# DRAFT LOCAL PLAN CONSULTATION WEBINAR

## BUILDING A ZERO CARBON HARINGEY

**02 December 2025**

Haringey LONDON



# AGENDA

| | |
|---|---|
| 1 | **Introduction to the Draft Local Plan** (10mins) |
| 2 | **Chapter 22: Building a Zero Carbon Haringey** (15mins) |
| 3 | **How to respond** (5mins) |
| 4 | **Q&A** (30mins) |

# 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

Haringey LONDON

# WHY A NEW LOCAL PLAN?

**Requirement to review Local Plan every 5 years**

**Existing suite of documents adopted 2017**

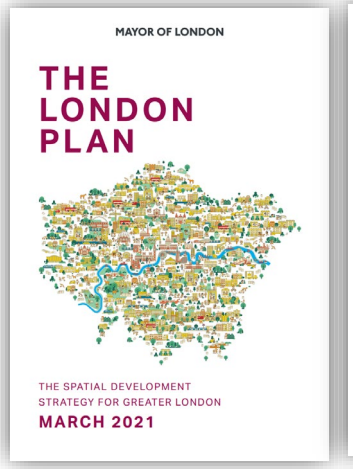
**A lot has changed since then:**

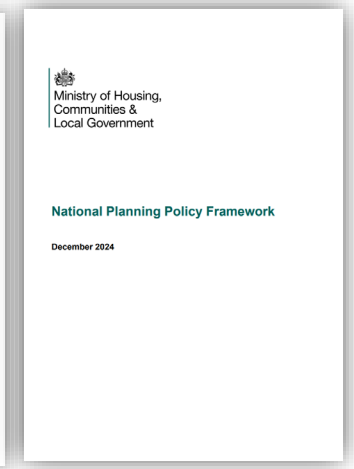
- Changes to national policy and legislation
- Adoption of a new London Plan
- Council declaration of a climate emergency
- Housing crisis
- Growing focus on health and wellbeing



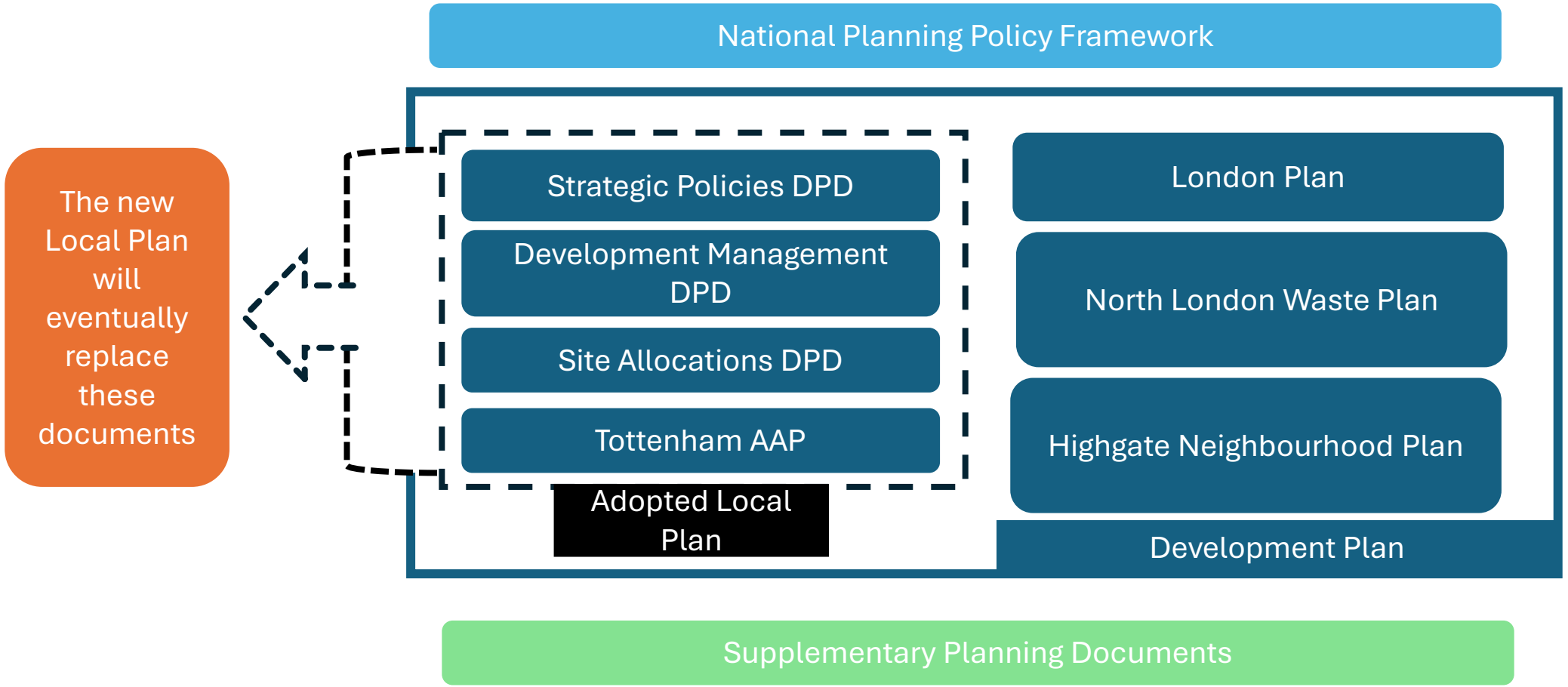

**Key opportunity to:**

- 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

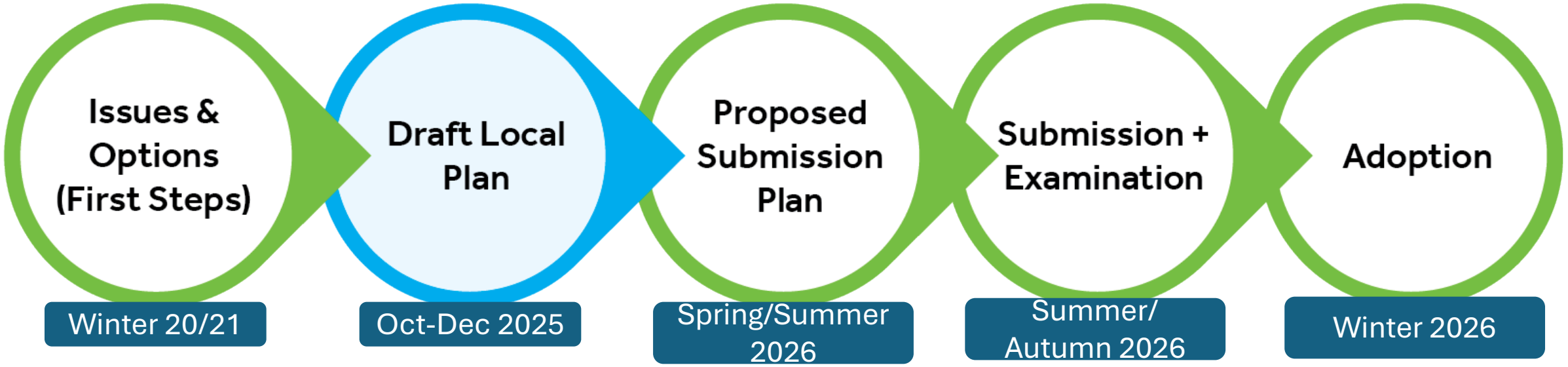


# WHAT WILL BE REPLACED?



# CREATING A NEW LOCAL PLAN



# STRUCTURE OF THE DOCUMENT

**SPATIAL VISION**

***The Narrative***

**PLACEMAKING FRAMEWORK FOR HARINGEY**

*The objectives, priorities and approach*

**SPATIAL STRATEGY**

*The mapped strategy for delivery*

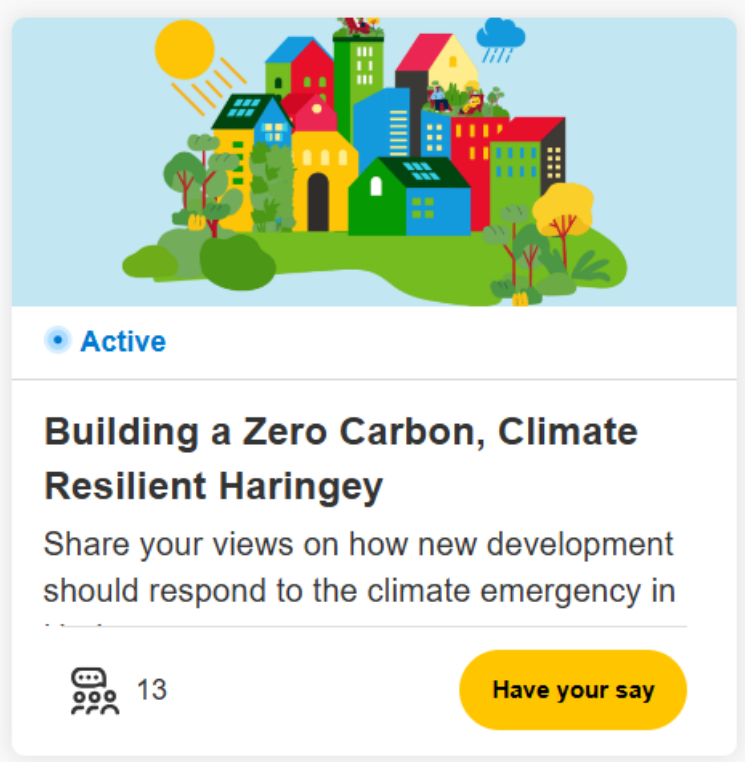
**(PART 1)**

**NEIGHBOURHOOD CHAPTERS (PART 2)**

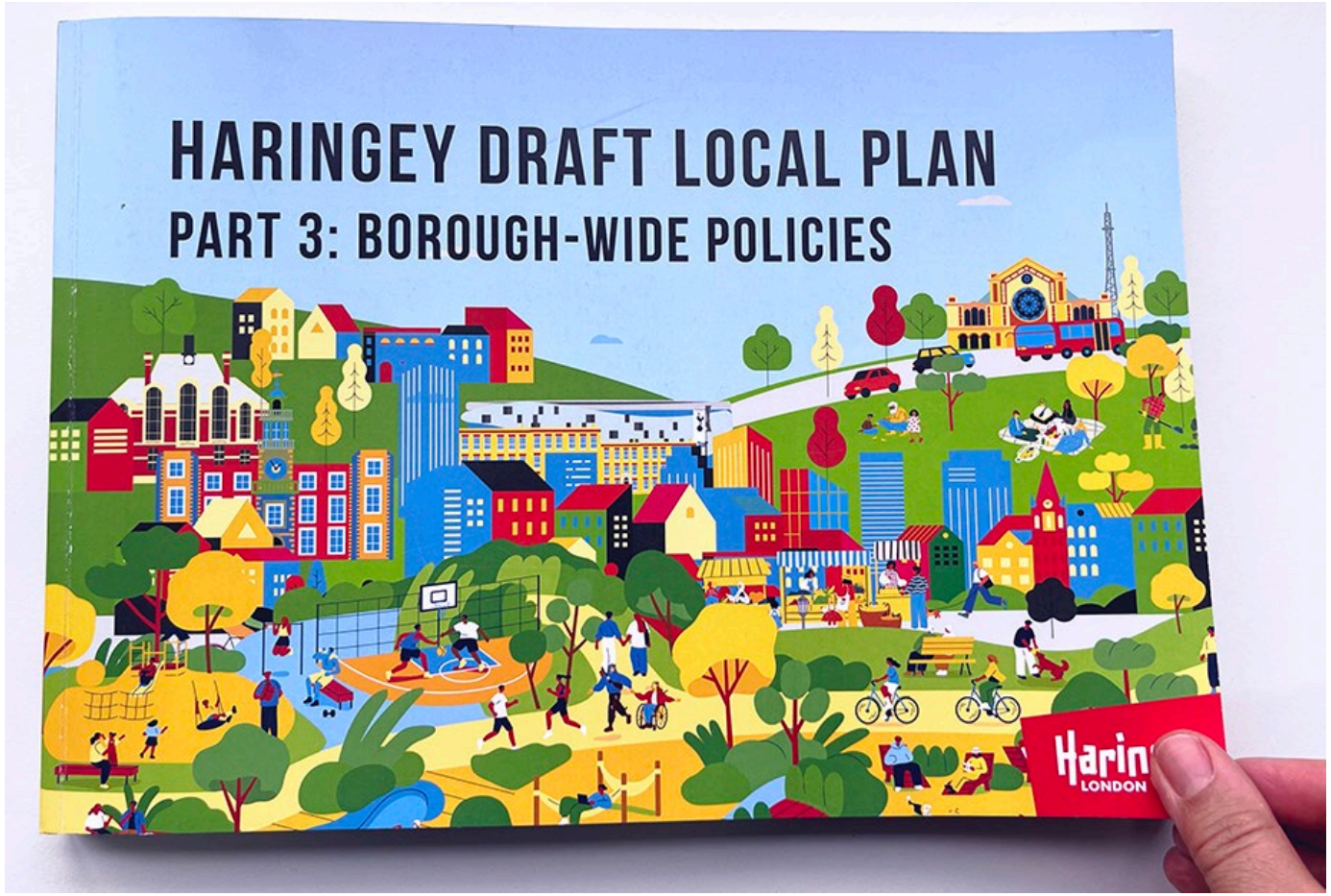
**BOROUGH-WIDE CHAPTERS (PART 3)**

# TODAY'S SESSION: BOUROUGH-WIDE POLICIES

## HARINGEY DRAFT LOCAL PLAN




Click on the image above to visit the 'Building a Zero Carbon, Resilient Haringey' section of the website



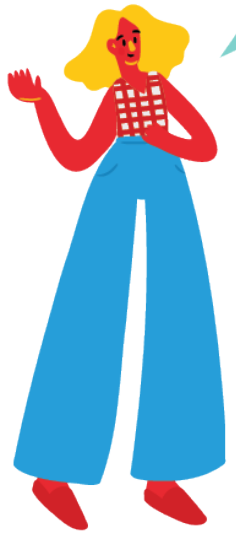
# CHAPTER 22:
# BUILDING A ZERO CARBON HARINGEY



# BUILDING A ZERO CARBON HARINGEY

# YOU TOLD US

Summary of feedback gathered during our New Local Plan First Steps Engagement in 2020



- Strong support for putting sustainability at the heart of the Draft Local Plan
- People want to see higher building standards, with zero carbon design principles adopted for all new development in the borough
- Many residents called for more renewable energy in Haringey
- We need to do better at monitoring carbon savings to ensure we reach our targets.

# BUILDING A ZERO CARBON HARINGEY

# OUR EVIDENCE SAYS

Summary of key evidence gathered that has informed the proposed draft policies

Our Delivering Net Zero Study, that was led by Haringey Council in partnership with 17 other London Boroughs, identified that:

- Zero-carbon buildings are essential to help us deliver the carbon savings we need for Haringey to become a zero-carbon borough
- Current standards are not reducing carbon emissions as much as we hoped when buildings are measured in use
- We should use new energy efficiency targets to achieve our carbon reduction goals, which will also reduce energy bills and make homes healthier and mould-free.
- Many local authorities in the UK are now introducing energy efficiency targets to help tackle the climate emergency.



# BUILDING A ZERO CARBON HARINGEY

# THE DRAFT LOCAL PLAN PROPOSES

Summary of proposed policy approach set out in this chapter of the Draft Local Plan

- All new development will be required to achieve Zero Carbon Balance, minimising:
  - ✓ Embodied carbon (carbon content of materials, with new targets introduced)
  - ✓ Waste (applying 'Circular Economy Principles')
  - ✓ Operational carbon (associated with energy use in buildings e.g. heating)
- New energy efficiency targets introduced
  - ✓ New policy targets based on recommendations of Delivering Net Zero Study
  - ✓ 'Passive design' approach based on Passivhaus Standard approach
- 'Retrofit first' approach to encourage better use of existing buildings
- Renewable energy + low carbon heating supported



EXAMPLE DRAFT POLICIES:

# POLICY ZC1 ACHIEVING A ZERO CARBON BALANCE

## Policy ZC1: Achieving a Zero Carbon Balance

**A. All development should achieve a Zero Carbon Balance. To deliver this, proposals must:**

(1) Minimise embodied carbon emissions in accordance with the Embodied Carbon Hierarchy set out in Policy CE2, which includes taking a 'retrofit first approach'.

(2) Minimise waste by applying the Circular Economy Principles set out in Policy CE3.

(3) Achieve Net Zero Operational Carbon by following the Operational Carbon Hierarchy

a. Be Lean - take a 'passive design' approach, prioritising building fabric improvements to deliver high levels of energy efficiency as required by Policy CE4

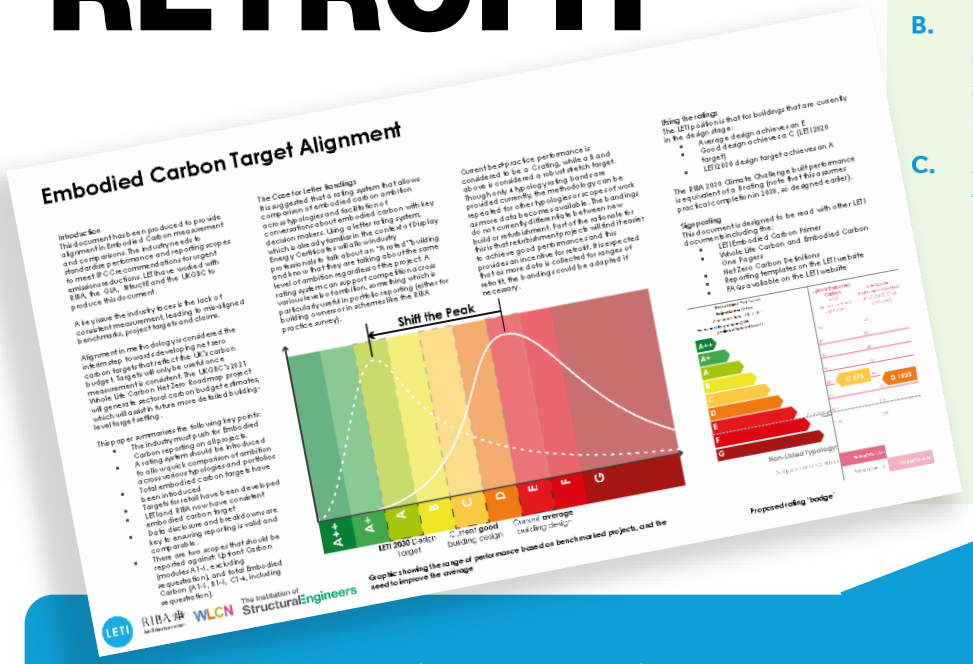
b. Be Clean - use low & zero carbon infrastructure to heat, cool and power buildings as required by Policy CE5

c. Be Green - maximise on-site renewable energy generation as required by Policy CE6

d. Be Seen - measure, monitor and report the energy performance of proposals as they are planned, built-out and in-use as required by Policy CE7

EXAMPLE DRAFT POLICIES:

# POLICY ZC2 EMBODIED CARBON + RETROFIT




New policy targets informed by LETI's Embodied Carbon evidence

## Policy ZC2: Embodied Carbon and Retrofit

**A. All development must be designed to maximise Whole Life Cycle carbon savings by minimising embodied carbon in the following order of priority:**

### Embodied Carbon Hierarchy

(1) Build less – take a 'retrofit-first' approach, exploring retrofit and repair opportunities from the outset of the design process and prioritising the reuse and retrofit of existing buildings, where appropriate, as well as maximising the re-use of existing materials on site.

(2) Build light – design building structures and services to be resource-efficient and lightweight where appropriate, minimising material waste.

(3) Build low-carbon – minimise the environmental impact of materials by specifying low-carbon building products.

**B. Proposals will be supported where they successfully demonstrate that embodied carbon will be reduced as far as possible, through a Whole Life Cycle Carbon Assessment (WLCA).**

**C. As a minimum requirement, major development must limit total embodied carbon to the following targets:**

**Table 138: Upfront and Embodied Carbon targets** (all values in kgCO2e/m2, GIA) (including sequestration)

| Type of development | Until 2028: (25% reduction over baseline) ('C' rating) | Until 2031 (40% reduction over baseline) ('B' rating) | 2031 onwards: (65% reduction over baseline) ('A' rating) |
|---|---|---|---|
| Residential | Upfront Carbon: <500 Embodied Carbon: <800 | Upfront Carbon: <400 Embodied Carbon: <625 | Upfront Carbon: <300 Embodied Carbon: <450 |
| Office | Upfront Carbon: <600 Embodied Carbon: <970 | Upfront Carbon: <475 Embodied Carbon: <750 | Upfront Carbon: <350 Embodied Carbon: <530 |
| Education | Upfront Carbon: <500 Embodied Carbon: <675 | Upfront Carbon: <400 Embodied Carbon: <540 | Upfront Carbon: <300 Embodied Carbon: <400 |
| Retail | Upfront Carbon: <550 Embodied Carbon: <690 | Upfront Carbon: <425 Embodied Carbon: <535 | Upfront Carbon: <300 Embodied Carbon: <380 |
| All other non-residential buildings | Upfront Carbon: <600 Embodied Carbon: <970 | Upfront Carbon: <475 Embodied Carbon: <750 | Upfront Carbon: <350 Embodied Carbon: <530 |

**D. Proposals for development on sites with existing buildings must take a 'retrofit first' approach, evidencing that reuse, repair and retrofit design options have been considered from the earliest design stage and demonstrating that the reuse and retrofit of existing buildings has been prioritised having regard to the Haringey Placemaking Framework, relevant site allocations, and the need to make best use of land.**

**E. The Council will support appropriate retrofitting of existing buildings to reduce energy demand and overheating risk.**

EXAMPLE DRAFT POLICIES:

# POLICY ZC4 ENERGY EFFICIENCY




New policy targets informed by the Delivering Net Zero Study (2023)

## Policy ZC4: Energy Efficiency

**A.** Proposals which take a passive design approach and deliver high levels of energy efficiency will be supported.

**B.** New buildings must comply with the energy efficiency targets set out below as appropriate:

### Table 139: Energy efficiency targets for new buildings

| NEW RESIDENTIAL | | |
|---|---|---|
| **Type of development** | **Space Heating Demand (SHD) (maximum permitted)** | **Energy Use Intensity (EUI) (maximum permitted)** |
| New Residential Buildings | <15 kWh/$m^2_{GIA}$/yr | 35kWh/$m^2_{GIA}$/yr |
| **NEW NON-RESIDENTIAL BUILDINGS** | | |
| **Type of development** | **Space Heating Demand (SHD) (maximum permitted)** | **Energy Use Intensity (EUI) (maximum permitted)** |
| Schools | <15 kWh/$m^2_{GIA}$/yr | 65kWh/$m^2_{GIA}$/yr |
| Offices, Retail, Higher Education, Teaching Facilities, GP Surgeries | <15 kWh/$m^2_{GIA}$/yr | 70kWh/$m^2_{GIA}$/yr |
| Hotels | <15 kWh/$m^2_{GIA}$/yr | 160kWh/$m^2_{GIA}$/yr |
| Student / Keyworker Accommodation / Care Homes | <15 kWh/$m^2_{GIA}$/yr | 35kWh/$m^2_{GIA}$/yr |
| All Other Non-Residential New Buildings, including Warehouses and Industrial Buildings | <15 kWh/$m^2_{GIA}$/yr | 35kWh/$m^2_{GIA}$/yr |

**C.** Major development proposals for partially or fully retained residential buildings or buildings being converted to residential use will be supported where they meet the minimum targets below.

### Table 140: Retrofit energy efficiency targets

| PARTIALLY OR FULLY RETAINED RESIDENTIAL BULIDINGS (RETROFIT) | | |
|---|---|---|
| **Energy Demand Policy Target** | **Minimum Required** | **Exemplar** |
| Space Heating Demand (SHD) | <50 kWh/$m^2_{GIA}$/yr (maximum permitted) | 40kWh/$m^2_{GIA}$/yr |
| Energy Use Intensity (EUI) | <50 kWh/$m^2_{GIA}$/yr (maximum permitted) | 25kWh/$m^2_{GIA}$/yr |

**D.** Where the nature of an existing building permits an ultra-low energy retrofit approach then applicants should seek to meet the exemplar policy target.

**E.** Highly constrained retrofit of partially or fully retained existing buildings may comply with the standards above with an additional Energy Use Intensity allowance of 10 kWh/m2/year, where it is clearly demonstrated that constraints prevent the minimum target from being met.

**F.** Proposals are encouraged which improve the energy performance of buildings which are, or are within, designated and non-designated heritage assets. These should have appropriate regard to the heritage asset's significance including any contribution made by their setting.

# KEY POLICIES

This chapter includes the following proposed draft policies:

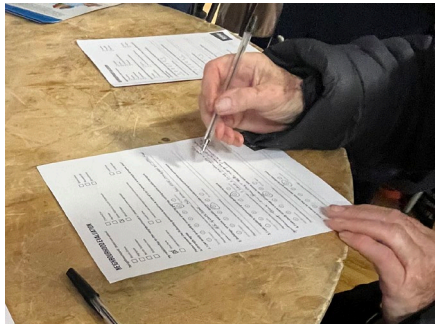
- **POLICY ZC1: ACHIEVING A ZERO CARBON BALANCE**
- **POLICY ZC2: EMBODIED CARBON AND RETROFIT**
- **POLICY ZC3: SUPPORTING THE CIRCULAR ECONOMY**
- **POLICY ZC4: ENERGY EFFICIENCY**
- **POLICY ZC5: LOW AND ZERO CARBON HEATING INFRASTRUCTURE**
- **POLICY ZC6: RENEWABLE ENERGY: ON-SITE, OFF-SITE AND OFFSETTING**
- **POLICY ZC7: ASSURING ENERGY PERFORMANCE**



# How can you send us your feedback?

## Email us

Send your email to: newlocalplan@haringey.gov.uk



## Fill in a paper survey at our in-person drop-in sessions

You can find the full list of events and locations on our website here.

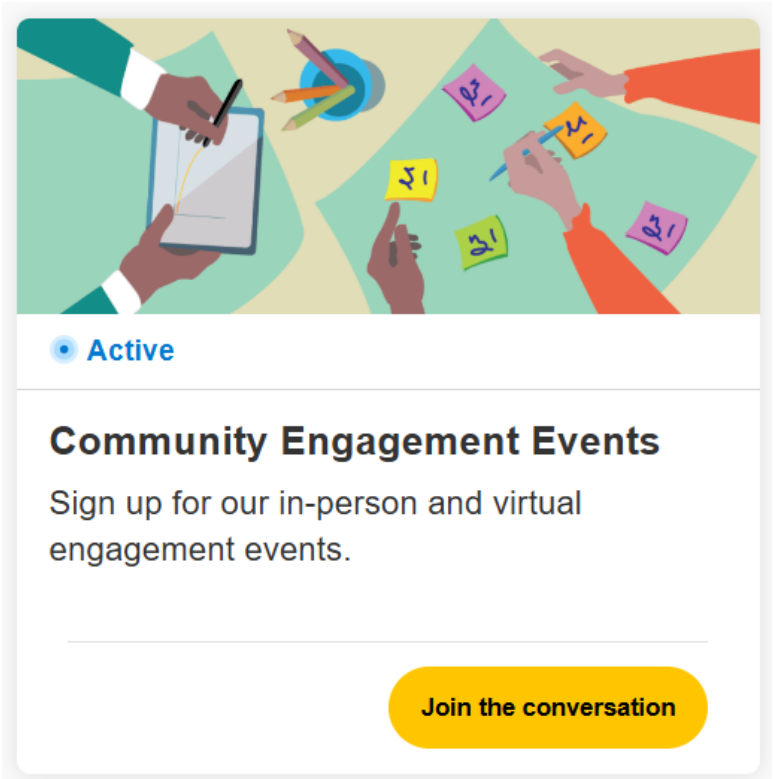



## Fill in an online survey on our consultation website

You can find the homepage of our consultation website here.

Please send your feedback by **Friday 19 December**

# 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**