CHAPTER 6: SPATIAL STRATEGY



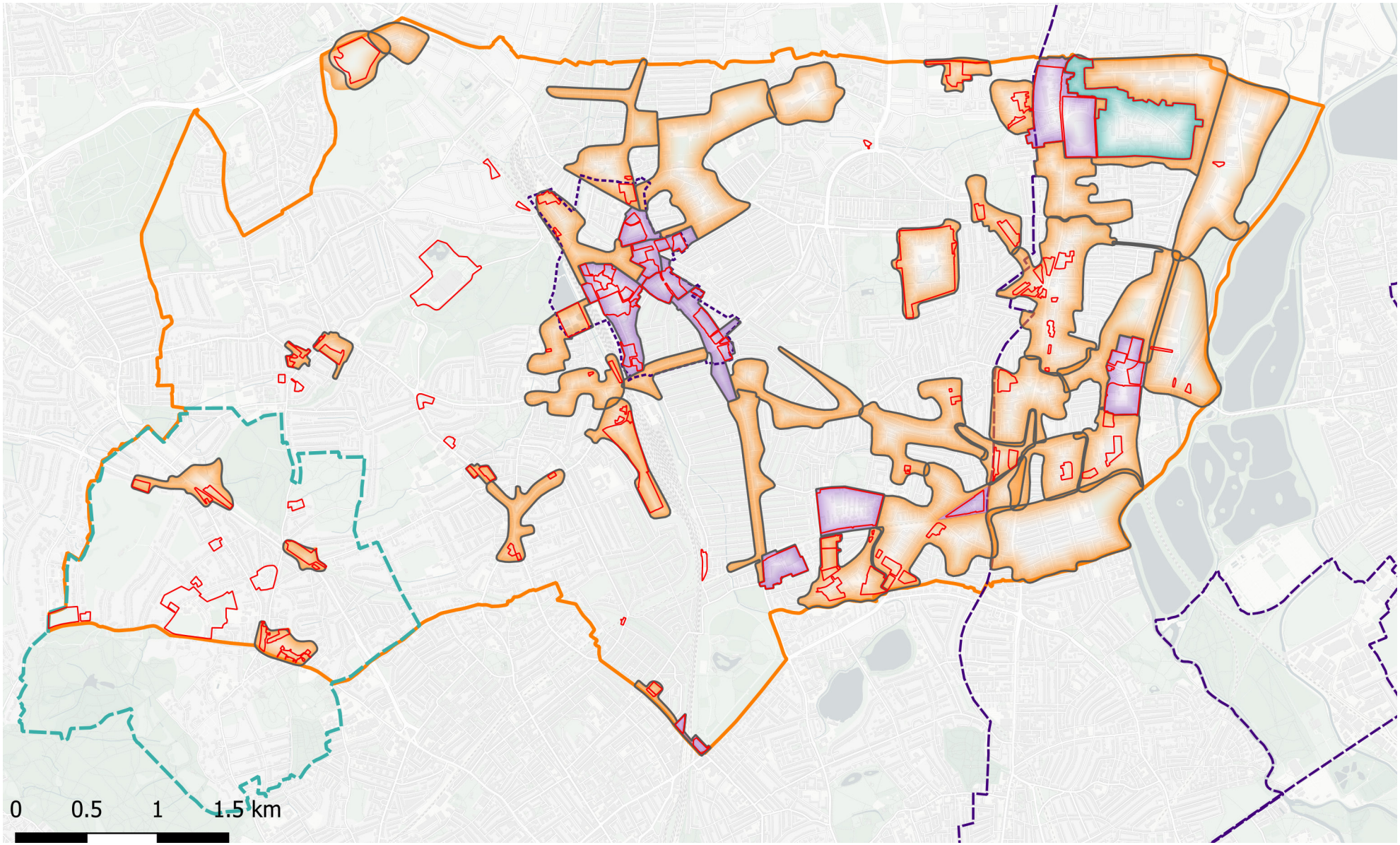


FIGURE 04 | Spatial Strategy Policy Map

Policy SS1: Spatial Strategy – A Place Where We Can All Belong and Thrive

A. Strategic Direction

(1) This Local Plan seeks to optimise opportunities for development across the borough in accordance with the Haringey Placemaking Framework, to achieve our vision for a fairer, healthier, safer, more resilient and sustainable borough where everyone can belong and thrive. Development should be brought forward consistent with the Haringey Deal so that residents and communities have meaningful opportunities to inform and shape it.

B. Placemaking Focus Areas

(1) Growth and investment will be focused in the borough's Placemaking Focus Areas, which are designated as either:

a. Transform Areas: areas with the greatest placemaking potential, where significant change is planned to deliver new homes, workspaces, public spaces, and infrastructure while respecting valued local features.

b. Enhance Areas: Broadly drawn areas containing 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.

(2) All development must contribute to both borough-wide and neighbourhood-specific placemaking aspirations as set out in this plan.

C. Opportunity Areas

(1) The growth and placemaking potential of the borough's Opportunity Areas designated by the London Plan will be fully realised, with a strong focus on addressing inequities experienced by communities in these areas.

(2) Development within the Wood Green/Haringey Heartlands Opportunity Area will:

a. Deliver at least 4,500 new homes and a significant uplift in jobs,

b. Reinforce Wood Green as a vibrant Metropolitan Centre.

c. Support strategic connections to the surrounding area, including a Cultural Corridor connecting the Metropolitan Centre, Wood Green Cultural Quarter and Alexandra Palace and Park Cultural Quarter.

d. Safeguard the future opportunity presented by Crossrail 2.

(3) Development within the Tottenham portion of the Lee Valley Opportunity Area will:

a. Deliver at least 7,000 new homes and a significant uplift in jobs

b. Support the further development of Tottenham as a destination, underpinned by the Tottenham Hotspur Stadium as an internationally significant visitor destination identified in the London Growth Plan and supported by Tottenham High Road as a Cultural Corridor.

c. Support the co-ordinated and masterplanned development of emerging town centres and the intensification of industrial and employment land.

d. Support strategic connections from Tottenham High Road to Lee Valley Regional Park.

(4) Development must be coordinated with infrastructure delivery and help realise the ambitions of the Shaping Wood Green and Shaping Tottenham strategies.

D. Culturally Rich Borough

(1) Development will contribute to a long-lasting legacy from Haringey being London Borough of Culture for 2027. It will

achieve this by protecting and enhancing the borough's cultural infrastructure, supporting the creative industries, capitalising on the presence of the borough's two international scale venues - Alexandra Palace and Tottenham Hotspur Stadium - and embedding culture in the everyday fabric of our neighbourhoods.

(2) There will be a focus on the promotion of culture and creativity, particularly within Haringey's Town Centre Network, four Cultural Quarters and the Tottenham Creative Enterprise Zone.

(3) The Haringey Design Principles will ensure the delivery of good design which contributes to the distinctive character and amenity of the borough and the Haringey Built Heritage Conservation Charter will ensure protection of our unique historic environment for current and future generations.

E. Greener, Cleaner, Safer

(1) Development and infrastructure will be design and located to ensure our communities are able to adapt to a changing climate and have sufficient resilience to withstand.

(2) Development will be required to achieve a Zero Carbon Balance, helping to achieve Haringey's target of becoming a net zero-carbon borough by 2041.

(3) Haringey's green and blue infrastructure will be safeguarded and enhanced, optimising its inclusive use and enjoyment for all our communities, and delivering safe and easy access to these spaces, particularly large natural open spaces such as the Lee Valley Regional Park and Alexandra Palace Park.

(4) Opportunities will be taken to create safe environments where everyone, especially women and girls, feels safe, welcome, and free to use and enjoy so they can fully access the opportunities, services, and experiences the borough offers.

F. Homes for the Future

(1) Provision will be made for at least 15,920 homes (net) new homes by 2036. The focus will be on providing the right mix of homes to meet the needs of Haringey's diverse communities with a strategic aim of delivering at least 50% as genuinely affordable supported by the Council's ambitious 3,000-home council housebuilding programme.

G. Living Well

(1) New homes and commercial development will be supported by the co-ordinated and timely provision of physical, social green and digital infrastructure.

(2) Existing and new infrastructure will be optimised by taking opportunities to cluster services locally, providing flexible space, and improving inclusive access and use to better meet the needs of Haringey's diverse communities.

H. Inclusive Economy

(1) Development will support the vitality, viability and resiliency of the Haringey Town Centre Network. This includes:

a. Strengthening Wood Green Metropolitan Centre as the economic and cultural heart of North London.

b. Establishing Tottenham Hale and North Tottenham as vibrant new District Centres supporting local communities, attracting businesses and visitors, and providing a strong sense of place.

(2) Meeting strategic demand for employment uses through the safeguarding, intensification and renewal of designated industrial and employment land as well as better connecting them to each other and their surrounding context.

(3) Leveraging Haringey's diversity, creativity and connectivity to grow a more inclusive, resilient economy. This includes:

a. Taking advantage of Haringey's positioning within the Upper Lee Valley

b. Protecting and growing our strong creative industries sector, particularly within the Haringey Creative Enterprise Zone.

c. Protecting and providing space to attract and grow small, independent businesses and emerging entrepreneurs within our town centres, high streets, employment and industrial land, building on sectoral strengths and creating environments that foster connectivity, collaboration, and economic vibrancy.

I. Connecting to Opportunity

(1) Ensuring development contributes to a borough where safe, inclusive and sustainable transport choices are the heart of everyday life. This includes:

a. Rebalancing our streets and transport infrastructure towards sustainable modes of travel, including walking, wheeling, and cycling.

b. Improving strategic east-west connections within the borough and overcoming barriers to safe and easy movement.

c. Safeguarding and capitalising on the future opportunity presented by Crossrail 2.

J. Monitoring and Review

(1) The Council will monitor the implementation of the Spatial Strategy through its Authority Monitoring Report and will review the strategy if delivery falls significantly below expectations or if new evidence indicates a need for change.

Supporting Text

Placemaking Focus Areas

6.01 The Spatial Strategy directs development and investment across all of Haringey's neighbourhoods, focusing on areas with the greatest opportunities to accommodate new homes, jobs, infrastructure, facilities and services in accordance with the Haringey Placemaking Framework. These 'Placemaking Focus Areas' (PFAs)' are labelled as 'Transform' or 'Enhance' and in some case may include both 'Transform' and 'Enhance' areas.

6.02 Each Placemaking Focus Area contains a strategy and series of objectives and initiatives, within the relevant Neighbourhood Chapter to guide how development and investment can come forward in a coordinated way to best achieve placemaking aspirations of the Council and its communities.

6.03 Transform areas are places in the borough with the greatest opportunities for placemaking and are where the biggest changes are planned. These areas have the potential to accommodate a large proportion of the new homes we need, new high-quality workspaces, better public spaces, and improved infrastructure like parks, healthcare facilities, and sustainable transport. In the future you may see taller buildings in these areas, new shops, services and facilities, and re-designed streets that are more attractive, connected and inclusive for everyone. Transform areas usually contain one large site allocation, or a cluster of site allocations which require detailed planning guidance. Even though Transform areas are places where big changes are planned, it doesn't mean everything will be replaced or redeveloped. The aim is to protect and celebrate the parts of the area that people value, like historic buildings. New development should fit in with what's already special about the place and help make it even better.

6.04 Enhance areas are places which have moderate to high opportunities for placemaking. Change in these locations are likely to be incremental as well as in keeping with the existing character. Enhance area boundaries are intentionally drawn broadly and less defined, encompassing not only sites where new development may occur but also areas—such as parks—where investment from nearby development can be directed to support wider placemaking improvements.

6.05 The scale and nature of change within Enhance Areas can vary significantly, both between different areas and within a single area. Not all parts of an Enhance Area are expected to experience change, and the extent of intervention will depend on the specific opportunities present now and in the future.

6.06 For example, parts of the Tottenham High Road Historic Corridor may be designated as Enhance due to opportunities to restore historic shopfronts and improve the heritage environment. Another example could be a park such as Down Lane Park which is designated as Enhance due to the opportunity for nearby development to fund major improvements to the park and improve the ability of local communities to access it by walking, wheeling and cycling.

6.07 Development will be supported in these areas where they accord with relevant planning policies and help to realise the Placemaking Focus Area strategy, objectives and initiatives.

Opportunity Areas

6.08 A large proportion of the borough's Placemaking Focus Areas are within the borough's two Opportunity Areas: Wood Green/ Haringey Heartlands and Tottenham/ Lea Valley, both designated by the London Plan. Informed by extensive community engagement, the Council has developed area-based strategies for these areas - Shaping Wood Green and Shaping Tottenham - to guide placemaking efforts through co-ordinated and collaborative approach.

Culturally Rich Borough

6.09 Development and land uses will be directed and designed to strengthen and enhance Haringey's cultural offer. The London Growth Plan identifies Tottenham as a key growth opportunity and recognises the specific potential of the Tottenham Hotspur Stadium in driving growth as an 'internationally significant visitor destination'. Wood Green, North London's Metropolitan Centre, is located near Alexandra Palace, one of the borough's most prominent landmarks and a globally recognised cultural and heritage venue. In addition, Finsbury Park regularly hosts large scale outdoor events.

6.10 This strategy seeks to leverage Haringey's internationally significant cultural assets, together with its regional and local assets, to maximise their social, cultural, and economic value. It aims to ensure that all who live, work, and visit the borough can benefit from its rich cultural offer. The strategy focuses on the development of the cultural and creative ecosystem within and between Haringey's town centres, Cultural Quarters, and creative industry clusters within the Tottenham Creative Enterprise Zone.

Greener, Cleaner, Safer

6.11 All development will achieve a Zero Carbon Balance, applying a retrofit-first approach. The Council will use development contributions to make strategic investments that avoid and mitigate emissions, enable climate adaptation and built resilience.

6.12 Development contributions and investment will also be used to enhance existing blue and green infrastructure, and provide new infrastructure to address the climate crisis, enhance biodiversity, sustainability and support the wellbeing of residents. Investment will be focused on opportunities to reduce inequities in access to green and blue infrastructure and to help those individuals and communities most at risk from climate change.

6.13 Key strategic opportunities include developing safe and easy connections to the Lee Valley Regional Park and Alexandra Palace Park for communities within the Tottenham and Wood Green / Haringey Heartlands Opportunity Areas.

6.14 Safety and feeling safe has been identified as a key barrier to many

residents, particularly our most vulnerable, accessing all Haringey offers and reaching their potential. Development provides an opportunity to address some of these barriers through design, the positive activation of spaces, particularly for young people, and engagement with local communities and organisations. The Council will help to maximise these opportunities, particularly in Placemaking Focus Areas, delivering placemaking interventions, and working through a multi-agency approach.

Homes for the Future

6.15 The Spatial Strategy supports the delivery of at least 15,920 new homes by 2036, with a strategic aim of delivering at least 50% as genuinely affordable, including a significant proportion of social rent homes. This will be achieved in large part through our ambitious Council house building programme, comprehensive development within Transform Areas, and a mix of small site development and some major development within Enhance Areas.

Living Well

6.16 The Spatial Strategy aims to ensure that development is supported by the infrastructure and services needed to sustain and enhance local communities. New development is expected to contribute to the delivery of new and improved infrastructure in a coordinated and strategic way, working in partnership with the Council, communities, infrastructure providers, and other stakeholders.

6.17 This should align with the placemaking aspirations outlined in the neighbourhood chapters and the Council's Infrastructure Delivery Plan. Where appropriate, development should also support a locality-based model, clustering facilities and services to improve service delivery, accessibility, and the overall value and impact of social infrastructure.

Inclusive Economy

6.18 Development will facilitate the creation of a fairer, greener local economy, building on local creativity and harnessing Haringey's strengths. The Spatial Strategy recognises the importance of the borough's town centre and high streets to not just the local economy but to its social fabric and sense of place.

6.19 The greatest placemaking opportunities sit within the borough's Opportunity Areas. This includes transformation of Wood Green to reach its potential as the economic and cultural heart of North London, and the establishment and development of North Tottenham and Tottenham Hale as emerging District Centres.

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6.21 The strategy seeks to optimise the intensification of Haringey's valued industrial and employment land through placemaking. Much of this land falls within Placemaking Focus Areas, where coordinated and masterplanned development is encouraged to optimise land use, enhance local amenity, showcase local innovation and creativity, and strengthen collaborative networks.

6.22 Haringey's strategic location within the Upper Lee Valley positions it to attract and grow key sectors, including green industries, tech, life sciences, and the creative industries.

Connecting to Opportunities

6.23 Development will support the borough-wide shift towards a more safe, inclusive and sustainable transport system, enabling residents, workers, and visitors of all ages and abilities to access all the borough has to offer.

6.24 This includes addressing key barriers, such as poor east-west connectivity, as well as capitalising on future opportunities like Crossrail 2.