HARINGEY DRAFT LOCAL PLAN

QUICK GUIDES



Haringey LONDON

HARINGEY DRAFT LOCAL PLAN

THE 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 working collaboratively with our diverse local communities and partners through our Placemaking Framework.

Together, we will have delivered:



Homes for the Future



A Greener, Cleaner, Safer Borough



A Culturally Rich Borough

THE SPATIAL VISION



A Borough that Supports Us to Live Well



An Inclusive Economy



A Borough that Connects us to Opportunities

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OUR PLACEMAKING FRAMEWORK

The Draft Local Plan introduces a Placemaking Framework - a collaborative way of working with residents to shape new development. It sets out Placemaking Priorities, Objectives and Approaches for local areas, as illustrated in the diagram below:



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.

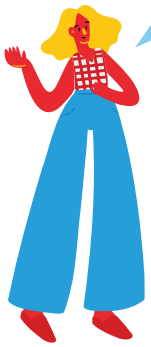
APPROACH

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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SPATIAL STRATEGY

You told us*:



- You wanted a neighbourhood-based approach to placemaking
- Many respondents agreed with continuing to support growth within the Opportunity Areas of Wood Green and Tottenham, alongside residential areas close to stations, town centres and along key corridors.
- Many respondents also felt that growth was too concentrated in the east of the borough and that it should be distributed more fairly as well as sustainably
- There was strong support for the protection of employment land for employment uses

**First Steps Engagement feedback 2020/2021*

Our evidence says:



- There is a clear need for more homes and employment space (Strategic Housing Market Assessment and Employment Land Study).
- A high-level urban design and policy analysis indicates areas with greater and lesser suitability and sensitivity to development (Phase 1 of the Characterisation Study)
- There are opportunities for new development to help deliver placemaking benefits for our local communities (Feedback from the First Steps Engagement and ongoing stakeholder input)

The Draft Local Plan proposes:

- 11 Local Plan neighbourhoods each with their own vision, policies and strategies
- Focusing growth and investment in the borough's Placemaking Focus Areas, which are designated as either:
  - Transform Areas
  - Enhance Areas
- Continuing to deliver growth and placemaking within the borough's Opportunity Areas
  - Wood Green
  - Tottenham
- Coordinated development with infrastructure delivery and realising the ambitions of the Shaping Wood Green and Shaping Tottenham strategies.

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NORTH TOTTENHAM NEIGHBOURHOOD

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*

Our proposed placemaking approach:

- North Tottenham will be an international sports, culture, and leisure destination, with a proud local identity, thriving town centres, residential neighbourhoods, and places of production.
- Placemaking focus areas are proposed at:
  - North Tottenham Central;
  - Northumberland Park and Park Lane;
  - North-East Tottenham;
  - North Tottenham High Road;
  - White Hart Lane East;
  - The Selby Centre and Queen Street; and
  - White Hart Lane Central
- Establish a new North Tottenham Cultural Quarter
- Elevate North Tottenham from a Local Centre to a District Centre



Opportunities for new development:

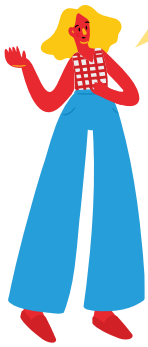
- Opportunities identified to provide at least 4000 new homes across a number of sites in North Tottenham.
- Proposed locations for new development include:
  - Around the Tottenham Hotspur Stadium
  - High Road West
  - Selby Centre
  - Within Northumberland Park Estate

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TOTTENHAM HALE NEIGHBOURHOOD

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*

Our proposed placemaking approach:

- Tottenham Hale will be a strong and cohesive community and place for enterprise and innovation, brought together around the natural landscapes of the Lee Valley.
- Placemaking focus areas are proposed at:
  - Tottenham Hale District Centre;
  - Tottenham Lock;
  - South Tottenham Hale Employment Area; and
  - North and West Tottenham Hale
- Support continued transformation of the emerging District Centre to create a strong sense of place.
- Enhance and optimise employment and industrial land to bolster the local creative economy.



Opportunities for new development:

- Opportunities identified to provide at least 2500 new homes across a number of sites in Tottenham Hale
- Proposed locations for new development include:
  - Tottenham Hale Retail Park
  - Tottenham Hale Station
  - Ferry Lane Former Garage Site
  - Berol Yard

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SEVEN SISTERS NEIGHBOURHOOD

You told us*:



- Seven Sisters Market is a key cultural and community asset needing protection and investment.
- The area around Seven Sisters Station could benefit from improvements to safety and vibrancy.
- Historic buildings are often hidden by excessive signage.
- Tottenham Green's public buildings could better support cultural activities.
- High levels of traffic along Seven Sisters Road and the High Road make it challenging and unpleasant to walk and cycle across the neighbourhood.

**First Steps Engagement feedback 2020/2021*

Our proposed placemaking approach:



- Seven Sisters will be the cultural gateway to Tottenham, where people come to enjoy, learn, and partake in its famous international food offer, world-class events and activities, vibrant evening economy and celebrated histories.
- Placemaking focus areas are proposed at:
  - Seven Sisters District Centre;
  - Tottenham Green
  - Seven Sisters and St Ann's Corridors
  - Broad Lane, Page Green Terrace and Rangemoor Road
  - South Tottenham; and
  - West Green Road (east)
- Enhance and optimise employment and industrial land to bolster the local creative economy.
- Take a holistic approach to enhancing Tottenham Green Cultural Quarter as the civic heart of Tottenham

Opportunities for new development:

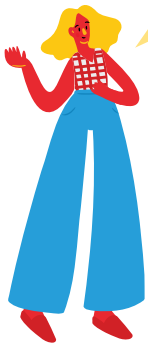
- Opportunities identified to provide at least 1200 new homes across a number of sites in Seven Sisters
- Proposed locations for new development include:
  - Wards Corner
  - Gourley Triangle
  - Tottenham Green Leisure Centre
  - Bernard Works

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BRUCE GROVE NEIGHBOURHOOD

You told us*:



- There are opportunities to develop car park sites along the High Road corridor to provide an improved public realm, more homes and employment space.
- Holcombe Market should be protected and expanded.
- There was a desire to create more green spaces, including securing public open space at the “Cloud Garden”.
- Bruce Castle museum is a great asset. More could be done to increase its prominence as the heart of a historic centre.

**First Steps Engagement feedback 2020/2021*

Our proposed placemaking approach:



- Bruce Grove will continue to be a lively and characterful neighbourhood with a dynamic and bustling town centre that acts as Tottenham’s retail heart.
- Placemaking focus areas are proposed at:
  - Bruce Grove High Road Corridor;
  - Bruce Castle Historic Quarter
  - Broadwater Farm
- Enhance and celebrate the neighbourhood’s rich heritage.
- Broaden the range of town centre uses within Bruce Grove District Centre while maintaining its position as the retail heart of Tottenham.

Opportunities for new development:

- Opportunities identified to provide at least 400 new homes across a number of sites in Bruce Grove.
- Proposed locations for new development include:
  - Within Broadwater Farm Estates
  - Aldi
  - Stoneleigh Carpark
  - Cloud Garden

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WOOD GREEN NEIGHBOURHOOD

You told us*:



- Revitalise the High Street by improving retail diversity, reduce pollution and litter, and support independent shops, creative industries, and community hubs.
- Enhance Public Realm and address traffic congestion on the High Rd, improve pedestrian and cycling infrastructure, and tackle antisocial behaviour.
- General support for redevelopment of underused sites (e.g. Civic Centre car park, Clarendon Road), but avoid high-rise schemes that disrupt local character.
- Improve access to the New River, and enhance pocket parks and green corridors.
- Safeguard live/work spaces, support local creative hubs like Blue House Yard.

**First Steps Engagement feedback 2020/2021*

Our proposed placemaking approach:

- Wood Green will have been strengthened as the economic and cultural heart of North London and will be a vibrant community hub.
- Placemaking focus areas are proposed at:
  - Wood Green Central
  - Hollywood Green and Central High Road
  - Wood Green Cultural Quarter
  - The Mall and High Road Central
  - High Road North and Myddleton Road
  - White Hart Lane and Lordship Lane
  - Station Road and Commons
  - Turnpike Lane Corridor
  - Wood Green High Road and Terraces
  - Bounds Green Industrial Estate
- Protect and strengthen the cultural, creative and economic contribution of the Wood Green Cultural Quarter
- Creating new, high quality public spaces
- Deliver new east-west connections through the area



Opportunities for new development:

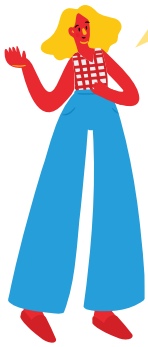
- Opportunities identified to provide at least 4,500 new homes across a number of sites in Wood Green
- Proposed locations for new development include:
  - Haringey Council Offices on Station Road
  - Bus station
  - Morrisons
  - Spouter's Corner
  - Wood Green Library

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GREEN LANES NEIGHBOURHOOD

You told us*:



- There was strong support for a more balanced mix of independent shops, creative industries on Green Lanes.
- Issues with litter, pollution, and antisocial behaviour, calling for cleaner, safer, and more welcoming streets and public spaces.
- Need to improve east–west pedestrian and cycling links, particularly around Green Lanes, Seven Sisters Road, and Wightman Road.
- Strong support for protecting and investing in local community centres such as the Cypriot Centre, Asian Centre, and Haringey Chinese Centre.

**First Steps Engagement feedback 2020/2021*

Our proposed placemaking approach:



- Green Lanes will continue to be a thriving, diverse neighbourhood for providing global cuisines and will support an expanded daytime and evening economy.
- Placemaking focus areas are proposed at:
  - St Ann's Hospital
  - Arena Retail Park
  - Warehouse Living District
  - Green Lanes Corridor
  - West Green Road Corridor
- Enhance and optimise the neighbourhood's employment and industrial land
- Strengthen, grow and showcase the unique creative ecosystem within the Warehouse Living District.
- Preserve the coherent and consistent urban form of the Harringay Ladder

Opportunities for new development:

- Opportunities identified to provide at least 2,500 new homes across a number of sites in Green Lanes
- Proposed locations for new development include:
  - St Ann's Hospital
  - Arena Retail Park
  - Jewson's Wightman Road

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HORNSEY NEIGHBOURHOOD

You told us*:



- Broad support for new development on Hornsey High Street and north of Tottenham Lane
- Calls for better design guidance and Conservation Area appraisals to protect local character.
- Enhancements to the public realm around Hornsey Station and Hampden Road, and supported reconnecting the Penstock Tunnel to Alexandra Park to improve east–west links.
- Support for creating wetlands at Hornsey Waterworks
- Need for safer walking and cycling routes, better pedestrian infrastructure, and improved access to green corridors like Parkland Walk.

**First Steps Engagement feedback 2020/2021*

Our proposed placemaking approach:

- Strengthened Hornsey's character as a vibrant and historic village connecting the west of the borough to the east.
- Placemaking focus areas are proposed at:
  - Hornsey Filter Beds and Campsbourne
  - Hornsey High Street
  - Tottenham Lane and Cranford Way
- Protecting and enhancing the Edwardian and Victorian character along Hornsey High Street
- Secure the long-term future of the Hornsey Water Works and Filter Beds Conservation Area



Opportunities for new development:

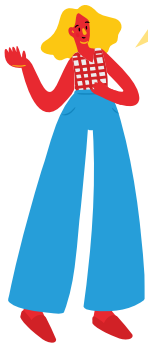
- Opportunities identified to provide at least 250 new homes across a number of sites in Hornsey
- Proposed locations for new development include:
  - Hornsey Filter Beds
  - YMCA Tottenham Lane
  - Hornsey Station Square
  - Cranford Way Industrial Site

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CROUCH END NEIGHBOURHOOD

You told us*:



- People expressed strong support for more greenery, street trees and wider pavements in the town centre, especially around the Clock Tower
- Local people expressed concern about the closure of Hornsey Town Hall and the associated loss of cultural gathering spaces
- There is a lack of open spaces and places for the community to gather in the town centre
- There is broad support for Crouch End's creative community being supported through potential meanwhile use of vacant shop units

**First Steps Engagement feedback 2020/2021*

Our proposed placemaking approach:

- Strengthen Crouch End's identity as a thriving neighbourhood with a unique character, creativity and community spirit
- Placemaking focus areas are proposed at:
  - Crouch End Town Centre; and
  - Park Road
- Preserve & enhance rich built heritage
- Enhance the vitality of the District Centre
- Resist retail conversions in the Crouch End Conservation Area



Opportunities for new development:

- Opportunities identified to provide at least 250 new homes across a number of sites in Crouch End
- Proposed locations for new development include:
  - Former Telephone Exchage
  - 156 Tottenham Lane
  - 93-113 Park Road
  - Lynton Road Depot

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STROUD GREEN NEIGHBOURHOOD

You told us*:



- Feedback expressed a clear desire for the Council to work together with the community and neighbouring boroughs to deliver a neighbourhood-led approach to placemaking
- Support was expressed for mixed-use development, including more homes
- People called for greater investment in the arts and culture, including the provision of venues, galleries, and public art celebrating local identity

**First Steps Engagement feedback 2020/2021*

Our proposed placemaking approach:

- Strengthen Stroud Green's identity as a vibrant neighbourhood with a strong sense of community with independent businesses that meet local needs and provide inclusive leisure & entertainment.
- Placemaking focus areas are proposed at:
  - Finsbury Park Gateway; and
  - Stroud Green Road South
- Strengthen the role and function of the Finsbury Park District Centre and Stroud Green Road Local Centre
- Improve pedestrian and cycle safety, including improved crossings between Finsbury Park and the station.



Opportunities for new development:

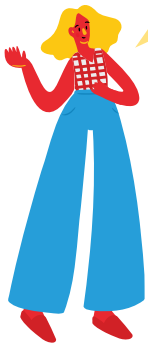
- Opportunities identified to provide at least 350 new homes across a number of sites in Stroud Green
- Proposed locations for new development include:
  - Finsbury Park Bowling Alley
  - 18-20 Stroud Green Road
  - Osbourne Grove

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HIGHGATE NEIGHBOURHOOD

You told us*:



- Strong support for independent businesses, with resistance to conversions to residential use on Archway Road.
- Call for better east-west public transport connecting local centres in Highgate with Crouch End and Hampstead.
- Preserving and enhancing the historic environment is highly important
- Strong emphasis on protecting local biodiversity and green corridors
- More affordable housing is supported, particularly to the north of Archway Road

**First Steps Engagement feedback 2020/2021*

Our proposed placemaking approach:

- Strengthen Highgate's identity as a culturally and architecturally rich neighbourhood with a village feel, nestled within surrounding green and open spaces
- Placemaking focus areas are proposed at:
  - Highgate Village;
  - Archway Road North; and
  - Highgate Station
- Preserve & enhance rich built heritage
- Reinforce Highgate's green character
- Improve connections to Crouch End



Opportunities for new development:

- Opportunities identified to provide at least 400 new homes across a number of sites in Highgate
- Proposed locations for new development include:
  - Highgate Yards
  - Highgate School
  - 460-470 Archway Road
  - Wellington Gyratory
  - 27 Aylmer Road
  - Former Highgate Railway Station

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MUSWELL HILL NEIGHBOURHOOD

You told us*:



- Strong support for promoting independent businesses, distinctive shopfronts and murals to enhance local identity
- People called for more play spaces and places for young people and raised concerns about pedestrian safety, calling for improvements in the town centre
- Concerns raised regarding air pollution and traffic congestion in the town centre
- Feedback emphasised the importance of Alexandra Palace and Park as valuable cultural asset and green space

**First Steps Engagement feedback 2020/2021*

Our proposed placemaking approach:

- Strengthen Muswell Hill's identity as a flourishing historic Edwardian neighbourhood, celebrating its heritage assets & fine views over London
- Placemaking focus areas are proposed at:
  - Muswell Hill District Centre (East);
  - St James' Church Junction; and
  - Pinkham Way
- Preserve and enhance Muswell Hill's built heritage
- Improve connectivity and pedestrian & cycle safety in the town centre
- Enhance Alexandra Park Cultural Quarter
- Protect the Strategic View of St Paul's cathedral from Alexandra Palace



Opportunities for new development:

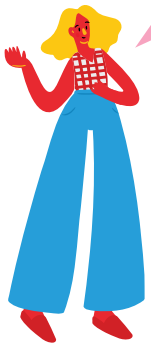
- Opportunities identified to provide at least 400 new homes across a number of sites in Highgate
- Proposed locations for new development include:
  - Summerland Gardens Carpark
  - Muswell Hill Carpark
  - Former Friern Barnet Sewage Works
  - Muswell Hill Telephone Exchange
  - Crescent Mews

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DESIGN

You told us*:



- Inclusive and accessible consultation was seen as key to achieving good design
- Participants expressed support for enhancing local identity through public art, street lighting, and creative interventions.
- Suggestions included holding public design competitions for high-profile developments to encourage innovation and community engagement
- There was strong support for sustainable design and exploring opportunities for reusing existing buildings
- Calls for a borough-wide design strategy to ensure that new tall buildings respond well to Haringey's existing character.

**First Steps Engagement feedback 2020/2021*

Our evidence says:



- Our tall buildings study identifies locations potentially appropriate for tall buildings, taking into consideration local views and character
- Our local views study identifies locally important views that should be protected, ensuring that new development preserves and enhances local character

The Draft Local Plan proposes:

- Proposals must take a design-led approach, responding to local character & needs
- Tall buildings must meet design quality standards & will only be permitted in specific locations

All proposals must meet the following Haringey Design Principles:

- Prioritise climate resilience
- Respond positively to context
- Provide a healthy environment
- Support inclusion and diversity
- Connect communities
- Be integrated and functional
- Be zero-carbon
- Be designed to last

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HERITAGE

You told us*:



- People expressed strong support for the continued protection and enhancement of Haringey's historic environment
- Built heritage is valued for the character and sense of identity it provides, the beauty it contributes and the stories it tells about the borough's past
- Feedback called for stronger protection for Haringey's historic parks and landscapes
- There were calls for up-to-date design guidance on the impact of development on local views
- We should prioritise saving heritage assets that Historic England has identified as being 'at risk'

**First Steps Engagement feedback 2020/2021*

Our evidence says:



- The Council has reviewed its Archaeological Priority Areas (APAs) in a new study that was partly funded by Historic England. The study identified 8 new APAs (a total of 30) which if adopted would mean 34% of the borough falls within an APA, requiring assessment during planning.
- The Council is working to update Haringey's Conservation Area Appraisal Management Plans (CAAMPs).

The Draft Local Plan proposes:

Protecting and enhance the borough's heritage, including by:

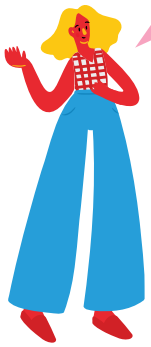
- Supporting conservation-led placemaking and the reuse of historic buildings;
- Requiring Heritage Impact Statements for proposals affecting heritage assets;
- Resisting demolition of buildings that contribute positively to Conservation Areas;
- Requiring archaeological assessments in areas of known or potential archaeological interest; and
- Encouraging the interpretation and celebration of heritage through design and public engagement

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CULTURE

You told us*:



- There was a strong desire to protect and enhance Haringey's cultural infrastructure.
- A number of respondents called for the development of cultural quarters, particularly in Tottenham.
- There was broad support for the use of empty shops and vacant buildings to support cultural activities in the borough.
- There was support for the creation of local small business creative work centres like Blue House Yard.

**First Steps Engagement feedback 2020/2021*

Our evidence says:



- Haringey has sectoral strengths in the creative industries including music production, crafts and making, and a long history in fashion manufacturing.
- High demand and a limited supply of suitable, affordable creative workspace is placing pressure on this valued sector.
- There are opportunities to expand cultural and leisure offerings across the borough, supporting greater cultural engagement and strengthening the evening and night-time economy within key town centres.

The Draft Local Plan proposes:

- Designating four Cultural Quarters to support key clusters of cultural facilities:
  - Wood Green
  - Alexandra Palace and Park
  - North Tottenham
  - Tottenham Green
- Supporting the creative industries, particularly within the Tottenham Creative Enterprise Zone and identified Creative Industry Clusters
- Providing for low-cost, collaborative and communal living and working environments that support creative production (Warehouse Living), on certain sites in Creative Industry Clusters.

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CLIMATE RESILIENCE

You told us*:



- Feedback emphasised the importance of protecting the most vulnerable people in the borough from the negative impacts of climate change
- Responses called for stronger protection of green and blue spaces, including mature trees, nature conservation and places that are vulnerable to flood risk
- Residents called for more cool refuges for vulnerable people during heat waves

**First Steps Engagement feedback 2020/2021*

Our evidence says:



- Surface water flood risk is increasing in Haringey. Providing permeable surfaces as part of sustainable drainage systems is more important than ever.
- We need more greening, including street trees, with plants that support biodiversity and can thrive in a warmer climate to reduce the urban heat island effect and protect people from overheating in Haringey
- Restoring Haringey's watercourses will contribute to climate resilience and help to tackle flood risk
- Haringey will be increasingly vulnerable to subsidence due to climate change.

The Draft Local Plan proposes:

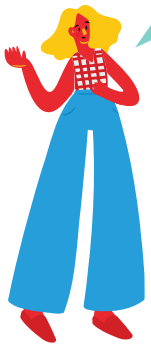
- New policy requirements for new development to be designed to:
  - Minimise overheating;
  - Promote sustainable drainage and opening up the Moselle river to reduce flood risk;
  - Improve water efficiency; and
  - Mitigate air pollution
- Larger developments will be required to provide cool spaces for vulnerable people during heat waves
- New policy introduced to prevent damage from subsidence by managing trees and new development

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BUILDING A ZERO CARBON HARINGEY

You told us*:



- 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.

**First Steps Engagement feedback 2020/2021*

Our evidence says*:



- 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.

**Our Delivering Net Zero Study was led by Haringey Council in partnership with 17 other London Boroughs and was shortlisted for an RTPI award*

The Draft Local Plan proposes:

- 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
- 'Retrofit first' approach to encourage better use of existing buildings
- Renewable energy + low carbon heating supported

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SUSTAINABLE TRAVEL

You told us*:



- Concerns about traffic congestion particularly around the North Circular Road, and for better traffic management across the borough.
- Strong support for enhancing east–west travel routes
- Need for safer walking and cycling infrastructure, including better crossings, protected cycle lanes, and improved pedestrian environments.
- More joined-up public transport, with improved access, reliability, and connectivity
- Need to tackle antisocial behaviour, improve lighting, and make streets and transport hubs more accessible and welcoming.

**First Steps Engagement feedback 2020/2021*

Our evidence says*:



- Need to prioritise walking, cycling, and public transport.
- Nearly one fifth of Haringey's carbon emissions come from road-based transport, reinforcing the need for modal shift.
- Transport for London (TfL) Guidance used to determine thresholds and requirements for Transport Assessments
- Road Danger Reduction Action Plan supports improvements to pedestrian and cycling safety.

**Haringey Transport Strategy (2018), Walking and Cycling Action Plan (2022), Haringey Climate Change Action Plan (2021)*

The Draft Local Plan proposes:

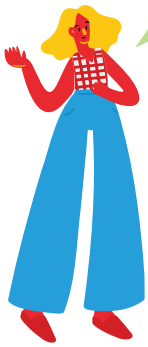
- Development must be located where transport needs can be met sustainably and designed using a Healthy Streets approach that prioritises walking, and cycling.
- Road space and movement should follow a clear hierarchy—pedestrians first
- Streets should be designed as places, not just routes, that encourage active travel and reduce car dominance.
- Proposals must improve road safety, reducing transport-related emissions, and tackle air and noise pollution.
- Protect and enhance infrastructure for walking, cycling, and public transport,
- Support efficient, low-impact freight and servicing.

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HARINGEY DRAFT LOCAL PLAN

GREEN AND BLUE INFRASTRUCTURE

You told us*:



- Strong support for restoring the River Moselle and improving access to the New River, and make these features more visible and integrated into public spaces.
- Connect parks and open spaces through green corridors, such as linking Downhills Park to Chestnuts Park
- Concerns about the potential loss of open space, with calls to protect existing parks
- Need to upgrade neglected green spaces, and address issues like littering and antisocial behaviour.
- Use green infrastructure to promote wildlife habitats, urban greening, and flood mitigation

**First Steps Engagement feedback 2020/2021*

Our evidence says*:



- Shortfall in accessible open space to meet the needs of some of the Borough's population, especially in the central and parts of the east of the Borough
- Additional Sites of Importance for Nature Conservation should be designated
- The Paddock should become a Local Nature Reserve
- Deculverting rivers can help address flood risk

**Open Space and Biodiversity Study, SINC Review 2013*

The Draft Local Plan proposes:

- Safeguard Green Belt, Metropolitan Open Land, designated open spaces, and watercourses from inappropriate development.
- New developments must provide new open spaces and biodiversity gains
- All proposals should incorporate urban greening, biodiversity net gain, and tree protection
- Improve access to nature for all communities
- Encourage Multi-Functional Spaces
- Support food growing and allotments
- Support appropriate de-culverting of watercourses

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HARINGEY DRAFT LOCAL PLAN

HOUSING

You told us*:



- Strong demand for genuinely affordable homes, including social rent and key worker housing.
- Support for housing development to be shaped by locals, with support for co-design, and resident-led planning.
- Need for high-quality design, energy efficiency, and climate resilience in new and existing homes.
- Concerns about displacement and gentrification, with calls to safeguard long-standing communities and avoid speculative development.
- New housing needs improved public services

**First Steps Engagement feedback 2020/2021*

Our evidence says*:



- Need to deliver at least 1,592 homes per year in accordance with the London Plan 2021
- Strong need for new social housing
- Priority for affordable family sized units
- Need to meet needs for specialist housing including older peoples accommodation

**Strategic Housing Market Assessment*

The Draft Local Plan proposes:

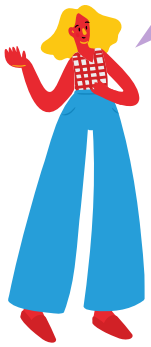
- To significantly increase housing delivery across Haringey to meet local needs.
- Optimising delivery on brownfield land, allocated sites, and appropriate windfall and small sites.
- Prioritise affordability, family-sized homes, and high-quality design that supports health and wellbeing.
- Support Build to Rent, self-build, community-led housing, and homes for older and vulnerable people, while prioritising self-contained homes over shared living or student accommodation.
- Resist loss of self-contained homes, family housing, or accommodation meeting identified needs, including resisting conversions to HMOs or short-term lets.

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HARINGEY DRAFT LOCAL PLAN

SOCIAL INFRASTRUCTURE

You told us*:



- There were concerns raised regarding the loss of community spaces.
- There was a desire for the Council to work more closely with social infrastructure providers to make better use of existing facilities.
- Many respondents highlighted the need provide more inclusive access to social infrastructure.
- A number of respondents highlighted the uneven distribution of public toilet facilities, limiting mobility and access to public spaces.

**First Steps Engagement feedback 2020/2021*

Our evidence says:



- Haringey has a wide range of social infrastructure, however, not all of it is fit for purpose or appropriately located/ distributed.
- The School Place Planning Report (2024) notes that Haringey has declining demand for school places.
- The NHS North Central London Estates and Infrastructure Strategy 2024 states that 26% of the primary care estate is not fit for purpose or for patient facing services and should be phased out through alternative provision.

The Draft Local Plan proposes:

- The Council will plan strategically to deliver and integrated an efficient social infrastructure network, working together with delivery partners, local communities, and stakeholders.
- Social infrastructure should be designed to be inclusive, multi-functional and climate resilient.
- The Draft Local Plan introduces a new public toilets policy to address ‘loo deserts’

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HARINGEY DRAFT LOCAL PLAN

EMPLOYMENT AND INDUSTRY

You told us*:



- Strong support for protecting existing employment land to prevent further loss to residential development.
- Supported the redevelopment of underused land for employment and mixed-use purposes.
- Relocate polluting industries away from residential areas and parks.
- Feedback reflected a shift in work patterns with support for mixed-use developments that include adaptable workspaces.

**First Steps Engagement feedback 2020/2021*

Our evidence says*:



- Need to deliver 82,000sqm of net industrial and logistics space
- Need for 12,000sqm of additional office floorspace
- Priority to protect existing employment lands or employment uses
- Replacement and additional affordable workspace is needed in the Borough

**Haringey Employment Land Study 2022, Haringey Workspace Study 2022*

The Draft Local Plan proposes:

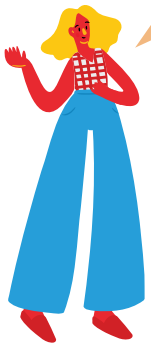
- To safeguard Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS) and Local Employment Areas (LEA)
- Support proposals for the intensification of employment floorspace in designated employment areas
- An uplift in office floorspace within designated Metropolitan and District centres, particularly in Wood Green and Tottenham Hale
- Delivery of local scale light industrial and workspace uses in the borough's designated centres
- Support an increase in the quantity of good jobs and training available
- Provide affordable employment space
- Support carbon reduction through refurbishment and retrofit floorspace

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HARINGEY DRAFT LOCAL PLAN

TOWN CENTRES & HIGH STREETS

You told us*:



- Residents want town centres to reflect the borough's cultural diversity, with a mix of independent shops, community uses, and creative industries.
- Strong support for using empty shops for pop-ups, co-working spaces, and community hubs
- Importance of safeguarding community centres and cultural venues
- Need cleaner, safer, and more welcoming town centres, with better lighting, reduced litter, and action on antisocial behaviour.
- Support for expanding leisure and night-time activities in appropriate areas

First Steps Engagement feedback 2020/2021

Our evidence says*:



- Need to deliver at least 3,300sqm of convenience retail floorspace
- Need for 3,300sqm of food and beverage floorspace
- Need for at least 5,000sqm of leisure and cultural floorspace
- Maintain town centre boundaries and drive vacancy rates down
- Flexibility of uses including research and development and light industry

Retail and Town Centre Needs Study 2022

The Draft Local Plan proposes:

- Promoting a diverse mix of uses, including retail, leisure, culture, and community facilities.
- Retail proposals will be directed to designated town centres first
- Resisting overconcentration of specific uses (e.g. betting shops, takeaways) and supporting independent and culturally diverse businesses.
- Enhance the leisure, cultural and night-time economy.
- Enhancements to the public realm, active travel infrastructure, and accessibility within town centres will be prioritised
- Support markets, and flexible use of vacant units, pop-ups, and meanwhile uses.

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