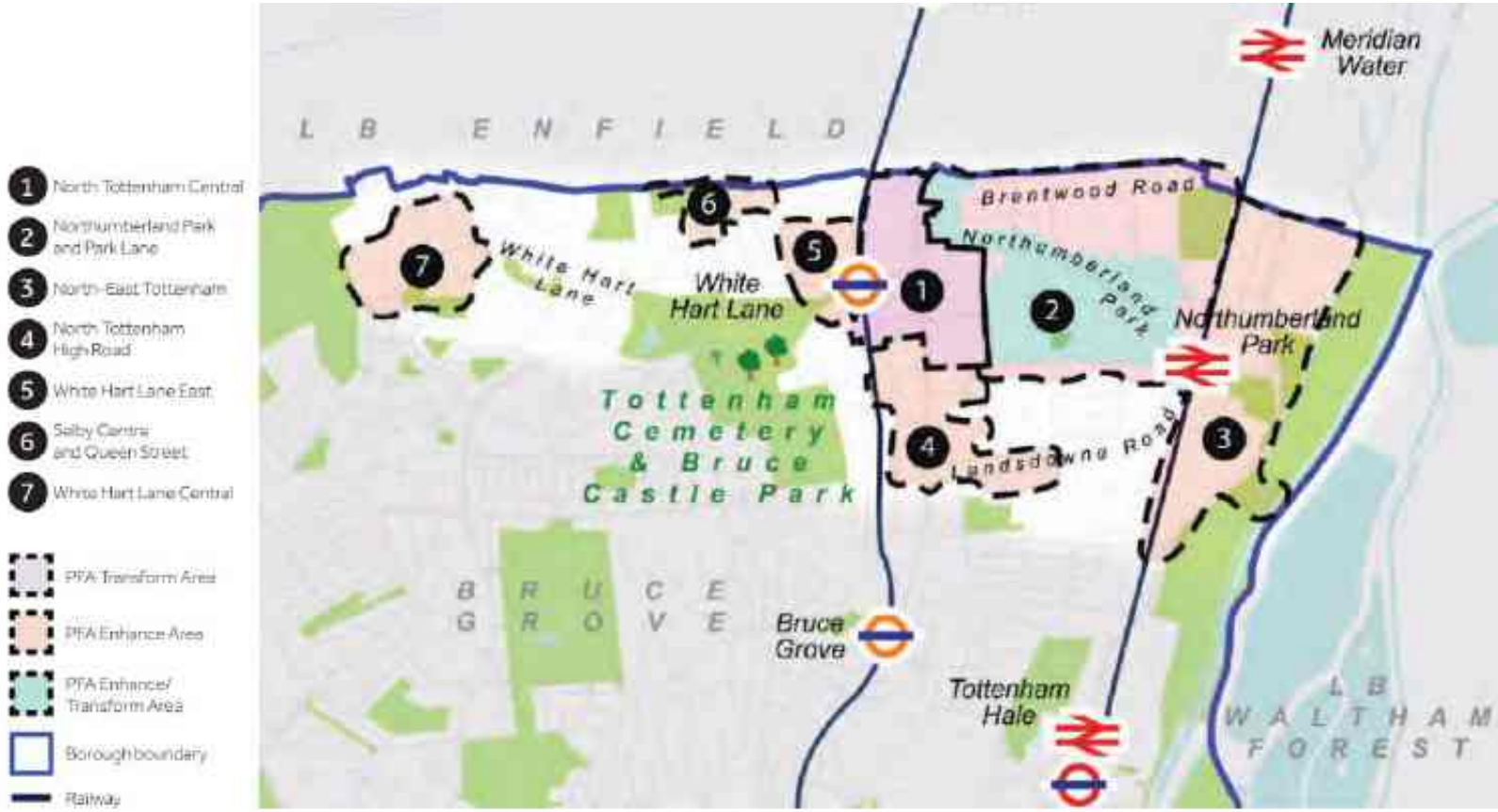
Establishing a **Cultural Quarter**

Enhancing and optimising **industrial land**

Preserving, enhancing and celebrating **rich heritage**

Creating a clear, well-designed and managed **public realm network**

- Enable people to feel safer
- Be able to manage the impact of large crowds



NORTH TOTTENHAM CENTRAL



TRANSFORM AREA

An internationally significant cultural destination

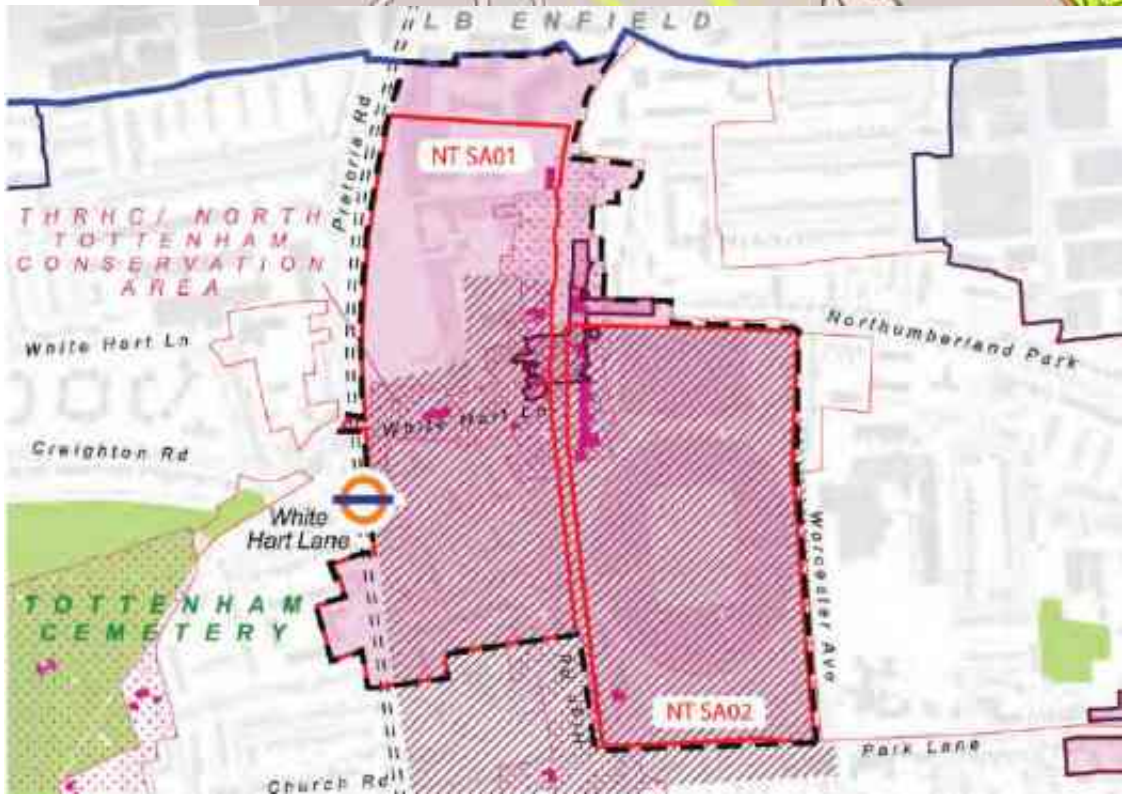
- Anchored by Tottenham Hotspur Stadium and new landmark community/ cultural facility on High Road West
- Capitalise on opportunities from London Borough of Culture and 2028 EUROs
- Supporting creative and cultural meanwhile uses
- Preserving, enhancing and celebrating the historic environment

New social infrastructure and enhancing the public realm and social

- New public square and new public park
- Series of laneways either side of the High Road to support cultural uses and workspaces
- Re-balancing streets in favour of pedestrians and cyclists

Expanded and elevated District Centre

- Heart of the town centre around new public square
- Focus on community, cultural uses, supporting uses like restaurants, cafes, workspaces, and local services



NORTHUMBERLAND PARK AND PARK LANE

ENHANCE/ TRANSFORM AREA

Enhancement and/or transformation of Northumberland Park Estate through a resident-led placemaking approach in accordance with the Haringey Deal

- Deliver aspirations in the Community Placemaking Plan, Northumberland Park Homes and Spaces Plan and future Council adopted placemaking documents
- New and improved homes – retaining good housing stock where possible
- Enhanced community infrastructure, town centre and employment uses

Enhanced public realm

- Safer, clearer and more connected public realm
- New and improved pocket parks with more play and recreation spaces
- Expanded and active Somerford Grove
- Designed to manage crowds – and keep them on designated routes
- Improve pedestrian and cycling links between the High Road and Lee Valley Regional Park

Optimising and enhancing industrial land

- Address poor circulation, access and parking
- Create strong sense of place through wayfinding/ public realm improvements
- Opportunities for masterplanning to intensify uses



FIGURE 11 | Map of Placemaking Focus Area NT PFA2: Northumberland Park and Park Lane

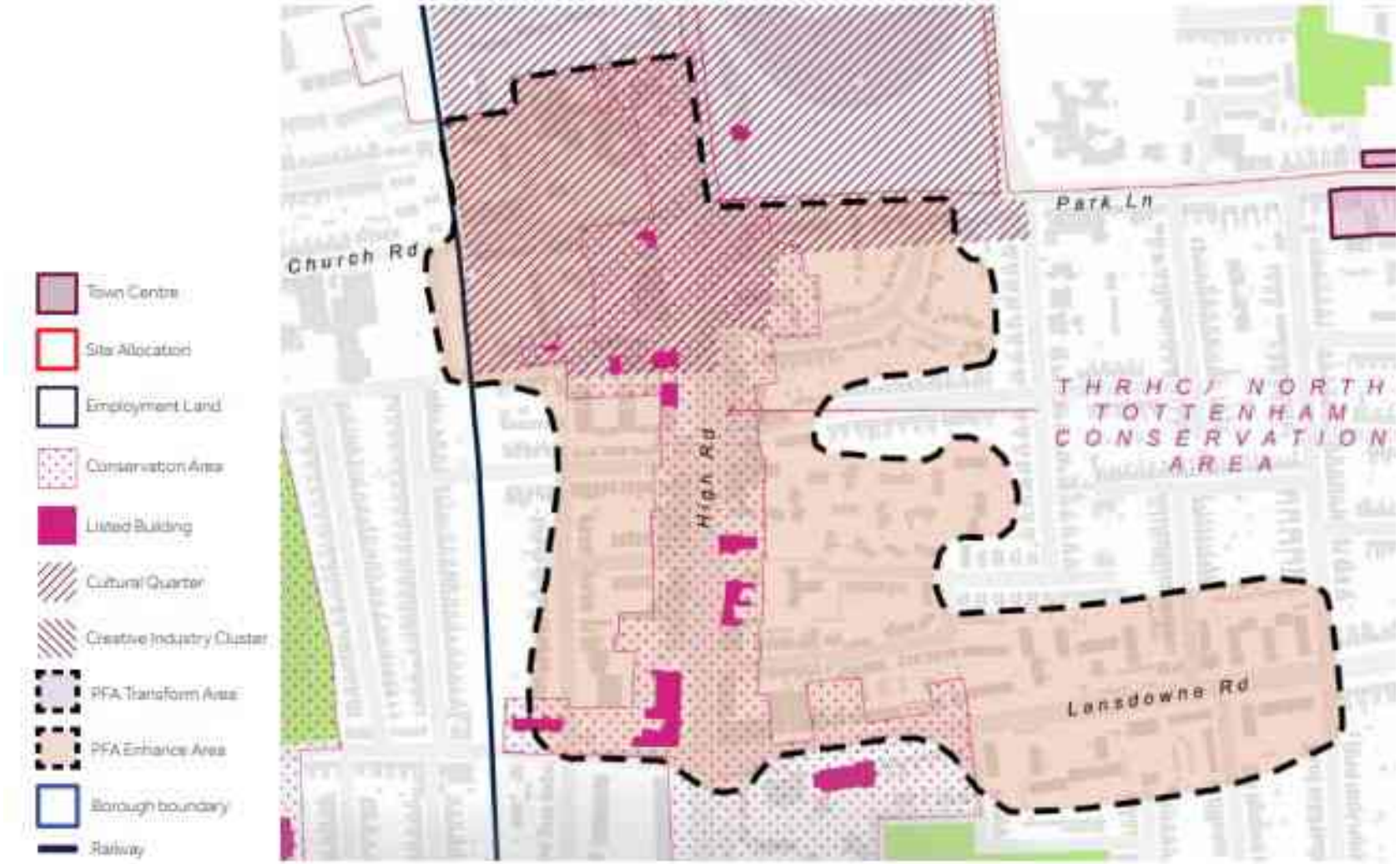
PFA3: NORTH-EAST TOTTENHAM

- Enhance area
- Improve and intensify industrial land for employment uses, leveraging its strategic location
- Small amount of new homes
- Opportunities to:
  - improve connections to surrounding areas
  - improve the local environment for employees and visitors



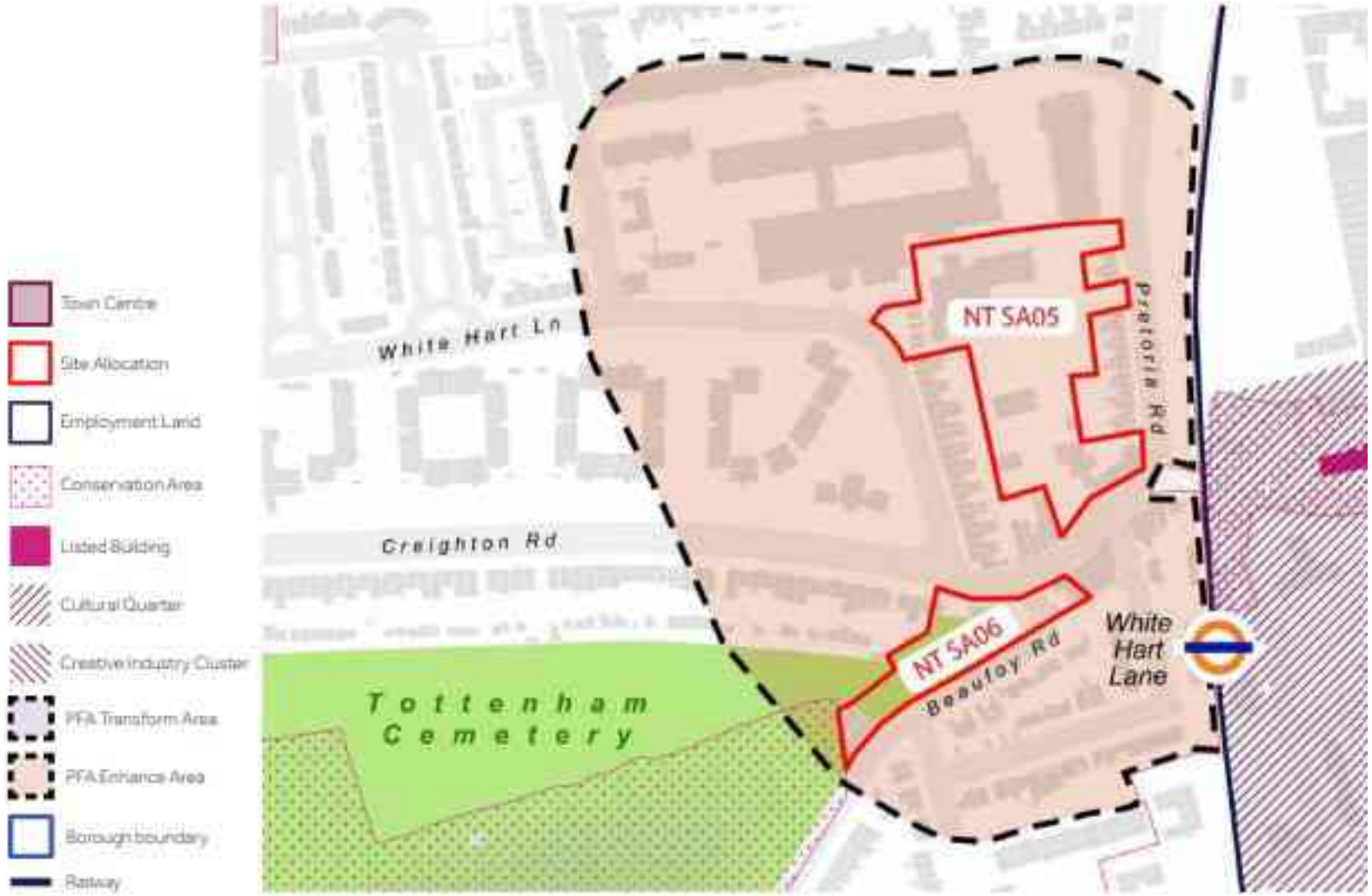
PFA4: NORTH TOTTENHAM HIGH ROAD

- Enhance area
- Enhance the area's historic character and its role as southern gateway into North Tottenham
- Opportunities to:
  - Restore historic frontages
  - Create a pedestrian and cycle friendly public realm
  - Deliver a range of new high street uses including workspace



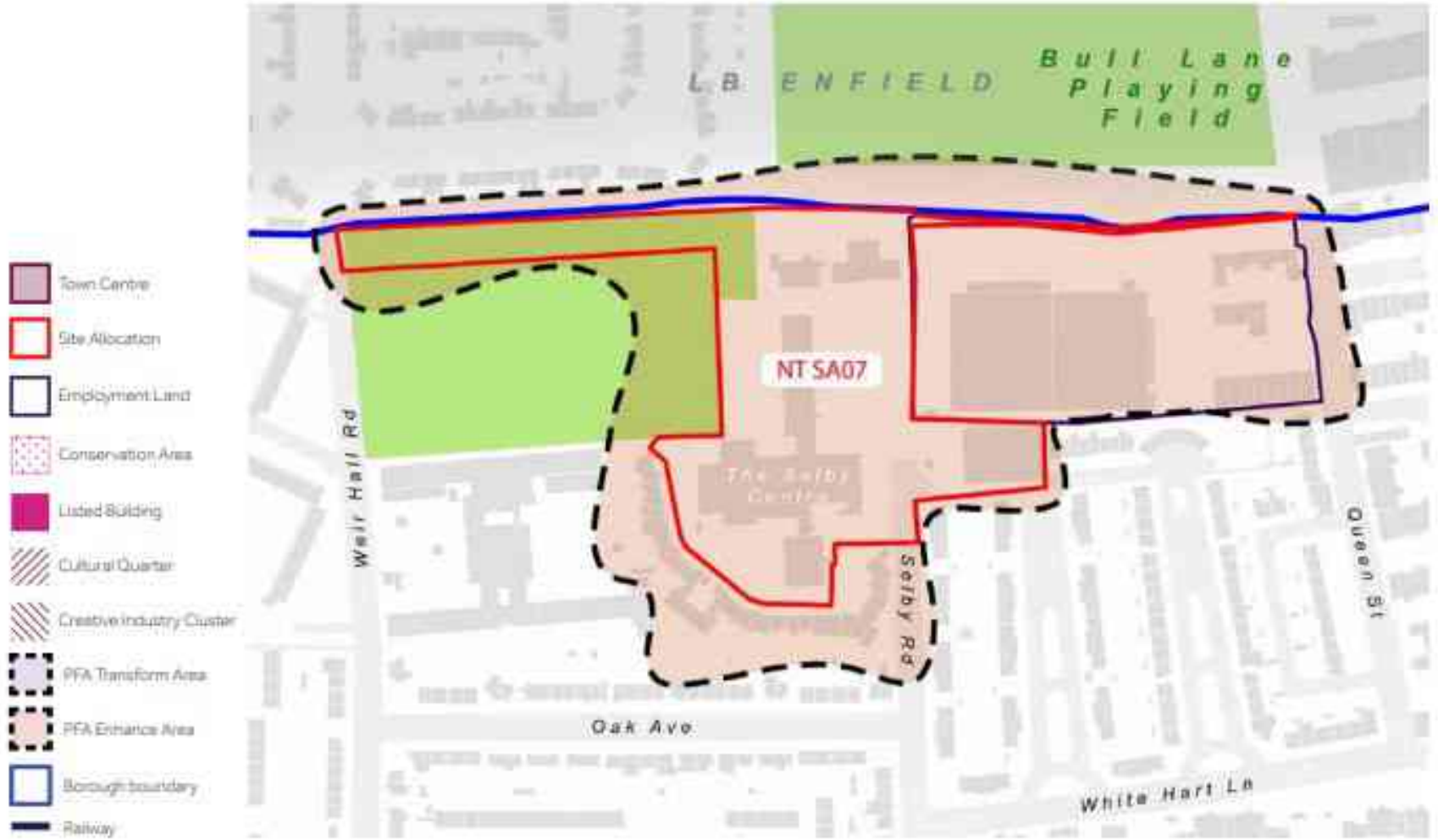
PFA5: WHITE HART LANE EAST

- Enhance area
- Area contains the Haringey Irish Centre and Wedge Centre which both host a range of community organisations and services.
- Opportunity to configure or re-provide community provision to better meet local needs. This can be done while integrating up to 200 new homes and workspace to foster a more vibrant character



PFA6: SELBY CENTRE & QUEEN STREET

- Enhance area
- Comprehensive mixed-use redevelopment of the Selby Centre, together with linked development on the adjacent Bull Lane Playing Field in LB Enfield to create a new urban village
- 200 new homes anchored by the reprovision and enhancement of community, cultural, open space and sporting facilities with a new Selby Centre at the heart of the community



PFA7: WHITE HART LANE CENTRAL

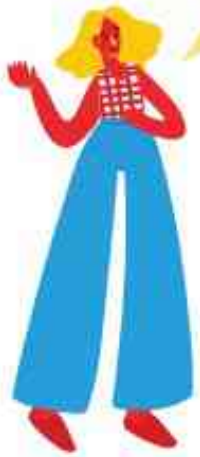
- Enhance area
- Modernise and intensify employment uses on employment land, building on recent high-quality development such as SEGRO
- Opportunities to:
  - Deliver improvements to walking and cycling g, particularly along White Hart Lane
  - Deliver public realm enhancement, more active frontages and high-quality landscaping.
  - optimise use of the Coles Park Stadium site as part of wider recreational offer in area
- No site allocations
- New River complex a Placemaking Focus Area within Wood Green neighbourhood





TOTTENHAM HALE

You told us*:



- New development should create a strong identity/ sense of place in Tottenham Hale, building on its strengths.
- Tottenham Hale Retail Park should be made more pedestrian friendly, with a diverse range of town centre uses.
- New development in Tottenham Hale needs to be supported by new and enhanced infrastructure and open space.
- There should be new and improved walking and cycling connections to Lee Valley Regional Park including an enhanced Carbuncle Passage.
- Many respondents had strong opposition to redevelopment within Ferry Lane Estate which seen as well-functioning.
- Improve access to and enjoyment of the towpath and Lee Navigation.

**First Steps Engagement feedback 2020/2021*

TOTTENHAM HALE

VISION

Tottenham Hale in 2042 will have delivered on the aspirations set out in Shaping Tottenham. It will be a strong and cohesive community and place for enterprise and innovation, brought together around the natural landscapes of the Lee Valley.



TOTTENHAM HALE: POLICIES AND PFAS

Over 2,500 new homes and a significant uplift in jobs

Support the establishment of the District Centre with a strong sense of place

Enhance and optimise industrial land to support more jobs and bolster the local creative economy

Support strategic improvement in connectivity for pedestrians and cyclists

Enhance the quality of the public realm, increasing greenery, supporting more social interaction, and allowing management of large crowds

Improve strategic walking and cycling connections and address car dominance along main roads



TOTTENHAM HALE DISTRICT CENTRE

TRANSFORM AREA

Significant number of new homes, particularly through redevelopment of retail park

Support a wider range of town centre uses

- Attracting catalyst uses to help anchor the District Centre
- New social infrastructure to service and support a growing population
- Securing smaller scale ground floor town centres uses to establish a more traditional high street
- Attracting more culture and leisure uses
- Key opportunity for office and workspace

Create a new street and public realm network

- New north-south high road
- Pedestrian focused
- New public square
- Smaller green, pocket-parks



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TOTTENHAM LOCK

ENHANCE AREA

Establish Tottenham Lock as a regional destination for nature-based leisure and recreation

- Support recreational use of the waterways
- Encourage meanwhile or permanent cultural, leisure and food & beverage uses, particularly around Local 17
- Enhance the area's ecological assets

Improve access to and use of the area's destinations

- Completing green link over the railway line
- Safer and easier connections from Park View Road (Watermead Way Bridge) and the Carbuncle Passage (Tottenham Marshes bridge)
- Safer and clearer access into the Millmead and Lockwood industrial area

Enhancing and optimising the industrial estates

- Protect and support the creative industries clusters
- Strong food production sector – encourage connections with nearby food growing



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SOUTH TOTTENHAM HALE EMPLOYMENT AREA

ENHANCE AREA

Support and celebrate the area's strong and organic creative industries ecosystem

- New and improved affordable creative workspaces
- Allow for supporting uses to provide amenities for employees and visitors
- Potential for new and enhanced uses on the triangular site bounded by the railway lines

Public realm and connectivity

- Better wayfinding and public realm improvements to establish a destination
- Take opportunities to create small public and semi-public spaces to support social interaction and activities
- Establish a clearer and well-linked street network, connecting easily with the District Centre

Preserve and enhance the area's industrial heritage



NORTH AND WEST TOTTENHAM HALE

ENHANCE AREA

272 new homes due to be completed at Ashley Road Depot

Enhanced public realm

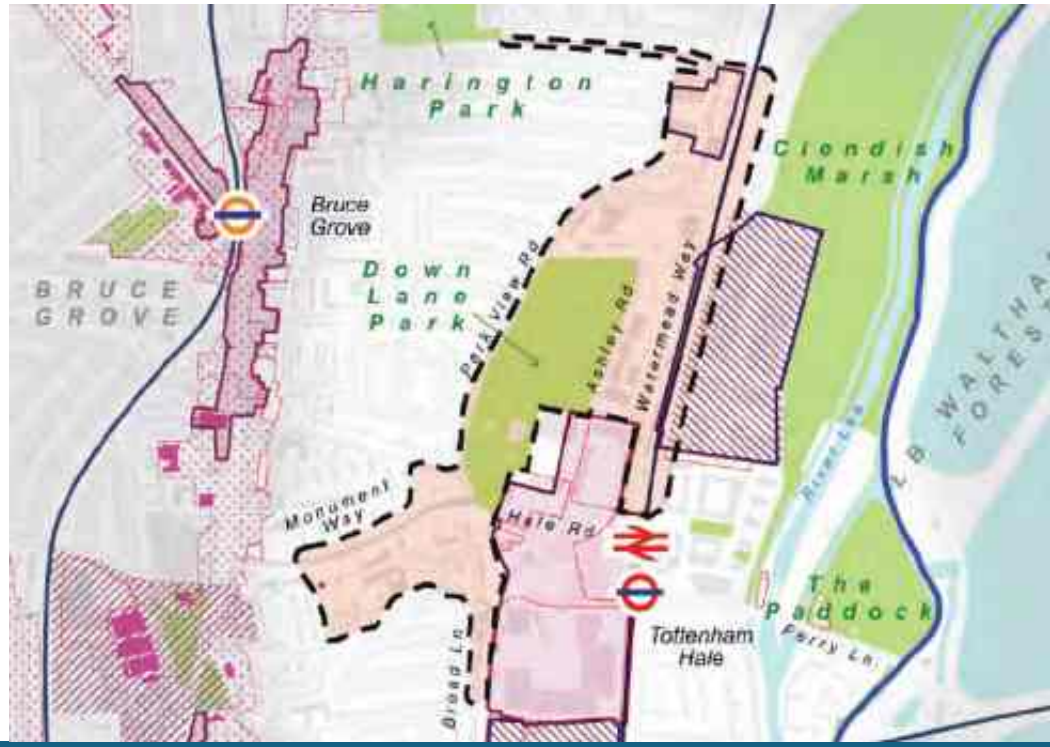
- Continued upgrading of Down Lane Park – new play, sports and recreation provision

Better connections

- Safer east-west connections to the Lee Valley Regional Park
- Opportunity to introduce new north-south route through Roseberry Industrial Estate

Green infrastructure

- Enhancing tree canopy coverage and the SINC at Down Lane Park
- More street trees, particularly along movement corridors

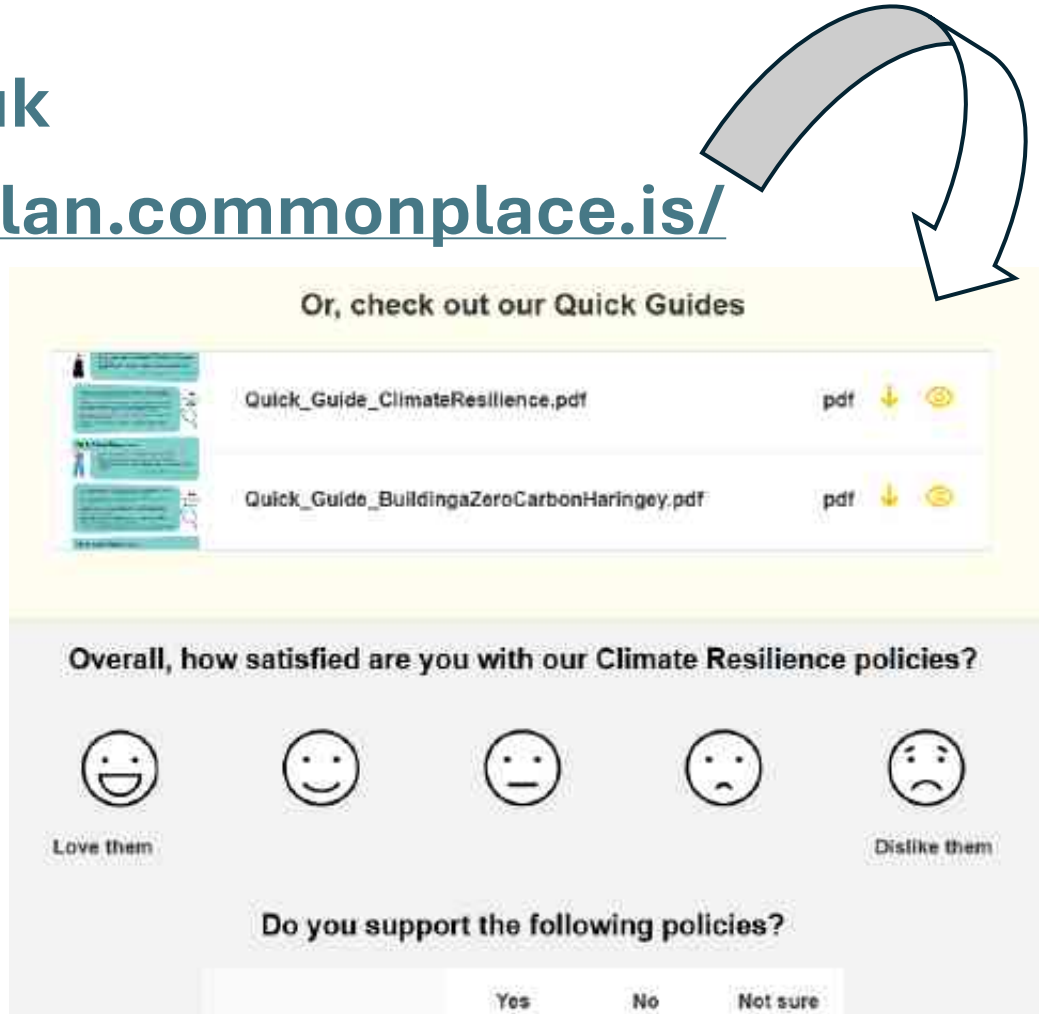


HOW TO RESPOND

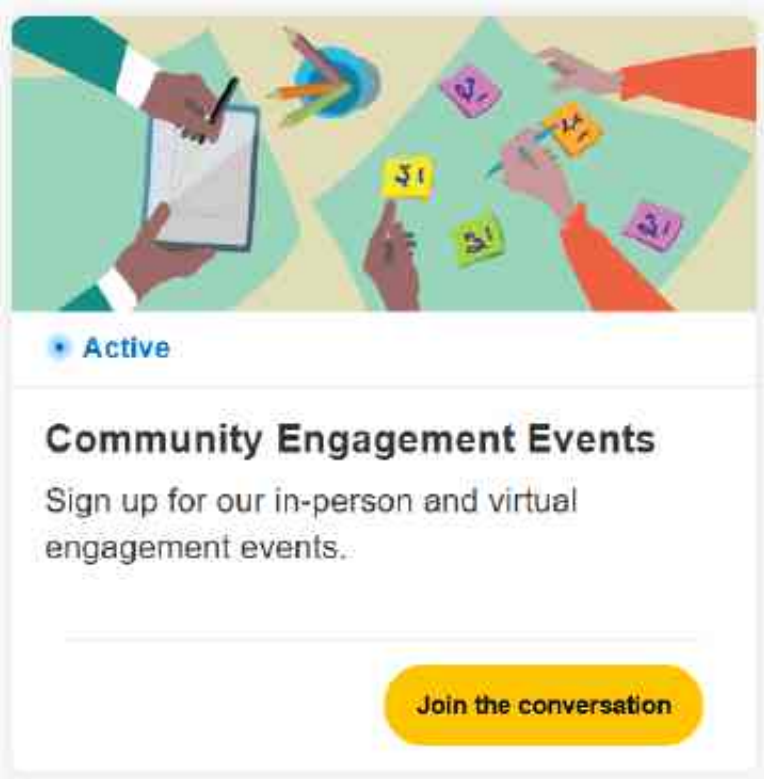
- **EMAIL:** newlocalplan@haringey.gov.uk
- **WEBSITE:** https://haringeynewlocalplan.commonplace.is/
- **IN-PERSON:**



Paper surveys are available at our drop-in sessions across the borough



NEW EVENTS HAVE BEEN ADDED!



Click the image above to visit our events programme webpage

Draft Local Plan Events Programme

Sign up for our online and in-person engagement events below. We will be adding more events across the borough as they are confirmed. Look forward to seeing you there!

Date	Time	Event	Venue
11 Nov	12 - 1 pm	Introduction to the Draft Local Plan Webinar	Online
11 Nov	12 - 5 pm	People's Day Event	Tottenham Green Leisure Centre
12 Nov	3 - 7 pm	Shaping Wood Green and Draft Local Plan Drop-In	Wood Green Library
15 Nov	12 - 3 pm	Wood Green Mall Draft Local Plan Stall	Wood Green Mall
18 Nov	6 - 7:30 pm	Wood Green and Green Lanes Draft Local Plan Webinar	Online
19 Nov	5-7pm	Haringey Business Forum Event	Metro Bank, 136A High Road, Wood Green
20 Nov	1 - 2 pm	Spatial Strategy and Housing Draft Local Plan Webinar	Online19
24 Nov	6 - 7:30 pm	Crouch End and Muswell Hill Draft Local Plan Webinar	Online
25 Nov	12 - 1 pm	Bruce Grove and Seven Sisters Draft Local Plan Webinar	Online
25 Nov	5:30 - 6:30 pm	Community Workshop: Shaping Wood Green and the Draft Local Plan	Alexandra Gate Community Centre
26 Nov	1 - 2 pm	Design and Heritage Draft Local Plan Webinar	Online
26 Nov	6 - 7:30 pm	Culture and Social Infrastructure Draft Local Plan Webinar	Online
27 Nov	1 - 2 pm	Stroud Green and Hornsey Draft Local Plan Webinar	Online
27 Nov	6 - 7:30 pm	North Tottenham & Tottenham Hale Draft Local Plan Webinar	Online
28 Nov	1 - 2 pm	Employment, Town Centres, and High Streets Draft Local Plan Webinar	Online
1 Dec	6 - 7:30 pm	Highgate Draft Local Plan Webinar	Online

Q&A

EMAIL: **newlocalplan@haringey.gov.uk**
WEBSITE: **haringeynewlocalplan.commonplace.is**

CONSULTATION CLOSES ON 19 DECEMBER 2025