# First Steps Engagement Consultation Report (2020-2021)

HARINGEY DRAFT NEW LOCAL PLAN

## What you told us



AUGUST 2025

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# 1.0 Executive Summary

Between November 2020 and February 2021, Haringey Council undertook the First Steps Engagement as the initial phase of engagement in preparing a New Local Plan. It aimed to gather early input from residents, stakeholders, and organisations to shape the future of planning policy in the borough. Despite the constraints of the COVID-19 pandemic, the engagement achieved a high level of participation and was recognised with both regional and national Royal Town Planning Institute awards.

The consultation reached over 600,000 people through a digital campaign, generated over 10,000 unique contributions, and received more than 1,500 responses from individuals and organisations. Notably, over 300 young people participated via the Haringey Youth Advisory Board (YAB), reflecting a successful effort to engage younger residents.

The engagement focused on key themes including housing, climate resilience, design, heritage, green and blue infrastructure, transport, economy, culture, and town centres. It also included a Call for Sites and consultation on the Integrated Impact Assessment (IIA) Scoping Report, which identified equalities issues and opportunities to mitigate potential negative impacts on groups with protected characteristics.

A core objective of the consultation was to ensure inclusive and representative engagement. The Council implemented targeted strategies to reach seldom-heard groups, including children and young people, disabled people, LGBTQ+ communities, ethnic minorities, religious groups, and residents with limited internet access. Materials were translated into multiple languages, and accessible formats were provided. Partnerships with schools, community hubs, and voluntary sector organisations helped broaden participation.

Feedback revealed strong support for revitalising high streets, promoting independent businesses, and enhancing public spaces. Respondents called for better access to GP surgeries, improved transport infrastructure, and safer cycling routes. There were some concerns about the potential impact of high-rise development on local character, with a preference for mid-rise, well-designed housing that supports community life.

Climate resilience emerged as a key priority, with calls to protect green spaces, restore waterways, and embed zero-carbon design principles. Respondents emphasised the need to address climate vulnerability through inclusive planning that supports marginalised communities.

The consultation highlighted the importance of preserving Haringey's heritage assets and cultural infrastructure. Participants advocated for community-led regeneration, protection of historic buildings, and investment in cultural venues that reflect the borough's diversity. There was strong support for creative industries, flexible workspaces, and green jobs to support economic recovery and growth.
In the east of the borough, residents called for improved connectivity, investment in parks, and protection of community assets like Seven Sisters Market. In Wood

Green and Green Lanes, concerns were raised about overdevelopment, pollution, and the need for better public realm. In the west, respondents emphasised the importance of supporting smaller town centres, protecting Conservation Areas, and enhancing cultural and green infrastructure.

The engagement also helped fulfil the Council's statutory Duty to Cooperate, with outreach to prescribed bodies including the Mayor of London, Natural England, Historic England, Transport for London, and neighbouring boroughs.
Overall, the First Steps Engagement provided a valuable foundation for shaping Haringey's Draft New Local Plan ensuring that it reflects the aspirations, concerns, and priorities of Haringey's diverse communities. The Council remains committed to inclusive, transparent, and collaborative planning, and will continue to build on this engagement in the next phases of consultation for the New Local Plan.






## 1.1 Introduction to the Consultation Report

This report provides a transparent overview of all the engagement activities that were delivered as part of the First Steps Engagement and summarises the consultation responses received.



# 2.0 Introduction

## 2.1 Haringey's New Local Plan

The Local Plan is the Council's key planning document which it uses to assess planning applications and to manage where new development happens.

Haringey's existing Local Plan was adopted in 2017 and a process to replace it with a New Local Plan is currently underway. It is a statutory requirement for Local Authorities to have an up-to-date Local Plan. An updated Local Plan will allow the Council to plan for the next 15 years of development in the borough and support the successful delivery of the Borough Vision, including with regard to inclusive placemaking and responding to the climate emergency.

## 2.2 Introduction to the First Steps Engagement

The First Steps Engagement took place between 16 November 2020 and 1 February 2021, marking the beginning of the new Local Plan process. This early engagement also included a Call for Sites and consultation on the Integrated Impact Assessment Scoping Report.

The engagement lasted 11 weeks, exceeding the statutory six-week minimum required under Regulation 18 of the Town and Country Planning (Local Planning) Regulations 2012.

It introduced the key issues and opportunities facing the borough and invited feedback on the Council's emerging vision, objectives, and neighbourhood areas. It was structured around key policy themes including Housing, Economy, Design and Heritage, Responding to the Climate Emergency, Open Spaces, Social Infrastructure, and Transport. Open questions were posed under each theme to help shape the direction of future policies. It was made available on the Haringey Local Plan website and the First Steps Engagement Commonplace platform.

The programme was wide-ranging and used creative methods to reach a broad cross-section of Haringey's diverse communities. However, due to the Covid-19 pandemic the consultation was limited to online engagement events rather than the usual format of in-person consultation. Despite these challenges, the online consultation events were well-attended, helping achieve a high response rate.

A key aim of the engagement was to improve understanding of the planning system and empower residents to get involved in shaping the future of the borough. This approach aligns with the Council's Statement of Community Involvement and the Haringey Deal, which emphasise transparency, inclusivity, and working in partnership with local people.

Stakeholders consulted included residents, statutory consultees, infrastructure providers, developers, landowners, community and voluntary organisations, neighbouring boroughs, business owners, elected members, and Council officers.

The engagement approach was designed to be inclusive and accessible, with targeted outreach to seldom heard groups in Haringey, including those with protected characteristics under the Equality Act 2010.

Feedback from the First Steps Engagement, along with technical evidence and further consultation, has influenced the development of Haringey's new Draft Local Plan, scheduled for consultation in Autumn 2025.

Fig 1.0 – Plan making stages






# 3.0 Consultation Activities



# 3.1 Equalities and Accessibility

The engagement aimed to reach a broad cross-section of the borough's diverse communities and provide inclusive opportunities for participation.

The Council acknowledged that the New Local Plan has the potential to impact on individuals and groups with protected characteristics, as well as to advance equality through its policies. To address this, an Integrated Impact Assessment (IIA) Scoping Report was prepared alongside the First Steps consultation. This report systematically identified equalities issues related to each proposed planning policy and set out key considerations to mitigate potential negative impacts

The IIA Scoping Report included analysis of:

- Demographic and socio-economic data to understand the borough's diversity.
- Health and equalities impacts across themes such as housing, education, social inclusion, and access to services
- Opportunities to promote inclusion, such as improving accessibility in the built environment and ensuring equitable access to green spaces and transport.

The First Steps consultation was structured to be accessible and inclusive:

- A summary document and micro-guide were produced to make the content more digestible
- Online engagement tools were used to broaden participation
- Stakeholders were invited to respond to open questions about key issues and challenges, including those affecting people with protected characteristics.
- Social media polls were used to reach people who did not have time to attend full consultation workshops but could spare a few minutes to complete a digital poll
- Workshops were held at several schools

The consultation provided a platform for individuals and groups with protected characteristics to influence the development of the New Local Plan, helping to ensure that equalities issues and opportunities were adequately considered and addressed. This approach aligns with the Council's commitment to placing equity at the heart of its planning processes.

**Targeted groups**

The Council developed an inclusive strategy to ensure that target groups were meaningfully engaged. Recognising that traditional consultation methods often fail to reach certain communities, the Council implemented tailored approaches for the following groups:

**Children and Young People**

- Created a simplified, visual "kids edition" of the consultation questionnaire.
- Worked with teachers to run school workshops for ages 10–14
- Promoted engagement through school bulletins and Haringey Youth Space.

- Partnered with the Youth Advisory Board (YAB) to co-create and promote content.

**LGBTQ+ Communities**

- Reached out to local and national organisations such as Wise Thoughts, Embrace UK, and Stonewall.
- Reached out to the Council's LGBT+ Network to identify effective outreach methods.

**Disabled People**

- Ensured the website met WCAG 2.1 AA accessibility standards.
- Explored audio content and transcripts for presentations
- Collaborated with disability groups to co-develop and test materials.

**People with Language Barriers**

- Translated consultation materials via The Big Word service.
- Focused on making materials visual and easy to read.

**Black, Asian and Minority Ethnic (BAME) Groups**

- Engaged directly with BAME community organisations and reached out to the Council's BAME Network.
- Promoted consultation through ethnic media outlets and community leaders.

**Religious Groups**

- Worked with faith leaders and forums (e.g., Jewish-Christian Forum of Stamford Hill) to distribute materials and encourage participation.

**Gypsies and Travellers**

- Reached out to organisations representing and supporting the Gypsy, Roma and Traveller community

**People with Limited Internet Access**

- Partnered with libraries and Connected Communities hubs to provide printed materials and feedback options.

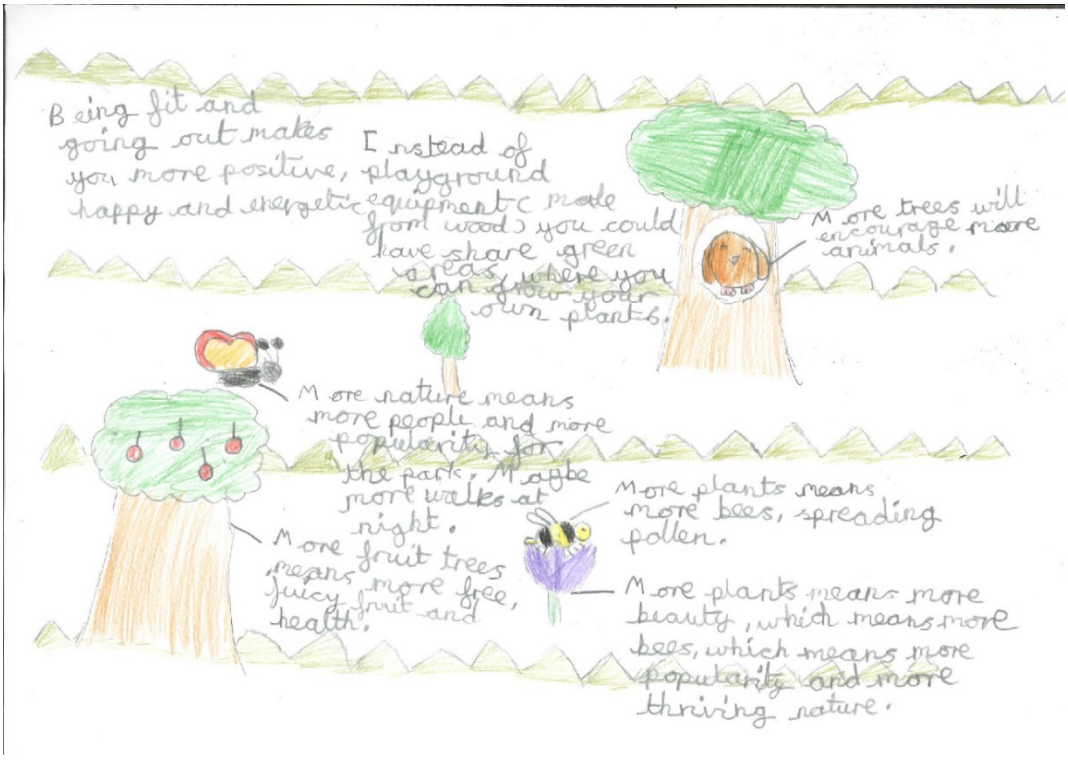
**Residents in Areas of High Deprivation and Anticipated Growth**

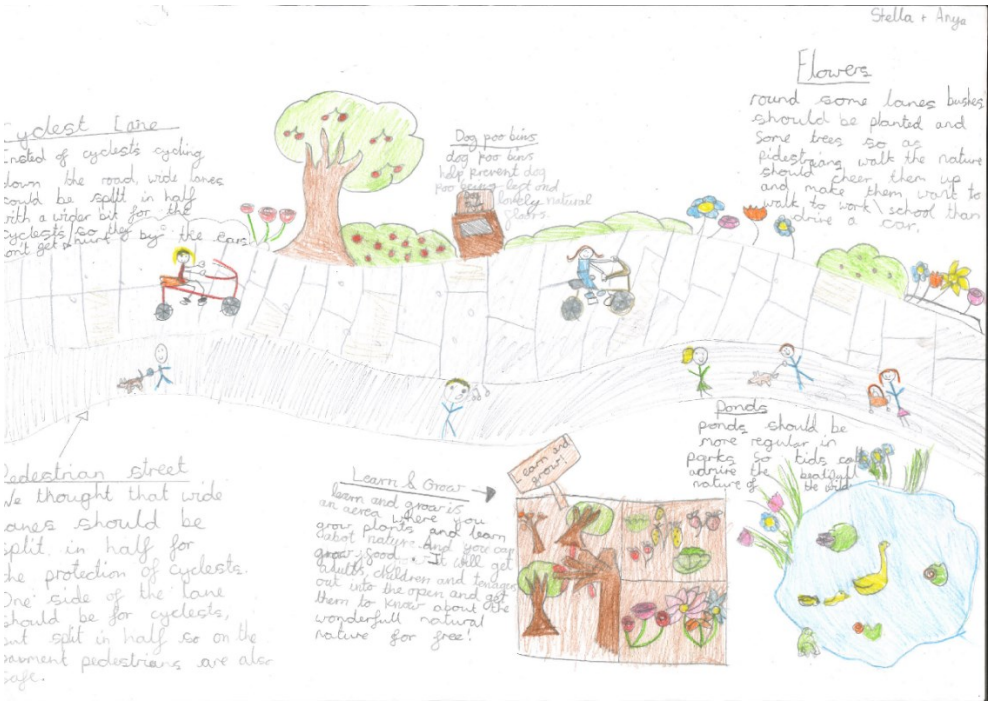
- Distributed posters across the borough, including in more derived areas with lower levels of internet access

**Local Businesses**

- Worked with the Council's Economic Development service and Wood Green Business Improvement District.

- Promoted engagement through the Business Bulletin and Council Regeneration teams.




Above: As part of our engagement with local schools, pupils in Tottenham imagine how to improve their neighbourhood

## 3.2 Duty to Cooperate

In line with the statutory requirements set out in the Localism Act 2011, Haringey engaged with all relevant prescribed bodies on strategic cross-boundary matters. These organisations play a vital role in shaping and delivering local planning objectives, and effective cooperation will help ensure that the New Local Plan is robust, coordinated, and aligned with wider regional and national priorities.

As part of the First Steps Engagement, the Council reached out to all Duty to Cooperate bodies to initiate dialogue and formally invite feedback on key issues. Key stakeholders included:

- **The Environment Agency**
- **Historic England**
- **Natural England**
- **The Mayor of London**
- **Civil Aviation Authority**
- **Homes and Communities Agency**
- **Clinical Commissioning Group**
- **National Health Service**
- **Office of Rail Regulation**
- **Transport for London**
- **Highways England**
- **Marine Management Organisation**
- **Thames Water**
- **National Grid**
- **UK Power Networks (UKPN)**
- **North London Waste Authority**
- **Met Police**
- **Sports England**
- **Lee Valley Regional Park Authority**
- **Highways Agency**
- **Network Rail**

Additionally, neighbouring boroughs were consulted to address cross-boundary planning matters:

- **London Borough of Barnet**
- **London Borough of Camden**
- **London Borough of Enfield**
- **London Borough of Hackney**
- **London Borough of Islington**
- **London Borough of Waltham Forest**

This engagement formed part of the Council's ongoing commitment to collaborative working and will help ensure that strategic planning decisions are informed by the views and expertise of key stakeholders across sectors and boundaries.

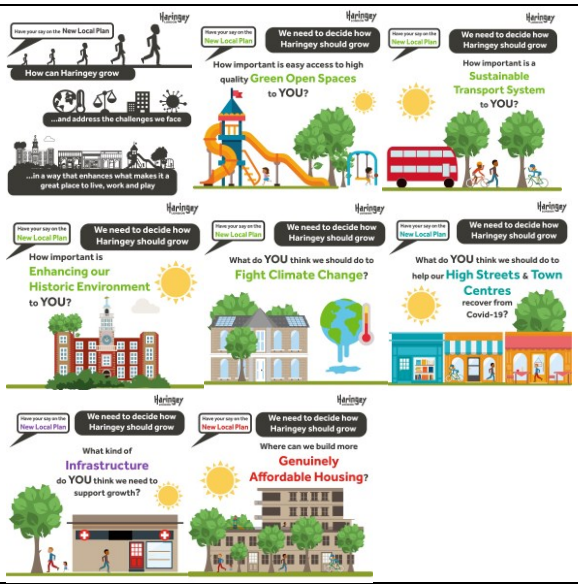
## 3.3 How we engaged




Our engagement activities were designed to reach as many respondents as possible, with a target of at least 1,000 individual responses. The methods used are summarised below:

- Website and interactive online map
- Summary guide, micro-guide, accessible documents, and mobile-friendly summary
- Over 500 emails sent to the Council's Planning Policy consultation database, with additional outreach to voluntary and community sector (VCS) groups
- Feature article in *Haringey People* magazine
- 19 topic-based online workshops
- Use of the Haringey Citizens' Panel
- Over 500 posters displayed in parks, estates, cafés, restaurants, supermarkets, and other public locations
- Documents and posters distributed in libraries
- Social media posts and interactive polls
- Digital on-street advertising
- Meetings with community groups, forums, and key internal and external stakeholders
- Promotion through the Business Bulletin, Partnerships Newsletter, and Haringey 4 Haringey (H4H) communications
- Engagement through partner organisations such as Friends of Parks groups, the Climate Change Forum, Bruce Castle Museum, and Public Health
- Adverts included in email signatures across council departments
- Partnership with the Youth Advisory Board (YAB)
- School lesson plans were designed and delivered in local schools, including:
    - *'How Well Do You Know Haringey?'* game; and
    - *'In Their Shoes'* empathy-based activity

**Table 1.1: Consultation material samples**

<table>
<tr>
<td>Social Media Content</td>
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</td>
</tr>
<tr>
<td>Digital Marketing Content</td>
<td>Desktop Banners<br>
<br>Mobile Banners (Large, Medium, Small)<br>
<br>Supersky Banners<br>
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| | |
|---|---|
| Micro guide Translations (Polish, Portuguese, Spanish, Turkish) |  |

## 3.4 Who responded

The campaign reached a diverse audience across the borough and beyond. The consultation generated a strong level of participation, including:

- Over 600,000 people reached through the digital campaign
- Nearly 20,000 clicks on digital adverts
- Over 10,000 unique comments and contributions
- Over 2,300 visits to the main engagement websites
- More than 1,500 unique responses from individuals and organisations
- Over 300 responses from young people, facilitated through the Haringey Youth Advisory Board

This level of engagement represents a significant increase compared to previous consultations and is notably high in comparison with similar exercises in other London boroughs. In particular, the campaign achieved a strong response from young people, reflecting successful efforts to make the consultation accessible and relevant to younger audiences in collaboration with Haringey's Youth Advisory Board (YAB).

**Ongoing Work to Broaden Representation**

While the overall response was high, analysis of the data indicates lower levels of engagement from some groups including non-homeowners, Black, Asian and Minority Ethnic (BAME) groups, and disabled people.

To address this, the Council will undertakes targeted follow-up engagement as part of the next phase of consultation on the New Local Plan, including:

- Working with primary schools to reach BAME and lower socio-economic households
- Partnering with voluntary and community sector (VCS) organisations to co-design tailored events and approaches
- Collaborating across council departments to streamline engagement with VCS and seldom-heard groups, avoiding consultation fatigue
- Focusing outreach in specific ward areas with lower response rates but high potential for growth, such as Seven Sisters and St Ann's

These actions will help to ensure that the next stages of consultation are as inclusive and representative of Haringey's diverse communities as possible.

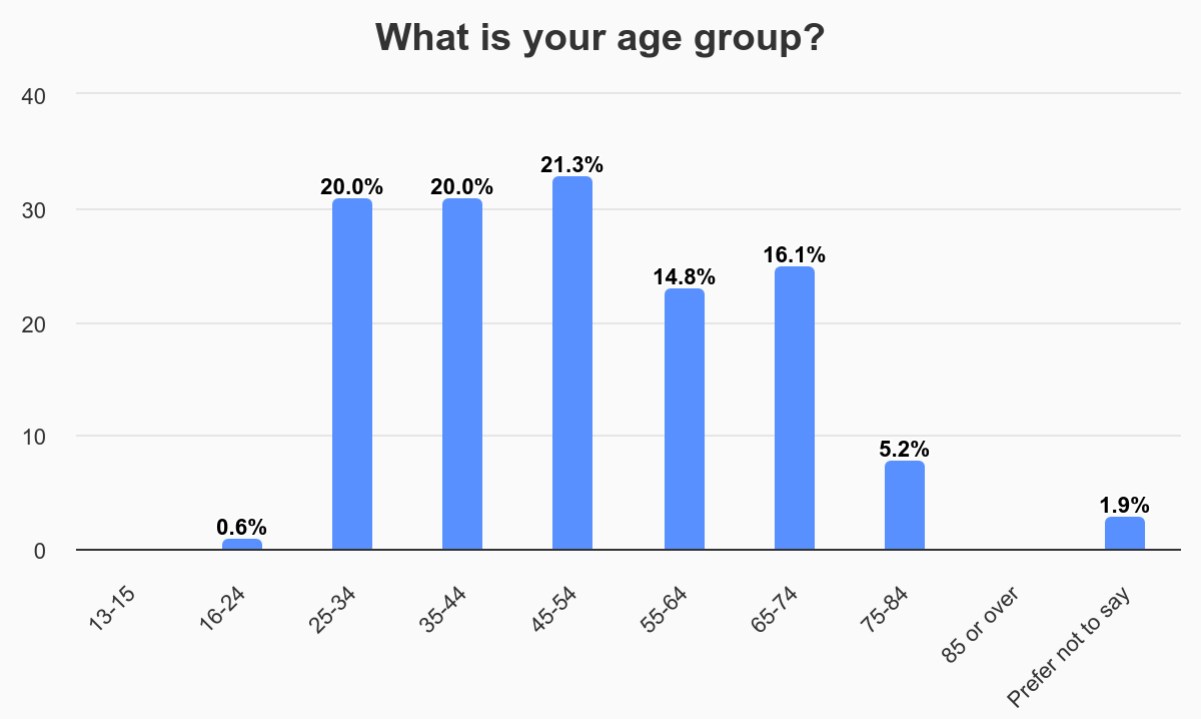



**Fig 1: (Above) The majority of people who responded to the consultation were of working age**

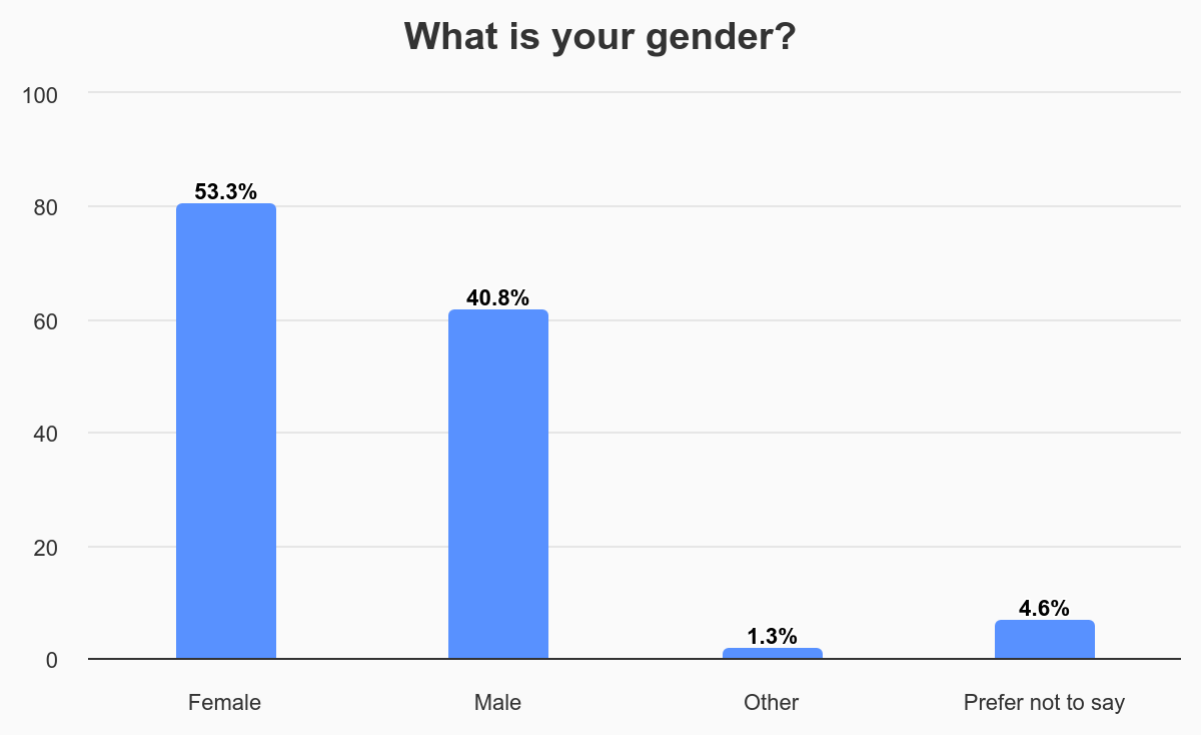



**Fig 2: (Above) More women responded to the consultation than men**

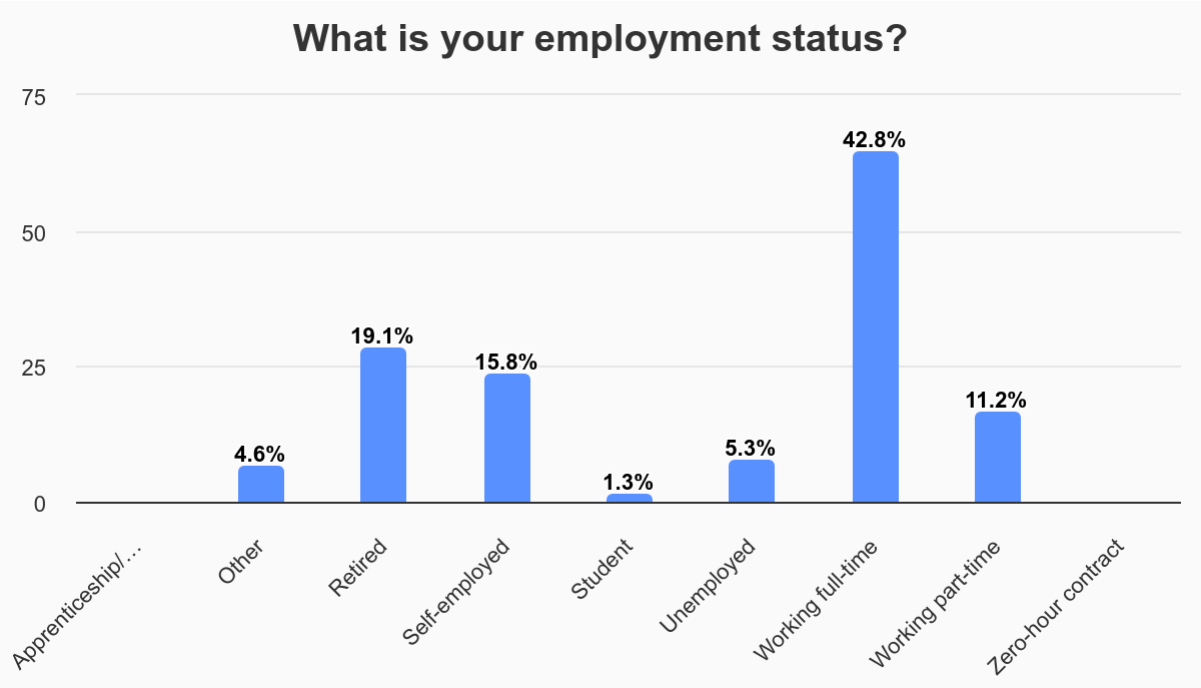



**Fig 3: (Above) Most people who responded to the consultation were in full-time work at the time of responding, while 5% of participants were unemployed.**

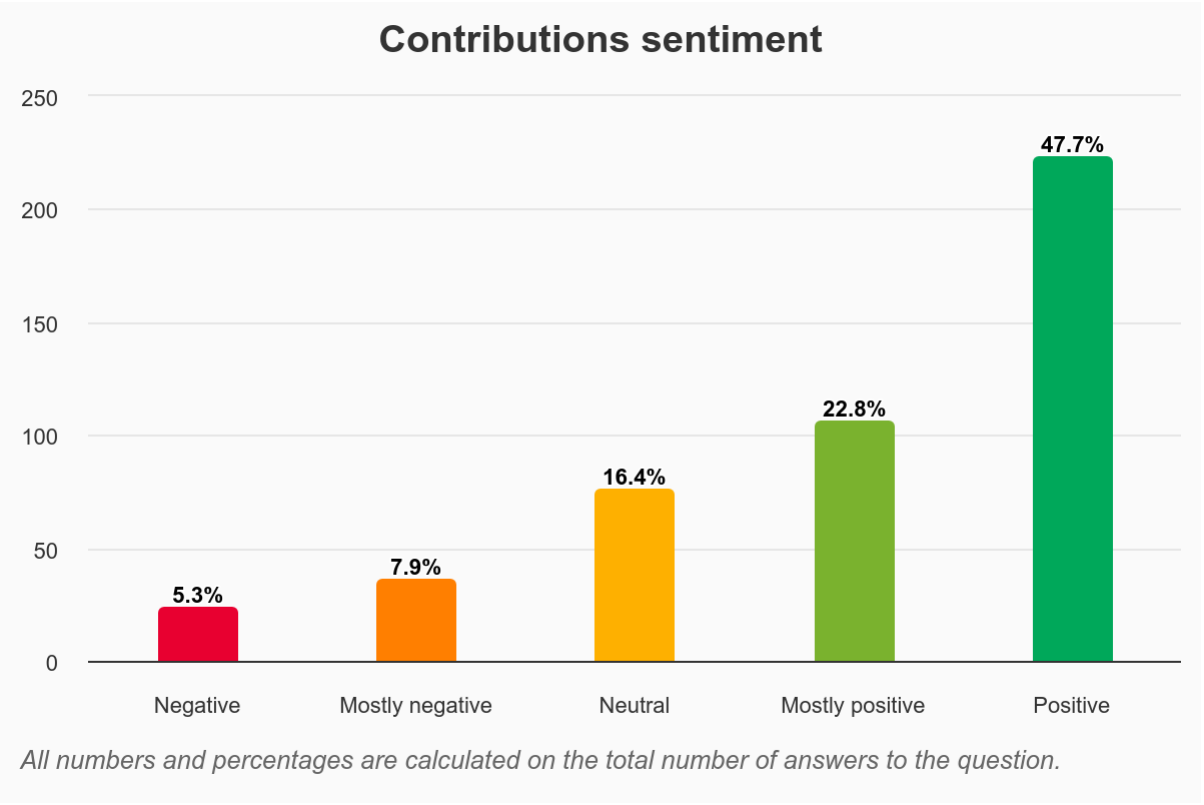



**Fig 4: (Above) Overall, participants were broadly happy with the proposed vision for the emerging New Local Plan**

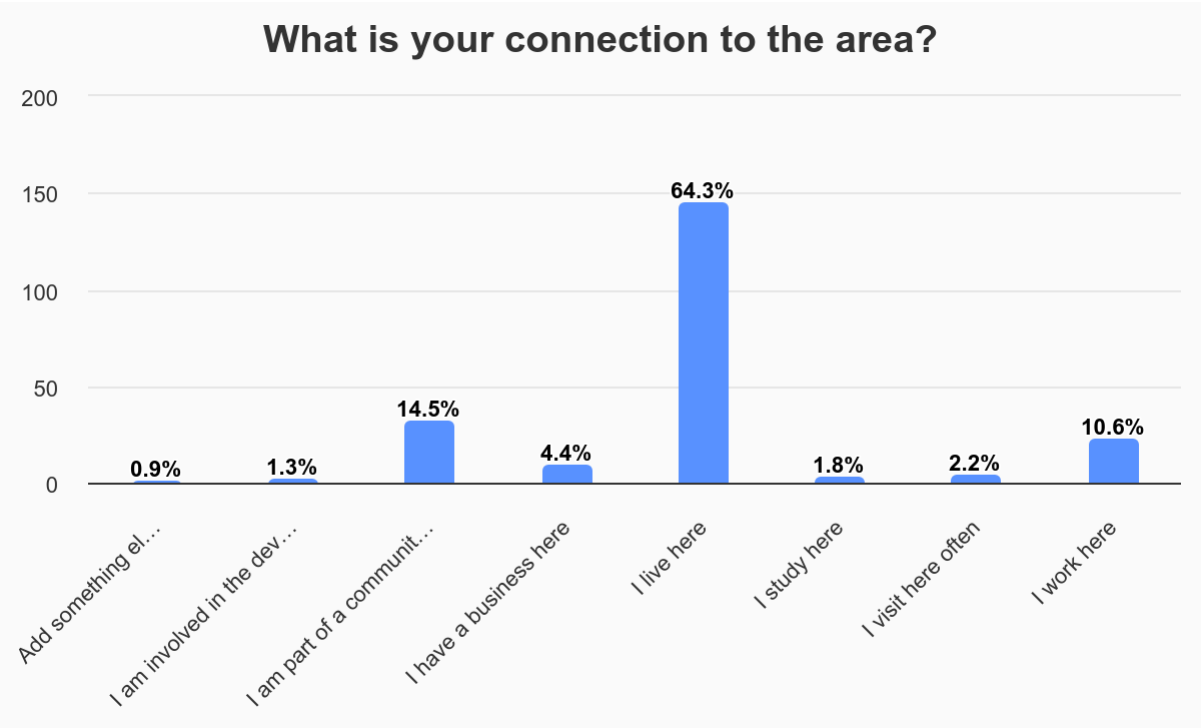



**Fig 5: (Above) Most people responding to the survey were living in Haringey**

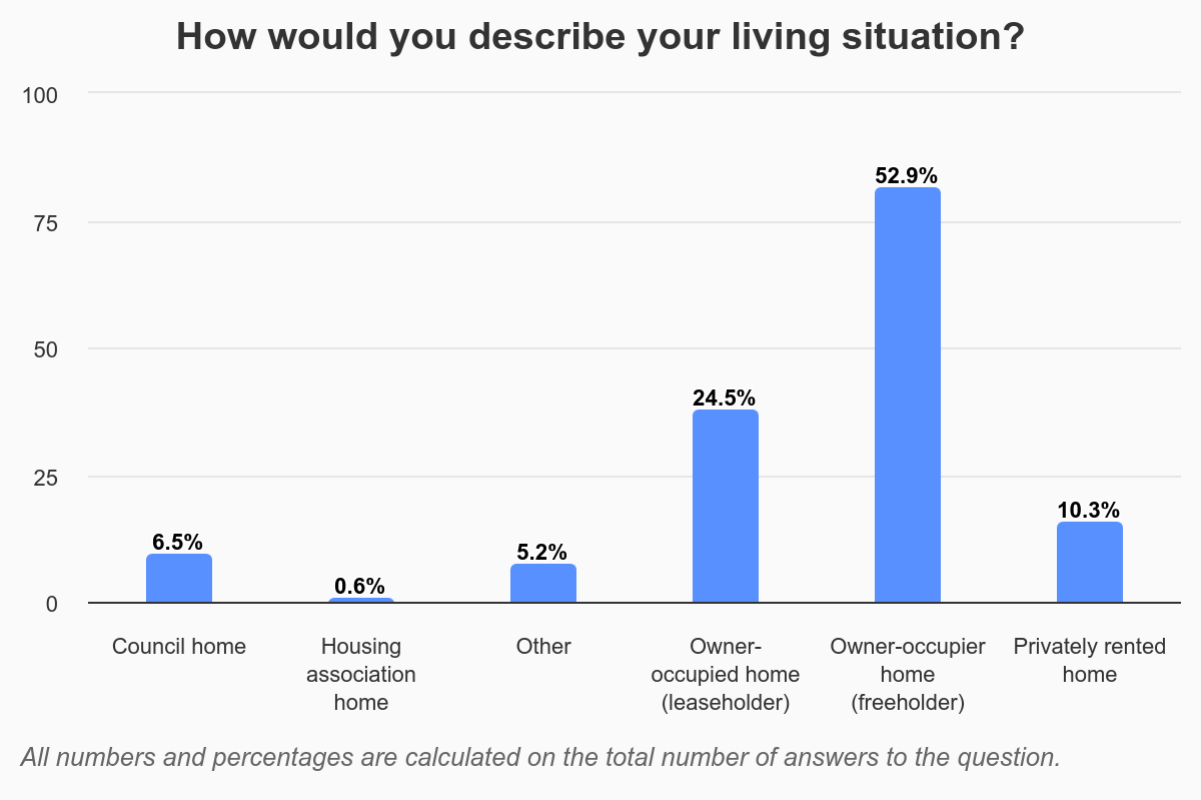
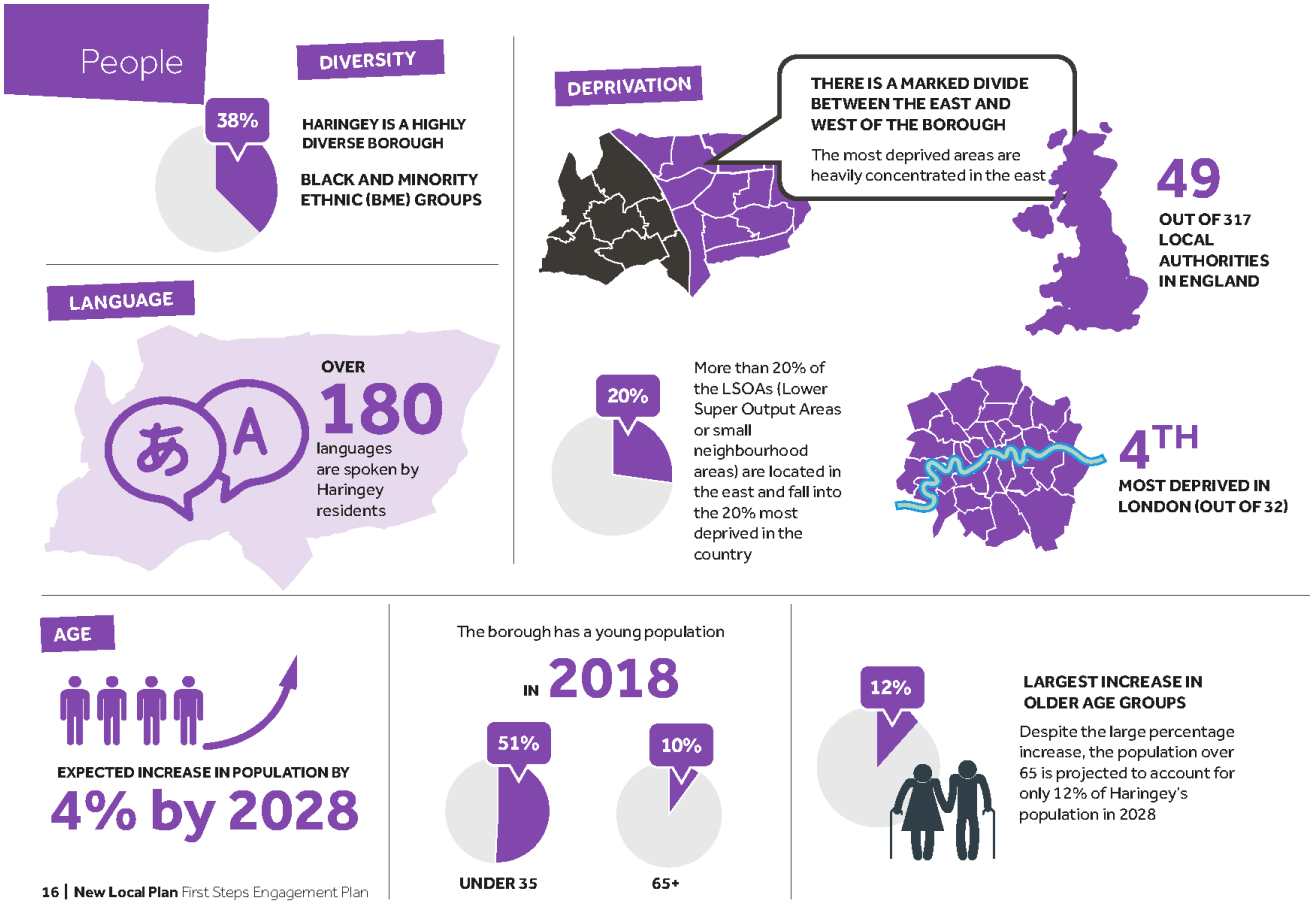



**Fig 6: (Above) Most participants were home owners, with 10% in private rented accommodation and 6.5% living in council homes**



# 4.0 Summary of responses

## 4.1 Neighbourhood Placemaking

The First Steps Engagement provided opportunities for residents and communities to tell the Council about their neighbourhood to help inform the Council's emerging placemaking approach. Feedback gathered relating to the spatial strategy for Haringey's neighbourhoods has been summarised into three categories:

1. East of the borough; which combines responses for the following neighbourhoods:
    a. North Tottenham
    b. Tottenham Hale
    c. Bruce Grove
    d. Seven Sisters and South Tottenham

2. Wood Green and Green Lanes

3. West of the borough; comprising feedback relating to the following neighbourhoods:
    a. Highgate
    b. Muswell Hill
    c. Crouch End
    d. Stroud Green
    e. Hornsey

## 4.1a East of the borough

There was a high amount of feedback received for the east of the borough from residents, communities and stakeholders. Key messages included the need to address inequities between the east of the borough and other parts of the borough and the need for the Council to retain its current ambition for Tottenham as set out in the Tottenham Area Action Plan, including for growth and investment in North Tottenham which has a range of key council and non-council assets including the Tottenham Hotspur Stadium which is an internation visitor destination.

**Town centres and high streets**
Responses indicated support for revitalising high streets through the promotion of independent businesses and cultural venues. Respondents called for public realm improvements, including more lunch spots and coworking spaces, to enhance the pedestrian experience and better support small enterprises. Proposals were also put forward to prioritise Tottenham over Wood Green for new large-scale retail development. A lack of accessible and adequately sized GP surgeries and health facilities was highlighted as a pressing issue.

*"Concerning the suggestion of Wood Green becoming the primary focus for new large scale retail development, we would like to propose Tottenham for this purpose due to the eastern parts of Haringey being more affected by unemployment and inequality. Wood Green already has a good mix of retail spaces."*

Detailed comments were received about the following places:

### East of the borough: Town centres and high streets

| Locations | Comments |
|---|---|
| Ward Corners/ Seven Sisters Market/ Tottenham Green Enterprise Centre | • Strong support for community-led planning to protect existing social networks.<br>• Strong advocacy for recognising the role and value of the existing retail offer, especially for local ethnic community groups at Wards Corner/ Seven Sisters Market.<br>• Seven Sisters Market highlighted as a cultural hub and community asset deserving protection and investment. |
| Tottenham High Road and Holcombe Market | • Desire to transform Tottenham High Road and Holcombe Market into a destination with more support for small, independent and communal businesses. |
| Seven Sisters and West Green Road | • More investment needed to address over-crowdedness, manage shopfront design, improve street paving, manage littering and fly tipping, and address antisocial behaviours.<br>• Street and station area feels very unsafe at night with poor street lighting. |

*"Tottenham is in one of the most deprived parts of London. Many of our residents face significant hardship due to high levels of poverty, a situation which has sadly been exacerbated by the pandemic. Mental health problems have skyrocketed, with people facing severe hardship through loss of employment, being in lockdown in overcrowded or unsuitable accommodation (often with no access to a garden), and indeed illness and bereavement. Moreover, BAME groups are well documented to have been disproportionately affected by the pandemic and Tottenham has a high proportion of Black and ethnic minority residents. Having access to parks and clean, safe outside spaces has become more important than ever."*

**Public realm and connectivity**

Respondents expressed concerns about overcrowding on the Victoria Line and the inadequacy of existing transport infrastructure to support planned and future developments.

Criticism was directed at car-oriented street design, with reference to poor traffic safety and pollution levels along key routes such as the High Road and Watermead Way.

There was a strong call for the development of a comprehensive and safe cycling network, alongside suggestions to widen pavements, improve street lighting, and adopt more pedestrian-friendly design principles to enhance safety and accessibility for all users.

Detailed comments were received about the following places:

**East of the borough: Public realm and connectivity**

| Locations | Comments |
|---|---|
| Tottenham as a whole | • The New Local Plan must capitalise on the economic development/inward investment opportunities afforded by the Borough's strategic infrastructure |

| | |
|---|---|
| | links (e.g. to the City, Crossrail or London Stansted Airport) or even the global profile of Tottenham Hotspur Football Club |
| Broadwater Farm and Downhills Park | • Overall connectivity needs to be improved. |
| Carbuncle Passage | • Suggestions to transform Carbuncle Passage into a green corridor with better access to the Tottenham marshes. |
| High Road and Watermead Way | • Criticism for car-oriented design and poor traffic safety and pollutions especially at High Road and Watermead Way. |
| Seven Sisters Station | • Calls for improved cycling connectivity to transport hubs like Seven Sisters Station. |
| Lordship Lane | • Support for segregated cycle lanes, especially on Lordship Lane, and better cycling infrastructure across Tottenham.<br>• High crime rate along Lordship Lane |

**Residential estates**
The housing crisis was widely recognised, with general support for more family housing and opposition to more Houses in Multiple Occupation (HMOs). There were also concerns over the demolition of existing, well-functioning lower density estates. Detailed comments were received about the following places:

**East of the borough: Residential estates**

| Locations | Comments |
|---|---|
| Ferry Lane estate | • Ferry Lane Estate is a well-functioning, diverse, and cohesive community with good-quality housing built.<br>• Strong opposition to any demolition or intensification of Ferry Lane Estate. |
| Philip Lane and West Green Road | • Support for retaining and enhancing existing housing stock, especially around Philip Lane and West Green Road. |

**Industrial estates & waste management**
Feedback showed a desire for a more community-led approach to industrial estates. Concerns were also raised about the impacts of industrial activities locating adjacent to residential use. Detailed comments were received about the following places:

### East of the borough: Industrial estates & waste management

| Locations | Comments |
|---|---|
| Peacock Industrial Estate | • Requests for community-led planning and support for existing ones such as Peacock Industrial Estate in Tottenham |
| O'Donovan Waste Disposal | • Concerns about polluting industries like O'Donovan Waste Disposal near residential areas. |

**Opportunities for new development**

The redevelopment of surface car parks was seen as a key opportunity to deliver new homes and make more efficient use of land in the whole borough including the East. The following locations were identified as potential opportunities for new development:

### East of the borough: Opportunities for new development

| Locations | Comments |
|---|---|
| Stoneleigh Road Car Park/ Westerfield Road Carpark | • Suggestions for redevelopment of poorly used land e.g. Stoneleigh Road Car Park and Westerfield Road carpark with requirements for cycling connection provision. |

**Culture and heritage**

Respondents identified a range of existing cultural, heritage, and community assets that could have greater investment, either to unlock their development potential or to ensure their protection for community use. Detailed comments were received about the following places:

### East of the borough: Culture and heritage

| Locations | Comments |
|---|---|
| Tottenham Hotspur Stadium/ Football Club | • Tottenham Hotspur FC objected to the perceived downgrading of North Tottenham in the New Local Plan and urged retention and updating of the Tottenham Area Action Plan to ensure that there is a clear, area-based framework for the continued regeneration of Tottenham; the creation of a district centre and premier leisure destination; and for Haringey's increased housing need across all tenure types. |
| Markfield Park | • Proposal to elevate Markfield Park as a heritage site. |

| | |
|---|---|
| Wards Corner | • Emphasis on protecting locally-listed buildings. |

**Green spaces, biodiversity and blue infrastructure**
Respondents also highlighted the importance of safeguarding Sites of Importance for Nature Conservation, Local Nature Reserves, and areas designated as Metropolitan Open Land. There was strong emphasis on the need to protect, maintain, and enhance existing parks, with particular attention to improving safety and wayfinding to ensure they are welcoming and accessible to all.

Support for environmental sustainability was a recurring theme, with calls for net biodiversity gain, the incorporation of green roofs and walls, and discouraging the paving over of gardens to preserve urban greenery and support climate resilience.

Detailed comments were received about the following places:

**East of the borough: Green spaces, biodiversity and blue infrastructure**

| Locations | Comments |
|---|---|
| Weirhall Road Community Open Space | • The park should be enhanced. |
| Downhills Park and Lordship Recreation Ground | • More investments to parks in Tottenham to address strong disparity in the borough. |
| Hartington Park | • Park currently underused due to a lack of management, investment and antisocial behaviour. |
| Carbuncle Passage | • Ambition to improve the passage creating a green corridor to Tottenham Marshes. |
| Down Lane Park | • Requests for more street trees and more green spaces, e.g. many developers cited Down Lane Park as meeting open space needs when requesting for planning permission, with new development placing pressure on the park. |
| River Lea | • Concerns about flood risks from the River Lea and lack of mitigation strategies.<br>• Considerations for bigger renewables e.g. wind turbines, heat pumps in the River Lea. |
| Towpaths along River Lee Navigation and Ferry Lane | • Support for protection and enhancement to blue infrastructure for connectivity, active travel, biodiversity and cultural use. |

| | |
|---|---|
| Watermead Way | • Potential for more new outdoor recreational facilities, such as a new skateparks under the Watermead Way flyover. |
| Bruce Grove Cloud Garden | • Accessibility to the park is limited due to private ownership. The open space should be brought for community engagement. |
| Tottenham Marshes | • Concerns about light pollution and its impact on wildlife, with specific reference to Tottenham Marsh. |
| River Moselle | • The river should be restored and protected. |
| Green Corridor | • Support for creating green corridors, especially linking parks and nature reserves. |

*"In the same spirit we want to see a ribbon established to link the reservoirs at Alexandra Park – and the features identified above – with Bruce Castle Park. This would acknowledge the sequence of green spaces that starts with Avenue Gardens and passes the Civic Centre and Wolves Lane to include White Hart Lane Recreation Ground and then follow the line of the Lesser Moselle to the northern entrance to Tottenham Cemetery. Besides the open spaces and the New River Stadium there are the grounds of several schools."*

# 4.1b Wood Green and Green Lanes

**Town centres and high streets**
Feedback recognised the importance of implementing the Draft Wood Green Area Action Plan (AAP) policies. There were calls for enhanced sports and recreational facilities, including a swimming pool and a dedicated sports centre. Respondents also highlighted the need for new, accessible, and high-quality GP services.

Responses also supported design approaches that encourage community gathering and social interaction, alongside the creation of family-friendly hubs that support parents and children. There was also a strong emphasis on the value of inclusive development that caters to older residents and the borough's diverse communities.

*"There could be hubs for parents to meet and facilitate play. Like the old play schools where toddlers were looked after by a few paid staff and parents had to do one session a month. Great way of mothers making new friends in similar situation to themselves. Stops isolation."*

**Wood Green and Green Lanes: Town centres and high streets**

| Locations | Comments |
|---|---|
| **Wood Green High Street and Green Lanes** | • Desire to preserve retail diversity.<br>• Desire for higher-quality retail, independent shops, and creative industries, with suggestions to utilise vacant shops for pop-up stores, co-working spaces, and community hubs.<br>• Concerns about crowding, pollution and dilapidation of Wood Green High Road (Litter everywhere + air pollution from restaurants/ no extractor fans)<br>• Suggestions to direct night-time economy activities to the High Road area being the heart of the Borough's largest town centres |
| **Middleton Road** | • Call for enhancing the local environment to support independent businesses |
| **Arena Retail Park** | • Opposition to redeveloping the Arena Retail Park's Sainsbury given its high demand and usage by the community.<br>• Concerns over the street network and alleyways and associated issues such as crime and anti-social behaviours surrounding the Shopping Centre and Finsbury Park. |
| **Civic Centre, Library, Alexandra House** | • Support for regeneration of council owned assets to provide better and more accessible civic amenities and a greater mix of other uses. |

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| **Mitalee Centre, Asian Centre, Sandbunker Community Centre, Cypriot Centre, Haringey Chinese Centre** | • Calls to protect and invest in community centres. |

*"night-time economy... should be carefully limited to the largest town centres... This policy has recently shown its worth by helping to prevent several proposed 24/7 AGCs from opening on Green Lanes."*

**Public realm and connectivity**
Many people raised concerns about traffic congestion and traffic management, with particular emphasis on the adverse social and environmental impact of vehicular traffic crossing the borough using the North Circular Road. Respondents called for better integration and improvements in public transport.

A recurring theme was the need to prioritise the creation of healthy streets and community engagement in all planning efforts across the area. Suggestions included improving east-west wayfinding and connectivity, developing a network of high-quality public realm within streets and open spaces, and reducing the dominance of vehicular traffic in favour of pedestrians and cyclists.

Concerns were also raised regarding antisocial behaviour, littering, and fly-tipping on the streets, which should be improved to create a safer, cleaner, and more welcoming area for residents.

Detailed comments were received about the following places:

**Wood Green and Green Lanes: Public realm and connectivity**

| Locations | Comments |
|---|---|
| **Penstock tunnel** | • Support the reconnection of Penstock tunnel to Alexandra Park at Newlands Road through the water treatment works to enhance east-west connection. |
| **Wood Green High Road, Green Lanes, Seven Sisters Road and Wightman Road** | • Widespread concern about pollution and traffic congestion.<br>• Address severance and provide safe pedestrian crossings. |
| **Turnpike Lane** | • Support for more murals |

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| **Hermitage Road** | • Address unsafe cycling conditions. |
| **West Green Road** | • Call for improving shop frontage and signage designs. |
| **Hornsey Park Road** | • The creation of healthy communities and living streets with Hornsey Park Road identified as a key priority for traffic management improvements. |

*"There are also a lack of space/opportunities for communities to gather. I think the opening of cafes at West Green and on Ducketts Common near Turnpike Lane have been really successful in making these spaces more friendly."*

**Residential estates**

Respondents showed support for intensification of residential uses but had some concerns regarding the impact of large-scale development on existing urban character. Detailed comments were received about the following places:

**Wood Green and Green Lanes: Residential estates**

| Locations | Comments |
|---|---|
| **Partridge Way** | • There was opposition to high-rise development due to concerns about overshadowing, loss of sunlight, and community disruption. |

*"Where permitted, intensification must only be allowed where robust, democratic, equal and sustainable communities can be built, made up of established and new communities."*

**Opportunities for new development**

Responses show strong support for redevelopment on underutilised land such as open-air carparks, brownfield sites and vacant sites across Haringey, including in the Centre of the borough. The following locations were identified as potential opportunities for new development:

**Wood Green and Green Lanes: Opportunities for new development**

| Locations | Comments |
|---|---|

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|---|---|
| **Civic centre car park** | • There was some support for redeveloping the open-air carpark for new housing alongside mixed uses. |
| **25-27 Clarendon Road** | • Respondents recognised the site's redevelopment potential in delivering significant housing and employment needs, although there were concerns over whether housing stock will be used to meet local housing needs or sold to overseas investors. |
| **St Ann's Hospital** | • Respondents were supportive of the site's residential-led redevelopment. |

**Culture and creative industries**

There was support for entrepreneurialism and creative industries through creating a greater mix of flexible commercial space to attract young creatives and professionals. Local small business creative work centres like Blue House Yards and the Green Rooms were welcomed. Detailed comments were received about the following assets:

**Wood Green and Green Lanes: Culture and creative industries**

| Locations | Comments |
|---|---|
| **Former chocolate factory** | • Support development and better utilisation of space, and for the delivery of connections with the new development in Clarendon and access into Alexandra Park. |
| **Warehouse District** | • More protection against low-quality conversion or loss, and to protect the existing local community, character and its infrastructure. |

*"While many buildings in our area have greater mass and spatial proportions – as characterised for example in the Warehouse District of the area – they rarely qualify for 'historic' preservation... A formal recognition of their spatial and material characteristics is essential to avoid the low-quality conversion or loss of such buildings."*

*"Recent applications [of live/work accommodation]… conversion to exclusively residential conversion and development, [are] in many cases poor quality / high density accommodation with no green space / workspace / communal areas, compromised by adjacent industrial uses, and with little consideration given to impact on the local community, character and its infrastructure."*

**Green spaces, biodiversity and blue infrastructure**

There is support for more green spaces and increased tree planting to enhance the urban environment and support biodiversity. Concerns were expressed about the "net loss" language in open space policy, with fears that it could enable trade-offs that damage existing public green space. Infill development was also criticised for conflicting with the need to create more pocket parks, micro parks, and other small-scale green spaces. Detailed comments were received about the following places:

**Wood Green and Green Lanes: Green spaces, biodiversity and blue infrastructure**

| Locations | Comments |
|---|---|
| **River Moselle** | • There is a support for protecting and restoring the river, with support for opening it up and landscaping. |
| **New River** | • Respondents supported the improvements to make the river more accessible, with suggestions for a contiguous path between Hampden Road and Wood Green Common. |
| **Stanley Culross and Stanley Road Pocket Park** | • Respondents identified the parks for further improvement and to address anti-social behaviour, drug taking and crime. |
| **Downhills Park and Chestnuts Park** | • Support for green corridors from Downhills Park to Chestnuts with an extension to include the St Ann's Hospital site, following though to Railway Fields and the New River, |
| **Harringay, Hermitage and St Ann's neighbourhood** | • Absence of electric vehicle charging infrastructure and calls for improvements to support sustainable transport options. |

"We support the Friends of the Earth proposal to create a corridor from Downhills Park to Chestnuts (which will have new wetland features and SuDS if Haringey's current flood relief proposal goes ahead.) Extended to include the St Ann's Hospital site this could follow though to Railway Fields and the New River."



Above: Respondents called for a review of borough-wide review of play spaces to ensure equitable access for all children in Haringey

# 4.1c West of the borough

**Town centres and high streets**
Supporting thriving town centres and local businesses was identified as a key priority. Responses recognised the impact of online shopping on local high streets, recognising the need to repurpose retail spaces for other uses. However, there were concerns raised regarding the potential negative cumulative impacts on the character of historic high streets in Conservation Areas.

There was support for taking a neighbourhood-led approach to placemaking, ensuring that all local centres in the borough are well-supported by the Local Plan. Respondents felt that our current Local Plan prioritises areas undergoing large-scale regeneration and overlooks smaller local centres that are important for people living in the west of the borough.

Concerns were expressed about access to GP practices, with participants calling for new premises in Hornsey and Wood Green.

Detailed comments were received about the following places:

**West of the borough: Town centres and high streets**

| Locations | Comments |
|---|---|
| **Crouch End town centre** | • Responses identified the challenge of improving Crouch End town centre while maintaining its character.<br>• Concerns were raised around the vitality of the high street and recovery from Covid 19. Respondents called for better use of vacant shops, including meanwhile uses and revitalisation of historic shopfronts.<br>• People noted there is a lack of open spaces and opportunities for communities to gather in the public realm.<br>• Respondents called for improved public spaces in the town centre, including wider pavements and more outdoor seating, especially around the Clock Tower.<br>• Participants identified a lack of green space in the town centre and called for more greening, soft landscaping and street trees throughout the neighbourhood. |
| **Hornsey High Street & Tottenham Lane** | • Residents requested better design guidance and Conservation Area appraisals, including to enhance Hornsey High Street.<br>• There was support for new development on Hornsey High Street and north of Tottenham Lane |
| **Archway Road and Highgate High Street** | • Many participants highlighted support for independent businesses as being an |

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| | important issue for the new Local Plan, especially on Archway Road and Highgate High Street.<br>• Residents called for better east-west public transport, including a Hoppa bus connecting local centres in Highgate with Crouch End and Hampstead. |
| **Muswell Hill town centre** | • Respondents called for a neighbourhood-led approach to planning and development in Muswell Hill town centre.<br>• There was support for continuing to promote local, independent shops, distinctive shopfronts, and murals to enhance the area's identity.<br>• Support was expressed for the introduction of detailed design guidance to ensure that new development is sensitively designed and enhances the historic character and Conservation Area of Muswell Hill town centre.<br>• Several respondents felt that there are insufficient play spaces and youth clubs for children and young people in Muswell Hill.<br>• The impact of online shopping was acknowledged, with suggestions to repurpose vacant retail space for housing.<br>• Concerns were raised about proposals to expand spill-over zones for pubs and hot food takeaways, particularly on Muswell Hill Broadway, where large gatherings were seen to contribute to traffic congestion.<br>• There was opposition to the idea of 800-metre intensification zones around town centres, due to concerns that they imply taller building development which could negatively affect conservation areas such as Muswell Hill town centre. |
| **Stroud Green Road** | • Respondents acknowledged the potential future impact of online shopping on the high street, with concerns that this could lead to increased vacancies in retail units.<br>• There was a clear desire for a neighbourhood-led approach to planning and development, with specific reference to the Finsbury Park and Stroud Green Neighbourhood Forum (FPSGNF).<br>• Support was expressed for mixed-use development and the adaptive reuse of retail |

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| | spaces for housing, particularly in light of the decline of high street retail.<br>• Many respondents advocated for greater investment in arts and culture, including the provision of venues, galleries, and public art.<br>• There was a strong desire to enhance local identity and support creative enterprise through cultural initiatives. |
| **Local identity in town centres** | • Overall, there was strong support for local, independent shops, distinctive shopfronts, and murals to enhance local identity in the west of the borough. |

*"We strongly support the protection of independent shops on Archway Road and Highgate High Street in any post-COVID recovery plans."* - *Highgate Neighbourhood Forum*

**Public realm and connectivity**
A key focus for participants was the quality of public realm in the west of the borough. Improving connectivity and opportunities for active travel were strongly supported. Detailed comments were received about the following places:

**West of the borough: Public realm and connectivity**

| Locations | Comments |
|---|---|
| **Queens & Dukes Ave, Muswell Hill** | • Respondents highlighted the need for pavement upgrades, particularly on Queens Avenue and Dukes Avenue. |
| **Grovesnor Gardens, Muswell Hill** | • There was support for improved pedestrian infrastructure, including zebra crossings (e.g. near the bus stop at Grosvenor Gardens) and the introduction of 20mph zones.<br>• Concerns were raised about busy traffic and poor air quality in Muswell Hill town centre. |
| **Aylmer Parade & Wellington Gyratory, Highgate** | • Support was expressed for affordable housing, especially in |

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| | locations such as Aylmer Road and the Archway gyratory.<br>• Several respondents raised concerns about air pollution and the barriers to pedestrian movement created by the Archway gyratory. There were calls to semi-pedestrianise the gyratory and introduce a one-way system to improve the public realm, reduce car dominance, and release land for sensitively designed infill residential development that complements the character of the Conservation Area. |
| **Penstock foot tunnel, Hornsey** | • There was support for reconnecting the Penstock Tunnel to Alexandra Park at Newlands Road through the water treatment works, to enhance east–west connectivity.<br>• Respondents called for improvements to the public realm and better connectivity in areas such as Hampden Road, Wood Green Common, and Alexandra Park from Wood Green via the Penstock Tunnel. |
| **Crouch End Clocktower** | • There were calls to improve public spaces in Crouch End town centre, including wider pavements and more outdoor seating, particularly around the Clock Tower. |
| **Highgate Underground Station** | • Support was expressed for site allocations near Highgate Underground Station and Highgate High Street, with an emphasis on high design quality and community involvement in regeneration schemes. |
| **Hornsey Station** | • Respondents called for transparency in proposals around Hornsey station and requested further clarity on the potential of the site. |
| **Stroud Green Road** | • There was an emphasis on the need for cross-borough |

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| | collaboration in planning and infrastructure, particularly in areas such as Stroud Green Road |
| **Hillcrest Estate** | • Respondents advocated for the provision of play spaces, especially within the Hillcrest Estate. |

- *"[There is an] urgent need for improvement to the public realm throughout Crouch End."* – *Haringey resident*

**Culture and heritage**
There was strong support for preserving and enhancing cultural and heritage assets in the west of the borough. Detailed comments were received about the following assets:

**West of the borough: Culture & heritage**

| Locations | Comments |
|---|---|
| **Alexandra Park and Palace** | • Respondents placed strong emphasis on Alexandra Park and Palace as a borough-wide cultural and heritage asset.<br>• There were calls for sensitive restoration, heritage protection, and enhanced listing status for Alexandra Palace (Grade II*).<br>• Support was expressed for completing unfinished restoration projects at Alexandra Palace, including the BBC studios and the East Wing.<br>• Concerns were raised about the impact of high-rise development near heritage sites, with a particular focus on protecting views of and from Alexandra Palace. |
| **Hornsey Town Hall** | • Respondents expressed concern about the closure of Hornsey Town Hall and the associated loss of cultural gathering spaces. |

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| **Jackson's Lane Arts Centre** | • There was an emphasis on protecting architectural heritage, enhancing façades, and celebrating local landmarks.<br>• Support was expressed for cultural initiatives such as Jacksons Lane Arts Centre, the Highgate Festival, and other community-led arts programmes. |

- *"Alexandra Palace and Park is well recognised as a place of resort and recreation and in this respect, it is used widely across Haringey and related parts of London....The very existence of the Palace, up there and visible on the hill, is one of the key identifiers of the borough. Everybody is aware of it. Yet, Alexandra Palace is still on Historic England's register of Heritage at Risk."* – Alexandra Park and Palace Conservation Area Advisory Committee (APPCAAC)

**Green spaces, biodiversity and blue infrastructure**
Protecting and enhancing our green spaces, Sites of Importance for Nature Conservation, and Local Nature Reserves was an overwhelmingly high priority in the feedback received relating to the west of the borough. Detailed comments were received about the following places:

**West of the borough: Green spaces, biodiversity & blue infrastructure**

| Locations | Comments |
|---|---|
| **Parkland Walk** | • Respondents advocated for more micro-greening projects to support ecological corridors, alongside support for community-managed green spaces and improved access to parks. |
| **Highgate Wood and Queens Wood** | • There was emphasis on protecting and enhancing |

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| | Parkland Walk, Highgate Wood, Queens Wood, and other green corridors. |
| **Finsbury Park** | • Sensitivities were raised around nature conservation, maintaining free public access, and avoiding over-programming with paid events. Respondents stressed the importance of preserving the character of Metropolitan Open Land (MOL), with specific concerns about tall buildings adjacent to parks, such as on the Rowans site. Mature existing trees were identified as highly valued assets.<br>• Opposition was expressed to any loss of MOL<br>• Support was expressed for biodiversity enhancement, ecological connectivity, and the creation of green corridors. |
| **Hornsey Waterworks** | • Respondents supported the creation of community wetlands and retaining the open, green character of the site. Suggestions included incorporating open-air swimming and sustainable energy use. |
| **Pinkham Way** | • Concerns were raised relating to the environmental sensitivity of the site, both in terms of flood risk and in terms of biodiversity.<br>• Comments highlighted that the site is designated as MOL and some respondent felt it was not an appropriate site for development.<br>• Respondents questioned the suitability of proposals to introduce new employment development on the site as it lacks good public transport connections. |
| **Moselle Brook** | • Respondents suggested that the Moselle Brook could be partially opened and landscaped to support ecology and recreation. |

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| **East-west connections** | • There were several calls for improved east–west connectivity, particularly between Wood Green and Alexandra Park. |
| **Alexandra Park** | • Strong emphasis was placed on the cultural and historical significance of Alexandra Palace and Park (APP), with concerns about high-rise developments threatening protected views, such as the view of St Paul's Cathedral from the Alexandra Palace terrace.<br>• Respondents called for more sight-lines to Alexandra Palace and proposed restoring surviving stretches of the Alexandra Palace to Seven Sisters railway line as a byway (Parkland Walk 2), managed to provide accessible green space of high environmental value.<br>• There were calls for more open space in the area, with respondents rejecting the idea that Alexandra Park and nearby commons could sufficiently support intensification.<br>• Referring specifically to Alexandra Park, respondents emphasised the need to maintain the MOL designation due to its borough-wide amenity value, landscape and heritage significance, and exceptional biodiversity. |

*"[We] welcome the proposal for new council housing sites in Muswell hill, which should help to tackle the borough's east-west divide, but this should also be explored in Crouch End and Stroud Green."* - Haringey Labour Climate Action

**Opportunities for new development**
Responses showed support for more affordable housing and mixed-use new development across Haringey, including in the west of the borough. People told us that more housing should be delivered in the west to ensure a fairer distribution of new development throughout the borough.

Overall, comments received show that people prefer mid-rise, dense development with access to green space, rather than high-rise blocks. However, opportunities for high-density development were identified in some locations.

The following locations were identified as potential opportunities for new development:

**West of the borough: Opportunities for new development**

| Locations | Comments |
|---|---|
| **Aylmer Road and Archway Road Gyratory, Highgate** | • Support was expressed for affordable housing, particularly in areas such as Aylmer Road and the Archway gyratory. |
| **Park Road, Crouch End** | • Respondents suggested that more dense residential development could be appropriate in certain locations, such as Park Road in Crouch End. |
| **Council homes in the west of the borough** | • There was support for proposals to deliver new council housing sites in Muswell Hill, with respondents noting the potential to help address the borough's east–west divide. It was also suggested that similar opportunities should be explored in Crouch End and Stroud Green. |

"[I] don't agree that the roof line should be preserved. Building up is the only option in London and that would be an unnecessary constraint (as well as being fairly pointless in such a hilly area)." – Haringey resident

## 4.2 Design

"I often think of the quote, 'first we shape our buildings, and thereafter our buildings shape us'. I want Haringey to be a borough of high living standards, accessible for everyone that lives there. That means value in the important things, like large windows for natural light, trees, and green open spaces – the things that research tells us [are] good for our wellbeing. I think the planning process should select good design that prioritises enhancing wellbeing over profit for developers."

**Summary**
High-quality design is fundamental to creating successful, inclusive, and sustainable places across Haringey. Consultation feedback highlighted widespread concern about the impact of schemes that prioritise quantity over quality, resulting in poorly designed buildings and public spaces.

Respondents called for a stronger emphasis on place-led design, supported by locally tailored design codes, masterplans, and meaningful community engagement. There was strong support for protecting and enhancing the borough's distinct character, ensuring new developments respond sensitively to their context, and avoiding identikit or out-of-place buildings. The importance of inclusive design was also emphasised, alongside calls for better public realm, safer streets, and more accessible signage and green infrastructure. Opposition was expressed to high-rise developments in certain areas, with a preference for mid-rise, well-designed housing that supports community life. Respondents also advocated for sustainable design principles, including zero-carbon architecture and climate resilience, and for "designing out crime" through thoughtful urban planning. Overall, the feedback

reflected a desire for a design-led approach that enriches Haringey's built environment and supports the wellbeing of its communities.

*"Good design of new elements needs to start with an informed appreciation of the character and qualities of the existing built environment so that what is good in the existing is the stepping stone to good new work. However this is not a plea for 'in-keepingness' or reproduction of what already exists."*

**How could the Local Plan support high-quality design in Haringey?**

| Themes | Comments |
|---|---|
| **Design quality** | **Summary of Consultation Feedback on Design Quality:**<br>• Respondents emphasised the importance of working with existing buildings, recommending that opportunities for retrofitting and restoration be fully explored to preserve local character and reduce embodied carbon.<br>• There was support for ensuring that new designs respond creatively and sensitively to the unique character and challenges of each area, enriching the environment for the wider community.<br>• Participants recommended that the Council should invest in design expertise to support the planning process, including training for councillors and greater use of the Quality Review Panel to scrutinise major projects.<br>• Inclusive and accessible consultation was seen as key to achieving better design outcomes.<br>• Suggestions included holding public design competitions for high-profile developments to |

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| | encourage innovation and community engagement.<br>• Respondents called for better monitoring and enforcement of development to ensure compliance with planning regulations.<br>• A placemaking-led approach to design was widely supported, focusing on creating vibrant, functional, and locally distinctive places.<br><br>**Key Concerns Raised:**<br>• Schemes were criticised for prioritising quantity over quality, resulting in poor design outcomes.<br>• There was opposition to "value engineering" practices that reduce design standards, particularly in social housing developments. |
| **Public realm** | • COVID-19 highlighted the need for safe, inclusive, and accessible public spaces across the borough.<br>• Respondents called for planning policies that support mental health, community cohesion, and active lifestyles.<br>• There was a desire for consistent and high-quality signage, with some areas identified as difficult to navigate, including routes to the Bernie Grant Arts Centre and connections between Bruce Castle Museum, the High Road, and the Wetlands.<br>• Participants expressed support for enhancing the borough's identity through public art, festive lighting, and creative interventions.<br>• Decorative shop shutters were suggested to help maintain a unique feel in areas like Tottenham after business hours. |

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| | • Holcombe Market was praised for its affordability and quality, with suggestions to expand its role as a local feature.<br>• Street art was welcomed, but respondents stressed the importance of regular maintenance to prevent deterioration and graffiti.<br>• Concerns were raised about housing developments surrounded by fencing, with support for active frontages and passive surveillance—such as windows facing the street—to improve safety.<br>• Feedback supported integrating green streets with tree planting, encouraging walking, cycling, and public transport, and discouraging car dominance.<br>• Spaces like Hospital Green and Tottenham Green were seen as having potential but currently compromised by adjacent major roads.<br>• There were calls to improve design standards for street lighting to enhance the public realm and avoid light pollution. |
| **Inclusive design** | • Responses emphasised the importance of inclusive design that considers age, disability, ethnicity, and lived experience. |
| **Tall buildings and high-density living** | • There was some opposition to high-rise buildings due to concerns about overshadowing, loss of green space, impact on local views and disruption to existing communities.<br>• Respondents broadly supported mid-rise, high-quality housing (typically 5–6 storeys) that has access to gardens and communal areas.<br>• There were calls for a borough-wide design strategy to ensure that new tall buildings respond appropriately to the existing |

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| | character and aesthetic of each area.<br>• Concerns were raised about the impacts of densification, with feedback emphasising the need to account for increased demand on services, transport, and infrastructure when planning higher-density development. |
| **Sustainable design** | • Several participants advocated for embedding Passivhaus principles and zero-carbon design into policy requirements, and encouraging climate-resilient architecture. |
| **Designing out crime** | • Respondents raised concerns about violent crime, particularly in areas such as Lordship Lane.<br>• There was recognition that poor urban design and neglected public spaces can contribute to crime and feelings of insecurity.<br>• Strong support was expressed for incorporating "designing out crime" principles into planning policy and public realm improvements, including better lighting, active frontages, and safer street layouts. |

*"Commission murals by local artists, like they have done in Waltham Forest."*




Above: Children providing feedback as part of our engagement with schools tell us about how colourful designs make them feel

**Design guidance and Design codes**

Design codes are a vital tool for guiding high-quality, consistent, and context-sensitive development across Haringey. They provide clear, specific, and visually illustrated rules for the physical development of sites or areas, typically building on a broader design vision such as a masterplan.

Consultation feedback showed strong support for the preparation of Haringey-specific design codes and supplementary guidance to help maintain and enhance the borough's built character.

Specific calls included:

- More design guidance and placemaking frameworks, including design codes, masterplans, and community involvement in shaping developments.
- Characterisation study to identify examples of good design, and the specific character of each of Haringey's distinct areas so that designers understand the context of each project.
- Bespoke design guidelines for town centres in Conservation Areas.

Respondents encouraged the use of national guidance, such as the National Model Design Code, and called for area character appraisals and tailored design guides. There was concern about the lack of coherence in the design of new developments in Tottenham Hale, where participants felt the overall layout lacked consistency and a clear framework. Suggestions included modelling new developments on successful examples like the Ferry Lane Estate, praised for its low-rise design, generous green

space, and pedestrian-friendly layout. Overall, the feedback reflected a desire for design codes that promote attractive, liveable, and well-planned neighbourhoods rooted in local context.

*"Good design has little to do with style. It is based in the use, relation to existing, clear differentiation of public and private space and good use of materials. Streets need coherent building lines, regulated heights, paving materials that can be properly repaired in matching materials [and] good high specifications that developers are required to meet."*



Above: Blue House Yard, Wood Green

## 4.3 Heritage

**Summary**
Built heritage is a vital part of Haringey's identity, contributing to the borough's character, sense of place, and connecting people to its rich history. Consultation feedback reflected strong support for preserving and enhancing heritage assets, including Conservation Areas, statutory and locally listed buildings, protected view corridors, and historically significant landmarks such as Alexandra Palace and Park. Respondents emphasised the importance of protecting these assets from inappropriate development and improving public access and visibility through better walking and cycling links.

There were calls for clearer design guidance to support the sensitive repurposing of historic buildings, improve shopfronts in conservation areas, and retrofit heritage assets to meet climate goals. Overall, the feedback highlighted a desire for a balanced approach that safeguards Haringey's built heritage while supporting inclusive growth and sustainable development.

*"Bruce Castle museum is grossly underplayed and should be developed as the heart of an historic centre with walking/cycling links east and west.*

**How could the Local Plan support preserving and enhancing built heritage in Haringey?**

| Themes | Comments |
|---|---|
| **Conservation and built heritage** | • Respondents felt that the existing conservation framework is well established and expressed strong support for the continued protection and enhancement of heritage assets. This included conservation areas, statutory and locally listed buildings, and view corridors, particularly in relation to inappropriate development.<br>• Built heritage was valued by participants for the character and sense of identity it provides, the beauty it contributes to the urban environment, and the stories it tells about the borough's past.<br>• Alexandra Palace and Park were frequently highlighted as historically and culturally significant landmarks that should be recognised and protected. |

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| | • There was a call for updated Conservation Area Appraisals and local heritage lists, with suggestions that these should include landscapes and open spaces - not just buildings. |
| **Historic parks and gardens** | • Respondents called for stronger protection for historic parks, gardens, and buildings, including safeguarding views of Alexandra Palace.<br>• The varied heritage of the borough's open spaces was seen as valuable not only for its cultural and landscape significance but also for its role in supporting residents' mental and physical health, mitigating urban heat, and managing flood risk.<br>• Feedback supported strategic policies that:<br>  ○ Protect and conserve designed landscapes such as public parks, grounds of historic buildings, churchyards, and cemeteries.<br>  ○ Recognise and give proper consideration to heritage assets and open spaces in line with the National Planning Policy Framework (NPPF).<br>  ○ Include both designated (statutory and non-statutory) and non-designated local heritage assets.<br>  ○ Recognise the strategic importance of historic parks and open spaces beyond the local level, especially in the London context.<br>  ○ Identify and protect non-designated heritage assets through specific and generic policies.<br>  ○ Address development impacts on views into and out of historic landscapes, their character, and significance.<br>  ○ Include criteria for temporary development and events in historic parks, ensuring proper restoration afterward.<br>  ○ Commit to reviewing the local heritage list to include culturally and historically valued open spaces.<br>  ○ Provide site-specific guidance for named locations and assets requiring investment. |

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| | ○ Require developers to consult the Greater London Historic Environment Record (GLHER) and the London Gardens Trust (LGT) inventory, and justify proposals through heritage impact assessments.<br>○ Encourage design and landscaping in new developments that contribute to future green heritage landscapes.<br>○ Ensure new open spaces at ground level are of high quality and contribute to future heritage value.<br>○ Provide an accessible list or map of registered and locally listed heritage assets.<br>○ Identify heritage assets at risk due to neglect or decay and ensure their protection. |
| **Heritage-led regeneration** | • Respondents agreed that development should be orientated around and shaped by valued historic assets and retain local historic identity, taking a 'living heritage' approach to the historic environment and bringing assets back into beneficial use. However, participants also felt that this should not be prioritised at the expense of economic growth and changing needs. |
| **Access to heritage assets** | • To improve access to, use and visibility of heritage assets, responses called for improved walking and cycling links between heritage sites, with a green, walkable public realm linking historic buildings<br>• More freedom should be given for users to interpret and enjoy these assets |
| **Stewardship and working with local stakeholders** | • Local communities should be involved to ensure the list of protected heritage reflects local heritage and cultural values. |
| **Historic waterways** | • There is a lack of reference to the historic value of the waterways, e.g. the Lee Navigation. |
| **Historic environment design guidance** | • More detailed planning guidance was requested in relation to:<br>○ Repurposing historic buildings, particularly for community and cultural use (e.g. the Latin Village at Wards Corner in Seven Sisters); |

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| | ○ improving shopfront design in Conservation Areas to add value to town centres (e.g. Myddleton Road); and<br>○ climate change and retrofitting heritage assets to improve energy efficiency |
| **Local views** | • Concerns were raised regarding the potential impact of tall buildings on heritage settings and local character, identifying a need for up-to-date detailed design guidance regarding local views. |

*"We have gorgeous old architecture - walking up Tottenham High Road is a feast for the eyes, even in its somewhat dilapidated state today. We need to preserve this, first and foremost."*

*"While many buildings in our area have greater mass and spatial proportions – as characterised for example in the Warehouse District of the area – they rarely qualify for 'historic' preservation... A formal recognition of their spatial and material characteristics is essential to avoid the low-quality conversion or loss of such buildings."*

## How high of a priority should protecting and enhancing Haringey's heritage and culture be in the New Local Plan?

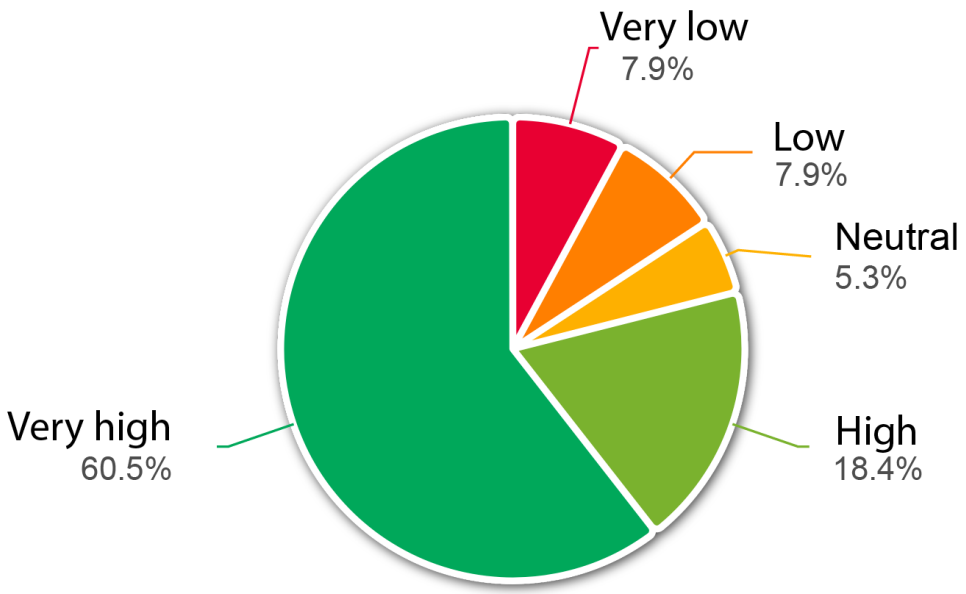



**Fig 7: (Above) Protecting and enhancing heritage and culture were high priorities for respondents**

*"[The Council should] work to save buildings listed [as] at risk by Historic England, such as the iconic former Palace Theatre (Palace Cathedral) on Tottenham High Road, a former variety theatre from the same era as successful cultural and night-time venues like the Clapham Grand. A grand historic building in such a prominent location should be returned to community and cultural uses, for all to enjoy."*

## 4.4 Climate Resilience

**Summary**
Building climate resilience is essential to ensuring that Haringey can adapt to the growing impacts of climate change while protecting its most vulnerable communities. Consultation feedback emphasised that climate resilience must be approached through a lens of social justice, recognising that marginalised groups - such as children, older people, disabled residents, ethnic minorities and those with lower incomes - are likely to be most affected by extreme weather events, overheating, and flooding.

Respondents called for stronger protection of green and blue infrastructure, including Sites of Importance for Nature Conservation (SINCs), mature trees, and open spaces, which act as vital carbon sinks, flood mitigation and cooling areas. Suggestions included creating cool refuges in major developments, expanding tree planting, and improving access to outdoor spaces such as swimming areas and shaded gathering places. There was also support for reducing light pollution and, enhancing sustainable drainage systems. Overall, the feedback reflected a desire for a proactive, inclusive, and nature-based approach to strengthening Haringey's resilience to climate change.

*"...we suggest that the Plan and all major developments should make provision for cool refuges, where vulnerable people can rest during very hot spells."*

**How could the Local Plan support climate resilience in Haringey?**

| Themes | Comments |
|---|---|
| **Climate resilience** | • Respondents emphasised that the effects of climate change will be felt most acutely by communities that have been systematically marginalised and called for this to be clearly acknowledged in planning policies.<br>• Rather than pursuing infill and intensification of urban land, some participants suggested that such sites should be repurposed as pocket parks and green spaces to help mitigate the urban heat island effect.<br>• Blue and green infrastructure - including Sites of Importance for |

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| | Nature Conservation (SINCs), mature trees, and green spaces - were identified as vital carbon sinks that should be protected and prioritised in planning decisions.<br>• The quality of vegetation should be improved. Respondents supported planting species that are edible, help reduce air pollution, and capture carbon, rather than low ecological value options such as shrubs, weeds, and artificial turf. Hard paving and decking was unpopular and responses favoured permeable ground treatments to help mitigate flood risk. |
| **Flood risk** | • Support was expressed for the sequential approach to locating development, to prevent new buildings being brought forward in locations that are vulnerable to flood risk. |
| **Overheating risk** | • Respondents called for the planting of more street trees to help cool urban areas and improve environmental quality.<br>• There was support for providing more outdoor swimming facilities as part of climate adaptation and public wellbeing strategies.<br>• There was support for requiring the provision of publicly accessible cool spaces within larger developments to be used as refuges by vulnerable people during heat waves. |

*In a borough as ethnically diverse as Haringey, it should be stated clearly that the effects of climate change will be felt hardest by communities that have been systematically marginalised, which also includes Black people and other communities of colour.*

**Climate vulnerability**

Addressing climate vulnerability in Haringey is not only an environmental imperative but also a matter of social justice. Consultation feedback emphasised that the impacts of climate change—such as extreme heat, flooding, and poor air quality—will disproportionately affect the borough's most vulnerable residents, including children, older people, disabled individuals, and those with limited financial means. Respondents called for proactive measures to reduce heat absorption through sustainable materials, increased tree planting, and expanding small green spaces, particularly in areas with limited access to nature. Suggestions included planting more street trees in the east of the borough, implementing sustainable drainage systems, and designing outdoor spaces that support community wellbeing and resilience.

There was also support for reducing light pollution, widening pavements, and creating pedestrian-friendly areas to improve safety and social interaction. Overall, the feedback highlighted the need for a comprehensive and inclusive approach to climate adaptation, ensuring that all communities are equipped to cope with the challenges of a changing climate.



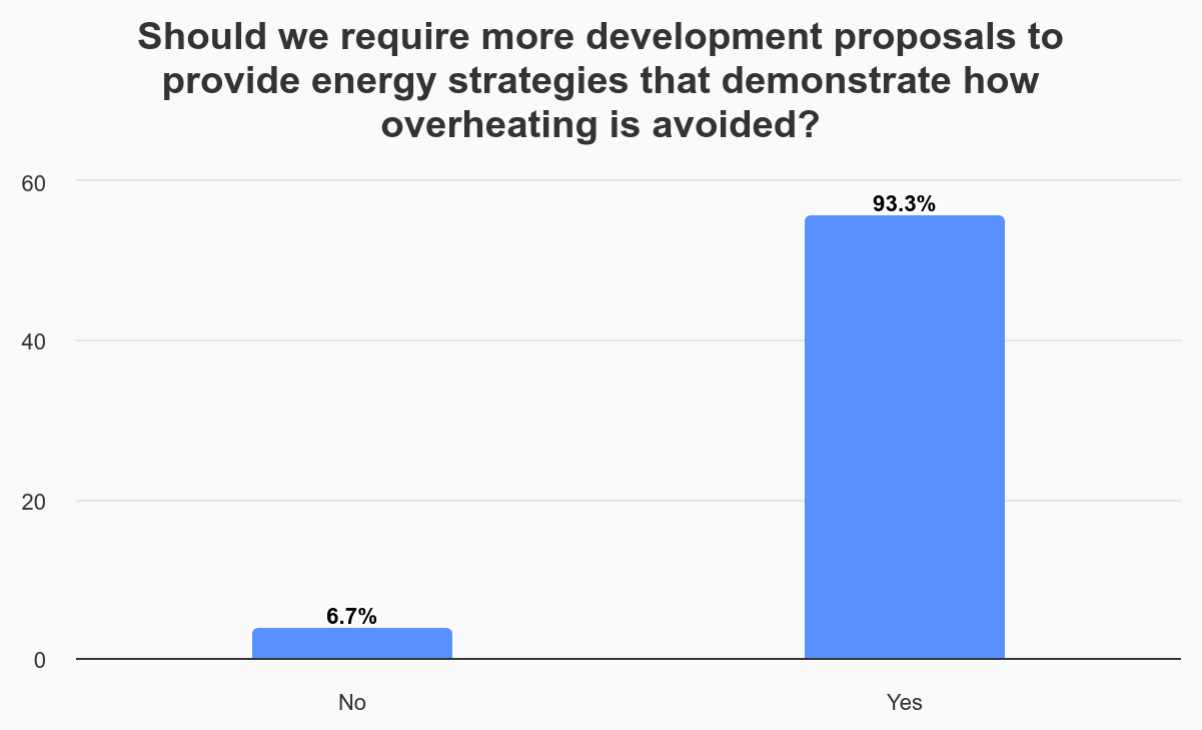



**Fig 8: (Above) There was strong support for proposals to be asked to provide energy strategies demonstrating how overheating risk will be avoided**



Above: Tree planting at Tower Gardens

## 4.5 Green & Blue Infrastructure

*"Covid has exposed just how important personal amenity space, close-by open space and pleasant walks locally are."*

**Summary**
Green and blue infrastructure is central to Haringey's environmental resilience, public health, and overall quality of life. Consultation feedback highlighted the vital role that open spaces, waterways, and urban greening play in supporting wellbeing, particularly in light of the COVID-19 pandemic and the climate emergency. Respondents expressed strong support for protecting existing green spaces from development, improving the quality and accessibility of parks, and enhancing biodiversity through rewilding, tree planting, and green corridors. There was a clear call for better connectivity between green spaces, especially in the east of the borough, and for underused areas such as car parks and edge spaces to be repurposed as pocket parks or community gardens. The feedback also emphasised the need for inclusive access, with concerns raised about neglected facilities and unsafe routes in deprived areas, and a desire to see more play and recreation opportunities, particularly for children and families. Overall, the responses reflect a shared ambition for a greener, healthier, and more equitable Haringey.

*"Let local groups, such as Friends of Parks, contribute to new developments so that it is not just a conversation between the Council and the developer."*

**How could the Local Plan support green & blue infrastructure in Haringey?**

| Themes | Comments |
|---|---|
| **Open space** | • The importance of open spaces for wellbeing and climate resilience was widely recognised, particularly in light of the COVID-19 pandemic and the climate emergency.<br>• Respondents called for a commitment to 'no net loss' of existing open space and biodiverse areas to development, and for open space provision to be a requirement in new developments.<br>• Views were mixed on reviewing the boundaries of green space designations and rearranging |

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| | open space, with equal levels of support and opposition.<br>• The most popular suggestion for increasing open space supply was reclaiming land from open-air car parks and residential street parking.<br>• Edge spaces and “Space Left Over After Planning” (SLOAP) were identified as opportunities for pocket parks, play spaces, and allotments, with a noted surge in demand for allotments and community gardens.<br>• The major barrier to open space access was identified as quality rather than quantity. Parks were described as uninviting due to cleanliness, safety concerns, and neglected facilities.<br>• Accessibility issues included poor wayfinding, limited connectivity, restricted opening hours, and private ownership.<br>• The Cloud Garden at 7–9 Bruce Grove was cited as a positive example of a community proposal for a new publicly accessible green space.<br>• There was support for creating new green links to connect existing open spaces with walking and cycling routes, for example improving access to Lea Valley Regional Park, the Marshes, and connections between parks in the East and across the borough.<br>• Respondents supported requiring developments near public open spaces to contribute to their ongoing maintenance.<br>• Well-designed open spaces in new development areas were encouraged, with the aim of creating heritage assets for future generations. |

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| | • Recommended approaches to funding and maintenance included:<br>  ○ Requiring developments near green spaces to contribute to maintenance, facilities, and landscape improvements<br>  ○ Ensuring all developments in areas of change contribute to the wider green infrastructure<br>  ○ Directing Community Infrastructure Levy (CIL) funding toward parks and gardens of borough, London, or national importance |
| **Urban greening** | • Urban greening should be encouraged through tree planting, green roofs, and green walls. Streets and public realm should be greened, with Tottenham noted as having a lack of tree-lined streets.<br>• There was support for rewilding and biodiversity protection, including the creation of more green and blue corridors, incorporation of wildlife-friendly elements, and protection of mature trees.<br>• Stronger monitoring was recommended to manage biodiversity on land left undeveloped for long periods and to prevent misuse of green belt land for fly tipping and dumping.<br>• Concerns were raised about the concept of 'net gain' in biodiversity, with respondents warning that it may justify the loss of existing biodiverse areas in exchange for offsetting elsewhere. Existing open spaces with Metropolitan Open Land (MOL), Local Nature Reserve, and SINC designations should be protected and not treated as interchangeable.<br>• Parks and open spaces were described as essential infrastructure that must be |

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| | protected, expanded, and properly funded.<br>• There was support for the use of Fields in Trust covenants to safeguard green spaces.<br>• Respondents emphasised the importance of green corridors, urban greening, and play spaces in all developments.<br>• Specific proposals included greening Carbuncle Passage and improving access to Tottenham Marshes. |
| **Play and recreation** | • There is a general need for more play and recreational facilities across the borough, and for existing ones to be improved - particularly in terms of cleanliness and safety.<br>• Respondents identified a disparity in the quality of parks between the East and West of the borough, suggesting the need for an up-to-date borough-wide play facility assessment.<br>• New spaces should encourage more natural play, provide shading to support outdoor summer events, and facilitate community festivals and activities.<br>• Suggestions included the provision of an additional open-air swimming pool in the borough, and opening up school facilities for public use during weekends and holidays.<br>• It was considered essential to engage local residents in the placemaking process to ensure spaces reflect community needs and priorities. |
| • Watercourses in Haringey | • Respondents felt that whilst our adopted policies have set out to protect and enhance the Moselle Brook, application of policies that support river restoration has been inconsistent. |

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| | • Developers have been allowed to bypass restoration responsibilities on sites in Hornsey and the Heartlands, despite opportunities to deculvert the river.<br>• Respondents called for Haringey to require riparian owners to restore and daylight watercourses wherever technically feasible, in line with the London Rivers Action Plan.<br>• It was stated that objections to de-culverting based on cost and channel depth are often unfounded.<br>• Feedback strongly advocated for development proposals to allocate sufficient open space at ground level to support ecological, leisure, and recreational objectives.<br>• Several participants called for Haringey to adopt a green and blue infrastructure strategy to guide collaboration with statutory partners and community stakeholders.<br>• Respondents advocated for the New Local Plan to reduce flooding and widen access to ecologically healthy waterspaces and support enhancing freshwater biodiversity.<br>• The Haringey Rivers Forum proposed restoring 40% of the Moselle Brook by 2040 and highlighted the potential of restored streams to create new habitats and green corridors.<br>• Proposals included an urban forest in Wood Green, a wetland at Hornsey Filter Beds, and protection of Metropolitan Open Land from housing development.<br>• Support was expressed for restoring a tributary of the Moselle near Alexandra Palace, and for creating a green corridor |

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| | from Downhills Park to Chestnuts, extending to Railway Fields and the New River.<br>• A ribbon of blue and green spaces was proposed linking Alexandra Park reservoirs to Bruce Castle Park, passing through Avenue Gardens, the Civic Centre, Wolves Lane, and White Hart Lane Recreation Ground, following the Lesser Moselle to Tottenham Cemetery.<br>• Responses called for integrated water resource management to mitigate climate impacts, protect biodiversity, and restore a balanced water cycle.<br>• River restoration was identified as a strategic priority requiring action to repair past damage and apply a natural capital approach.<br>• Residents living close to the River Lea were concerned about fluvial flood risk and called for the Local Plan to respond to flood risk sensitivities for development located near the River Lea.<br>• The Canal & River Trust highlighted that waterways and adjacent towpaths serve as important spaces for recreation, tourism, cultural activities, and increasingly, residential living. They also offer opportunities for heating and cooling buildings, sustainable drainage, and non-potable water use.<br>• The Lee Navigation is historically significant and functions as a key pedestrian and cycle route and green space. The trust noted that there has been a rise in people living on boats and using the waterways for leisure.<br>• The Canal & River Trust supports active travel and reported that it has seen increased demand for towpaths since the COVID-19 pandemic. It recommended |

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| | strengthening walking and cycling networks through:<br>○ Improved connections to the towpath from highways and new developments<br>○ Enhanced links between green and blue spaces<br>○ Better wayfinding to and along the Lee Navigation<br>• The Lee Navigation could support climate resilience through flood management and heating/cooling infrastructure for adjacent developments.<br>• It was noted that increased development in the area will require additional physical and social infrastructure. The Lee Navigation towpath could help meet these needs but this will require investment in surfacing, access, and wayfinding. |

*"Incentives could be provided for retail buildings to provide rooftop planting for community amenity or urban farms, previously done by Budgens in Crouch End."*

*"No mention is made of the contribution made by street trees in dense urban areas such as the Harringay Ladder and the need to enhance this…There is huge potential for more trees to fill in wide gaps between existing ones at relatively small cost and in a short timescale. More trees also enhance the walking experience and general street scene, and absorb pollution."- Ladder Community Safety Partnership*

**Inclusive access to green and blue spaces**

Consultation responses highlighted significant barriers to accessing green and blue spaces in some of Haringey's most deprived areas, particularly in the east of the borough. Residents expressed concern that parks and open spaces in these neighbourhoods are poorly maintained, underutilised, and lacking in basic facilities, which discourages children and families from using them. Specific examples included Hartington Park, described as neglected and uninviting despite its potential, and Tottenham Marshes, where access points such as Carbuncle Passage, Tottenham Marshes Bridge, Park View Road underpass, and Northumberland Park were reported as unsafe, dirty, and off-putting.

Improving physical connections to green spaces was a recurring theme, with strong support for completing the green link between Tottenham High Road and the Marshes, including the reinstatement of the proposed bridge from the north side of Tottenham Hale Station into Hale Village. This was seen as essential for ensuring equitable access to nature for all residents.

Respondents also stressed the importance of protecting existing green spaces from development, including small plots and existing mature trees, which were viewed as vital to residents' quality of life. Suggestions included converting underused car parks into green areas and bringing neglected spaces like the "Cloud Garden" behind Bruce Grove into community use. The feedback underscored the physical and mental health benefits of access to nature that was particularly highlighted during the COVID-19 lockdowns, and participants called for the Local Plan to identify and safeguard areas deficient in public green space to help identify barriers to access.

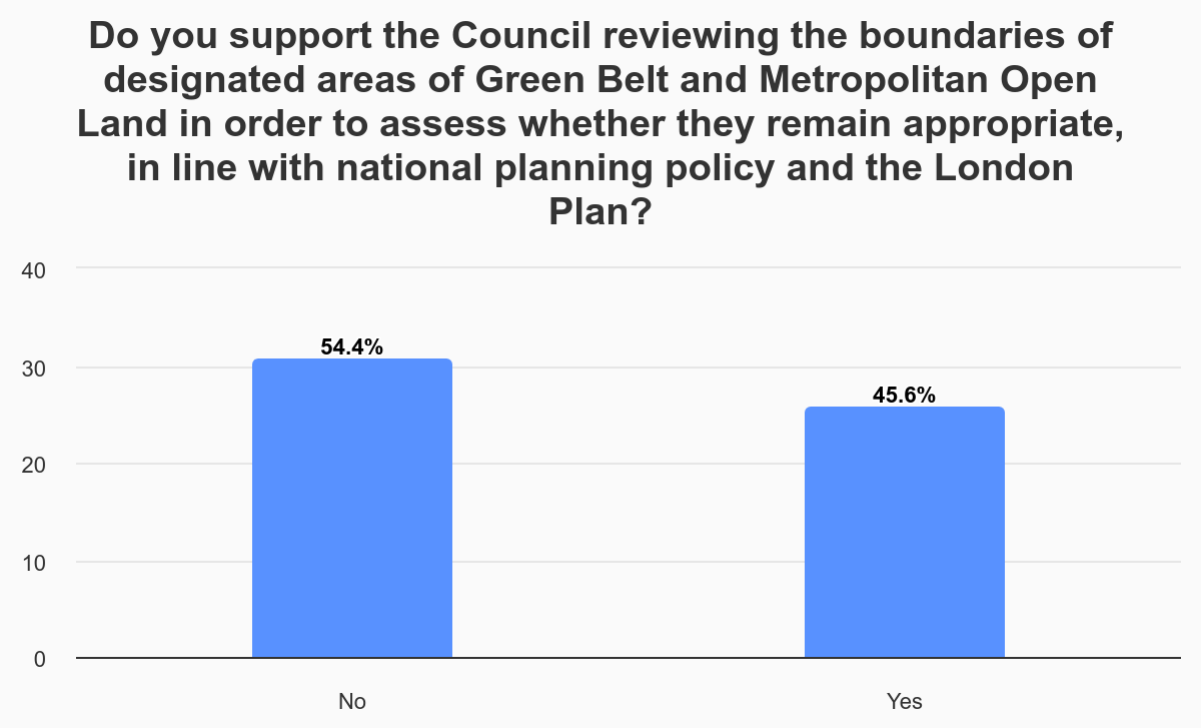



**Fig 9: (Above) Views were divided on whether to review boundaries of Green Belt and Metropolitan Open Land**

*"We support protecting our trees and green infrastructure including improvements to Parkland Walk, Highgate Wood and Queens Wood and other smaller green spaces that provide vital ecological green corridors throughout the borough."*

*- Highgate Neighbourhood Forum*

## 4.6 Minimising Carbon Emissions

**Summary**
Minimising carbon emissions is a central priority for Haringey's response to the climate emergency and the Council's ambition to become a zero-carbon borough by 2041. Consultation feedback revealed strong support for embedding sustainability across all aspects of the Local Plan, with many respondents calling for higher building standards, greater use of renewable energy, and more robust monitoring of both regulated and unregulated carbon emissions.

While some participants expressed concern about the feasibility and impact of overly ambitious targets, the majority supported measures such as zero carbon design, district energy networks, and circular economy principles. There was also a clear desire for transparency in carbon offsetting, and for the Local Plan to promote green jobs and training opportunities linked to low-carbon construction and retrofit. Overall, the feedback reflected a commitment to practical, community-focused, and forward-looking approaches to reducing emissions in Haringey.

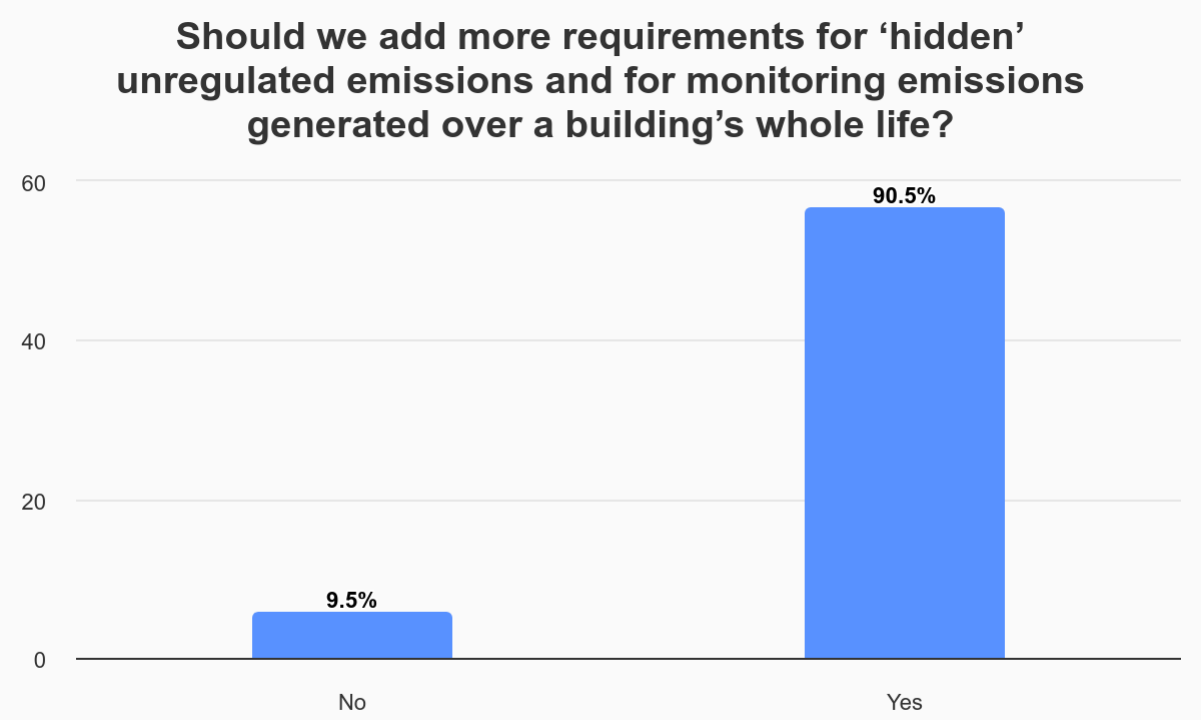
*"Good insulation is the biggest thing we can do to achieve lower emissions and it is not expensive."*

**How could the Local Plan support Haringey to respond to the Climate Emergency and become a zero carbon borough?**

| Themes | Comments |
|---|---|
| **Importance of addressing the climate emergency** | • Opinions diverged on addressing the climate emergency. While some viewed it as an immediate threat advocating for an ambitious zero-carbon plan, some believed that overly aggressive plans are unenforceable and hinder development, and resources should be used to address other more immediate concerns than emission reduction. |
| **Zero carbon building standards** | • Two-thirds of respondents indicated that targeting higher building fabric standards, increasing on-site renewable energy generation, and raising the minimum carbon reduction requirement beyond 35% would help encourage new developments to further reduce carbon emissions. |

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| | • The majority of respondents supported the introduction of additional requirements to address 'hidden' unregulated emissions, alongside stronger monitoring measures. There was also support for requiring more development proposals to include detailed energy strategies.<br>• Respondents recommended that all planning applications should include statements on embodied energy calculations, carbon sequestration, circular economy principles, and energy strategies. |
| **Carbon offsetting** | • Some respondents highlighted the importance of carbon pricing and suggested that increasing the cost of offsetting emissions could help discourage reliance on offsetting for achieving zero-carbon construction. However, fewer than half of respondents selected this as a preferred method for reducing emissions.<br>• Several respondents emphasised that the Council should be fully transparent about how carbon offset funds are spent, with clear reporting and accountability measures in place. |
| **Circular economy** | • Participants told us that 'green growth' should replace 'good growth'. This should be supported with green jobs, green grants for SMEs, and green-transition industrial projects, etc. |
| **District Energy Networks (DENs)** | • District Energy Networks (DENs) were supported as was the proposal that developments should be designed to connect to them. |
| **Renewable energy** | • Respondents felt that of larger scale renewable energy generation such as wind turbines and heat pumps should be explored. |

"We support the borough's targeting of operational energy use, going beyond the requirement of current building regulations...A requirement for Passivhaus and EnerPhit (for retrofit) standards would ensure that the cost of high-quality construction would drop across the borough as local builders raise their skills to meet demand."




*All numbers and percentages are calculated on the total number of answers to the question.*

**Fig 10: (Above) There was strong support for additional policy requirements around reducing emissions**

"Choose and install appliances with very good green credentials and which don't need residents to spend lots on upkeep."

**Zero carbon design**

Consultation responses supported embedding zero carbon design principles throughout the Local Plan, recognising their importance in addressing climate change and promoting sustainable development. Respondents called for clearer and more detailed design guidance for both new builds and retrofits, alongside a commitment to work with organisations such as LETI to maximise sustainability in design.

There was enthusiasm for recognising exemplar projects through competitions and awards, and for integrating zero carbon objectives into planning conditions and decision-making processes. Suggestions also included requiring embodied carbon assessments, demonstrating compliance with the Mayor's Energy Hierarchy, and requiring development to meet BREEAM targets for both new and retrofit developments. Respondents also advocated for annual monitoring of outcomes by ward and the inclusion of carbon impact statements in all council reports.

The feedback highlighted opportunities to link zero carbon design with training and employment in the green economy, suggesting that Section 106 funding could support skills development in areas such as community energy, retrofit techniques, and green infrastructure. Participants also requested more detailed guidance, including face-to-face consultations with carbon management experts at the Council to offer further advice, helping residents navigate energy efficiency improvements in challenging contexts such as Conservation Areas. Overall, the feedback reflected a desire for ambitious, practical, and community-focused approaches to delivering zero carbon development in Haringey.

*"New development should be limited to the highest quality Passive House standards. All new builds should be required to use materials that have a low carbon footprint."*

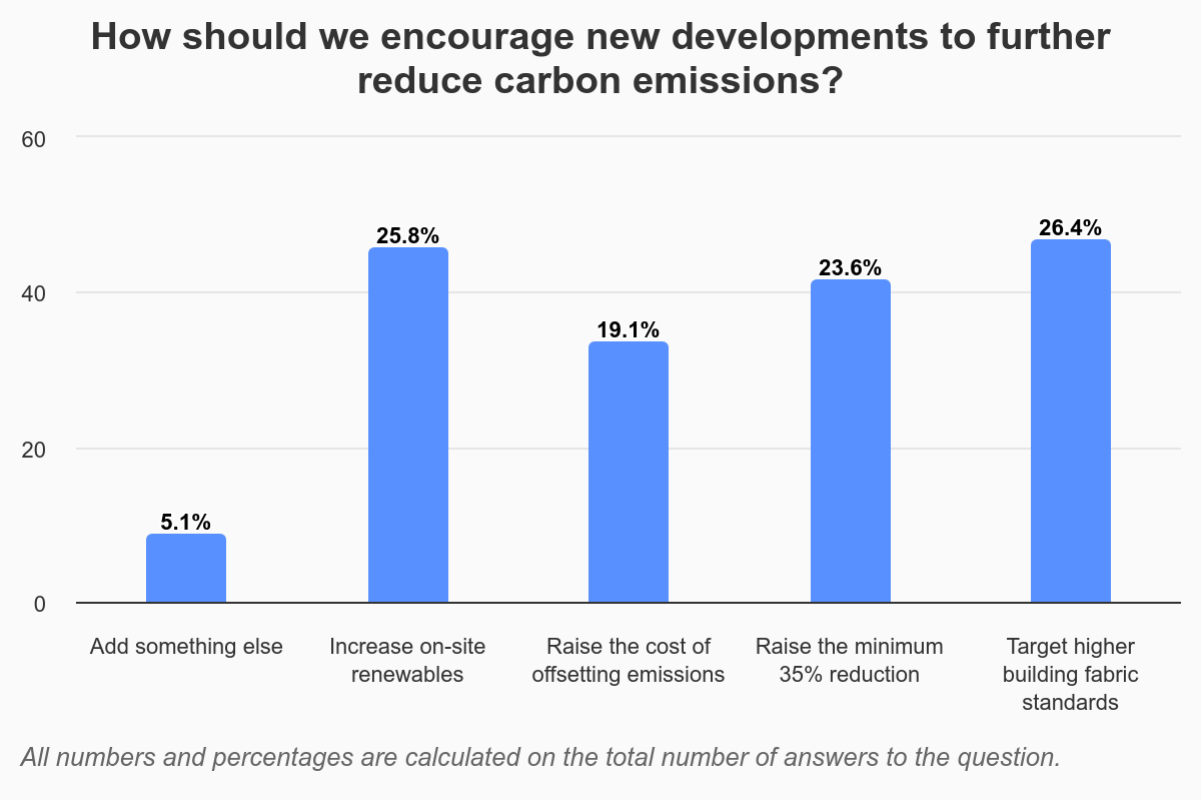



**Fig 11: (Above) A range of methods were support to encourage new developments to further reduce carbon emissions**



Above: Alexandra Park is embracing reducing its carbon footprint as part of the Trust's long-term vision for the estate

## 4.7 Housing

**Summary**

Feedback from the public highlighted a clear and growing need for more housing in the borough. Participants provided feedback on a broad range of potential approaches to housing.

Comments highlighted that housing should reflect the needs of residents, offering a mix of types and sizes that suit the community. There was strong emphasis on ensuring that any new housing is supported by essential services such as green space, schools, healthcare, community space and leisure facilities. Concerns were raised about vacant homes, with calls for better regulation to ensure these properties are occupied. Many respondents also stressed the importance of adaptable housing design that responds to changing work and travel patterns following the Covid-19 pandemic.

> *"Estates need to be looked at – make them more user-friendly."*

### Options for housing growth

| Themes | Comments |
|---|---|
| **Brownfield sites** | • Brownfield sites were identified as a priority for future housing development. |
| **Industrial land** | • Some respondents supported the redevelopment of under-utilised employment land to increase housing supply but most were clear this must be protected. |
| **Large scale redevelopment** | • Respondents expressed support for large-scale redevelopment in Wood Green. |
| **Surface carparks** | • There was general support among respondents for redeveloping open-air carparks to provide new housing. |
| **Infill in existing neighbourhoods** | • Some respondents supported infill development and increased density in existing neighbourhoods, while others raised concerns about resident displacement and the impact on existing estates, such as Ferry Lane. |

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| | • Respondents supported a Small Sites Study to guide infill development. |
| **High-density development** | • Respondents generally preferred low- to mid-rise buildings (3 to 6 storeys) over high-rise development.<br>• Many respondents emphasised the need to protect or enhance local views and heritage assets through new development.<br>• Concerns were raised about increasing housing density in Tottenham Hale, particularly regarding the potential demolition of council estates |
| **Green space** | • Developing housing on green spaces was a contentious issue, with many respondents expressing strong opposition.<br>• There was support for protecting Sites of Importance for Nature Conservation (SINCs) from development |
| **Locating development** | • Respondents supported a more balanced distribution of new housing across the borough, rather than concentrating development in specific areas.<br>• Concerns were raised about past Council strategies that prioritised Wood Green over other centres such as Crouch End and Muswell Hill.<br>• Respondents called for greater emphasis on supporting town centres through the Local Plan. |
| **Housing mix** | • The proposed approach to housing mix, including specialised housing and accessibility, was broadly supported. |
| **House in Multiple Occupation (HMOs)** | • The further increase of the number of Houses in Multiple Occupation (HMOs) was generally considered unsuitable.<br>• There was support for stricter monitoring and regulation of HMOs in Haringey. |

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| | • Many respondents supported converting HMOs back into family homes. |
| **Affordable housing** | • Respondents felt strongly that there is a shortage of genuinely affordable housing in the borough.<br>• There was strong support for increasing the proportion of affordable housing within private developments<br>• High demand for social housing and social rent was identified and respondents were clear that social rent should be prioritised above other types of affordable housing.<br>• There was also support for securing more intermediate affordable housing |
| **Space standards** | • Respondents felt that housing must meet minimum space standards.<br>• Developers were encouraged to exceed minimum space requirements rather than aim for the lowest acceptable standard. |
| **Working with existing housing stock** | • There was strong support for renovating existing homes, with many respondents referencing the importance of sustainable, low-carbon, and passive housing approaches. |
| **Zero carbon homes** | • Respondents expressed widespread support for the delivery of sustainable, low-carbon, and energy-efficient homes. |

*"On smaller developments, I fully support Haringey's efforts to secure much needed affordable housing contributions."*

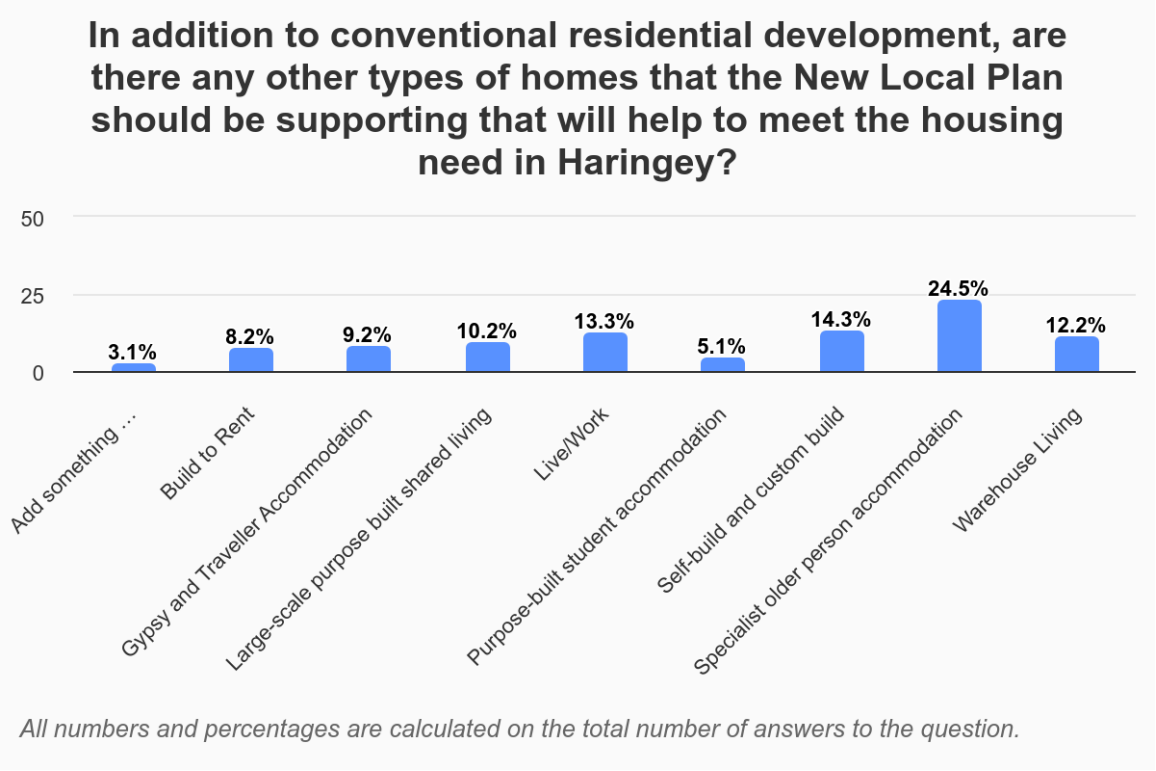



**Fig 12: (Above) Respondents said the New Local Plan should support a wide range of housing types**

*"It is well known that too many HMOs in a relatively small area causes a wide variety of problems. Leaving aside the overcrowding and cramped conditions often experienced by the tenants themselves, issues include too much waste leading to dumping and fly tipping, unsightly front gardens attracting vermin, a wide variety of ASB (especially noise nuisance) and so on…There are currently too many loopholes allowing the loss of family homes.*

Responses indicated support for providing a range of specialist housing to meet the needs of residents and communities.

**Older persons' accommodation**

- General support for more of this type of accommodation
- Support for affordable downsizing options for older residents

**Accessible homes**

- Respondents expressed concern that current standards for accessible flats are too low.
- Many called for a higher proportion of new homes to be fully accessible.
- Concerns were also raised about delays or barriers to installing accessible design features

## 4.8 Travel

### Summary

Inclusive travel and transport are essential to daily life in Haringey, shaping how residents access jobs, education, services, and social opportunities. A well-connected, safe, and sustainable transport network is key to reducing inequalities, improving public health, and supporting the borough's climate ambitions.

Consultation feedback highlighted strong support for reducing motor vehicle use and promoting more sustainable modes of travel, identifying the creation of healthy streets and healthy communities as a high priority. Respondents advocated for measures such as 15-minute city planning, segregated cycle lanes, improved public transport, pedestrianised streets, and congestion charges to help shift travel behaviours.

There were also calls to support electric vehicles and maintain green infrastructure like the Green Grid to support healthy and safe walking and cycling. However, many residents also reported barriers to sustainable travel, including unreliable and indirect public transport, a lack of safe cycle routes and storage, and concerns about road safety, particularly for young women at night who are choosing to drive rather than take public transport due to perceived lack of safety at night. Issues such as traffic congestion, car dominance, and conflicting views on parking and speed limits further underscored the need for a balanced and inclusive approach to mobility across the borough.

*"There is always a long line of traffic and even when walking and cycling this can make it unpleasant to commute. It would be nice if there were more green pathways and cycle routes away from this traffic."*

**What people told us about travel in Haringey**

| Themes | Comments |
|---|---|
| **Walking** | • Respondents highlighted the need for better road crossing facilities to overcome barriers to walking. Suggestions included adjusting pedestrian crossing lights to prioritise pedestrian movement.<br>• There was support for pedestrianising more streets and widening pavements to improve the walking environment and encourage active travel. |

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| **Cycling** | • Respondents called for safer ways to cycle and rollerblade, including the provision of separate lanes for e-scooters, mono wheels, and e-skateboards to reduce conflicts and improve safety.<br>• There was strong support for expanding cycling infrastructure, including more dedicated cycle lanes, bike hangars, and bike-sharing schemes.<br>• Feedback emphasised the need for adequate and accessible cycle storage in new developments, with concerns raised about superficial compliance and the importance of meaningful provision.<br>• Several respondents recommended that planning policies should address both car and cycle parking in front gardens. It was noted permitted development allows for the converting of gardens to car parking, but planning permission is required for installing bike shelters. |
| **Public transport: bus services** | • There were calls to improve east-west connectivity, including by adding more bus services and extending existing bus services to operate over a 24-hour period. |
| **Public transport: tube/ rail services** | • Respondents identified the need to address overcrowding on the Victoria line and improve public transport to keep up with growth, especially around Tottenham Hale.<br>• People feel that Crossrail 2 is unlikely to happen and are concerned about the impact this may have on planning future development. |
| **Locating development close to public transport** | • There was broad support to concentrate development along |

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| | transport corridors and/or locate development to maximise access to sustainable travel.<br>• Generally, there was strong support to focus development on accessible locations. |
| **Car-free development** | • Respondents expressed support for car-free developments and reducing car parking provision across the borough.<br>• Several respondents suggested open-air car parks as potential sites for housing or green space, such as those on Stoneleigh Road and Westerfield Road.<br>• There was support for adopting a borough-wide car-free approach to parking, based on the observation that most Haringey residents do not own a car. |
| **Electric vehicles & infrastructure** | • Respondents supported the expansion of electric vehicle charging points but emphasised that these should be installed on the roadway rather than the footway to avoid congestion and obstruction for pedestrians. The installation process was also identified as needing simplification and acceleration.<br>• There was support for transitioning all buses and taxis to electric vehicles and for promoting car clubs, particularly those offering electric vehicles. |
| **East-west connectivity** | • Respondents identified an opportunity to transform Carbuncle Passage into a green connectivity corridor to enhance local access and biodiversity.<br>• Feedback highlighted the need to improve the public realm and pedestrian connectivity in areas such as Hampden Road, Wood Green Common, and the route to Alexandra Park from Wood Green via the Penstock Tunnel. |

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| | • There was support for improving the walking and cycling network along the Lee Valley towpath to strengthen active travel routes and green infrastructure links. |
| **Safety** | • Respondents emphasised the need for improved road safety, particularly for cyclists and pedestrians. Suggestions included having more roadspace dedicated to active travel and adjusting infrastructure to prioritise non-motorised users.<br>• There was strong support for segregated cycling lanes along main roads to enhance traffic safety and improve perceptions of safety, particularly among women and other underrepresented groups.<br>• Feedback called for safer ways to cycle and rollerblade, including the provision of separate lanes for e-scooters, mono wheels, and e-skateboards.<br>• Some respondents recommended limiting the speed of e-bikes and reinforcing speed limits to improve safety for all road users.<br>• Specific concerns were raised about the design and operation of one-way road systems |
| **Traffic** | • Respondents highlighted the adverse impact of vehicular traffic crossing the borough, particularly the environmental and health effects associated with the North Circular Road. |

*"The Local Plan must not rely on the increasingly unlikely delivery of Crossrail 2 and instead ensure that every effort is made to deliver planning and infrastructure to support level access to Alexandra Palace and Hornsey Stations (National Rail) and Wood Green and Turnpike Lane Underground. The long-delayed improvements to the Piccadilly line should also be recognised and additional efforts made to support local employment and movement by walking and cycling."*

**Inclusive access**

Inclusive access emerged as a key concern in relation to transport, with respondents emphasising that not all residents are able to walk or cycle, and that public transport must be significantly improved before it can become a viable first-choice option for everyone. There were concerns about the potential marginalisation of older residents and disabled people if active travel is prioritised without adequate alternatives. Feedback called for more accessible infrastructure, including wheelchair-friendly junctions and bus stops, as well as greater attention to the specific needs of disabled users. Suggestions also included targeted support for lower-income groups to access cycling, such as subsidised bike schemes. Overall, respondents stressed that new development should contribute to a more connected, safe, sustainable, and equitable transport system that meets the needs of all residents.



Above: There was overwhelming support for improving access to and links between green spaces in the borough

## 4.9 Culture

### Summary

Culture plays a vital role in shaping Haringey's identity, fostering community cohesion, and supporting inclusive economic growth. It contributes to the borough's vibrancy, celebrates its diversity, and provides opportunities for creative expression, learning, and social connection.

Feedback received reflected a strong desire to protect and enhance Haringey's cultural infrastructure, with particular emphasis on recognising the value of community assets, supporting culturally specific services, and promoting inclusive access to cultural spaces. Respondents called for better use of vacant premises, support for creative industries, and the development of cultural quarters, especially in Tottenham, as hubs for arts, enterprise, and public life. There was also a clear focus on engaging young people through arts education, legal spaces for expression, and youth-led cultural programming, alongside calls for improved public realm, safer environments, and more equitable cultural representation across the borough.

*"We support hold[ing] cultural activities to activate the Lee Navigation in some locations and provide additional flavour to the cultural offering, to include, for example, floating markets, workshops, art barges, restaurants, cafes, theatres etc. Also, we have the Hinterlands schools arts project funded by the Arts Council nearby. Activities could help to bring additional passive surveillance and make people feel safer when using the waterway network."*
*– Canal & River Trust*

**How could the Local Plan support culture in Haringey?**

| Themes | Comments |
|---|---|
| **Cultural infrastructure** | • Respondents identified the importance of the following infrastructure to support cultural activity in the borough: assets of community value (ACVs), community services, markets and low-cost retail space.<br>• Markets and low-cost retail space provide access to culturally specific affordable products as well as community |

| | |
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| | support to migrant and ethnic minority communities. Examples referenced by participants include the Wards Corner and Seven Sisters market as well as Tottenham Green Enterprise Centre.<br>• Cultural venues should ensure a diversified cultural offer, emphasising inclusivity and equity<br>• Existing cultural venues should be supported, including Jacksons Lane Arts Centre and Alexandra Palace and Park.<br>• Respondents called for a coherent strategy for libraries and cultural programming, with calls for libraries to be used for exhibitions to showcase local culture and creativity.<br>• Responses identified opportunities to activate the Lee Navigation through cultural offerings such as floating markets, workshops and art barges along the waterway. |
| **Meanwhile uses** | • Public access to private or school sports facilities outside of school hours should be encouraged.<br>• Participants broadly supported the use of empty shops and vacant buildings to support cultural activities in the borough and encourage better use of vacant premises. |
| **Nighttime economy** | • 24/7 operation of leisure facilities should be limited to the largest town centres and not in residential areas to reduce disturbance.<br>• Evening and night-time economies should be distinguished. |
| **Cultural Quarters** | • There was support for developing the Cultural Quarter in Tottenham and creating a |

| | |
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| | new district centre in North Tottenham.<br>• There was also support for the enhancement and extension of visitor attractions, such as the Tottenham Hotspur stadium, visitor accommodation and high-quality public realm. |
| **Creative industries** | • Existing and underutilised brownfield land in Wood Green should be redeveloped for flexible workspace.<br>• Fragmentation and poor connectivity near the warehouse district was associated with higher crime rates and feeling unsafe in the public realm.<br>• Some respondents raised concerns regarding a perceived increase in the rate of conversions of warehouse accommodation to exclusively residential use resulting in poor-quality accommodation with negative impacts on the existing community, urban character and infrastructure of the surrounding neighbourhood.<br>• Responses supported the creation of local small business creative work centres like the Blue House Yard.<br>• Participants identified well-maintained open space, high-quality design and green industrial hubs as beneficial to Haringey's creative industries. |

*"The notion of supporting and promoting cultural venues in the borough is good in principle but it is absolutely critical that those venues are required to be committed to a diverse cultural offer where audiences who have typically been marginalised in the arts (whether due to ethnicity, or disability, or other characteristics) are catered for, and do not replicate the arts sector more widely in terms of both audiences and leadership (overwhelmingly white, able and middle-class).*

**Engaging with schools and young people**
Consultation responses emphasised the importance of engaging with schools and young people as part of Haringey's cultural development. There was a clear call to actively involve the youth community in shaping the borough's cultural identity, recognising young people as vital contributors to its future.

Suggestions included creating legal public spaces for youth expression, such as designated areas for street art, and promoting arts education and training within schools to encourage exploration of diverse creative forms. Respondents also advocated for improved facilities and support for local community events aimed at children and young people, alongside broader efforts to embed youth voices in decision-making processes.

Overall, the feedback received reflected a strong desire for inclusive cultural infrastructure that empowers young residents and fosters a sense of belonging and creativity across the borough.

*"There should be safe and young people-owned platform[s] for cultural expression."*

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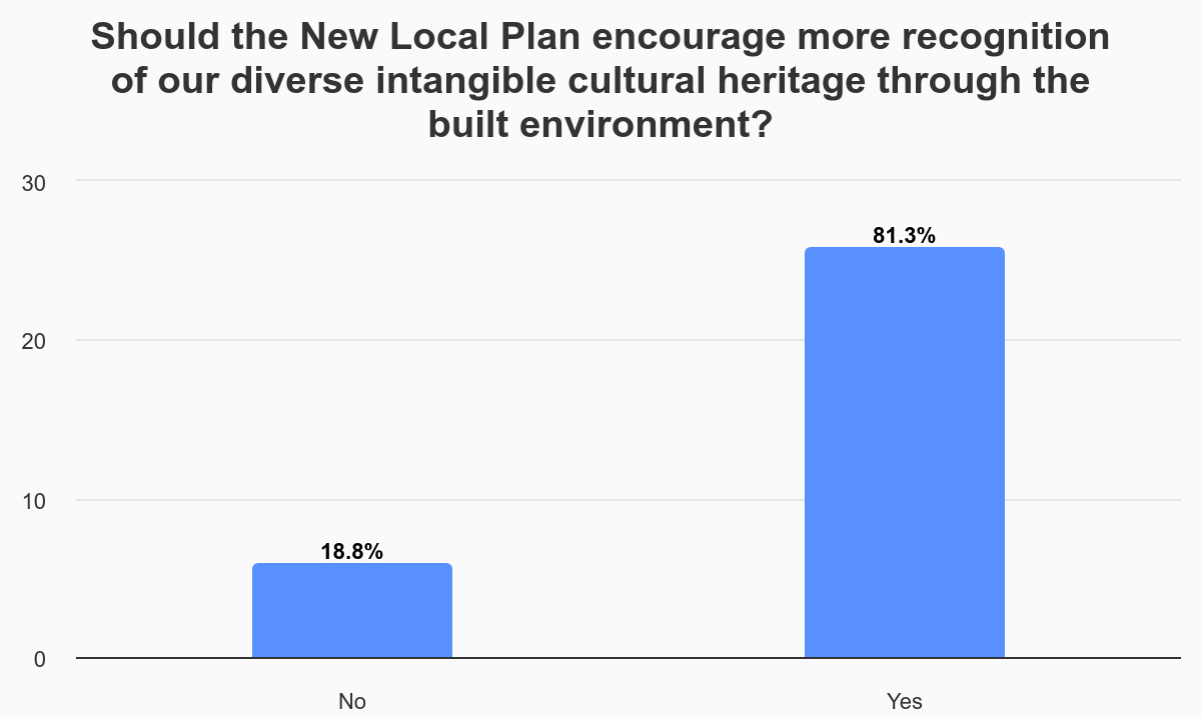



**Fig 13: (Above) The majority of respondents believed the New Local Plan should encourage recognition of Haringey's diverse intangible cultural heritage through the built environment**

## 4.10 Town Centres

### Summary

Consultation responses highlighted the vital role of town centres in shaping Haringey's economic, social, and environmental future. There was strong support for enhancing and diversifying Haringey's town centres and independent shops, with a particular emphasis on promoting growth within key areas such as Tottenham and Wood Green.

A recurring theme was the need for a more flexible and balanced approach to town centre uses - encouraging vibrant, mixed-use environments while avoiding overconcentration of specific uses or excessive residential development at ground floor level.

Priorities included greening and improving the public realm, widening pavements and providing more on-street dining, reducing car parking and air pollution in town centres, supporting independent and diverse retail, restricting 'unhealthy' shops, providing safer cycle routes and promoting the night-time economy in major centres.

Feedback also called for a more collaborative, cross-boundary approach to neighbourhood planning to ensure coherent and inclusive regeneration in collaboration with neighbouring boroughs.

*"The perception that ample car parking is essential for local businesses [in town centres] should be challenged."*

**What people told us about town centres in Haringey**

| Themes | Comments |
|---|---|
| **15-minute city** | • Support for diverse, mixed-use development in town centres and 15-minute city development to reduce car dominance.<br>• Concerns were raised regarding incremental intensification within 800m town centres in Conservation Areas in relation to the impact of high-rise development on urban character. |
| **Tottenham area** | • Calls for continued support and policy protection for the Tottenham Hotspur Stadium area in North Tottenham. |

| | |
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| | • Respondents advocated for shifting the primary focus for new large-scale retail to Tottenham instead of Wood Green. |
| **Retail opportunities** | • Responses recognised the impact of online shopping on local high streets and the need to repurpose retail spaces for other uses.<br>• Calls for essential services, community spaces and a mix of uses to be retained in town centres.<br>• Calls for a balanced and diverse retail offer in town centres.<br>• 24/7 operation of businesses such as pubs and adult gaming centres should be limited to the largest town centres and should not be in residential areas to reduce disturbance.<br>• Respondents called for the New Local Plan to recognise the role and value of the existing retail offer, especially for local ethnic minority community groups in Seven Sisters Market and Wards Corner. |
| **High streets and shopping parades** | • Respondents called for bespoke design guidelines to preserve and enhance historic shopfronts and town centres within Conservation Areas.<br>• Participants suggested that the Council should encourage temporary uses of vacant units and neglected buildings in town centres, to support existing businesses and communities through meanwhile uses. |

"The key growth areas are proving successful and should not be neglected but rather accelerated - especially Wood Green. Development is delivering a new town centre for the people of Tottenham. The future benefits secured for those in Tottenham Hale should also be secured for those that live in and around Wood Green."

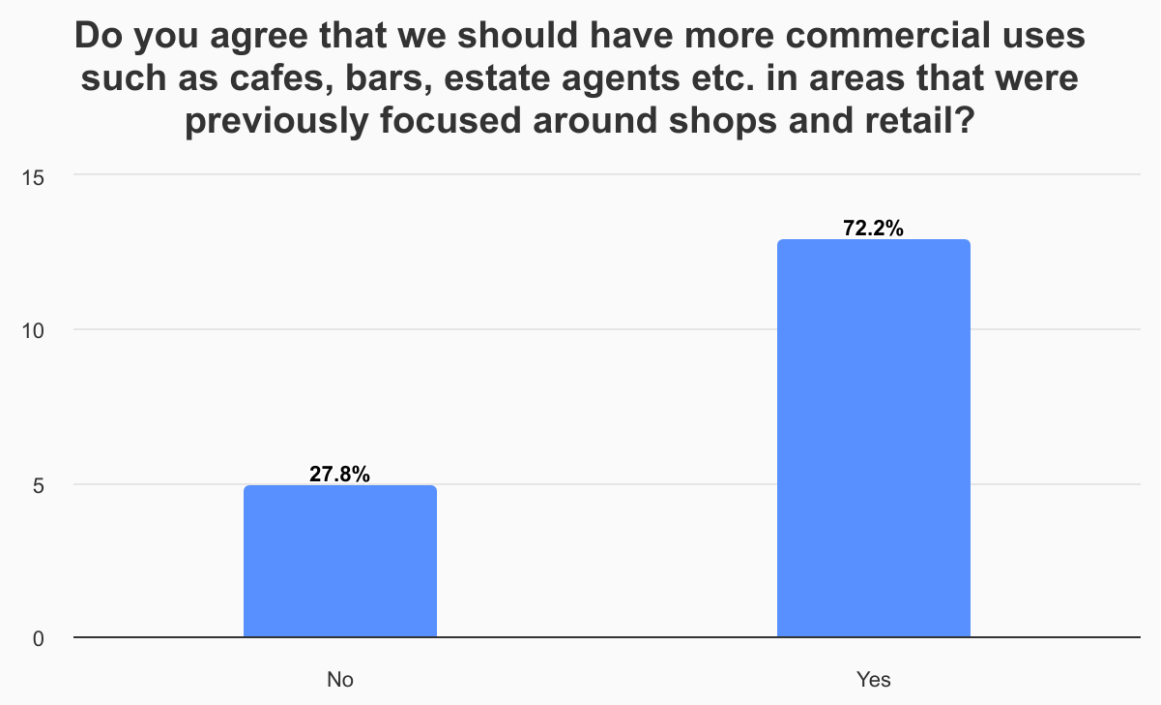


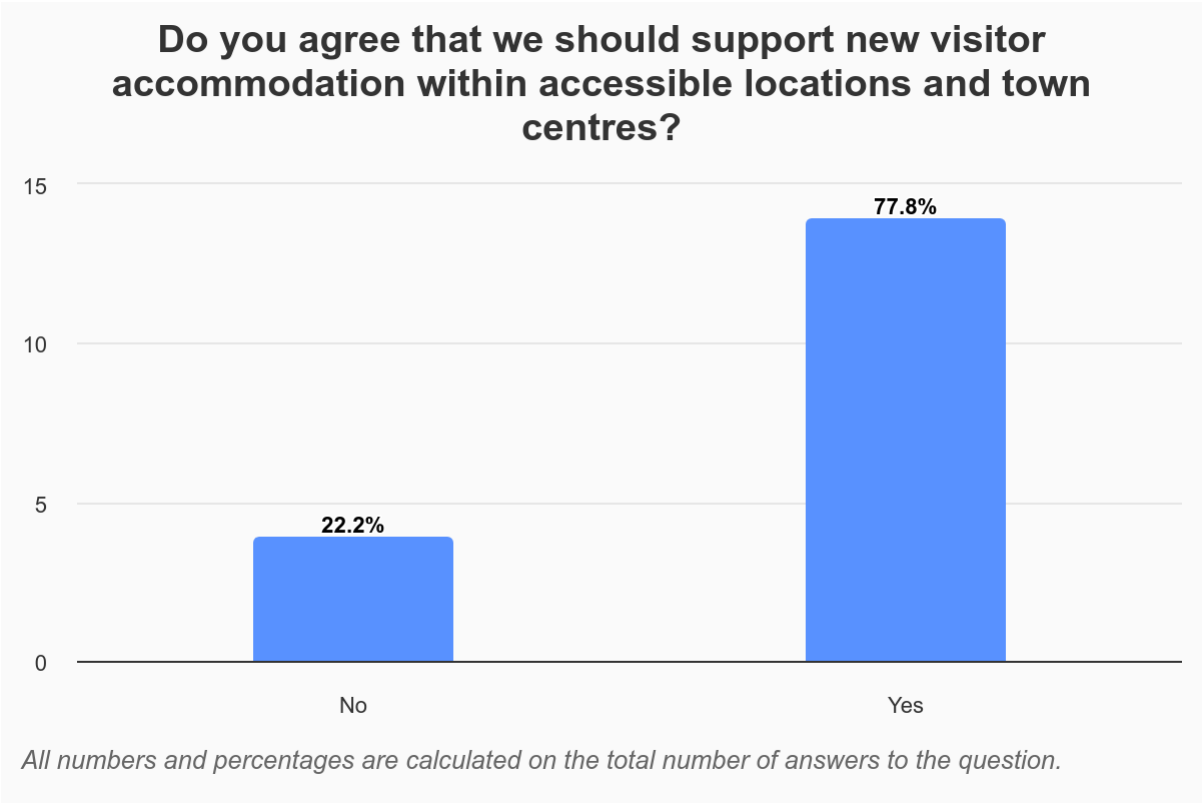

**Fig 14 (Above) Most people agreed that there should be more commercial uses such as cafes, bars, estate agents in locations previously focussed around shops and retail**

*"With the competition from online retail, going shopping in the High Street must offer something extra. Convenience is one aspect, but so also is the quality of the environment. The bleakness of the Tottenham Hale retail park and the crowded and traffic-dominated experience of Wood Green High Street detract from the shopping experience and both would benefit from further environmental improvements."*

**Conversions from retail to residential in town centres**

Consultation responses expressed a preference for protecting existing retail parades and limiting conversions from retail to residential use, particularly at ground floor level. There was strong emphasis on maintaining active frontages that contribute to the vibrancy and vitality of town centres, with concerns that housing or conventional office uses at street level could lead to dead frontages and undermine the character and functionality of these areas. However, it was also acknowledged that national permitted development rights restrict the Council's ability to fully control such conversions, presenting challenges in maintaining the intended balance of uses within town centres that are not located within Conservation Areas.

Where commercials units have been turned into homes some respondents supported their conversion back to employment use to help sustain local economic activity and preserve the diversity of town centre functions.




*All numbers and percentages are calculated on the total number of answers to the question.*

**Fig 15 (Above) Most people supported new visitor accommodation in town centres**

# 4.11 Economy

## Summary

Responses received about the local economy in Haringey revealed strong support for growing the borough's economy while ensuring inclusive and sustainable development.

Respondents emphasised the importance of protecting and optimising employment land, supporting small and medium-sized enterprises (SMEs), and adapting to the evolving nature of work in a post-pandemic context.

There was a clear desire to see underutilised sites brought into productive use, greater investment in the east of the borough to address economic disparities, and a commitment to supporting the green economy and creative industries. The feedback reflects a shared ambition for a resilient, diverse, and future-ready local economy that benefits all communities across Haringey.

*"In every recession employment space has been lost to housing. The net loss over, say, fifty years must be enormous. Everyone in Haringey needs a job."*

### How could the Local Plan support our local economy?

| Themes | Comments |
|---|---|
| **Employment land** | • Respondents expressed support for the redevelopment of underutilised employment land to provide an uplift in jobs<br>• Several respondents called for greater investment to reduce the economic divide between the eastern and western parts of the borough. |
| **Industrial uses** | • Some feedback questioned whether industrial intensification is the most appropriate approach for the borough.<br>• There were calls to relocate heavy industrial and polluting businesses away from residential areas and parks. The waste yard operated by O'Donovan Waste Disposal, located behind Markfield Park, was specifically mentioned as a |

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| | concern due to its proximity to sensitive land uses. |
| **Green Economy** | • Respondents expressed general support for the London Plan's Good Growth objectives, with some advocating for a shift from "good" growth to more sustainable and green growth approaches.<br>• There was support for ensuring the availability of green jobs within the borough and for expanding green initiatives.<br>• Feedback highlighted the importance of developing green hubs, green employment training centres, and green-transition industrial projects to support the growth of the green economy in Haringey. |
| **Creative workspace** | • There were calls for targeted support for small and medium-sized enterprises (SMEs), which were identified as being particularly affected by the impacts of COVID-19.<br>• Feedback highlighted the need for more co-working and shared workspaces to reflect changing work patterns. It was suggested that such facilities should be in local and district shopping centres, aligning with the 15-minute city model.<br>• Respondents called for stronger protections against low-quality conversions or the loss of existing spaces, to safeguard local communities, neighbourhood character, and supporting infrastructure. |

"Any delivery of office and workspace needs to include the infrastructure around it. People don't just come to an office, they get coffee on the way in, pop out for lunch and to do errands."

"Employment land has already decreased massively and should be protected, otherwise we would become a giant dormitory, rather than a vibrant borough."

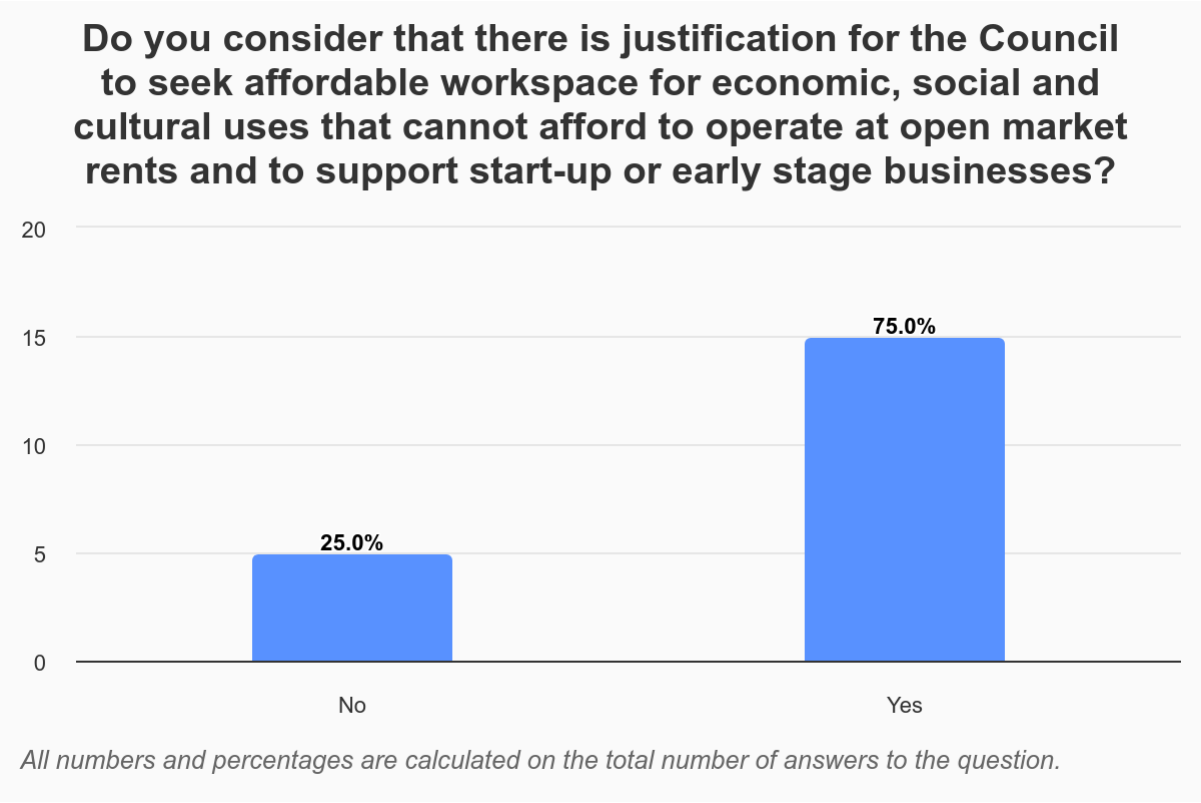



**Fig 16 (Above) The majority of respondents considered the Council can justify seeking affordable workspace in commercial developments.**

**Post-pandemic workspace in Haringey**

Feedback on the future of workspace provision in Haringey emphasised the need for flexibility and affordability to support local businesses and start-ups. Respondents noted that traditional office spaces are becoming less central and advocated for mixed-use developments in key growth areas and along major road corridors to incorporate adaptable workspaces.

There was support for planning that reflects the changing nature of work with calls for a diverse range of employment spaces including those for SMEs, small-scale manufacturing, food processing, and creative or tech-focused start-ups. Protecting existing business spaces, especially those serving ethnic minority communities, was highlighted as a priority amid concerns about this being overlooked by developer-led regeneration.

Additionally, informal and flexible workspaces, such as cafes and meeting rooms with good public transport accessibility, were seen as vital to fostering local economic resilience and community interaction.

*"As more people work from home over the next few years, Tottenham should change from a commuter neighbourhood to [one] which can supply the social life that the inner city does."*

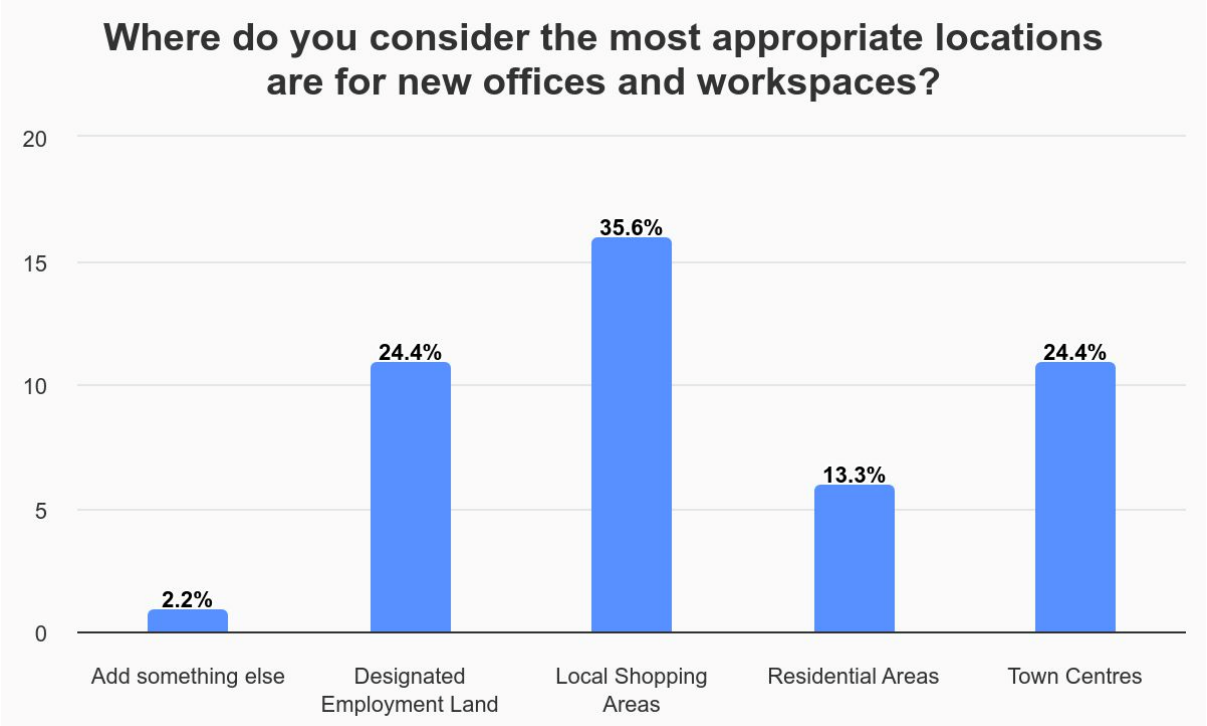


**Fig 17: (Above) Respondents considered that there are a variety of appropriate locations for new offices and workspaces**

## 4.12 Social Infrastructure

### Summary

It is essential that the New Local Plan supports good collaboration between the Council, local communities, social infrastructure providers, and developers to ensure that growth is supported by social infrastructure that meets the needs of the local community.

In particular, the feedback received regarding social infrastructure highlighted that:

- Social infrastructure should be distributed fairly across the borough
- Social infrastructure should be inclusive and without barriers to access
- The Council should work more closely with social infrastructure providers to make better use of existing facilities
- New social infrastructure should be informed by meaningful consultation with local people

*"From the Asian Centre (now the Community Hub) to the Sandbunker Community Centre, the Cypriot Centre to Haringey Chinese Centre, there is a rich history of community facilities and services in our borough. It is one of the area's greatest strengths, dating back to a time when there was a generous provision of community space, and it is essential this is not lost."*

**What people told us about social infrastructure in Haringey**

| Themes | Comments |
|---|---|
| Education and training | • Respondents called for increased investment in schools and youth initiatives to help address low educational attainment and wider social challenges.<br>• There was strong support for job creation through planning obligations, with particular emphasis on providing apprenticeship opportunities and green jobs.<br>• Feedback supported the use of libraries for exhibitions showcasing local creatives, and |

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|---|---|
| | encouraged the use of local museums and other venues to share and celebrate local history. |
| Health infrastructure | • Participants identified a need to improve access to GP services, especially in the East of the Borough.<br>• The need for safer outdoor spaces was raised, especially in light of COVID-19 impacts.<br>• Support was expressed for community gardens, urban farms and allotments.<br>• Respondents advocated for new, affordable, and inclusive recreation facilities especially in Tottenham. Facilities including leisure centres, skateparks, outdoor gyms and natural play space were highly welcomed. |
| Community space | • Concerns were raised regarding the loss of community spaces. Proposed solutions included requiring the provision of new community space as part of large new developments, sharing facilities with schools, and providing more covered meeting spaces in parks.<br>• Many respondents called for stronger protection of and investment in existing community centres. |

*"Isolation and a lack of community support has been a huge problem in this pandemic and future social infrastructure should be working to combat that: providing space for social interaction and community support is needed."*

**Inclusive access**
Consultation responses highlighted concern regarding the persistent east-west divide in access to infrastructure and associated life outcomes.

Respondents called for more inclusive and targeted planning approaches to better support the needs of younger and older residents, as well as marginalised groups including the trans community, migrants, and refugees. Additionally, there were specific comments regarding the uneven distribution of public toilet facilities, which was noted to disproportionately affect older residents and limit their mobility and access to public spaces.

*"More imaginative use should be made [of] 'conditions' for big developments to increase community facilities, such as provision of a meeting space that must be made available for a certain number of hours per week to community groups at a low rent. Especially as often such facilities are demolished as big developments are built."*

# 5.0 Conclusion

The consultation responses received during our First Steps Engagement reflected a proactive and engaged community with a clear vision for a more inclusive, sustainable, and resilient borough. Across all themes - from housing and economy to climate resilience, design, and green infrastructure - residents consistently called for development that respects local character, supports vulnerable communities, and enhances quality of life. There was widespread support for protecting and improving public spaces, embedding zero-carbon principles, promoting inclusive access to transport and nature, and ensuring that new development is well-designed and community-led.

The feedback also highlighted the importance of transparency, meaningful engagement, and long-term stewardship in delivering the ambitions of the Local Plan.

As Haringey moves forward working towards a Regulation 18 consultation on the Draft Local Plan, this input will be vital in shaping policy directions for a plan that responds to local needs and reflects shared values, helping to build a borough that is equitable, climate-ready, and will thrive for generations to come.



Above: CGI image of Tottenham Hale local centre

# 6.0 Appendix

# Haringey Local Plan Youth Advisory Board Data Report

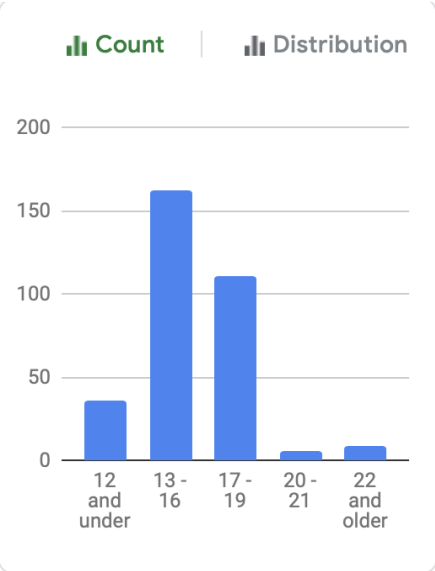
**Introduction**
This data report is based on the survey conducted by the Haringey Youth Advisory Board to support Haringey Council in drafting the Haringey Local Plan. This report outlines the questions we asked in the report and the main answers for each question.

**Objectives**
The Council wanted to hear young people's thoughts on two important documents:

- The New Local Plan 2022-2037: Which will set out how Haringey will grow and develop over the next 15 years. (Check out the website https://haringeynewlocalplan.commonplace.is/)
- The Draft Climate Change Action Plan: Which sets out a route for the borough to become net zero carbon by 2041 (The New Local Plan is one way to do this by making new development is net zero carbon and contributes to a more sustainable environment) https://haringeyclimatechangeactionplan.commonplace.is/

The YAB was tasked with leading the engagement and collecting feedback on these plans from at least 300 young people (13-21 year olds). We have been able to collect survey responses from **324 young people from Haringey**.

1. **What is your age:**




**12 and under:** 36
**13 - 16:** 162
**17 - 19:** 111
**20 - 21:** 6
**22 and older:** 9

2. **What are the most important things for you in Haringey? (Eg. Youth Clubs, Parks, Certain areas like Alexandra Palace or Tottenham)**

**Parks:** 203
**Outdoor Space:** 54
**Youth Clubs:** 64
**Local business/shops/cafes:** 32
**Leisure Activities - cinema, library, sports facilities, ice-rink, theatre:** 72
**Ally Pally:** 100

3. **Planning a city is about protecting and enhancing the things about a place that make it special and meaningful to us, like the old buildings, parks and public spaces that we all use. What do you think could be done to protect and/or improve Haringey?**

**More spaces for youth/public/green spaces/sports facilities:** 113
**More parks:** 61
**Protect and keep old buildings/architecture:** 26
**More support for small businesses:** 13
**More bins/reduce littering/clean streets:** 33
**More police/security/safer environment:** 44

4. **There is a big shortage of decent affordable homes across the UK. It's getting harder for young people to be able to afford to rent or buy. We need to decide where to build a lot of new homes. Pick your top three places where you think new homes should go in Haringey.**

**Alexandra Palace:** 130
**Bounds Green:** 51
**Crouch End:** 131
**Hornsey:** 98
**Green Lanes:** 50
**Muswell Hill:** 115
**Stroud Green:** 36
**Tottenham:** 108
**Wood Green:** 139
**West Green:** 34
**White Hart Lane:** 74

5. **This survey will be able to influence the design of a number of spaces in Haringey including Schools, Homes, Estates and Parks. What new facilities would you want to see within our local area?**

**Parks:** 106
**Gyms/sport facilities/leisure centres:** 73
**Youth clubs/spaces:** 29
**Green/outdoor spaces:** 23
**Schools:** 16
**Affordable homes:** 26
**Other:** 48

6. **What things should be considered when deciding where to build new schools? eg. distance from main roads, bus-stops etc.**

**Bus stops/public transport:** 139
**Distance from main roads:** 108
**Safe area/roads:** 66
**Near shops:** 32

7. **What kind of new youth spaces would you like to see? eg. playgrounds, youth clubs etc.**

**Football pitches:** 22
**Basketball courts *particular request for them to be indoor:** 20
**Playgrounds *for younger AND older children:** 89
**Youth clubs:** 117
**Skate parks:** 11
**Music studios:** 9
**Gyms:** 10
**Sports facilities (general):** 65
**Parks:** 41

**Other activities (art/pottery/swimming pools/cinema/dance/bowling/museums/arcades/theatre):** 38

*There was a notable mention for such youth spaces across the board to have female only spaces/ times to use the facilities - particularly regarding the provision of sporting facilities

8. **Where should these youth spaces be? Pick your top 3.**

**Alexandra Palace:** 178
**Bounds Green:** 15
**Crouch End:** 49
**Hornsey:** 24
**Green Lanes:** 21
**Muswell Hill:** 4
**Stroud Green:** 2
**Tottenham:** 143
**West Green:** 30
**White Hart Lane:** 57
**Wood Green:** 158

9. **It is important that everyone can travel safely, cheaply, and easily across the borough whether it be to school, work, shopping or catching up with friends and family. What do you find difficult about travelling around Haringey? What do you think the Council could do to make it safer, easier, and cheaper to get around?**

**More secure and frequent buses:** 148
**More access to rental bikes:** 25
**Cheaper public transport:** 33
**More public transport:** 14
**More/safer cycle paths/roads:** 13
**Less traffic:** 16
**CCTV:** 11
**Cheaper shops:** 2
**Other:** 62

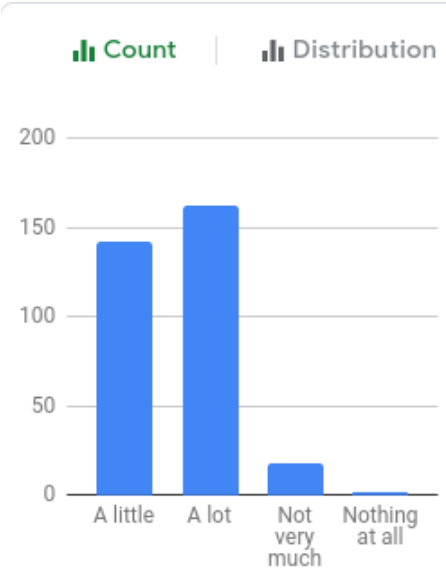
*There was a notable mention for a tube station in Muswell Hill

10. **Is there anything about your environment that affects your mental health? If yes, what is it and what do you think we can do about it?**

Litter: 18
Lack of green spaces + trees: 30
Lack of outdoor gyms/fitness equipment: 4
traffic/air + noise pollution: 31

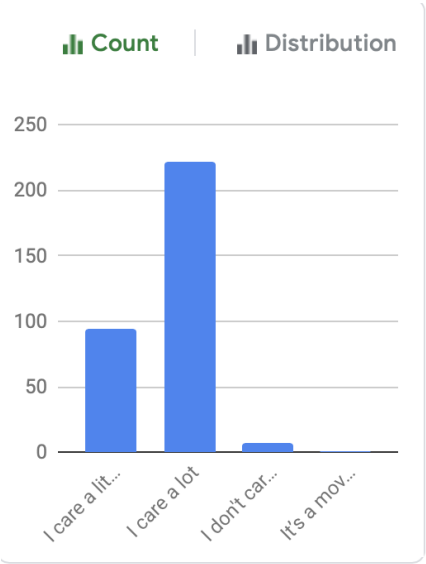
Gangs/lack of street lighting/threat of violence (especially at night young people reported of being afraid to travel alone: 32
Lack of public artwork: 10
Overcrowding: 3
Poor treatment of the homeless: 3

**11. How much do you know about climate change/ Global Warming?**




**A lot:** 164
**A little:** 139
**Not very much:** 17
**Nothing at all:** 4

**12. How do you personally feel about the climate emergency?**



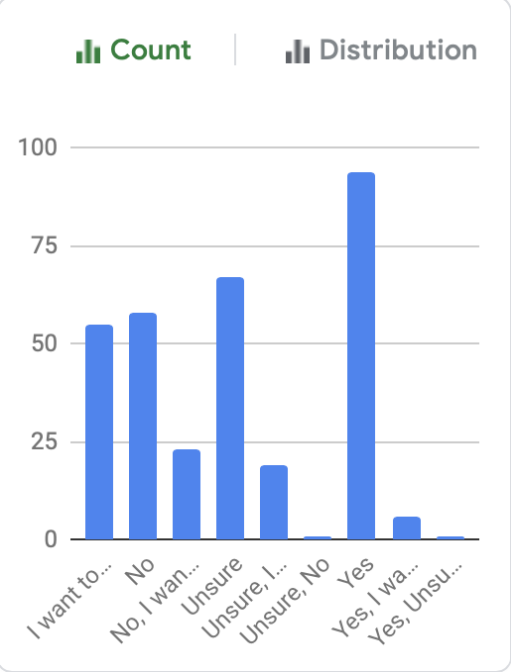

I care a little: 94
I care a lot: 222
I don't care at all: 7

**13. Which of these things do you already do that will help reduce our impact on the environment?**

**Walking:** 291
**Cycling:** 141
**Travel by public transport:** 210

**Buying second-hand clothes:** 127
**Eat local food:** 187
**Eat less or no meat/fish:** 124
**Grow food (at home, school or elsewhere):** 62
**Air dry laundry:** 131
**Switch off lights:** 251
**Use less packaging:** 155
**Talk to friends/family about climate change:** 141

**14. Do you know what a 'Green Job' is? Do you want to know more?**




**I want to know more:** 55
**No:** 58
**No, I want to know more:** 23
**Unsure:** 67
**Unsure, I want to know more:** 19
**Unsure, no:** 1
**Yes:** 94
**Yes, I want to know more:** 6
**Yes, unsure, I want to know more:** 1