# DRAFT LOCAL PLAN CONSULTATION WEBINAR

## HIGHGATE NEIGHBOURHOOD

**01 December 2025**



# AGENDA

| | |
|---|---|
| 1 | **Introduction to the Draft Local Plan** (10mins) |
| 2 | **Chapter 16: Highgate Neighbourhood** (10mins) |
| 3 | **How to respond** (5mins) |
| 4 | **Q&A** (60mins) |

# WHAT IS THE LOCAL PLAN?

## Main document used to determine planning applications in Haringey

### DOES DO

- Sets a vision for the kind of places we want to live, work, and spend time in
- Plans for future growth and infrastructure needs
- Allocates land for housing, jobs, shops, and green spaces
- Sets targets and requirements for ensuring high-quality, sustainable development
- Protects 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

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# WHY A NEW LOCAL PLAN?

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

**Existing suite of documents adopted 2017**

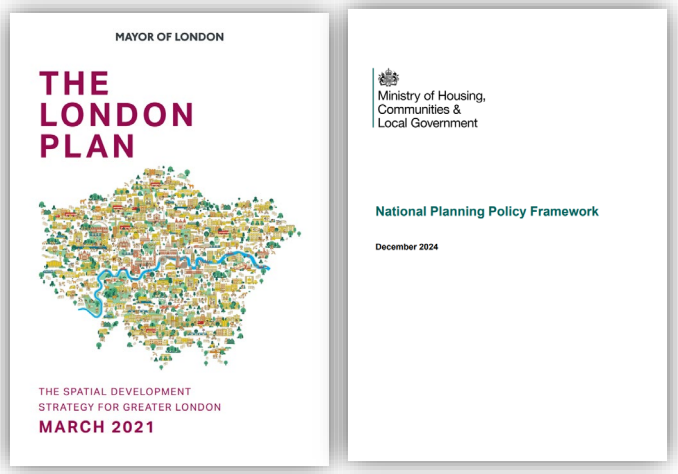
**A lot has changed since then:**

- 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 in context of ongoing impacts of Covid 19 and cost of living crisis

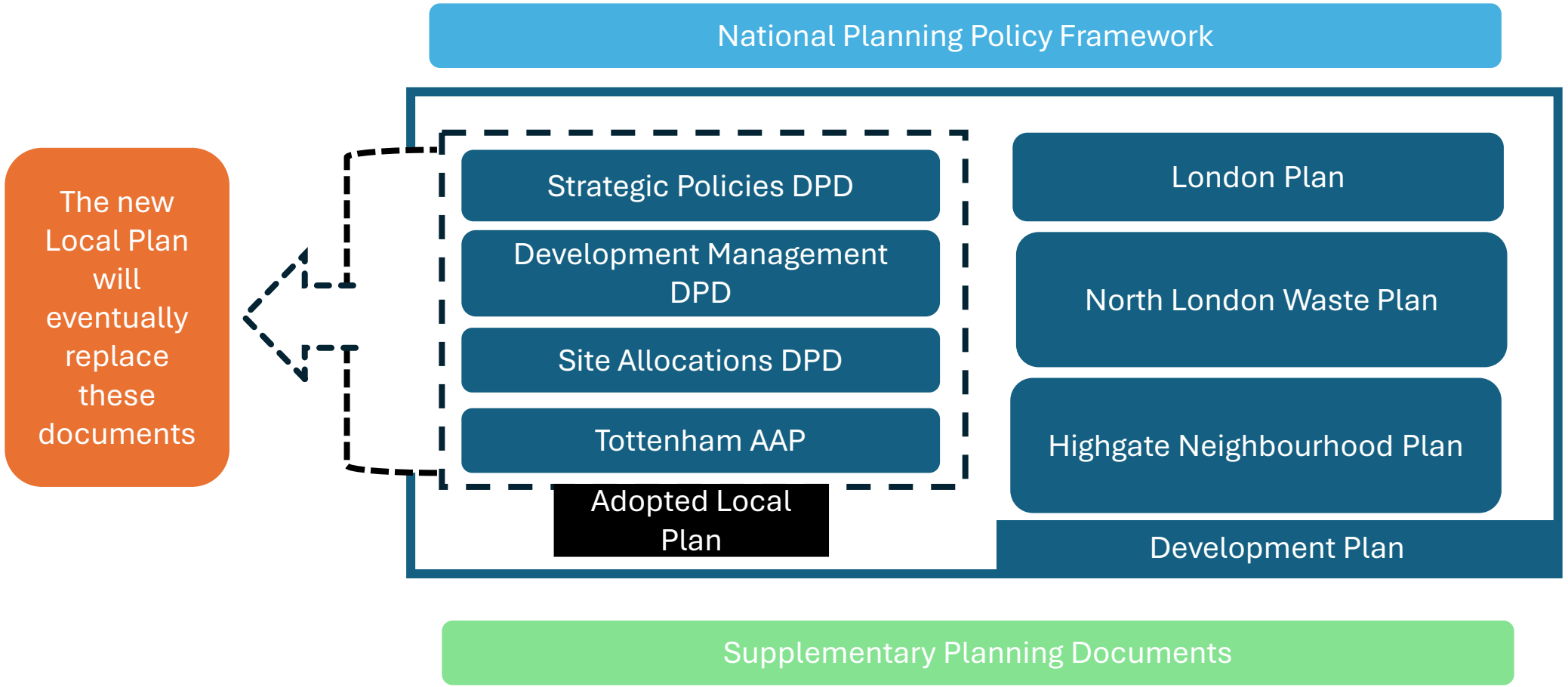
**Key opportunity to:**

- 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

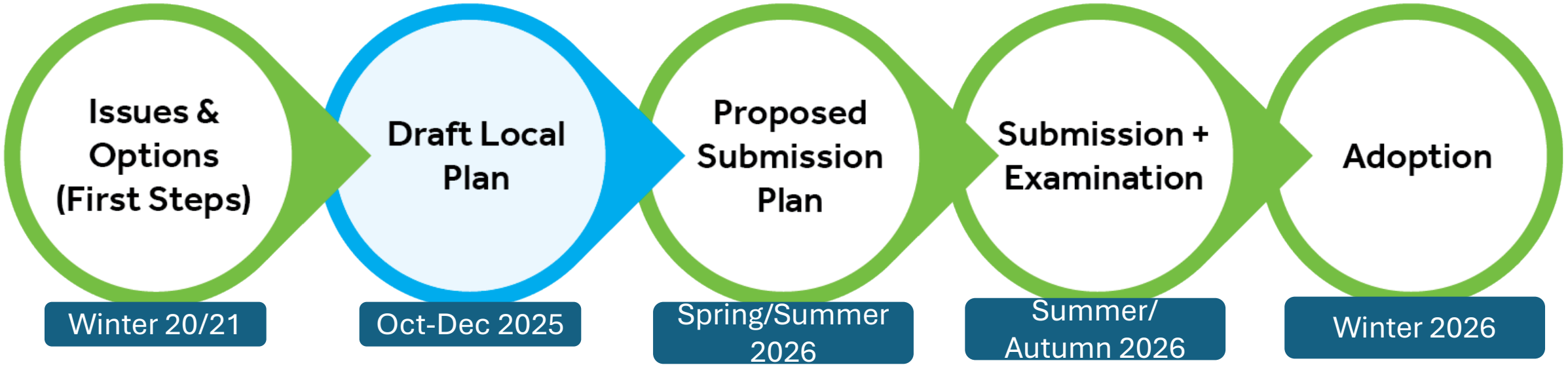


# POLICY FRAMEWORK



# CREATING A NEW LOCAL PLAN



# STRUCTURE OF THE DRAFT PLAN

**SPATIAL VISION**

***The Narrative***

**PLACEMAKING FRAMEWORK FOR HARINGEY**

*The objectives, priorities and approach*

**SPATIAL STRATEGY**

*The mapped strategy for delivery*

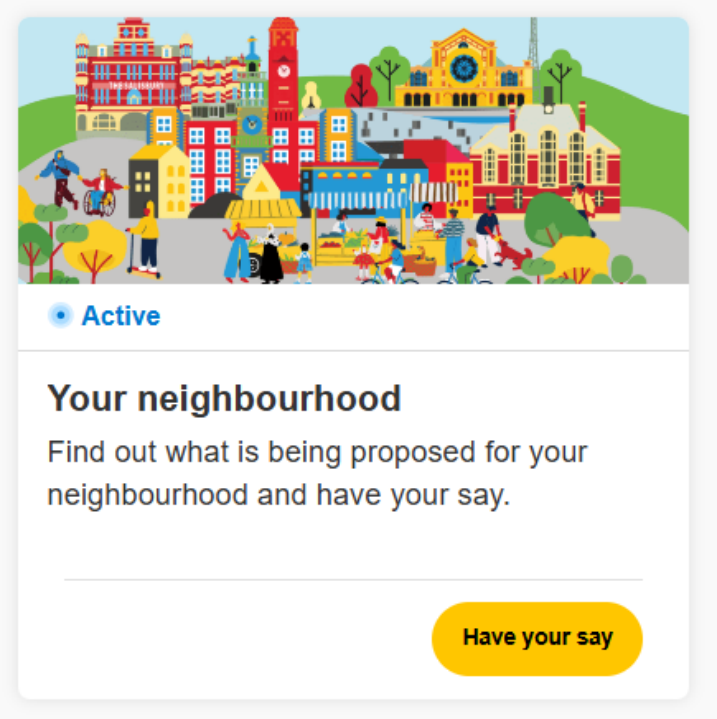
**(PART 1)**

**NEIGHBOURHOOD CHAPTERS (PART 2)**

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

# TODAY'S SESSION: NEIGHBOURHOOD POLICIES

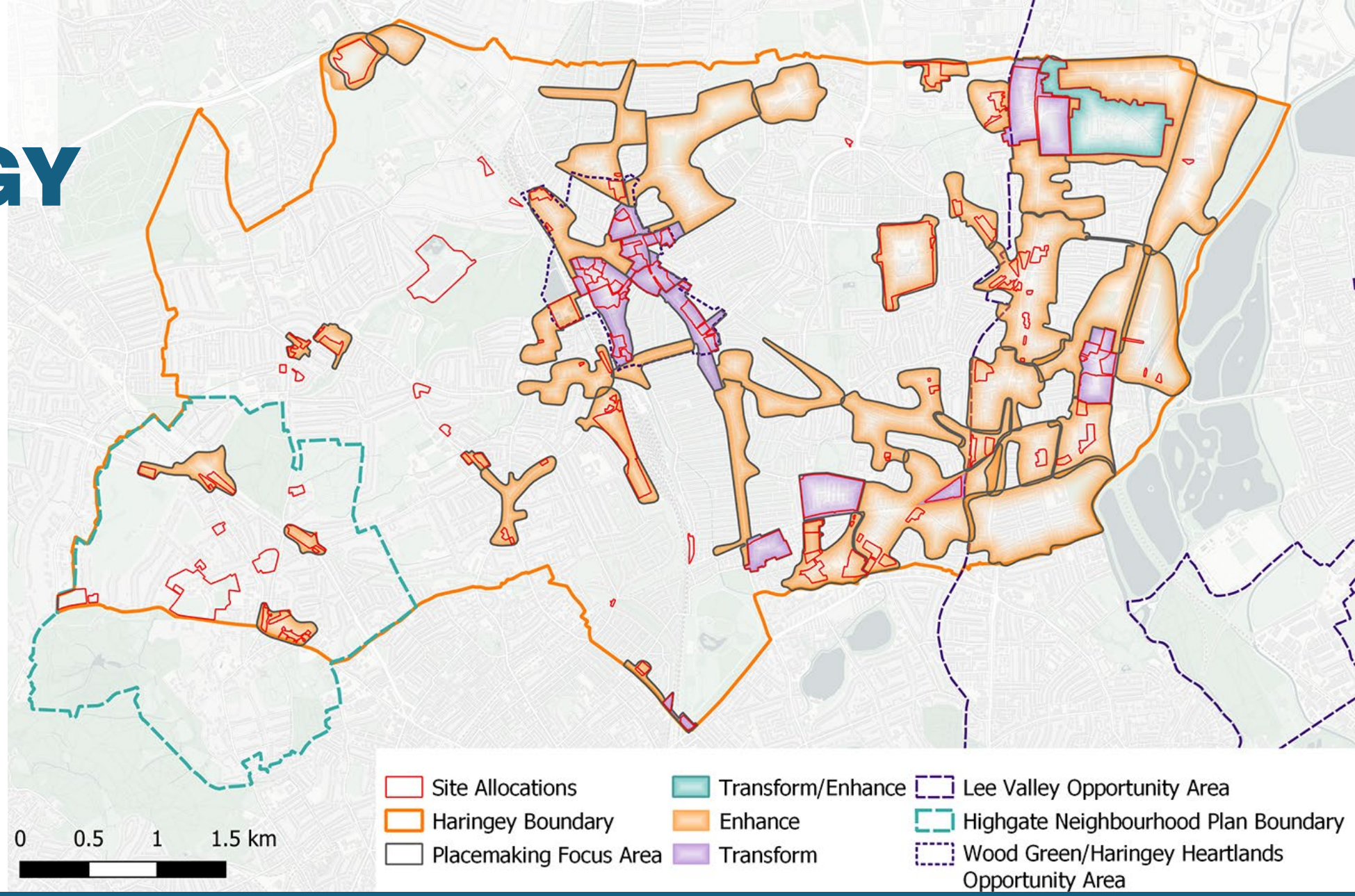
## HARINGEY DRAFT LOCAL PLAN




Click on the image above to go directly to the neighbourhood section of our website



# SPATIAL STRATEGY



# 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 Policies

Identifies Placemaking Focus Areas

## Placemaking Focus Area (PFA)

### 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

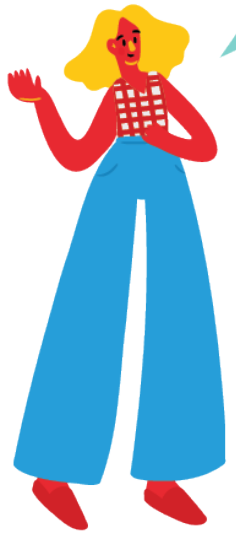
# CHAPTER 16:
# HIGHGATE NEIGHBOURHOOD



# HIGHGATE NEIGHBOURHOOD

# YOU TOLD US

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



- 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

# HIGHGATE NEIGHBOURHOOD

## VISION

**Highgate in 2042** will have strengthened its identity as a **culturally** and **architecturally rich** neighbourhood with a **village feel**, **nestled within** surrounding **green** and **open spaces**.

Buildings which make a positive contribution to the **historic character** of the area will have been **well-preserved**.

Highgate will continue to be a **vibrant place** with a **strong sense of community** with **well-supported independent businesses** that meet the everyday needs of local people



# HIGHGATE POLICIES AND PFAS

At least **400 new homes**, and uplift in jobs

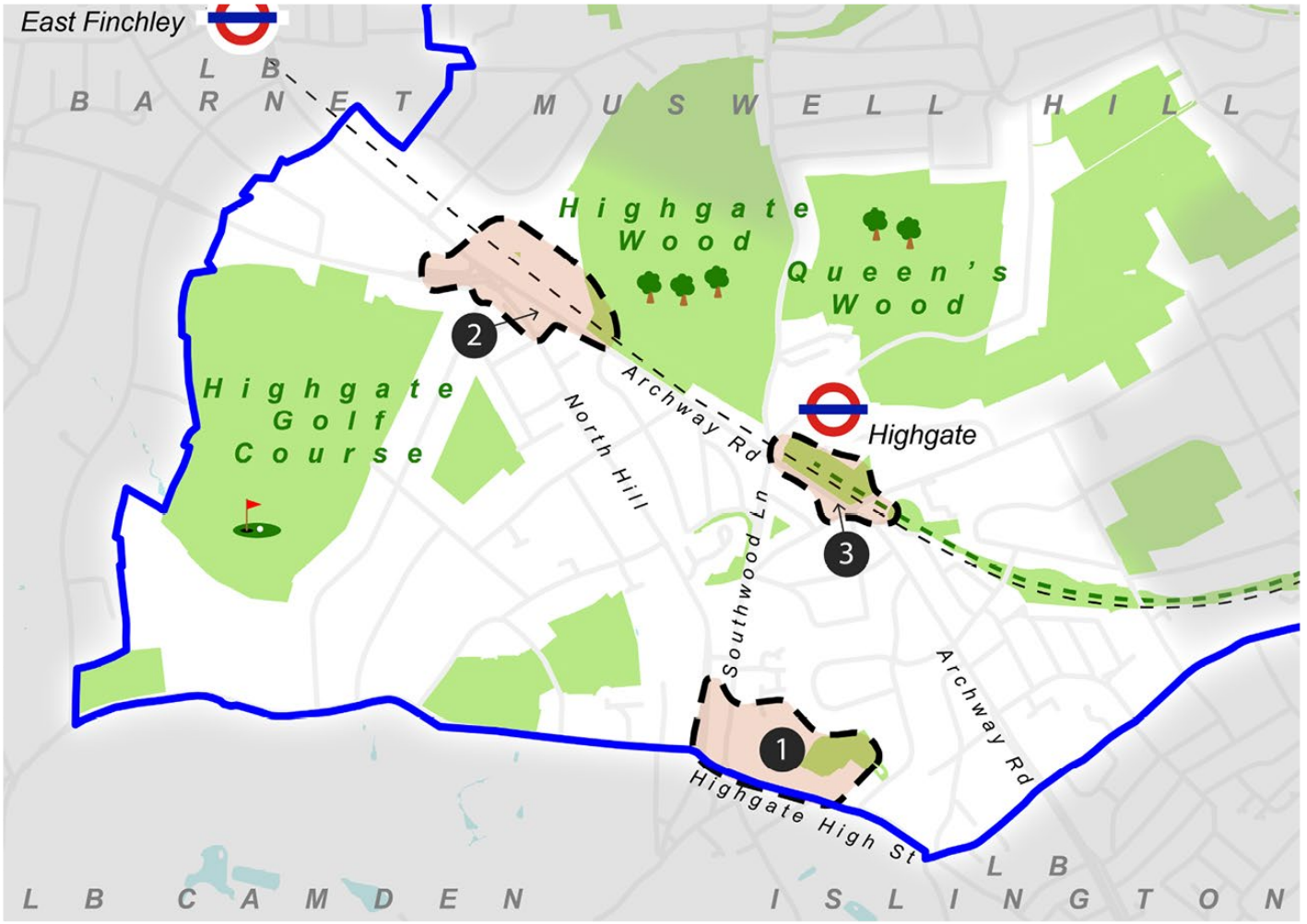
**Preserve, enhance + celebrate rich built heritage**

**Resist ground floor conversions in Highgate's local centres**

Reinforce Highgate's **green character,** supporting a **biodiverse**, **well-designed** and **well-managed public realm network**

Expand **ecological corridors**

**Improve connectivity** for **pedestrians and cyclists**, including improving east/west connections between Highgate and Crouch End




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# HGPFA1: HIGHGATE VILLAGE

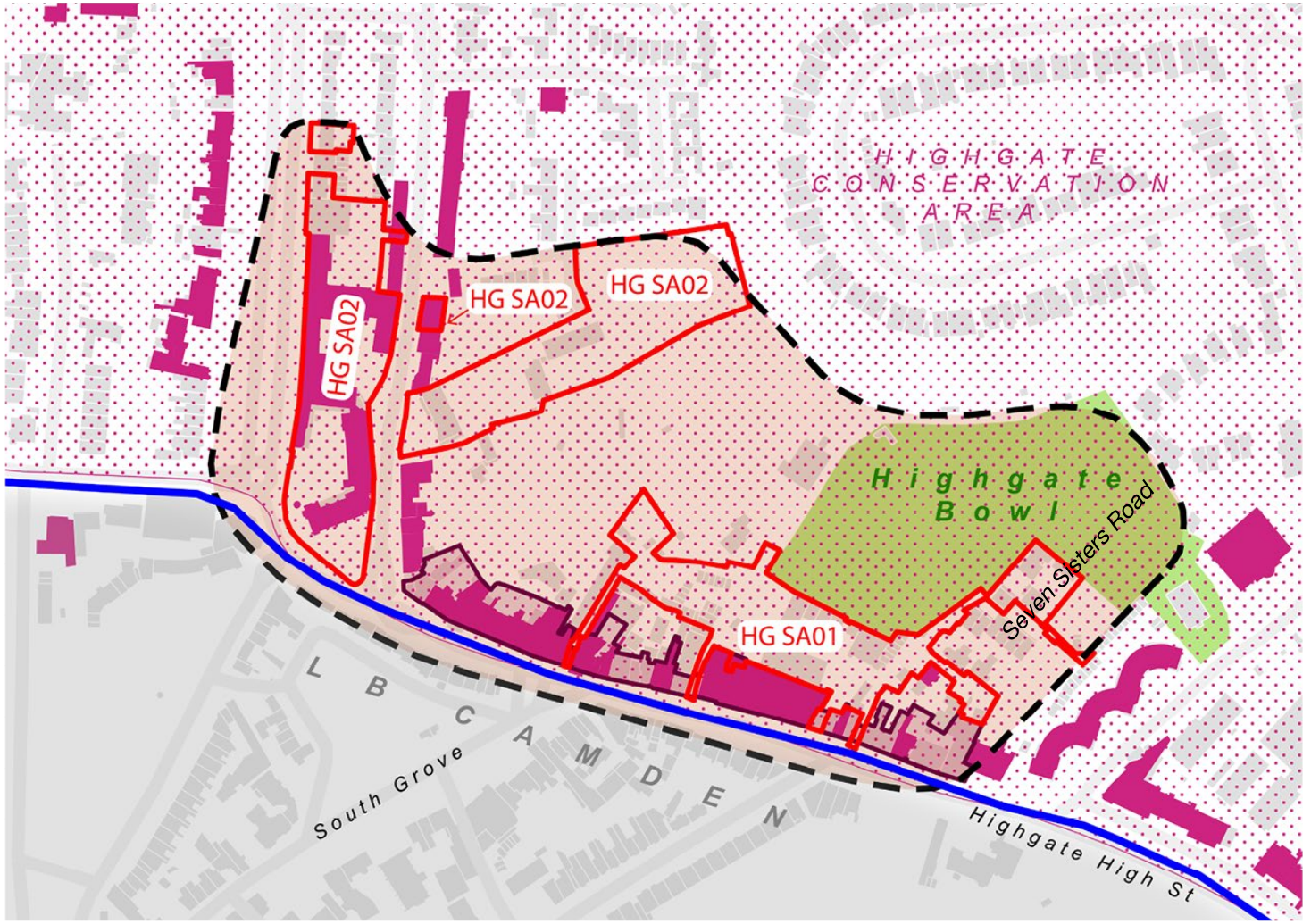
ENHANCE AREA

**Create a vibrant and characterful network of mews in Highgate Yards, supporting the Highgate High Street local centre**

- enhance mews character, subservient in scale to the high street
- continuous active frontages and inclusive access to local shopping parades
- Retaining and restoring traditional shop fronts;

**Working collaboratively with local stakeholders and Highgate School to improve access to green space and community uses**

**Improving public access to Highgate Bowl**




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NORTH ROAD
Highgate School
HG SA02
LB HARINGEY
OmvedGardens
HG SA01
LB CAMDEN
HIGHGATE HIGH STREET

# HGPFA2: ARCHWAY ROAD NORTH

ENHANCE AREA

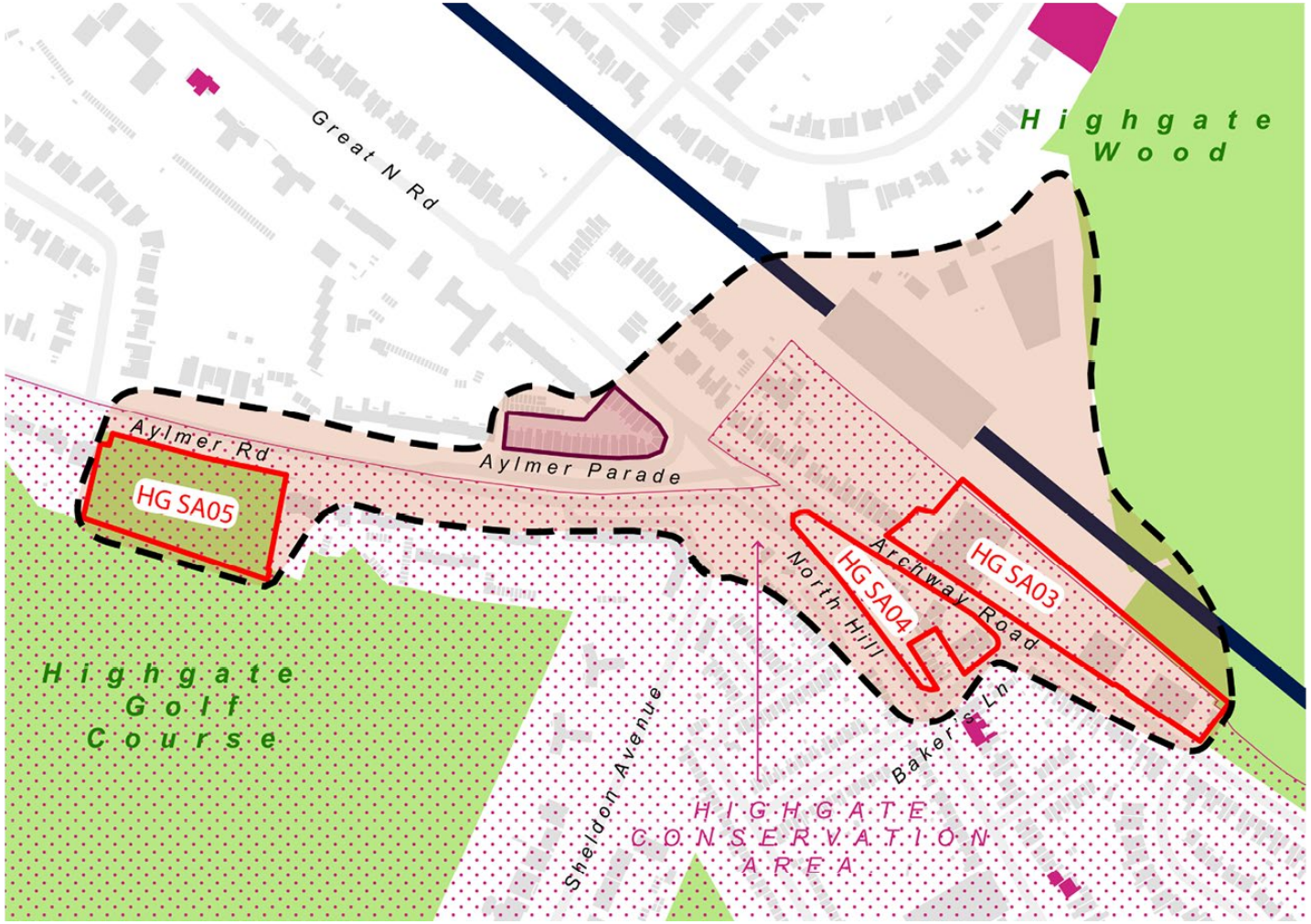
**More pedestrian-friendly and connected local centres at Aylmer Parade and Archway Road that are less car-dominated**

**Preserve and enhance historic character**

- High-quality traditional shop fronts at ground floor
- Resisting conversions
- Restoring the historic urban grain of Aylmer Road and Archway Road

**Supporting safer walking and cycling**

- Improved crossings
- Create new public spaces




Aylmer Parade
HG SA05
Highgate Golf Course
Highgate Depot
Petrol station
HG SA04
HG SA03
Highgate Wood

# HGPFA3: HIGHGATE STATION

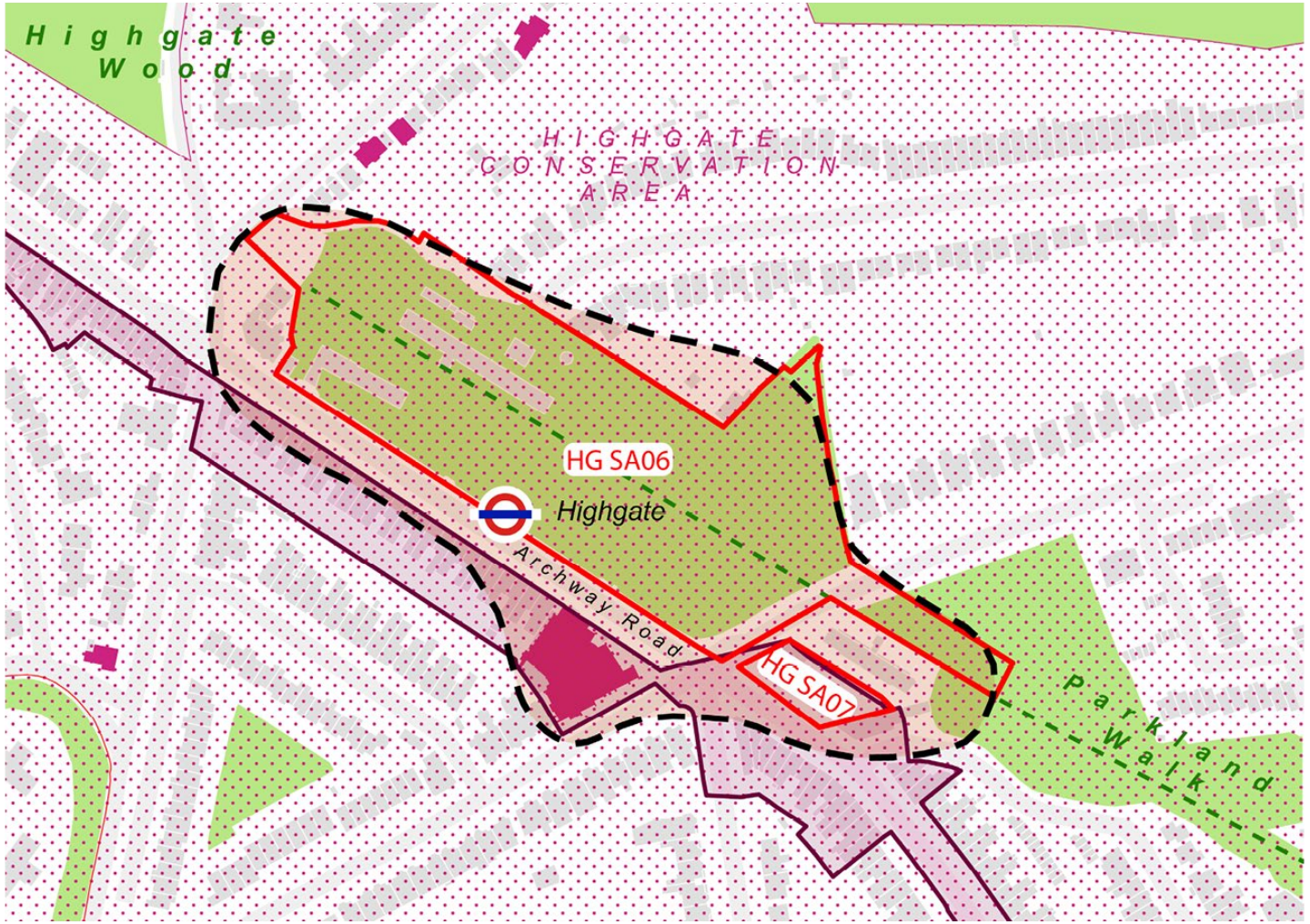
ENHANCE AREA

**Engaging proactively + collaborating with local stakeholders and businesses to:**

- improve access to Highgate Station
- create new, accessible public spaces for community and educational uses adjacent to the station
- take a conservation-led approach to the restoration of the Highgate Station site

**Improve connectivity and biodiversity, including:**

- secure cycle parking hubs adjacent to the station
- Preserve the ecological corridor
- Extend Parkland Walk to connect to Highgate Wood




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Highgate
HG SA06
Highgate Library
HG SA07

# SITE ALLOCATIONS IN HIGHGATE

The following site allocations are currently proposed:

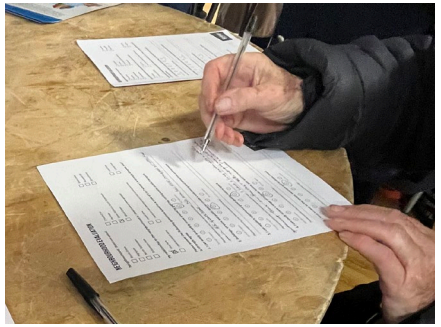
- HG SA01: Highgate Yards
- HG SA02: Highgate School
- HG SA03: 460-470 Archway Road
- HG SA04: Wellington Gyratory, Archway Road
- HG SA05: Land Adjacent 27 Aylmer Road
- HG SA06: Former Highgate Railway Station
- HG SA07: Gonnerman Antiques
- HG SA08: 40 Muswell Hill Road
- HG SA09: Former Mary Guild Care Home, 103-107 North Hill
- HG SA10: Hillcrest Estate
- HG SA11: Former Newstead Nursing Home
- HG SA12: 44-46 Hampstead Lane



# 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.

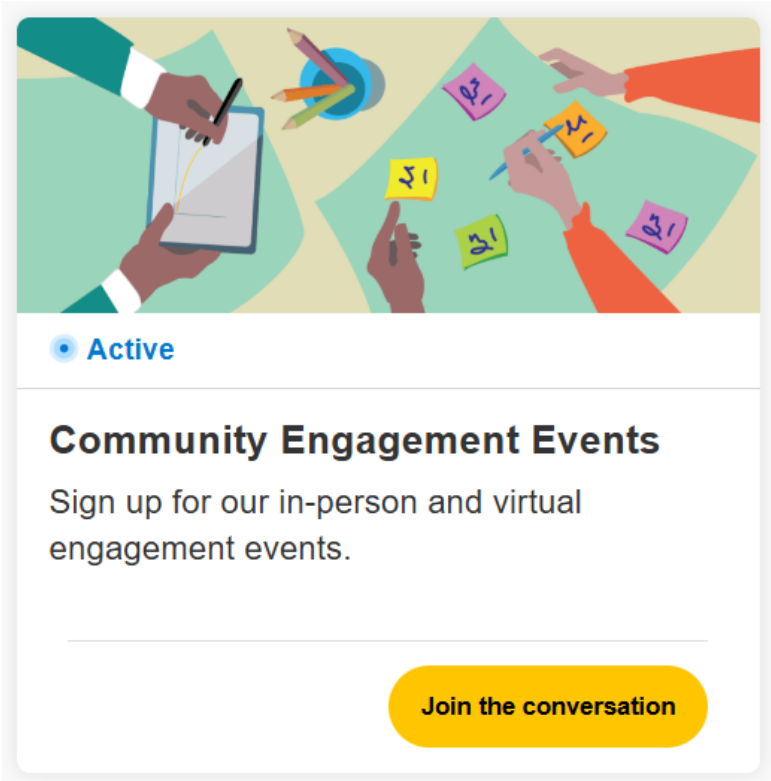



## Fill in an online survey on our consultation website

You can find the homepage of our consultation website here.

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

# UPCOMING IN-PERSON EVENTS




Click the image above to visit our events programme webpage

| | | |
|---|---|---|
| 2 Dec | 2.30pm-4.30pm | Inclusive Places and the Draft Local Plan @ Tottenham Town Hall (registration required) |
| 2 Dec | 11am-1pm | Northumberland Park Resource Centre Drop-In |
| 2 Dec | 10am-12pm | Triangle Children's Centre and Family Hub Drop-In |
| 3 Dec | 4:30-6:30pm | St Marks Church Drop-In |
| 3 Dec | 11am-1pm | Inclusive Places and the Draft Local Plan at Wood Green Library |
| 4 Dec | 11am-1pm | Tottenham Car Boot Sale Drop-In |
| 4 Dec | 1pm-3pm | St Ann's Library Drop-In |
| 4 Dec | 4-6pm | Tottenham Hale Station Drop-In |
| 8 Dec | 3pm-6pm | Muswell Hill Library Drop-In |
| 9 Dec | 4 pm - 6 pm | ARC Club Drop-In (registration required) |

# Q&A

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

**CONSULTATION CLOSES ON 19 DECEMBER 2025**