DRAFT LOCAL PLAN CONSULTATION WEBINAR

SOCIAL INFRASTRUCTURE and CULTURE

26 November 2025



AGENDA

1	Introduction to the Draft Local Plan
2	Chapter 26: Social Infrastructure
3	Chapter 20: Culture
4	How to respond
5	Q&A

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

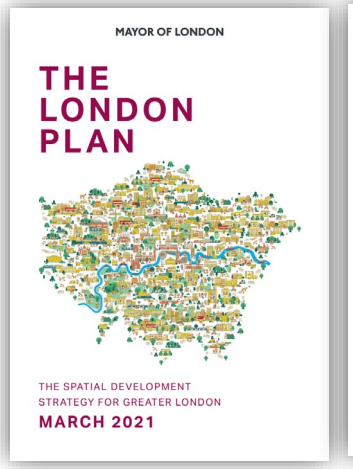
A lot has changed since then:

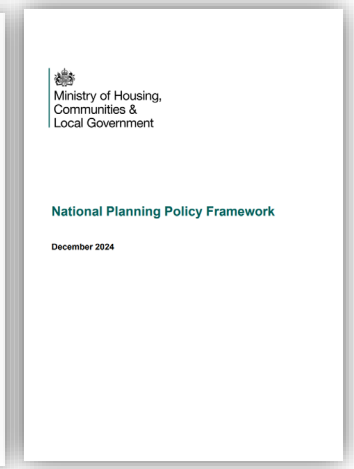
- Changes to national policy and legislation
- Adoption of a new London Plan
- Council declaration of a climate emergency
- Housing crisis
- Growing focus on health and wellbeing



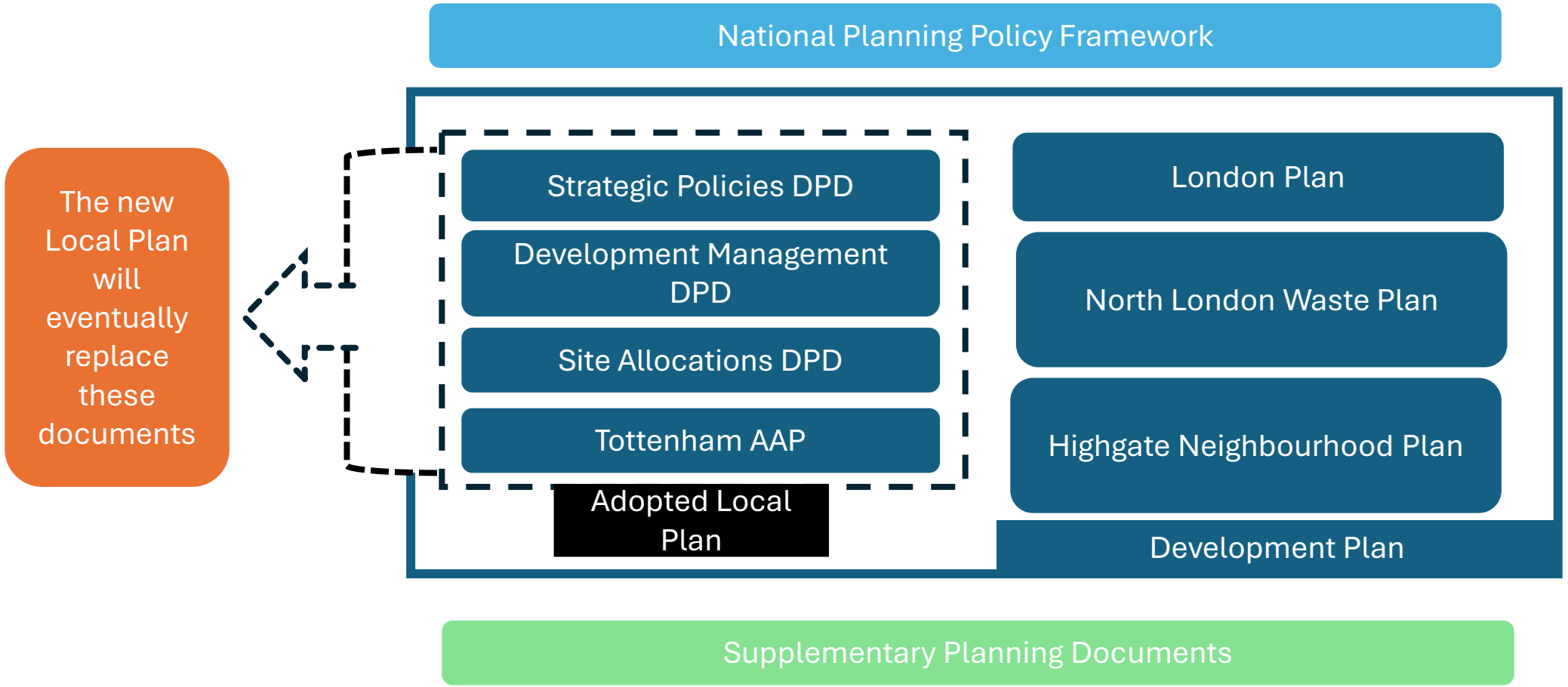
Key opportunity to:

- 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

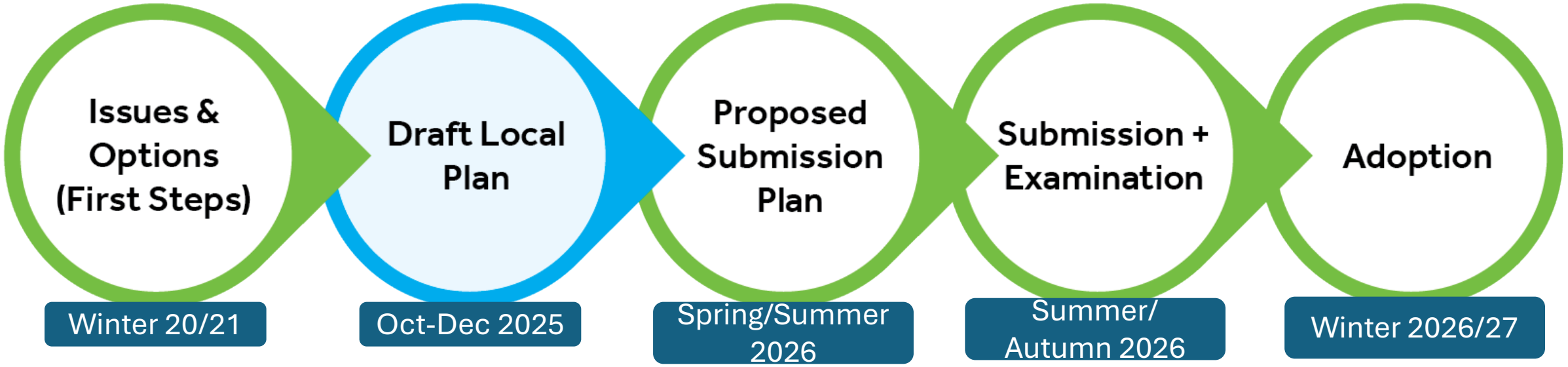




WHAT WILL BE REPLACED?



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)

CHAPTER 26: SOCIAL INFRASTRUCTURE



SOCIAL INFRASTRUCTURE

YOU TOLD US

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

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*

SOCIAL INFRASTRUCTURE

OUR EVIDENCE SAYS

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

- 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.

Our evidence says:



SOCIAL INFRASTRUCTURE

Living Well

Council will:

- plan strategically to deliver and integrated and efficient social infrastructure network which optimises benefits for residents and communities.

- Work collaboratively with delivery partners, communities and stakeholders to identify and understand needs and ensure they are met.



SOCIAL INFRASTRUCTURE

Safeguarding social infrastructure and replacement social infrastructure

Loss of social infrastructure (in whole or part) only permitted where:

- No current or future need for existing uses or an alternative social infrastructure use – demonstrated through evidence
- Social infrastructure is a meanwhile use
- Development is necessary as part of an agreed programme of public service transformation

This includes where previous use of site was social infrastructure

Only in exceptional circumstances will there will payment in lieu be accepted

Where no reasonable prospect of social infrastructure in town centre or Cultural Quarter, preferred alternative use is cultural facilities

Replacement facilities should be:

- of an equivalent or better quality
- in accessible locations
- still accessible to existing users
- provided in a timely manner

Securing uses

- Need to be secured for the specific intended use/s
- Subject to a Community Use Agreement with the Council



SOCIAL INFRASTRUCTURE

Ensuring appropriately located and well-designed social infrastructure

Location

- Accessible areas where people of all ages and abilities can safely reach them
- Complement a wider network of facilities, with opportunities taken to consolidate and co-locate services
- Integrated as a prominent and visible element of the urban environment

Design

- Safe, welcoming and accessible
- Multi-functional spaces
- Climate resilient
- Provide free, publicly accessible services i.e. toilets, drinking water, wifi
- Durable and easy to maintain – realistic plans for ongoing operation and care



SOCIAL INFRASTRUCTURE

Play Space

- New development must provide **min 10sqm** per child
- Major development to provide greater play space in areas of deficiency
- Place space should meet standards in Greater London Authority guidance documents.
- Play space should be in appropriate and accessible locations
- Play space should be designed to respond to local context, demographic needs and inclusive design principles.



Public Toilets

- Supports London Plan policy that large scale development should provide and secure public toilets
- In addition, requires major developments in areas of deficiency to provide or contribute to the delivery of public toilets.
- All public toilets must be supported by a clear management and maintenance plan.

CHAPTER 20: CULTURE



CULTURE

YOU TOLD US

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

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*

CULTURE

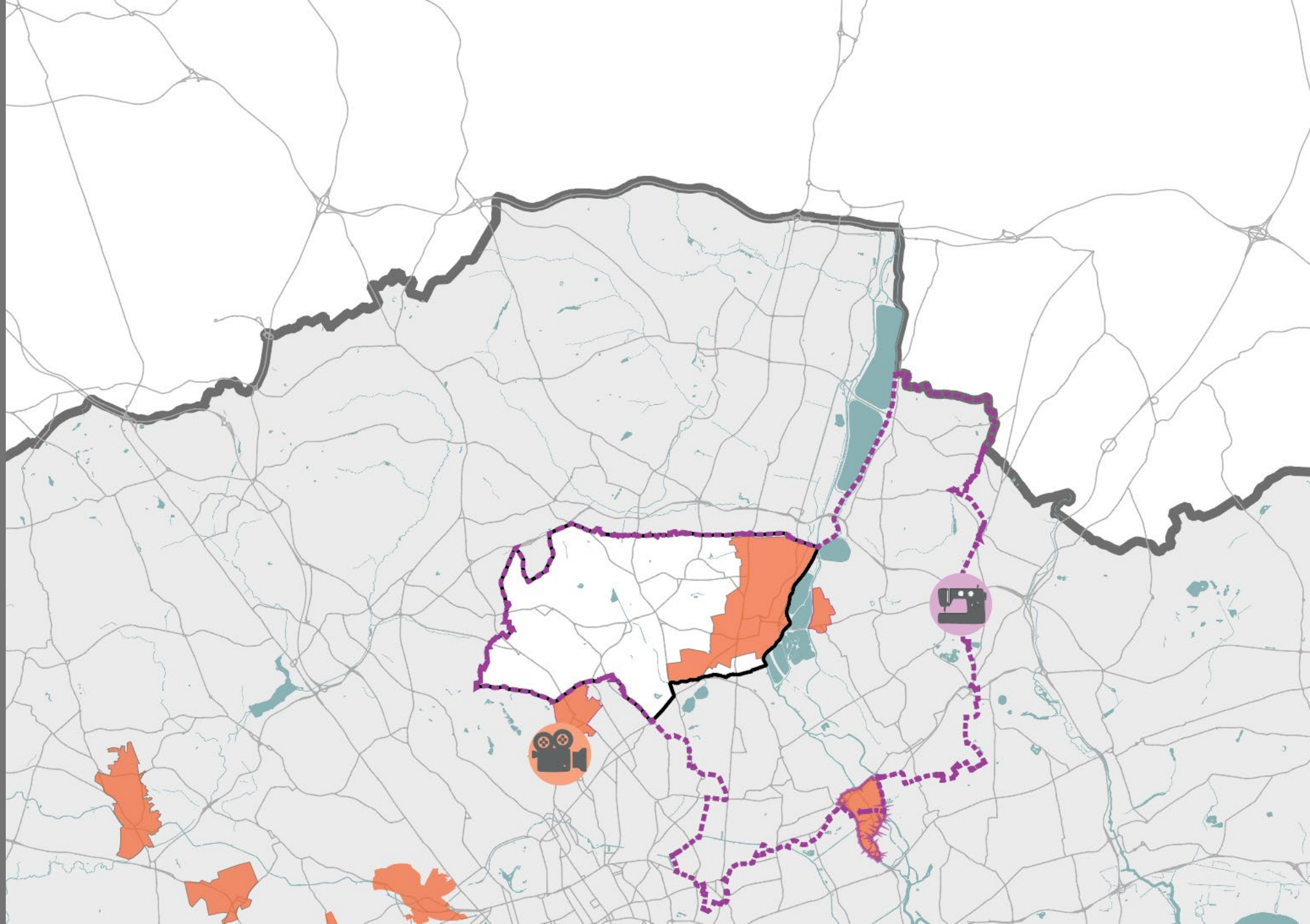
OUR EVIDENCE SAYS

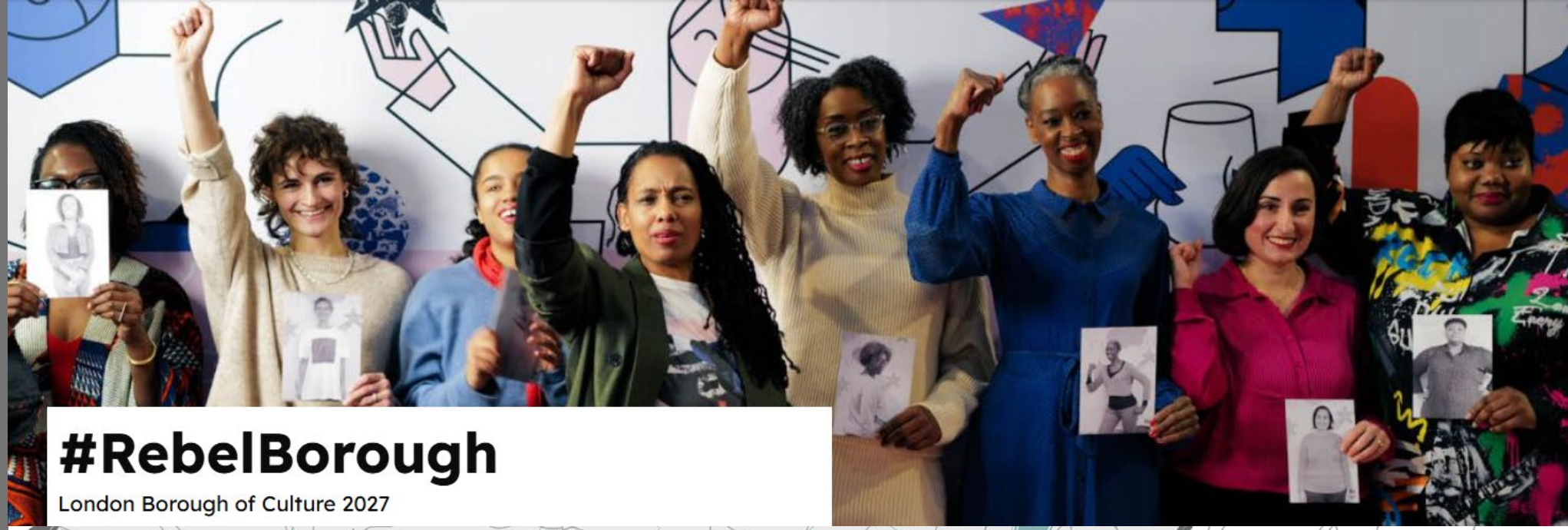
Summary of key evidence gathered that has informed the proposed draft policies

- 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.

Our evidence says:

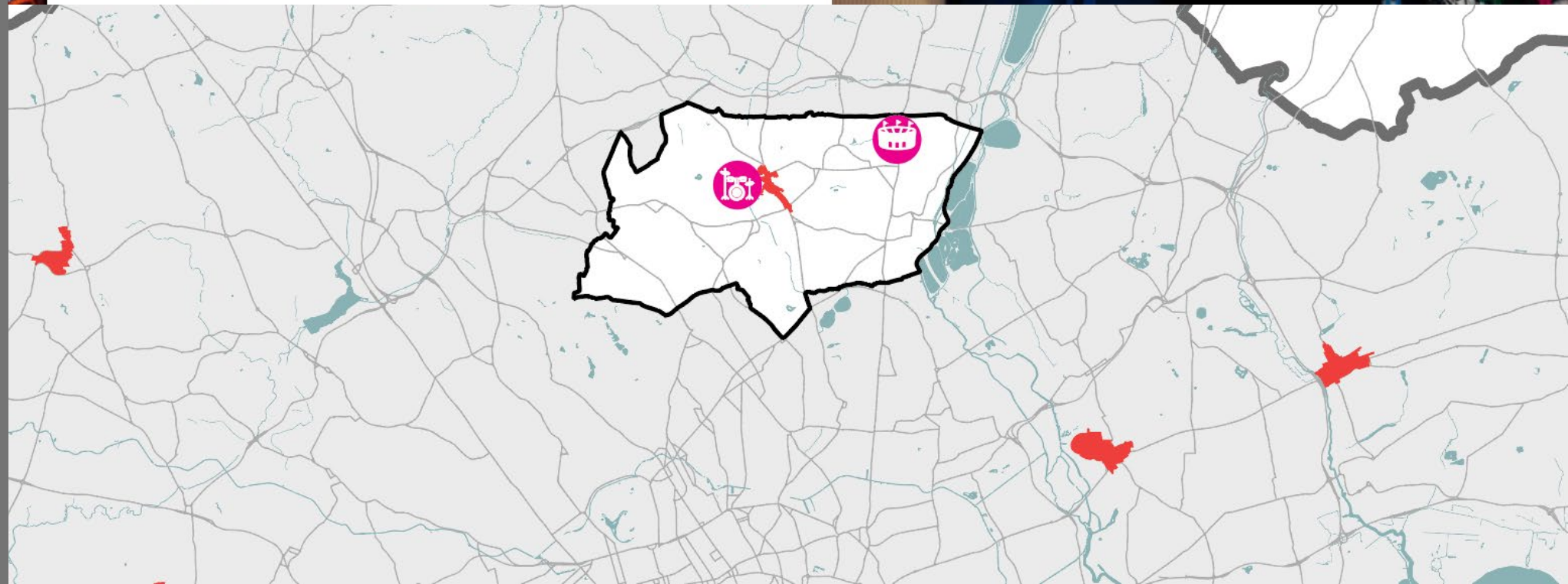






#RebelBorough

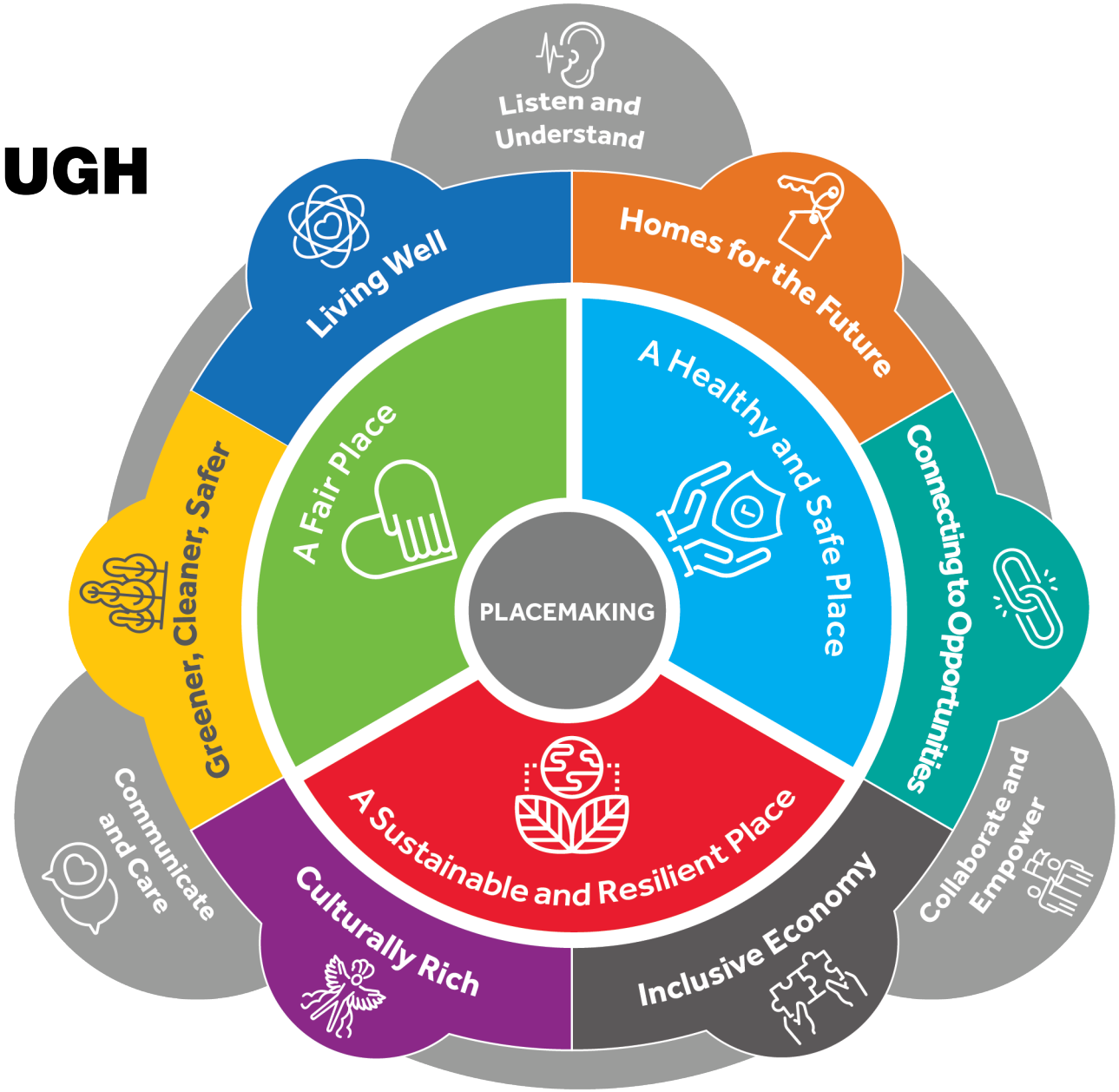
London Borough of Culture 2027



CULTURE

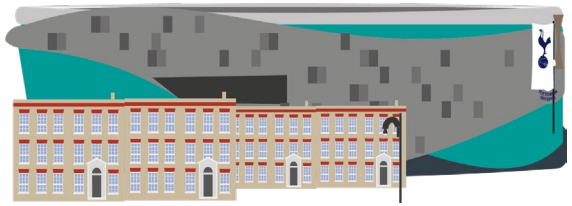
A CULTURALLY RICH BOROUGH

- Embeds Culture as one of our 6 Placemaking Priorities
- Contains a new Culture Chapter
- Requires larger proposals and those affecting existing assets or key locations to be supported by a **Cultural Wellbeing Action Plan**



CULTURE

CULTURAL QUARTERS



North Tottenham Cultural Quarter



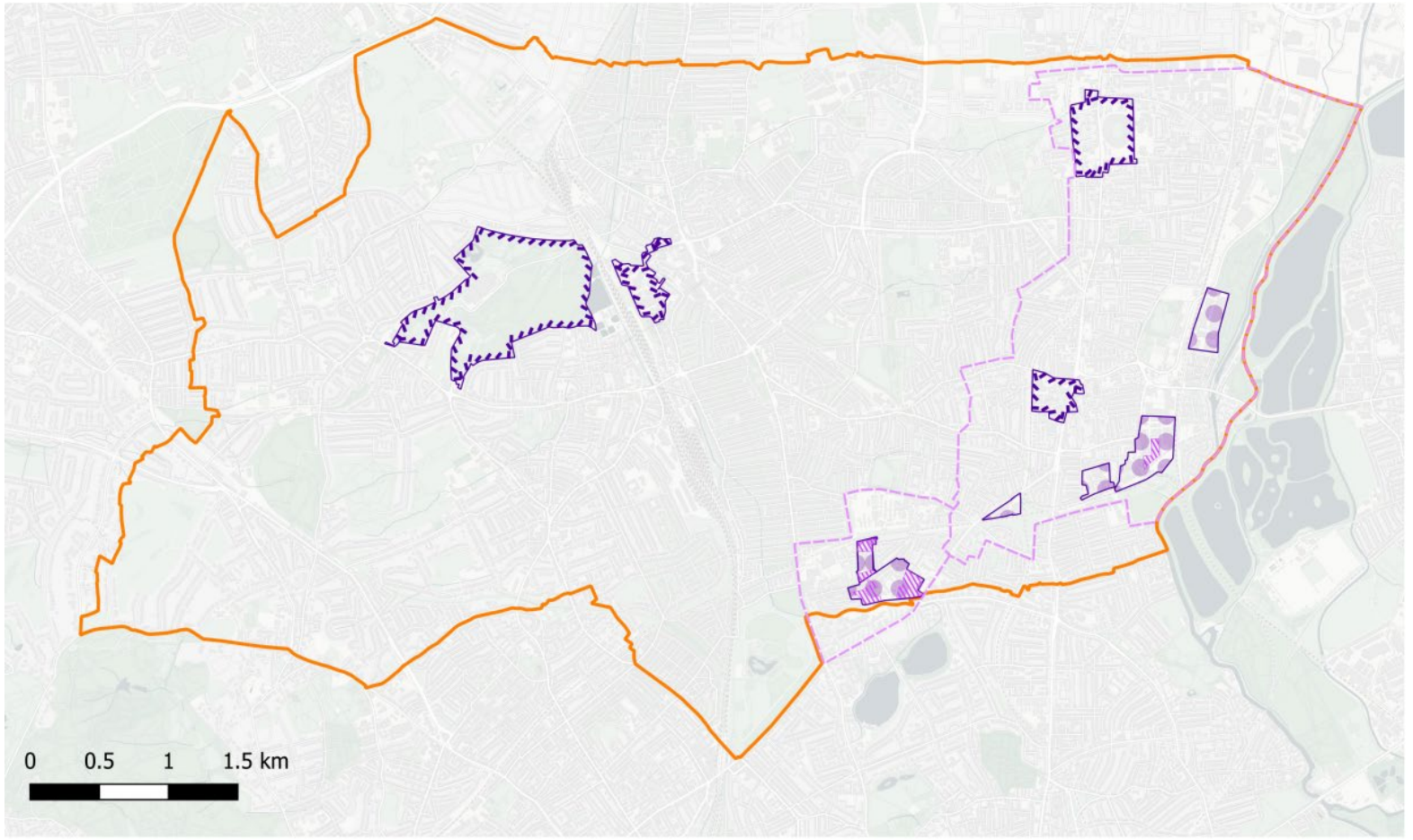
Tottenham Green Cultural Quarter



Wood Green Cultural Quarter



Alexandra Palace Cultural Quarter



CULTURE

Supporting new cultural facilities and activities

- Support for new cultural facilities within Cultural Quarters, Town Centres, and identified High Streets
- Policy requirements to ensure new cultural facilities respond to their context
- More robust Public Art policy
- New policy supporting meanwhile, ancillary and flexible cultural uses

Safeguarding Cultural Facilities

- Resists loss of part or all of a facility unless
  - No current or future demand for cultural or community uses
  - A Cultural Wellbeing Action Plan provided with demonstrates how adverse effects of loss adequately mitigated and/or remedied
- More robust policy protecting public houses
- Protects existing cultural facilities through application of the ‘agent of change’ principle

CULTURE

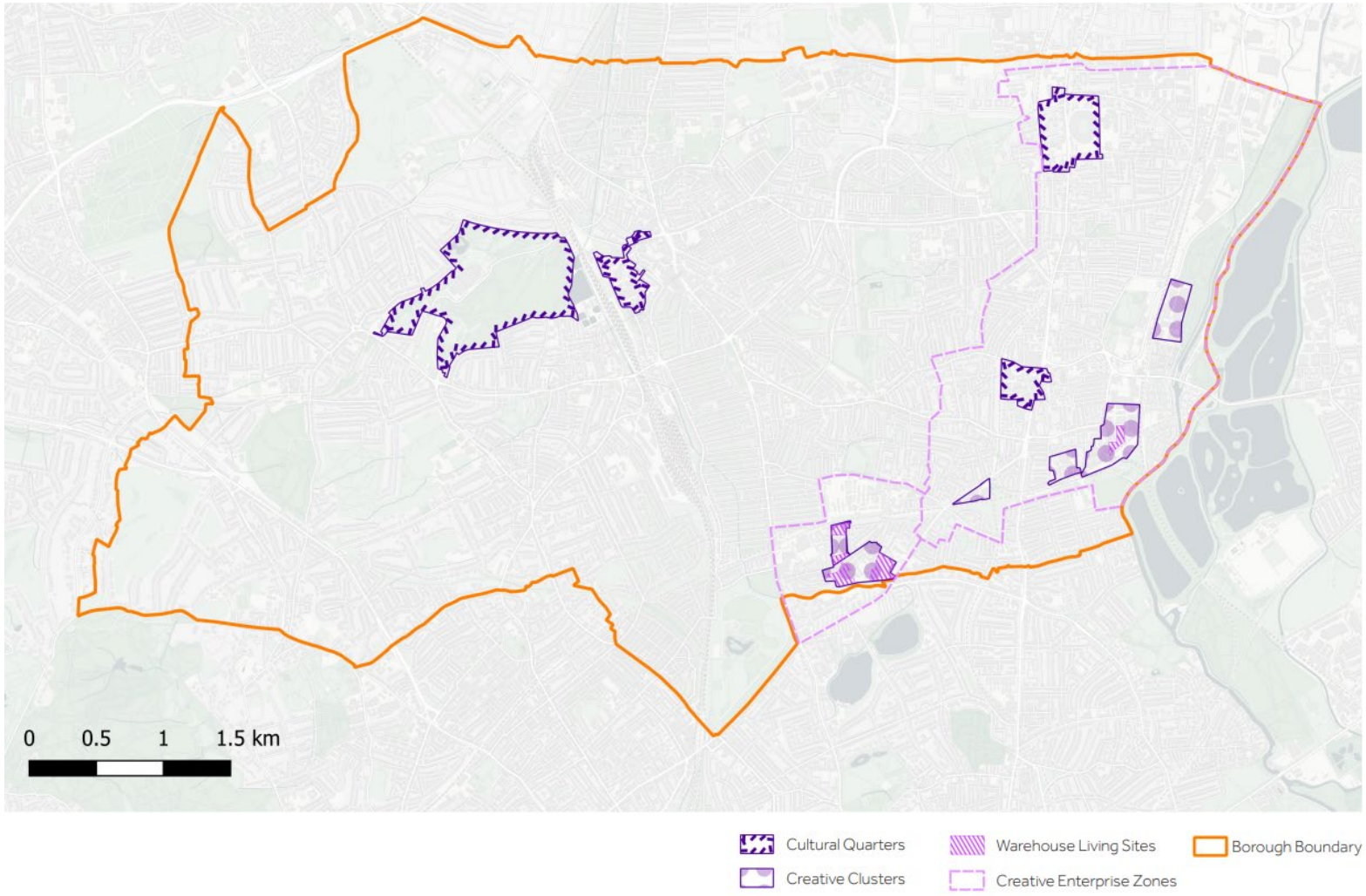
Tottenham Creative Enterprise Zone

Support for new creative workspace

- Requiring delivery of affordable employment space in line with Employment Policies
- Prioritising new creative workspace in designated Creative Industry Clusters
- Supporting complementary commercial, cultural and community uses along the Tottenham High Road corridor and in District Centres

Protecting creative workspace in creative industry clusters

- Requiring at least equivalent space to be re-provided
- Having a positive strategy for the relocation of existing businesses where these cannot be accommodated within the redeveloped site

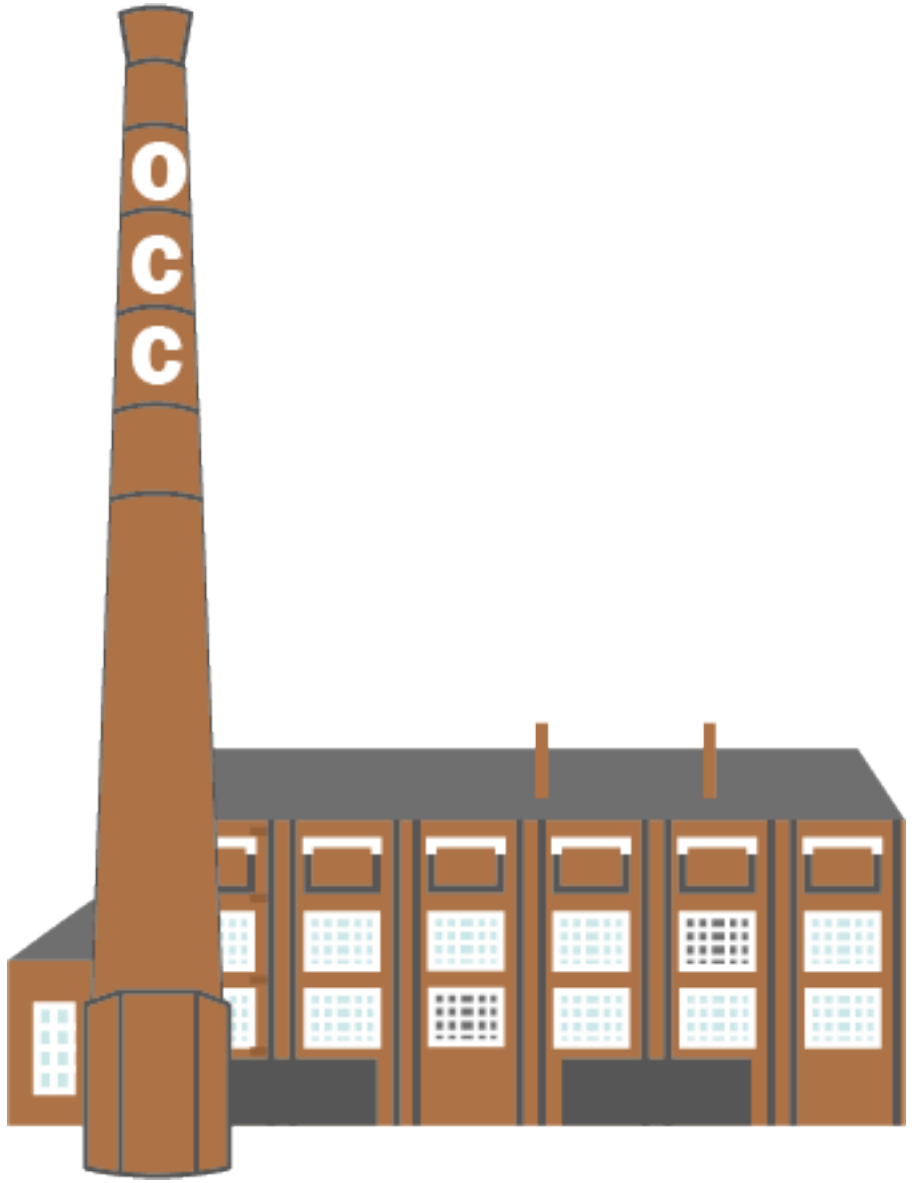


CULTURE

Warehouse Living

To protect the important cultural, creative and economic contribution of existing warehouse living sites

- Contains retrofit first approach to development
- Emphasises the importance of creative work and resists the loss of dedicated workspace
- Clearer expectations about redevelopment:
  - Masterplan required
  - Not undermine primary employment function
  - Should increase employment/ workspace
  - Enable creative production not provided for in conventional housing or co-living
  - Support genuine communal living
  - Demonstrated to be affordable when compared with alternative scenarios of creative living and working
  - Shaped through collaborative engagement

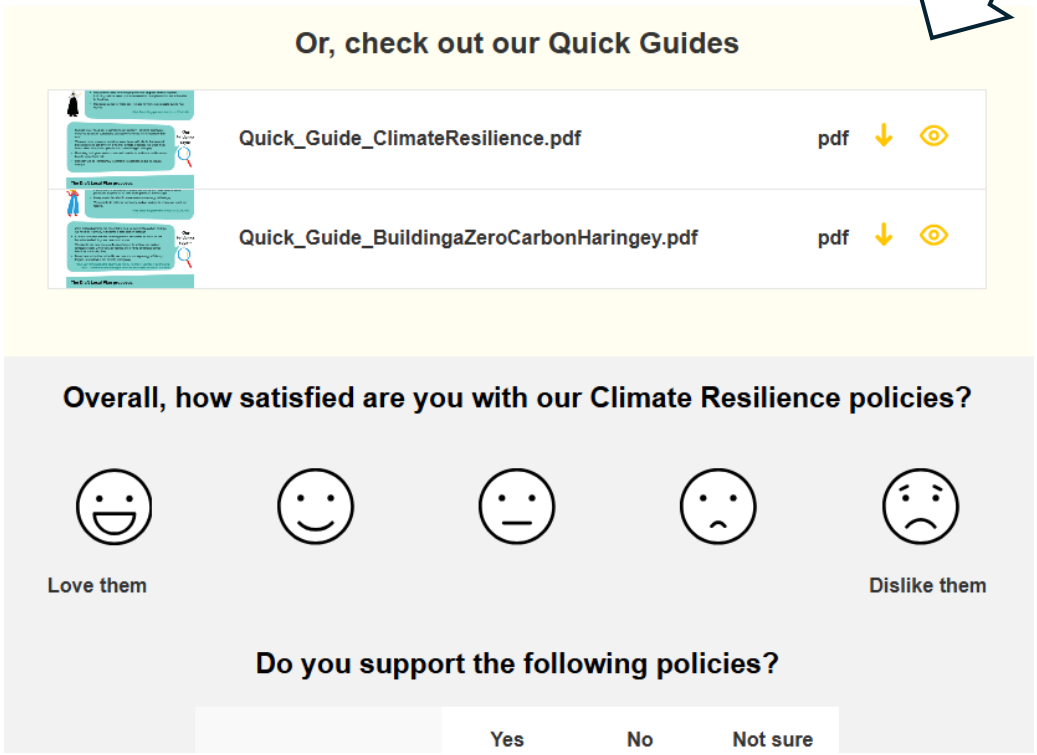


HOW TO RESPOND

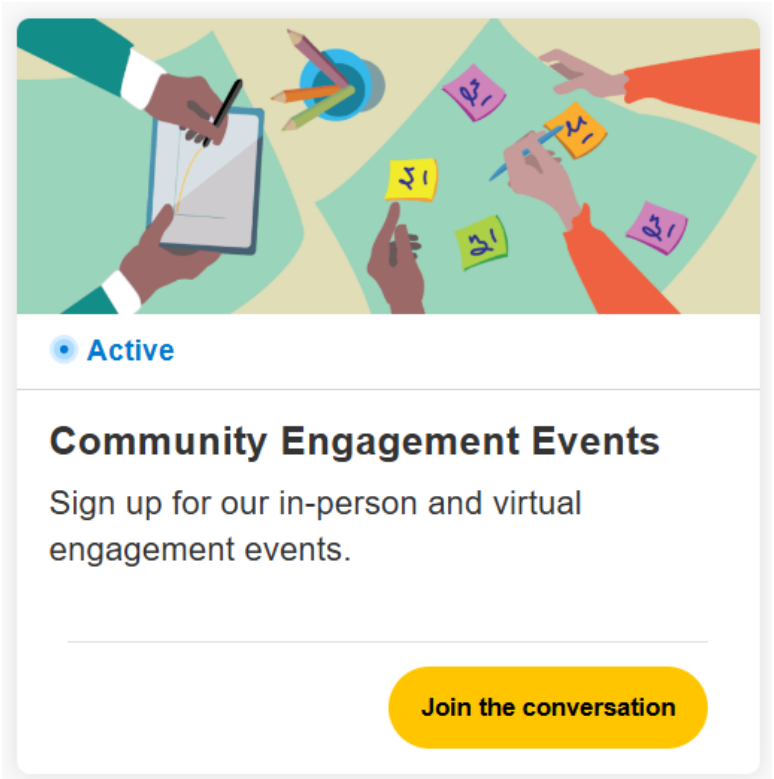
- **EMAIL:** newlocalplan@haringey.gov.uk
- **WEBSITE:** https://haringeynewlocalplan.commonplace.is/
- **IN-PERSON:**



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