DRAFT LOCAL PLAN CONSULTATION EVENT

WOOD GREEN & GREEN LANES

18 November 2025



Haringey LONDON

AGENDA

1	**What, why and how** of the draft Local Plan
2	**Structure** of the draft Local Plan
4	**Spatial Strategy & Neighbourhoods**
5	**Placemaking in Wood Green**
6	**Wood Green Chapter**
7	**Green Lanes Chapter**
8	**Next steps**

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

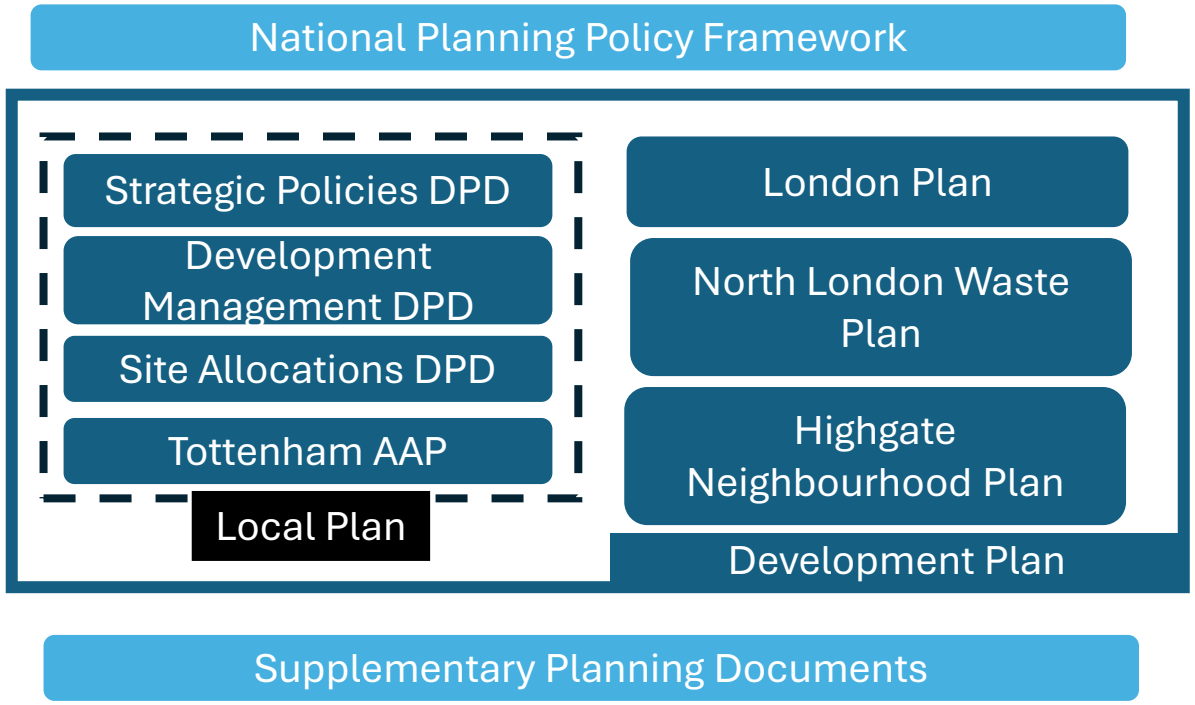
- Fund or deliver new developments
- Cover the management of Council services *i.e. street cleaning, housing tenancies, street parking and LTNs*
- Make decisions on delivery of schools, hospitals or transport projects
- Set Council tax or budgets

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WHAT IS THE LOCAL PLAN?

Borough-wide documents	**Borough Vision** An overarching vision for Haringey over the next 10 years.	
	Local Plan 2026 Long-term strategy for development in the borough, including policies used in determining planning applications.	
	Shaping Tottenham	**Shaping Wood Green**
	Detailed placemaking and transformation plans co-produced with local residents and businesses.	

Council documents	**The Haringey Deal** The council's approach to working in collaboration with residents.
	Corporate Delivery Plan A high-level overview of what the council is doing to meet its objectives and priorities.
	Medium Term Financial Strategy How the council will manage its finances over the next 5 years.
	Service-specific strategies and plans (e.g. Culture Strategy, Transport Strategy, Wellbeing Strategy, Waste Strategy etc.)



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:

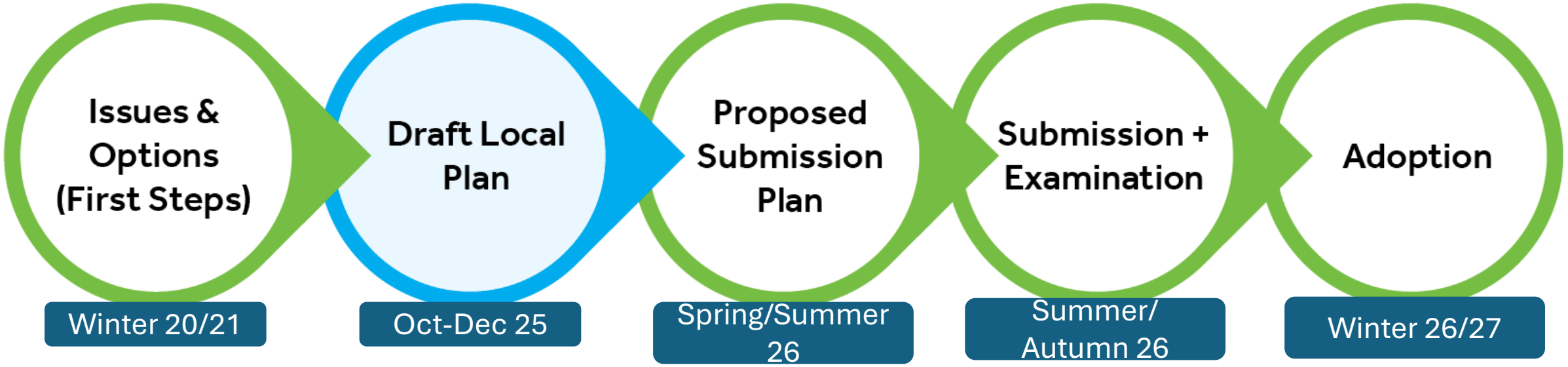
- Changes to national policy and legislation
- Adoption of a new London Plan
- Council declaration of a climate emergency
- Housing crisis
- Growing focus on health and wellbeing

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



THE STRUCTURE

SPATIAL VISION

The Narrative

PLACEMAKING FRAMEWORK FOR HARINGEY

The objectives, priorities and approach

SPATIAL STRATEGY

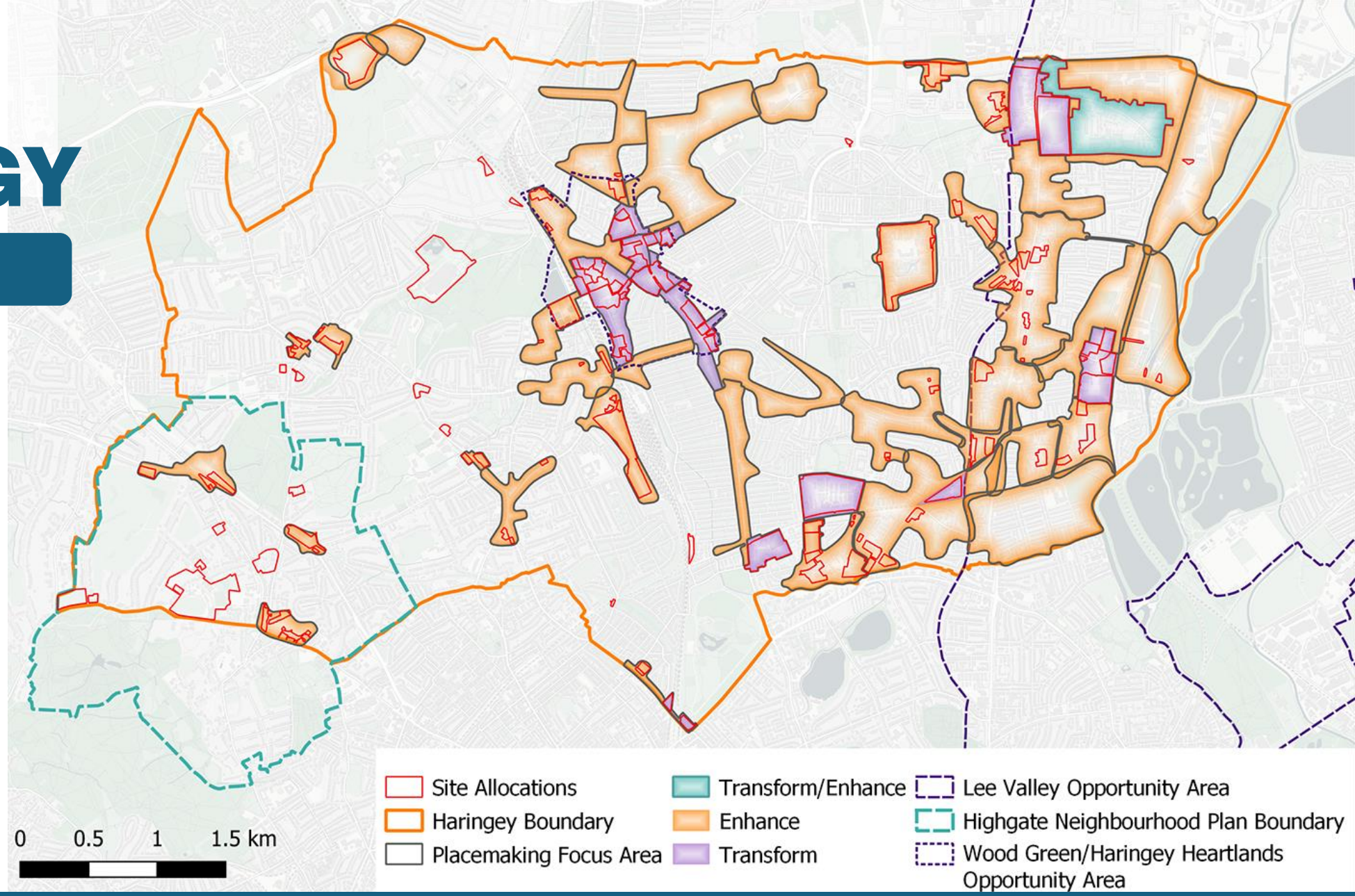
The mapped strategy for delivery

NEIGHBOURHOOD CHAPTERS

THEMATIC CHAPTERS

SPATIAL STRATEGY

Draft Local Plan



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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



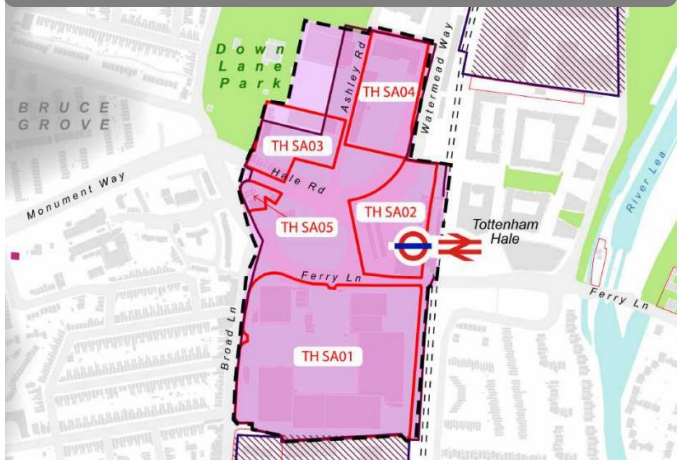
Neighbourhood Vision

Neighbourhood Policy/s

Identifies Placemaking Focus Areas

Placemaking Focus Area

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

PLACEMAKING IN WOOD GREEN

LOCAL PLAN

Statutory document

Defines Placemaking – and sets Placemaking Framework

Focused on land use and development

Must ensure growth is supported by infrastructure

Directly shapes planning decisions

SHAPING WOOD GREEN

Non-statutory document

Wider placemaking scope – can co-ordinate across Council, community and private sector

Developed through community engagement

Helps prioritise and co-ordinate Council investment and service delivery



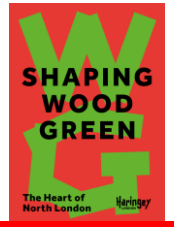
2018

Wood Green Area Action Plan



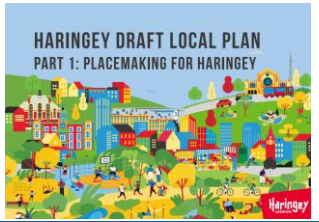
2022

First Steps



2023

Shaping Wood Green



2025

Draft Local Plan

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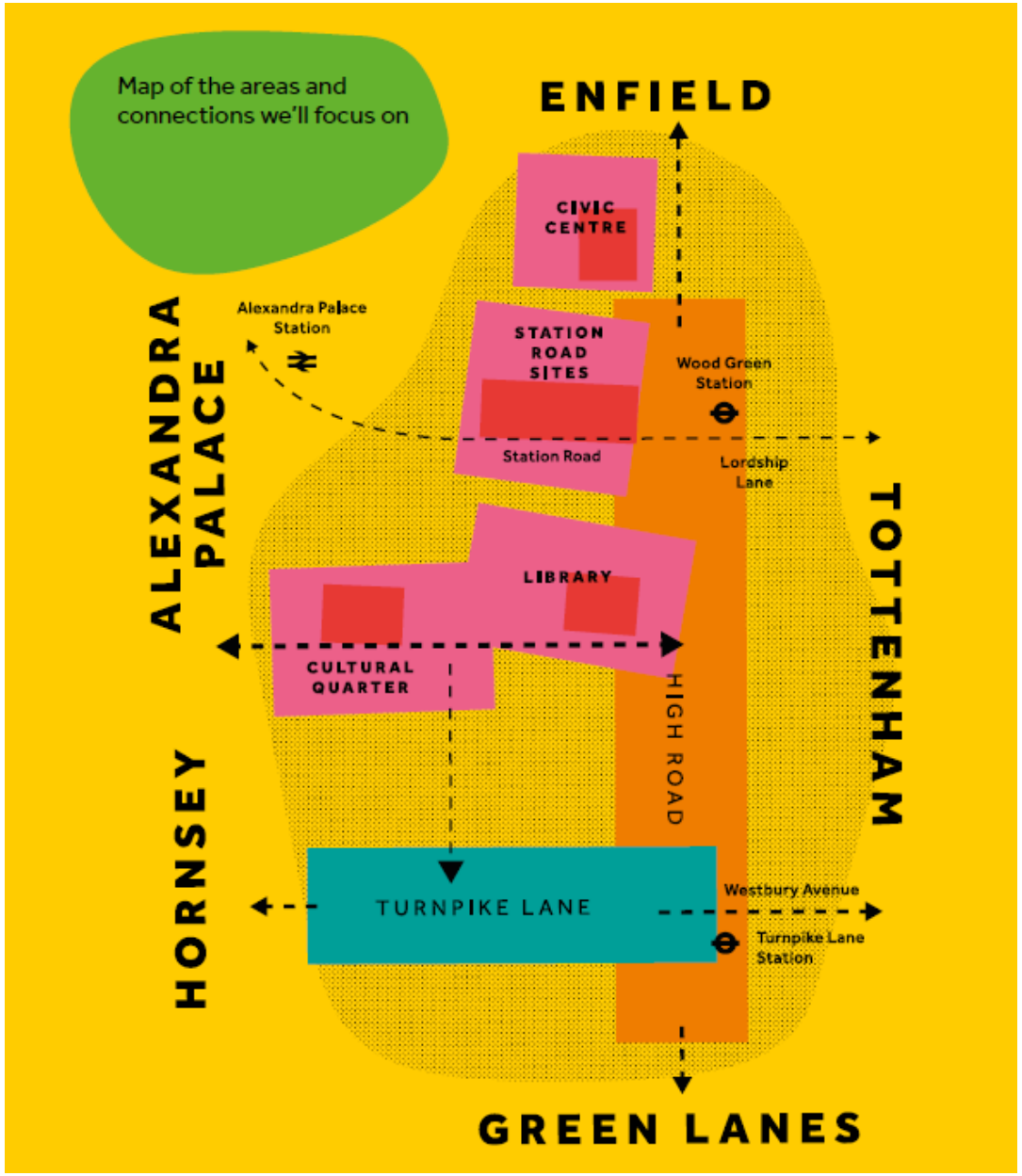
SHAPING WOOD GREEN

- **A vision for what Wood Green could become**
- It was developed together with local communities through the **Wood Green Voices workshops**
- The vision was **launched in 2023** and celebrates who we are, what we have already and the challenges we face.
- The vision includes **6 themes** and **5 placemaking areas**

SIX THEMES

1. **Making Wood Green a welcoming place**
2. **Culture at the heart of Wood Green**
3. **Putting the green into Wood Green**
4. **Living Well**
5. **North London's town centre for all**
6. **An economy to benefit everyone**

FIVE PLACEMAKING AREAS



SHAPING WOOD GREEN MAJOR PROJECTS

1 CIVIC CENTRE



2 WOOD GREEN COMMON



3 PENSTOCK TUNNEL



4 NEW COUNCIL HOMES



5 EAT WOOD GREEN



6 LYMINGTON MARKET



7 TURNPIKE LANE

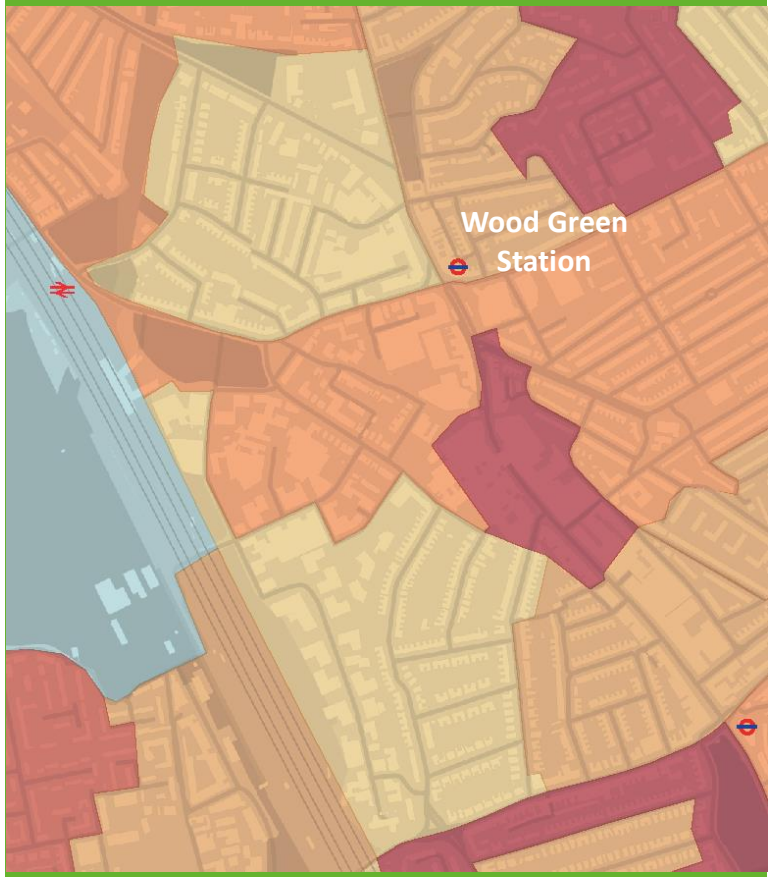


WOOD GREEN
PUBLIC SPACE CONSIDERATIONS

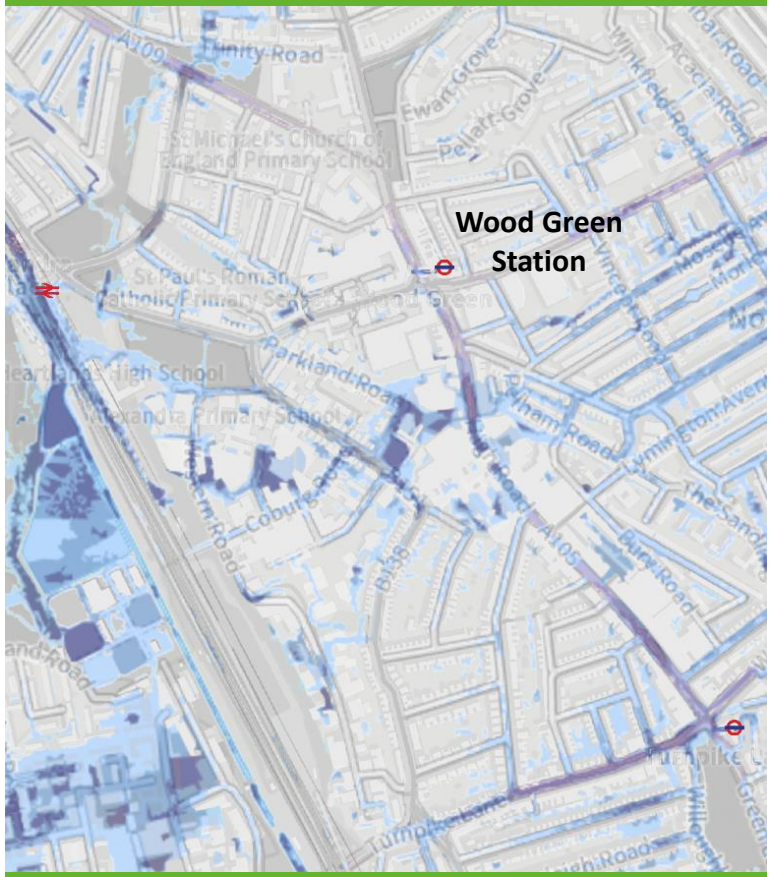
LOW TREE COVERAGE



HIGH CLIMATE HEAT RISK



RISK OF FLOODING



WOOD GREEN
PUBLIC SPACE CONSIDERATIONS

DIFFICOULT TO NAVIGATE



LACK OF GOOD QUALITY OPEN SPACES



REDUCTION OF FOOTFALL



PUTTING THE GREEN IN WOOD GREEN

- Improved connections across existing **Green Loop**;
- **New north-south green link** across Station Road sites and Library sites;
- **Enhanced existing open spaces** with additional trees and planting;
- **Ecological corridors** alongside train line and old rail line.



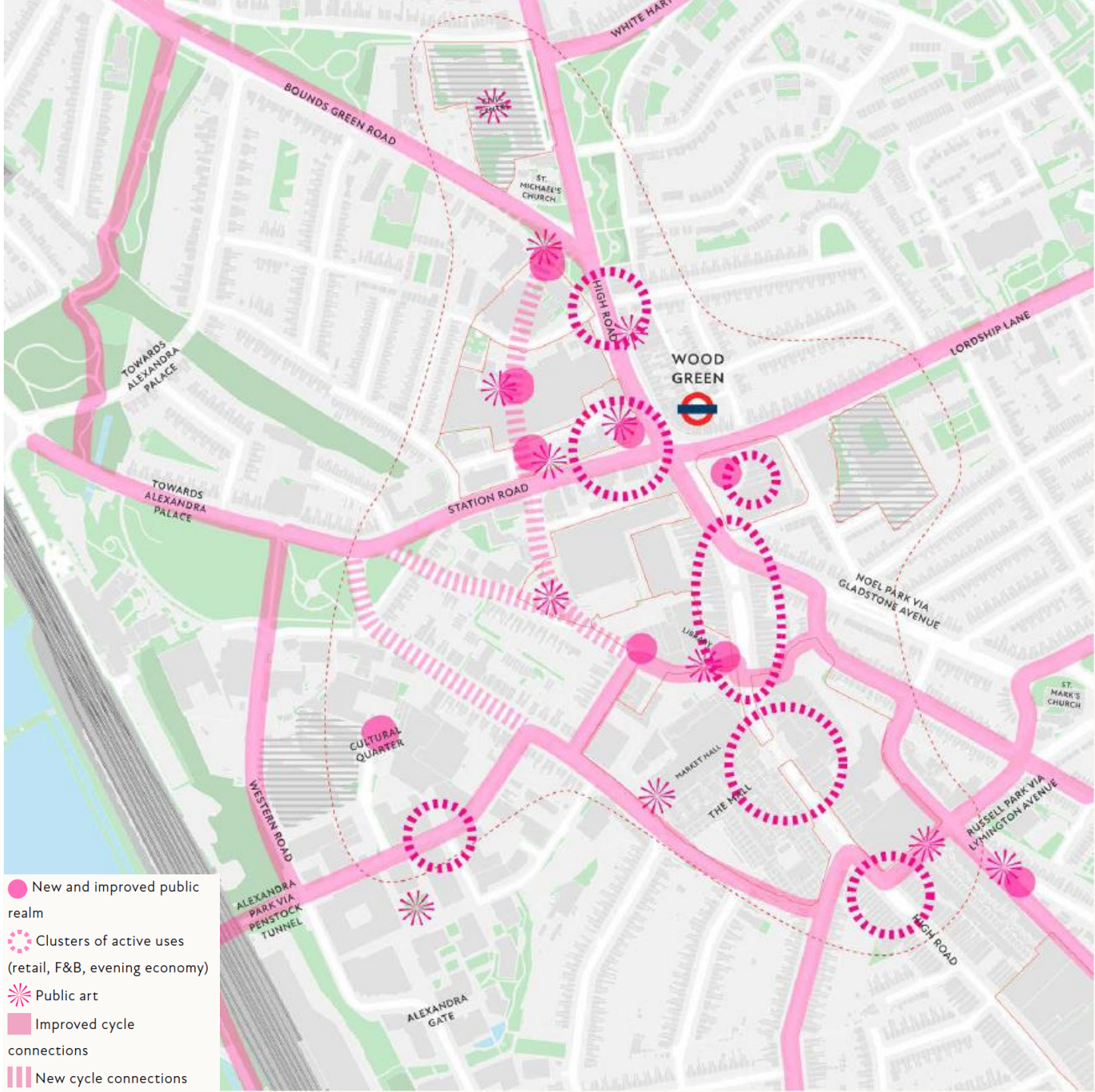
MAKING WOOD GREEN A WELCOMING PLACE

- Enhanced **arrival experience** at Wood Green Station;
- **Improved pedestrian crossings** on Station Road and High Road;
- Improved connections from **Cultural Quarter and Alexandra Gate to High Road;**
- **New north-south connection** across Station Road sites and Library sites and through Cultural Quarter;
- **Improved lighting** for safer alleyways to residential neighbourhoods.



NORTH LONDON'S TOWN CENTRE FOR ALL

- **New and improved public spaces** along High Road and north-south link with public and/or amenity for events;
- **Delivering improved cycle routes and walking connections** to neighbouring areas that include Alexandra Palace, Hornsey, and Noel Park.
- Opportunities for a **more diversified town centre** to increase presence of creative and workspace uses;



WOOD GREEN CENTRAL

NEW HOMES



Include the delivery of new homes helping meet local housing needs and creating a new neighbourhood in the heart of Wood Green.

TOWN CENTRE USES



Ground floor activated with uses like creative workspace units, shops and cafés.

BUILT FORM & CHARACTER



Site suited to higher density development with new homes and commercial space (including tall buildings).

CENTRAL SQUARE



Ground floor activated with uses like creative workspace units, shops and cafés

GREEN NORTH-SOUTH LINK

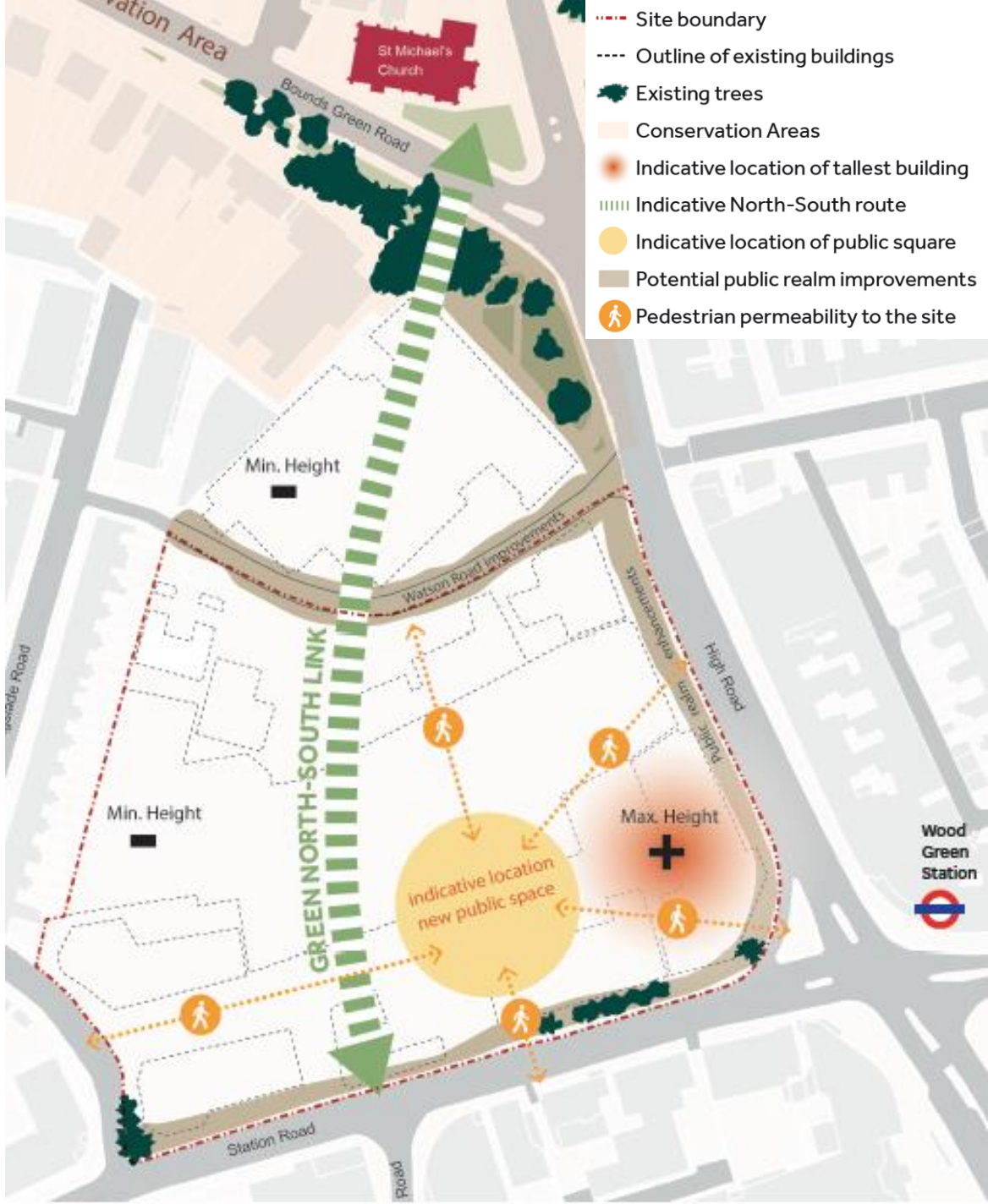


Ground floor activated with uses like creative workspace units, shops and cafés

DIVERSIFIED HIGH STREET



Ground floor activated with uses like creative workspace units, shops and cafés



WOOD GREEN CHAPTER

VISION

Wood Green in 2042 will have delivered on the aspirations set out in **Shaping Wood Green** and will have been strengthened as the **economic and cultural heart of North London.**

It will be a vibrant community hub, providing a wealth of services and experiences for locals and visitors alike. Residents, businesses, and local partners will be proud of their neighbourhood, having worked together to enhance it based on their shared aspiration.



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WOOD GREEN POLICIES AND PFAS

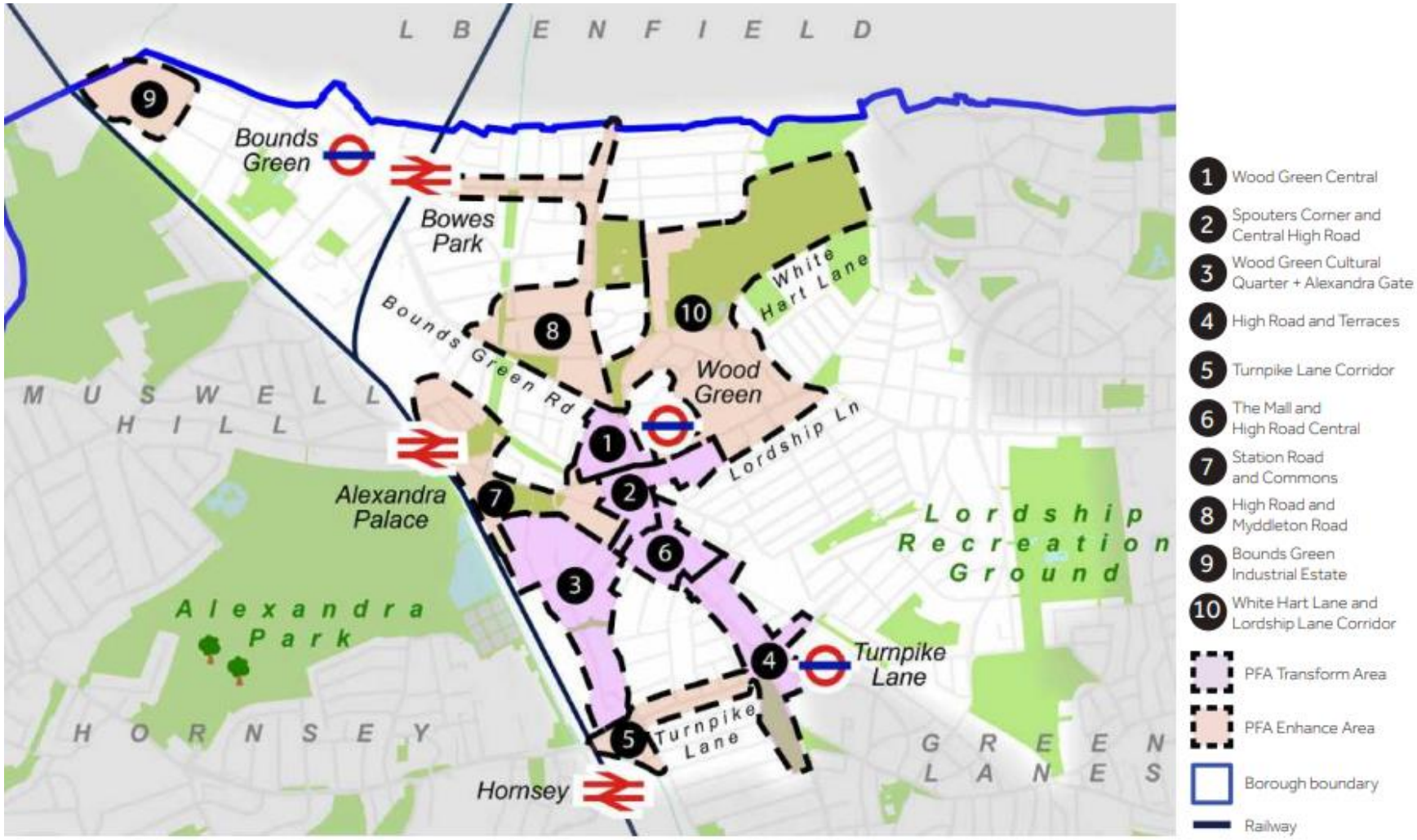
Over 4500 new homes + significantly more jobs

Strengthen role as North London's Metropolitan Centre

Strengthen cultural, creative and economic contribution of the Wood Green Cultural Quarter

More welcoming, safe and green public realm.

Strategic improvements to connectivity for pedestrians and cyclists

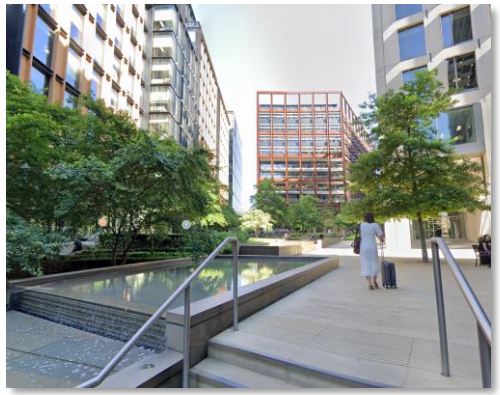


WOOD GREEN CENTRAL

TRANSFORM AREA

Create a welcoming and distinctive gateway to Wood Green

- Cluster of exceptionally designed mid-rise and tall buildings
- Public realm improvements
  - Over 2,500sqm of public open space
  - New laneways

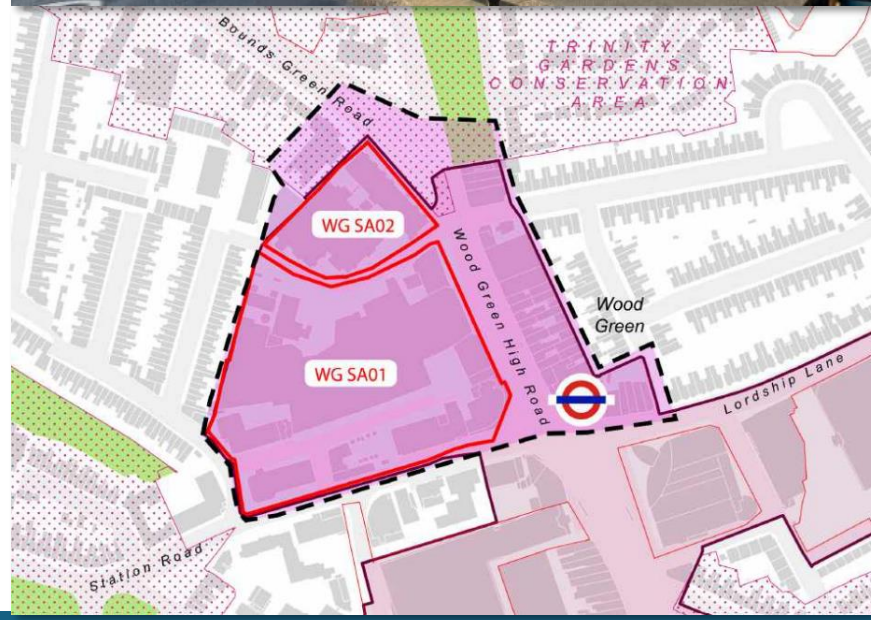


1,000+ new homes

New employment floorspace

New community, cultural, and evening economy uses





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SPOUTERS CORNER AND CENTRAL HIGH ROAD

TRANSFORM AREA

Create a vibrant leisure and retail destination, with redevelopment providing for new cultural, community and leisure uses + workspaces

New homes on upper floors

Protect and enhance the Wood Green Terraces and heritage assets like the Gaumont Cinema

Enhance the public realm

- Improved public square between the Library site and the Mall
- New east-west laneways
- Improved walking/cycling link to the Cultural Quarter





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CULTURAL QUARTER & ALEXANDRA GATE

TRANSFORM AREA

Provide a mix of new workspaces, cultural infrastructure and town centre uses – supporting a night-time economy

New homes, particularly at Alexandra Gate

Enhance the public realm

- New public squares
- Improved public realm network
- Clear and safe east-west route from the town centre to Ally Pally

Design should respond to industrial heritage and showcase creative activity going on inside





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MALL, HIGH ROAD AND TERRACES

SPOUTERS CORNER AND CENTRAL HIGH ROAD

Mixed use development of the Mall and the eastern side of the High Road

- Prioritising larger comparison retailing within the Mall area
- Accommodate more market spaces
- Enhanced community facilities and more cultural and evening economy uses

Preserve the characterful terraces of individual smaller shops to provide opportunities for independent traders

Enhance the public realm

- New east-west laneways connecting the High Road to Bury Street and the Cultural Quarter
- Improved public realm network
- Clear and safe east-west route from the town centre to Ally Pally
- More greening of the public realm



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ENHANCE AREAS

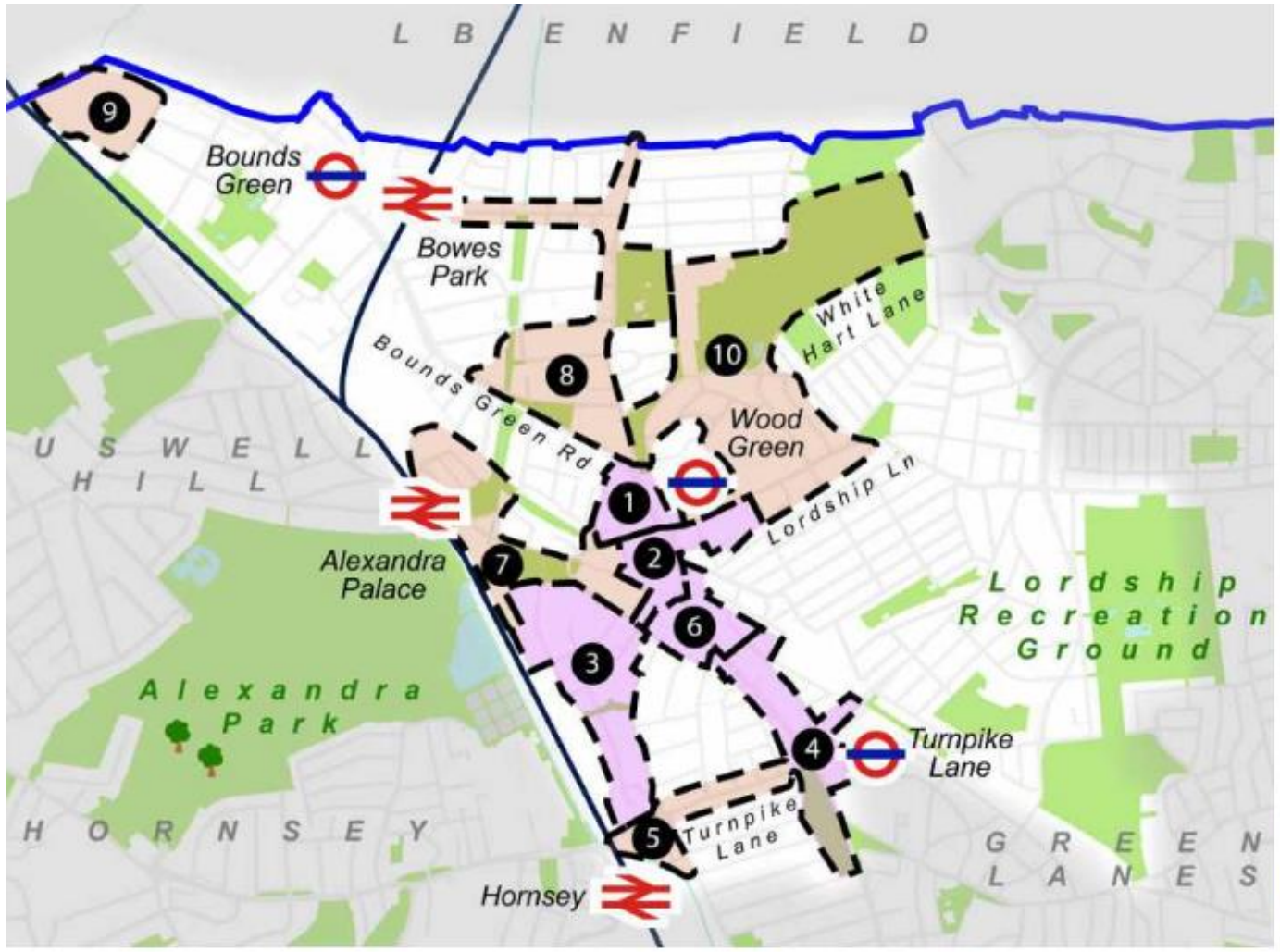
5 **Turnpike Lane Corridor**

7 **Station Road and Commons**

8 **High Road and Myddleton Road**

9 **Bounds Green Industrial Estate**

10 **White Hart Lane and Lordship Lane Corridor**



GREEN LANES CHAPTER

VISION

Green Lanes in 2042 will continue to be a **thriving, diverse neighbourhood**. Green Lanes itself will have strengthened its reputation for providing global cuisines and will support an expanded daytime and evening economy...

The Arena Retail Park will have been transformed into a thriving new neighbourhood with new homes, workspace and town centre uses...

A long-term sustainable future will have been secured for the Harringay Warehouse Living District and developed through careful and considered engagement with the community...



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GREEN LANES: POLICIES AND PFAS

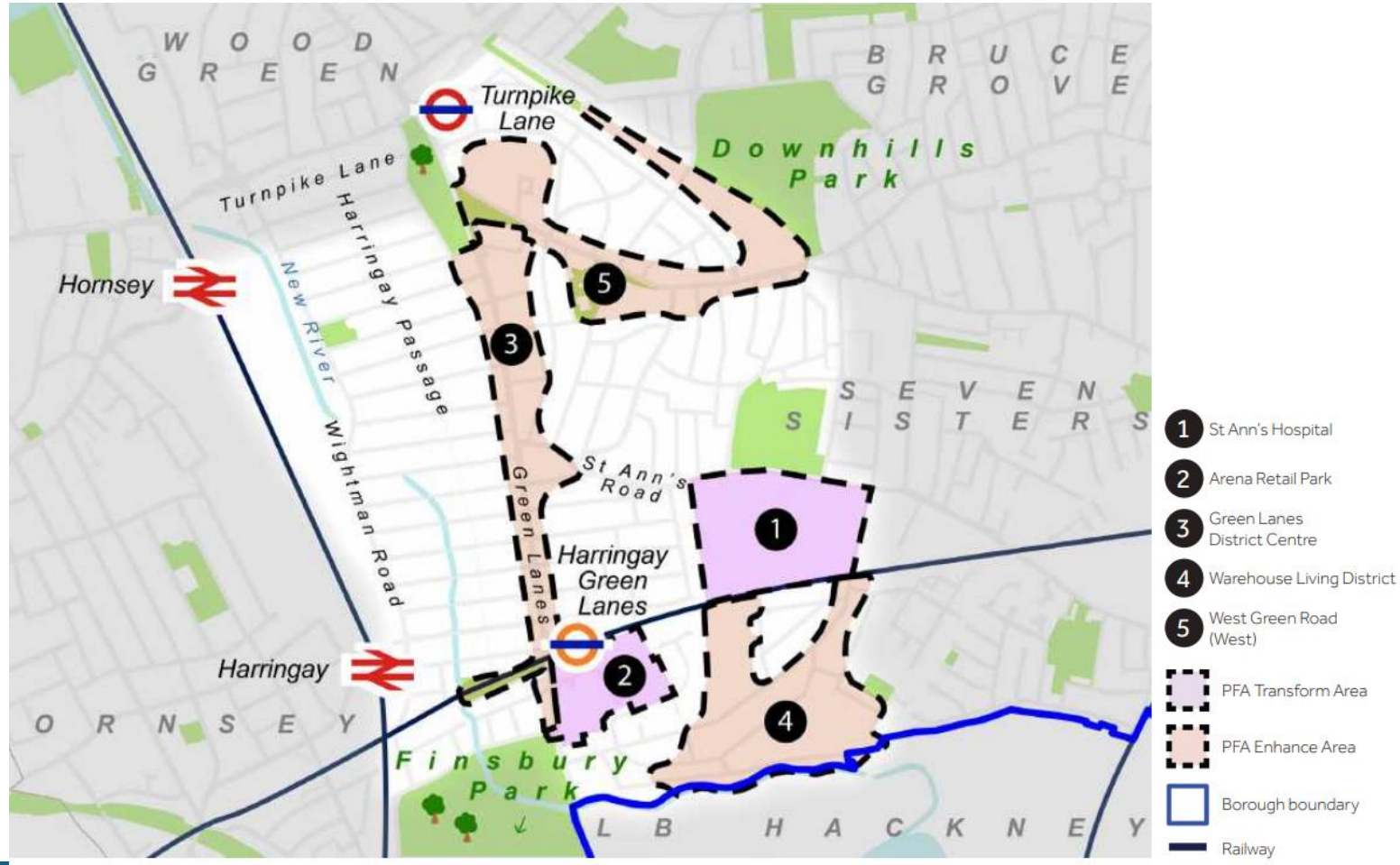
Over 2500 new homes

Protect role of Green Lanes District Centre as a regional destination for global cuisine

Optimise employment land and bolster local creative economy

Preserve rich built heritage

Enhanced public realm that provides opportunities for social interaction and reinforced local character and identity



ARENA RETAIL PARK

TRANSFORM AREA

New higher density mixed-use neighbourhood

- Town centre and employment uses
- Residential on upper floors
- Replacement supermarket
- New community, cultural and leisure uses

High quality design

- Taller buildings towards the centre of the site
- New attractive and active street frontage along the High Road.
- Reference the site's sporting and cultural history

Enhance the public realm

- New walking and cycling focused street network
- New public square
- Opportunity for new links to Stanhope Gardens and the Warehouse Living District





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WAREHOUSE LIVING DISTRICT

ENHANCE AREA

Support the area as an important creative industries cluster

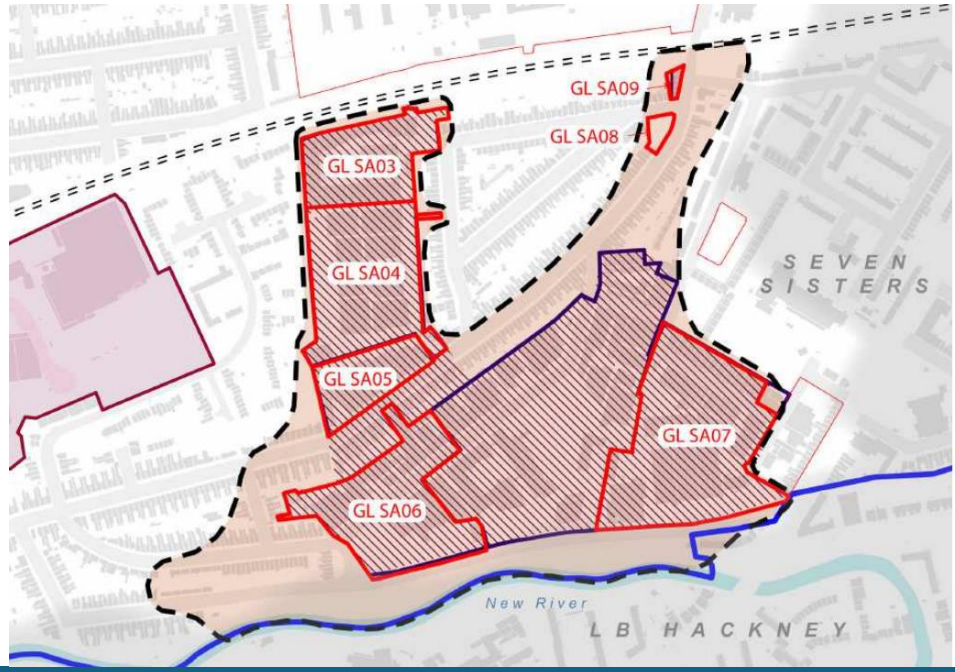
- Intensified employment uses
- Provide for warehouse living – focus on creative and cultural contribution
- Make creative activities more visible and integrated with the surrounding area

Retrofit first approach, with some infill and redevelopment

- Protect and enhance industrial heritage
- Address existing challenges - health and safety, better manage noise, waste, parking

Public realm

- Improved walking and cycling connectivity, new public spaces, work with Thames Water to increase access to New River

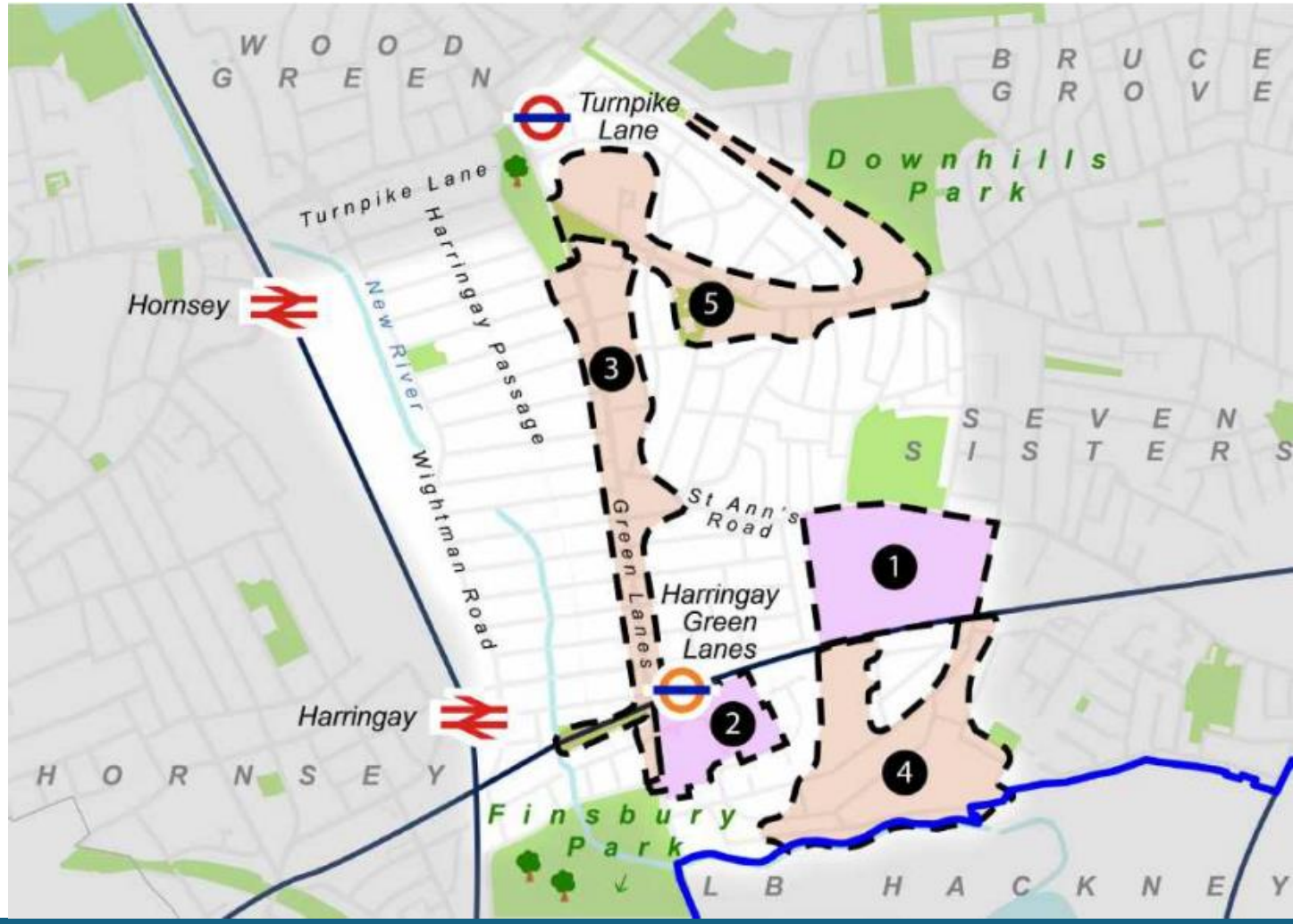


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OTHER ENHANCE AREAS

3 **Green Lanes District Centre**

5 **West Green Road (West)**



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