DRAFT LOCAL PLAN

SPATIAL STRATEGY & HOUSING

20 November 2025

Haringey LONDON



WHAT I WILL COVER

1	Background and overview of Draft Local Plan
2	Draft Local Plan Spatial Strategy
3	Draft Local Plan Housing Policies

WHAT IS THE LOCAL PLAN?

Main document used to determine planning applications in Haringey

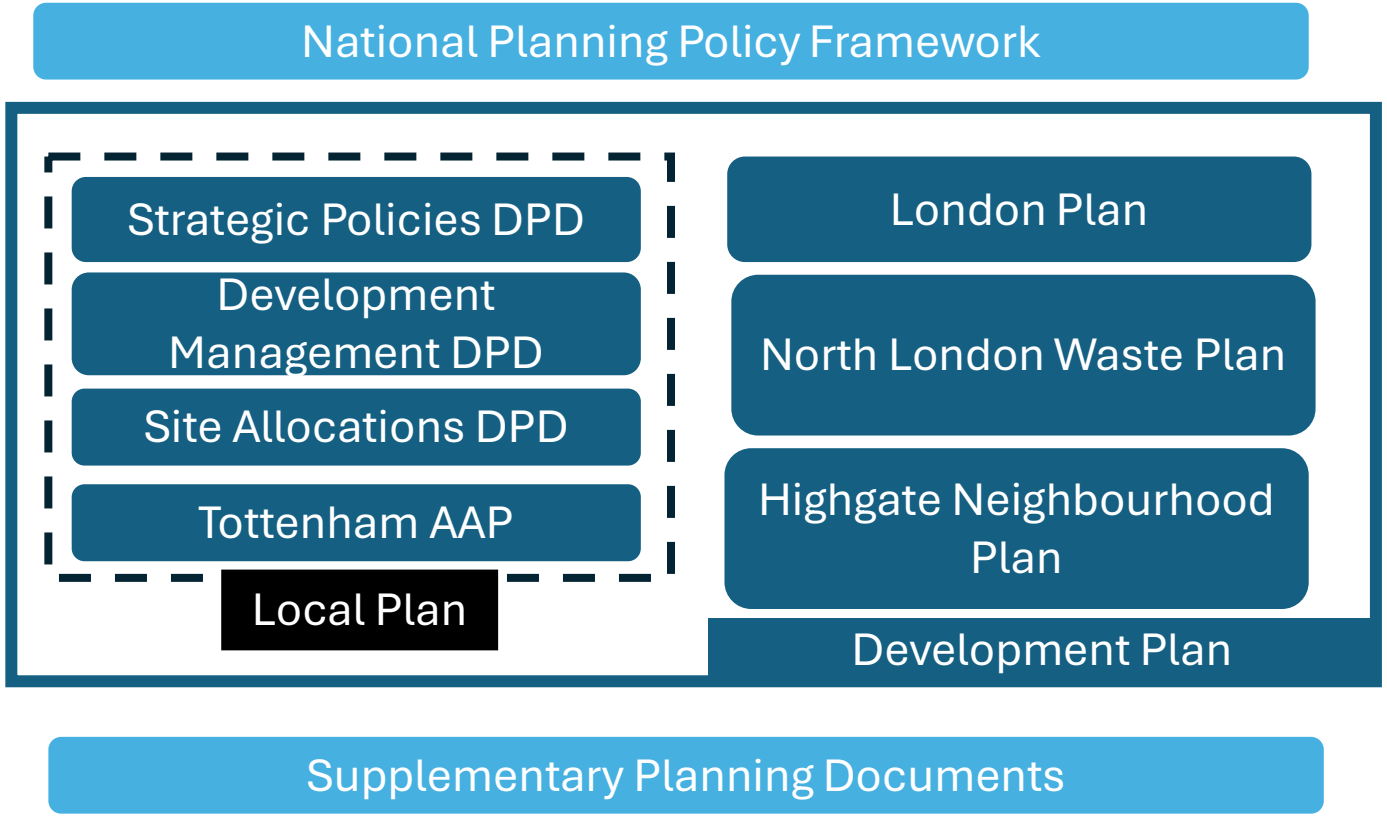
Sets long-term vision for new buildings and development

Guides what type of development will be supported and where (and what won't be supported)

Shaped by residents, communities and other stakeholders

Key in delivering Council's strategic aspirations

Helps secure investment in the borough



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:

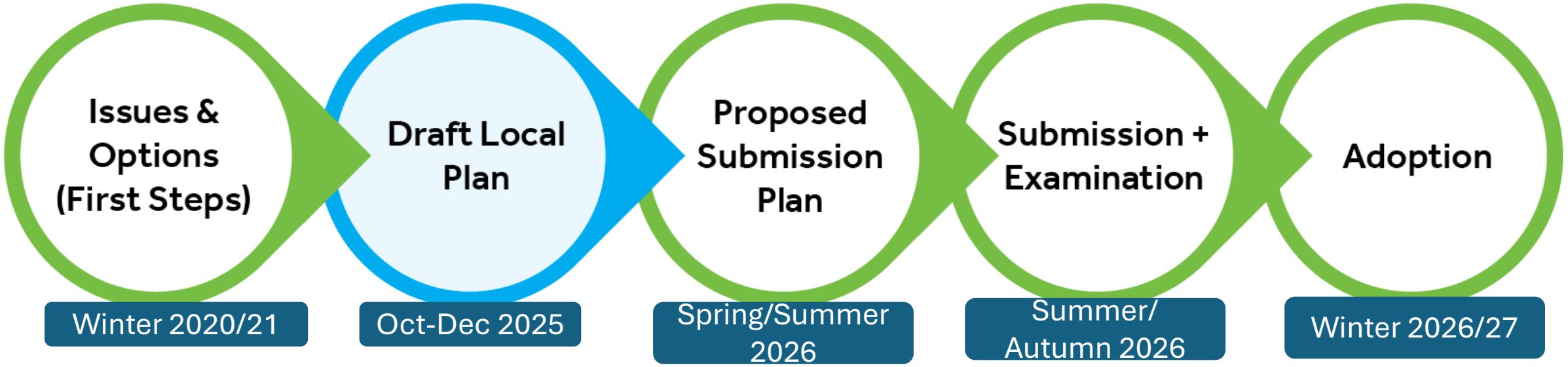
- Changes to national policy and legislation
- Adoption of a new London Plan
- Council declaration of a climate emergency
- Housing crisis
- Growing focus on health and wellbeing

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



DRAFT LOCAL PLAN

- Approved for consultation by Cabinet
- Informed by extensive engagement
- Focus changed from managing growth to a holistic process of placemaking



THE STRUCTURE

SPATIAL VISION

The Narrative

PLACEMAKING FRAMEWORK FOR HARINGEY

The objectives, priorities and approach

SPATIAL STRATEGY

The mapped strategy for delivery

NEIGHBOURHOOD CHAPTERS

THEMATIC CHAPTERS

SPATIAL VISION

Haringey in 2042 is made up of places where everyone can belong and thrive.

Development over the period 2027 to 2042 has contributed to a fair, healthy, safe, resilient and sustainable borough for current and future generations and this has been achieved by workir collaboratively with our diverse local communities and partners through our **Placemaking Framewo**

Together, we will have delivered:

- → **Homes for the Future**
- → **A Greener, Cleaner, Safer Borough**
- → **A Culturally Rich Borough**
- → **A Borough that supports us to Live Well**
- → **An Inclusive Economy**
- → **A Borough that Connects us to Opportunities**

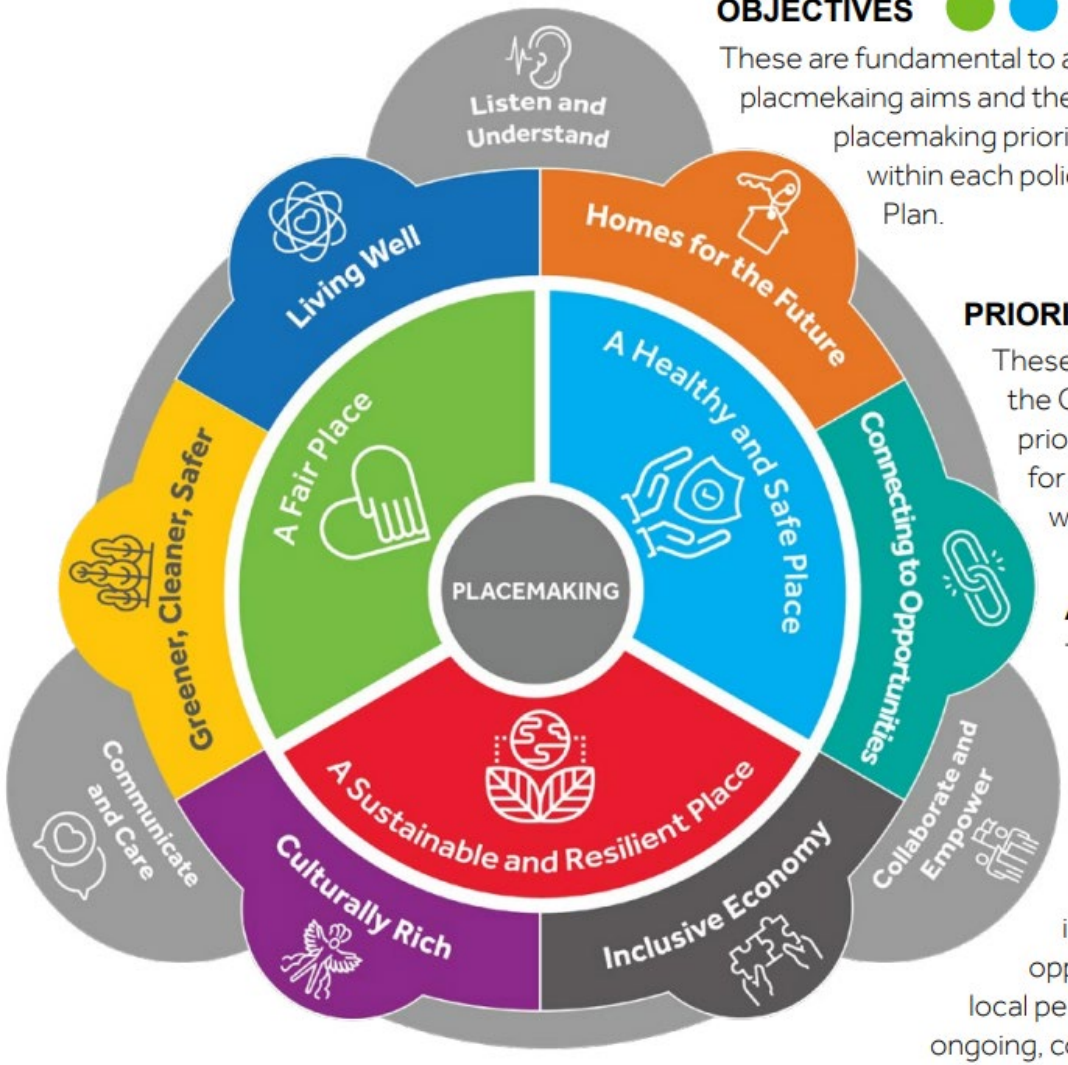
PLACEMAKING FRAMEWORK

Placemaking is an **ongoing process** that seeks to:

empower our residents and stakeholders to shape places that enable everyone to reach their potential;

meet our diverse needs and ambitions to deliver a fairer, healthier, greener Haringey; and

enhance and celebrate our unique environments, histories, cultures, communities, and identities



OBJECTIVES

These are fundamental to achieving the Council's placmekaing aims and they cut across all of the placemaking priorities that are embedded within each policy of the Draft Local Plan.

PRIORITIES

These priorities cover how the Council wishes to prioritise key opportunities for improving placemaking within the borough.

APPROACH

The outer ring of the diagram illustrated in grey shows how the Local Plan responds to the Haringey Deal, ensuring that placemaking projects in the borough take the opportunity to listen to local people and embrace an ongoing, collaborative process.

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WHAT IS A SPATIAL STRATEGY?

An overall vision for how an area will develop in the future, guiding the location, scale, and type of development for things like housing, jobs, and infrastructure

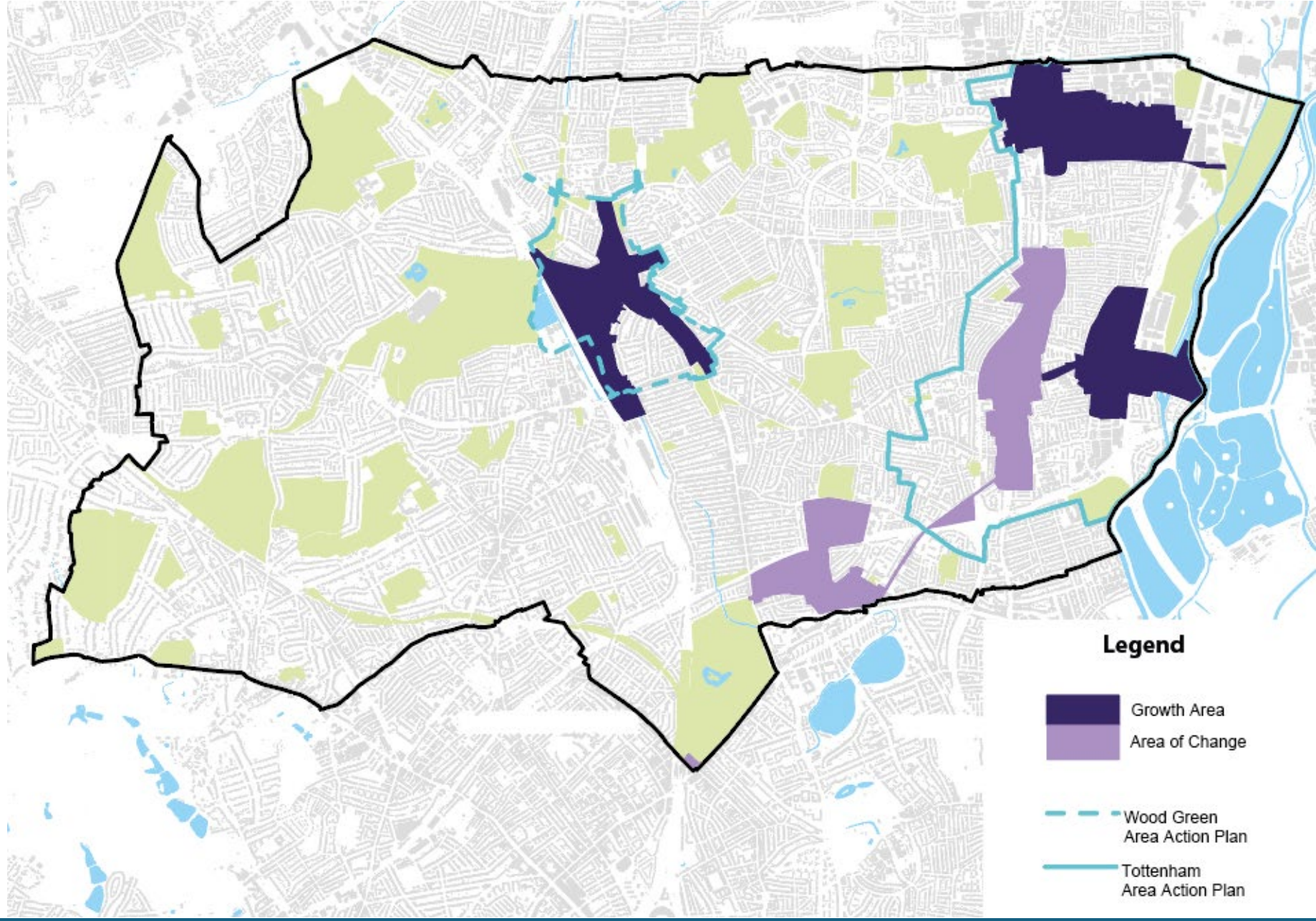
Addresses the following:

- **WHAT** – what development will be supported and what won't be
- **WHERE** – where will development be supported and where will won't it be
- **WHEN** – when will development be supported and when wont it be
- **HOW** – how should development be delivered and how shouldn't it

SPATIAL STRATEGY

Adopted 2017 Local Plan

- Growth focused narrative
- Maximise development and density in key areas to reduce pressure on residential areas
- Limited localised visions outside of Tottenham and Wood Green growth areas
- Growth Areas:
  - Greatest capacity for growth
- Areas of Change:
  - Considerable potential for growth on a lesser scale



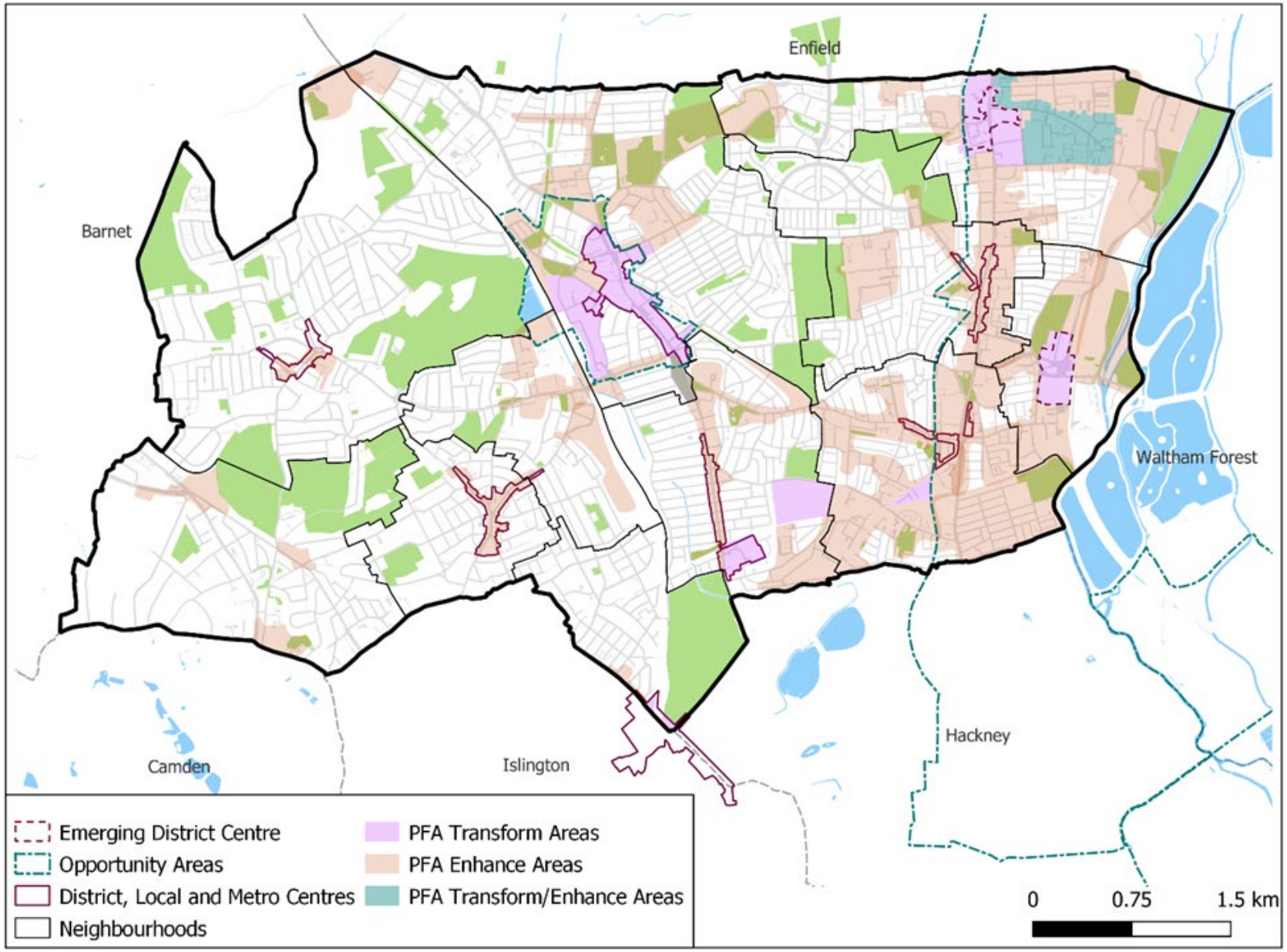
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SPATIAL STRATEGY

Draft Local Plan

Moving from GROWTH

to a localised and holistic process of PLACEMAKING



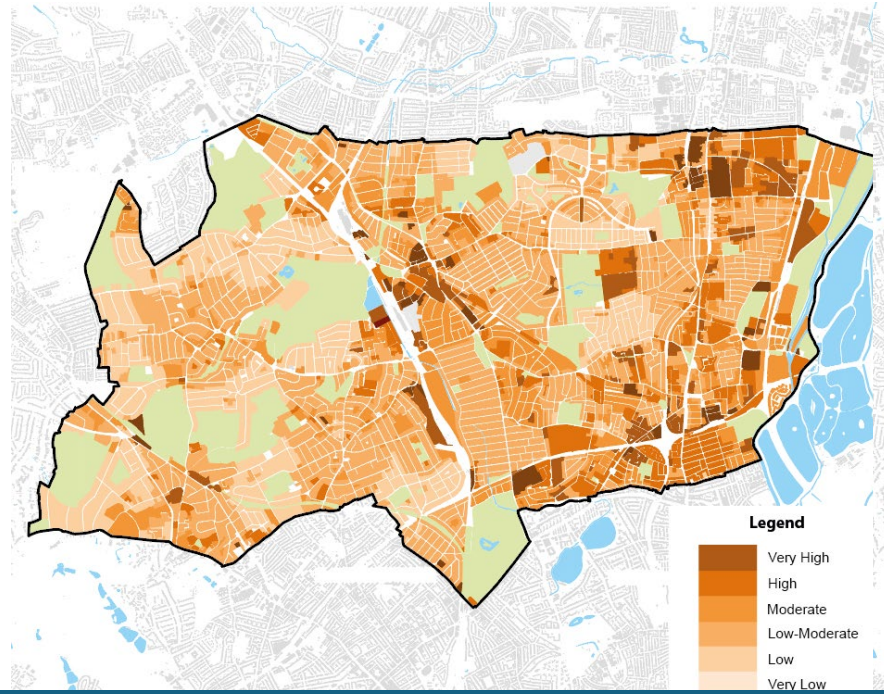
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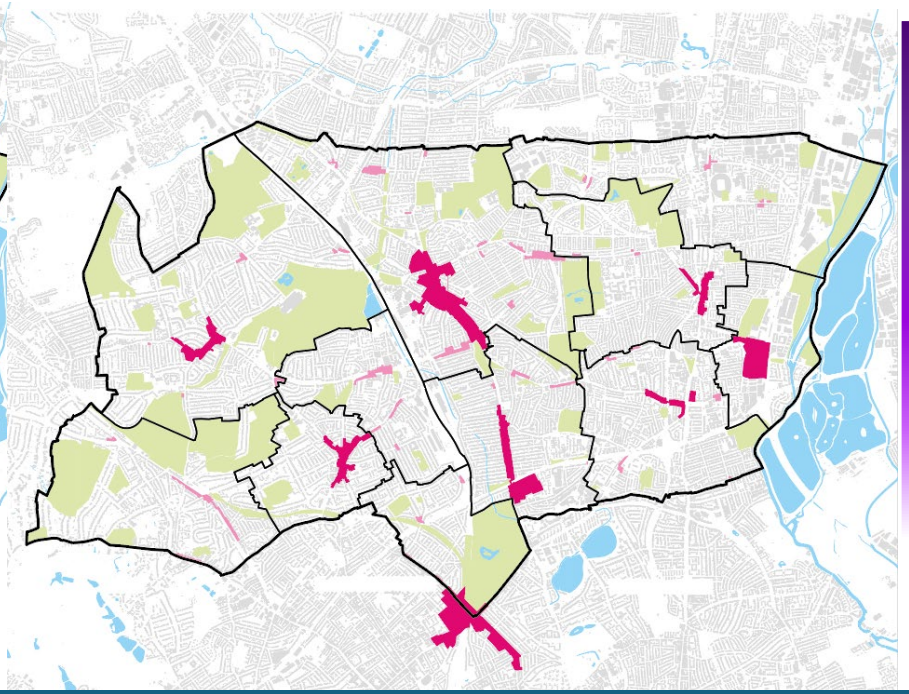
DEVELOPING THE SPATIAL STRATEGY

Step 1:
Design/ character led starting point for potential growth

Step 2:
Layering placemaking opportunities and challenges

Step 3:
Identifying Placemaking Focus Areas





Transform

Enhance/ Transform

Enhance

Outside PFAs

Character Change

Growth

Placemaking Opportunities

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SPATIAL STRATEGY OVERVIEW

Growth and investment focused in Placemaking Focus Areas:

Transform areas: areas with greatest placemaking potential where significant change is planned

Enhance areas: locations with moderate to high placemaking opportunities. The scale of change anticipated in Enhance Areas is more incremental and varied depending on local context and opportunities.

Development prioritised in Wood Green and Tottenham Opportunity Areas + town centres and other accessible locations

Development co-ordinated with infrastructure delivery

Intensification and renewal of employment land, particularly in the east of the borough

Diversification of town centres

Protection of natural and historic

NEIGHBOURHOOD CHAPTERS

11 Neighbourhoods

Based on Characterisation Study

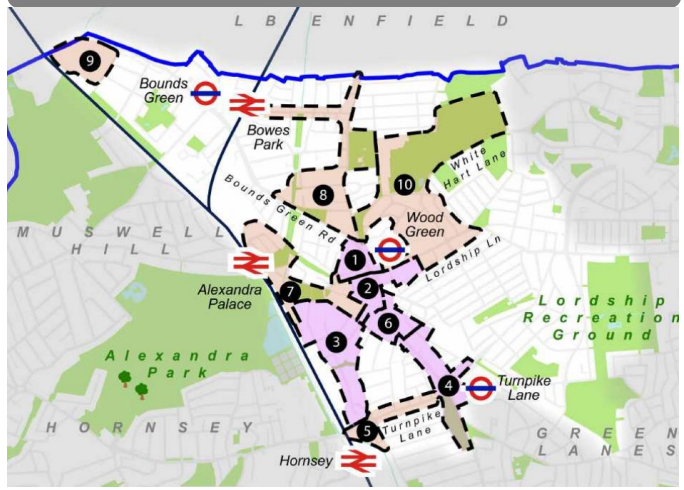
Not based on administrative boundaries



NEIGHBOURHOOD CHAPTERS

Neighbourhood

Wood Green



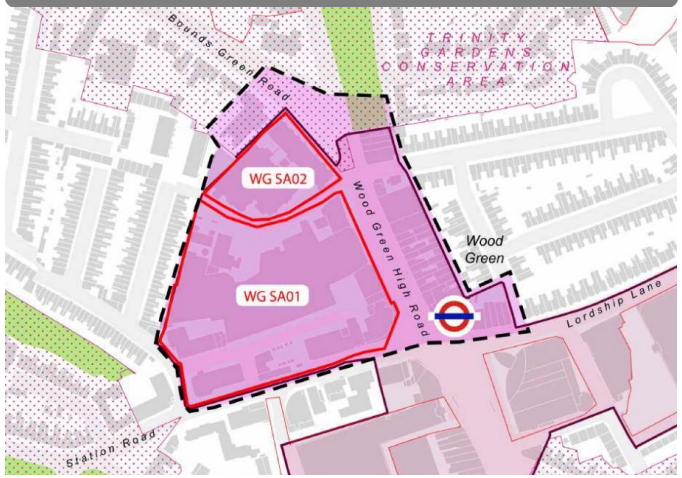
Neighbourhood Vision

Neighbourhood Policy/s

Identifies Placemaking Focus Areas

Placemaking Focus Area

Wood Green Central



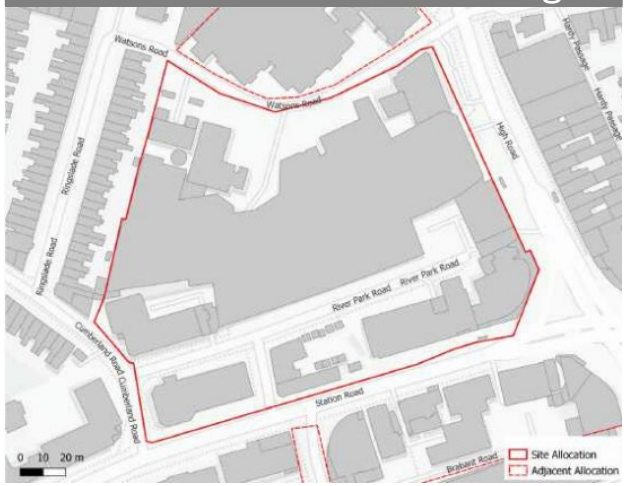
Placemaking Focus Area Strategy

Initiatives to support placemaking

Identifies site allocations

Site Allocation

Council Offices & Bus Garage



Summary of proposal

Indicative capacities

Detailed policy guidance

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HOUSING POLICIES

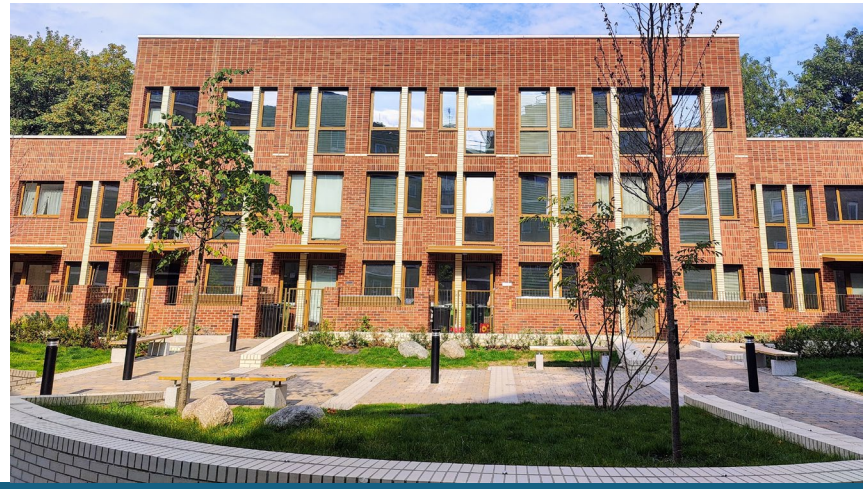
CHAPTER 25: HOUSING



MEETING HOUSING NEEDS

- Work with stakeholders to make full of capacity for housing and significantly increase the supply of new homes
- Meet minimum housing target in London Plan by delivering 15,920 homes (net) over period 2027-2036. This will be achieved through:
  - Optimising delivery on brownfield land
  - Realising the plan's spatial strategy
  - Developemnt of allocated sites
  - Encouraging windfall development
  - Supporting delivery on small sites
- Focus on delivery on right mix of homes to meet needs of our communities
  - All homes and accommodation to be high-quality
  - Maximise delivery of genuinely affordable housing
  - Deliver appropriate mix of housing sizes and types with priority for homes suitable for families
  - Supporting self-contained homes over other types of accommodation





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GENUINELY AFFORDABLE HOUSING

- Aim to secure 50% of all new homes as genuinely affordable. To achieve this the Council will:
  - Deliver its extensive Council Housing Delivery Programme
  - Work actively with Registered Providers to facilitate their delivery
  - Maximise delivery in all private housing developments, subject to viability
- Proposals for 10 or more homes required to deliver 40% affordable housing on-site
- Off-site or payments-in-lieu only in exceptional circumstances
- Affordable housing tenure split of 70% low-cost rent and 30% intermediate housing
- Low-cost rent is defined as homes rented on social rent levels
- Majority of intermediate homes should be homes for rent at London Living Rent levels
- Proposals for 5-9 homes required to provide financial contribution towards off-site affordable housing
- Affordable housing must be equivalent in siting, appearance and layout to the rest of the development and provide equivalent access to amenity and play space

HOUSING MIX

- Support for proposals which offer a range which offer a range of housing sizes and types to meet local need, with priority for homes suitable for families
- Expectation that at least 30% of market homes and rented affordable homes are 3 bed or bigger
- Concentration of 1 bed units will not be acceptable
- Studios and bedsits only permitted in limited circumstances

BUILD TO RENT

- Support standalone Build to Rent developments or Build to Rent blocks within large mixed tenure schemes where these meet the definition in the London Plan
- Where a development involving Build to Rent has potential to include more than one residential core and/or block, applicants should use this separate core and/or block to provide social rented and intermediate rented homes
- Management plan must be provided that commits to high standards in the ongoing management of Build to Rent properties and premises agreement



SMALL SITES AND SMALLER HOUSING DEVELOPMENT

- Council will meet the small sites minimum housing target in the London Plan on 2,600 homes over period 2027-2026
- Development of new homes and intensification of existing housing will be particularly supported on appropriate small sites with good public transport accessibility
- Proposals for additional housing within street frontages and on street corners in existing residential areas will only be supported where they are sensitively integrated into the street frontage
- Proposals for additional housing on private residential gardens will not normally be permitted



SELF-BUILD, CUSTOM-BUILD AND COMMUNITY-LED HOUSING

- Council will support proposals for self-build, custom-build homes and community-led housing, subject to compliance with relevant policies.
- Large developments of 0.25ha or more should seek to make provision for serviced plots of land for self/custom build housing

HOUSING OLDER PEOPLE AND VULNERABLE PEOPLE

- Aim to facilitate the provision of housing for older people and vulnerable people to meet the needs of the borough's communities.
- Proposals for housing aimed at meeting the specific needs of older people and vulnerable people will be supported provided that there is a demonstrable need, the use is suitable for the site, the proposal is well located and the scheme is high-quality and meets best practice guidance for the form of accommodation proposed
- Existing accommodation for older and vulnerable people will be protected



LARGE-SCALE PURPOSE-BUILT SHARED LIVING (CO-LIVING)

- Proposals for large-scale purpose-built shared living must not compromise the supply of land for conventional homes and will only be supported where a site allocation provides for such uses as an ancillary component of a larger mixed tenure development
- Proposals for large-scale purpose-built shared living must meet the criteria for such development in the London Plan



PURPOSE-BUILT STUDENT ACCOMMODATION

- Proposals for new purpose-built student accommodation must not compromise the supply of land for conventional homes and will only be supported where a site allocation provides for such uses as an ancillary component of a larger mixed tenure development and it is demonstrated the accommodation will contribute to meet an identified strategic need, giving priority to local need.



GYPSY AND TRAVELLER ACCOMMODATION

- Safeguard two existing gypsy and traveller sites
- Seek to meet identified need of at least 33 gypsy and traveller pitches over the period to 2032. To achieve this, the Council will:
    - Deliver new permanent gypsy and traveller sites on council owned land
    - Continue to cooperate actively with other public sector bodies and private landowners to identify further land suitable for gypsy and traveller accommodation and to facilitate necessary provision
    - Support proposals for gypsy and traveller accommodation on windfall sites, subject to compliance with certain criteria

LOSS OF EXISTING HOUSING

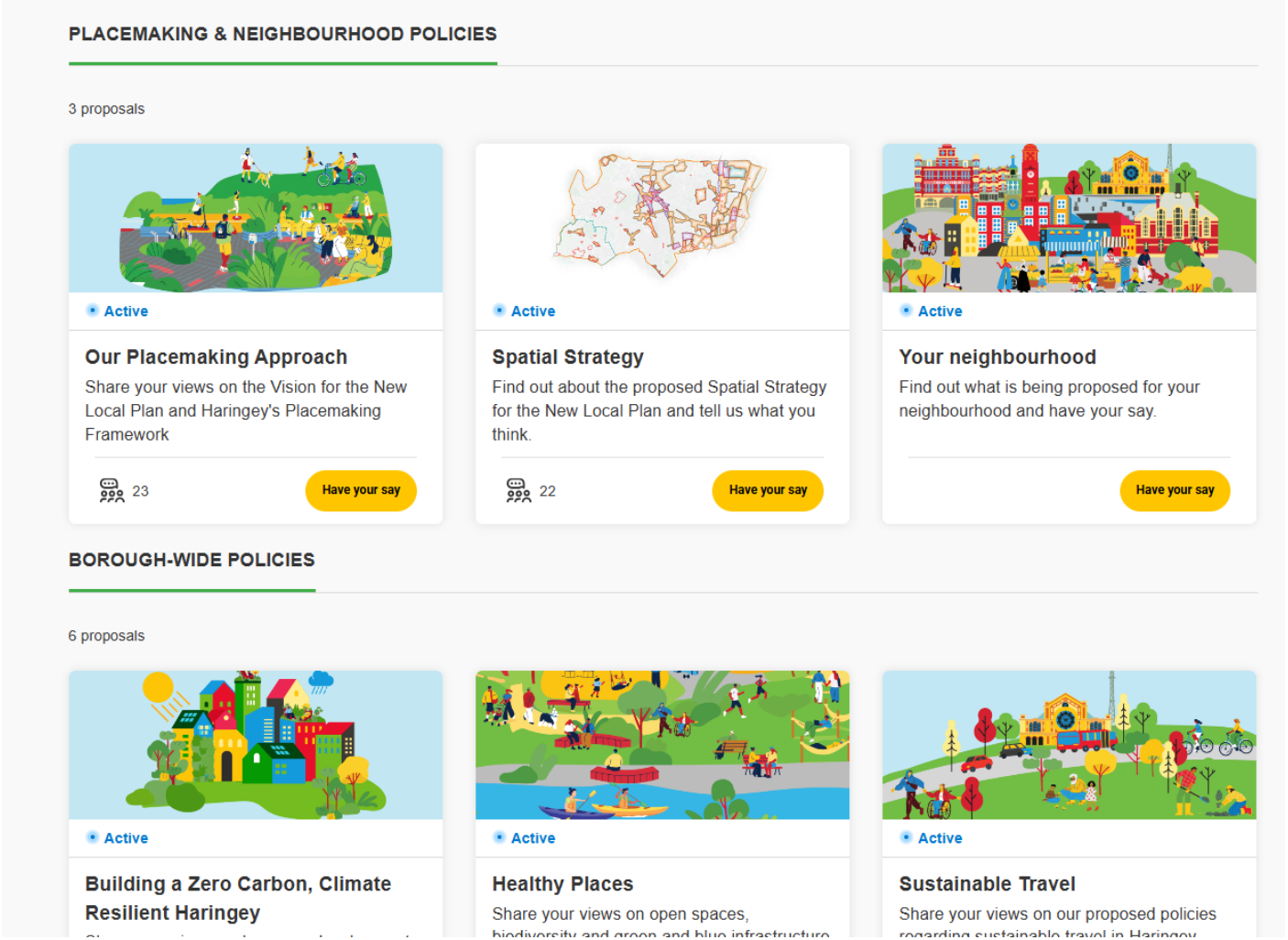
- Proposals involving the loss of existing self-contained homes will only be permitted where homes lost are replaced with new self-contained homes at existing or higher densities with at least the equivalent level of overall floorspace and no loss in family-sized homes
- Proposals that involve the loss or demolition of existing affordable housing, including estate renewal, will be assessed in accordance with London Plan Policy H8. Demolition of affordable housing will not be permitted unless it is replaced by an equivalent amount of affordable housing floorspace, with an emphasis on achieving an uplift in provision wherever possible. It is expected that any schemes which come forward are delivered in accordance with the principles and commitments to tenants and leaseholders in the Council's Housing Strategy.

RESIDENTIAL CONVERSIONS & HOUSES IN MULTIPLE OCCUPATION

- To maintain a supply of family homes, the conversion of a house into a larger number of self-contained units will only be permitted where:
  - The gross original internal floorspace of the existing dwelling is greater than 125 sqm
  - At least one family-sized home is provided with direct access to a dedicated rear garden
  - The housing mix does not contain any studio/bedsit units or more than a single bedroom unit.
- Proposals for the conversion of homes to Houses in Multiple Occupation (HMOs) will only be permitted where:
  - The gross original internal floor space of the existing dwelling is greater than 125 sqm
  - Fewer than 5% of dwellings in the ward have a property licence as a House in Multiple Occupation
  - Fewer than 10% of dwellings on the street have a property licence as a House in Multiple Occupation
  - There are acceptable levels of public transport accessibility (PTAL 3 or higher), and access to shops and services appropriate to the needs of the intended occupiers
  - The proposal provides a good standard of accommodation and is in accordance with the Council's House in Multiple Occupation Standards including relevant space standards

OPPORTUNITIES TO PROVIDE FEEDBACK

- **We are consulting until Friday 19 December**
- We encourage residents, communities and other stakeholders to respond to this consultation to **let us know if the policies and proposals in the Draft Local Plan are sound and can most effectively address key issues the borough faces** such as fairness, health and wellbeing and climate change.
- Consultation supported by a comprehensive communications & engagement strategy including face-to-face and online events
- Our dedicated consultation website is: https://haringeynewlocalplan.commonplace.is/



Q&A