DRAFT LOCAL PLAN CONSULTATION WEBINAR

CROUCH END AND MUSWELL HILL NEIGHBOURHOODS

24 November 2025



AGENDA

1	**Introduction to the Draft Local Plan** (5mins)
2	**Chapter 14: Crouch End Neighbourhood** (10mins)
3	**Chapter 17: Muswell Hill Neighbourhood** (10mins)
4	**How to respond** (5mins)
5	**Q&A** (60mins)

WHAT IS THE LOCAL PLAN?

Main document used to determine planning applications in Haringey

DOES DO

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

DOESN'T DO

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

Haringey LONDON

WHY A NEW LOCAL PLAN?

Requirement to review Local Plan every 5 years

Existing suite of documents adopted 2017

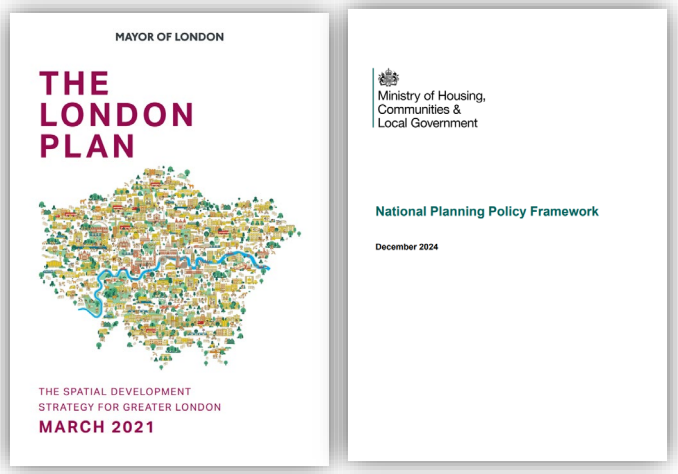
A lot has changed since then:

- Changes to national policy and legislation
- Adoption of a new London Plan
- Council declaration of a climate emergency
- Housing crisis
- Growing focus on health and wellbeing in context of ongoing impacts of Covid 19 and cost of living crisis

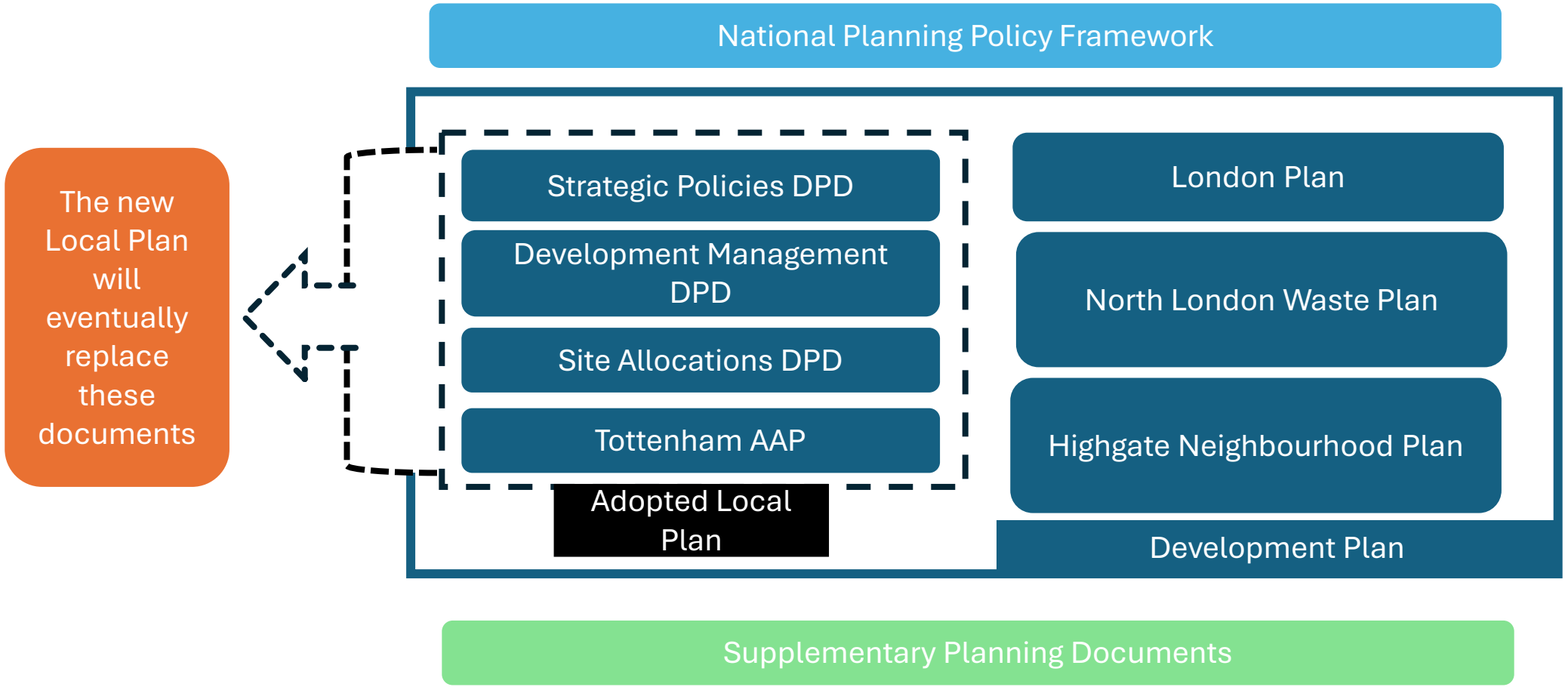
Key opportunity to:

- Consolidate existing suite of documents
- Deliver on exciting opportunities such as being London Borough of Culture 2027
- Help address ongoing challenges such as the homelessness crisis

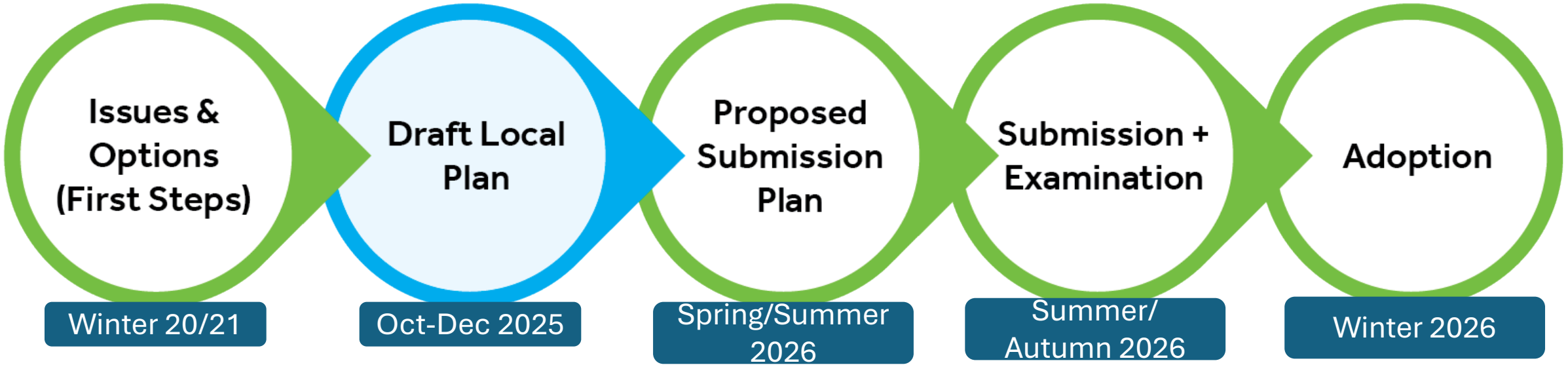




POLICY FRAMEWORK



CREATING A NEW LOCAL PLAN



STRUCTURE OF THE DRAFT PLAN

SPATIAL VISION

The Narrative

PLACEMAKING FRAMEWORK FOR HARINGEY

The objectives, priorities and approach

SPATIAL STRATEGY

The mapped strategy for delivery

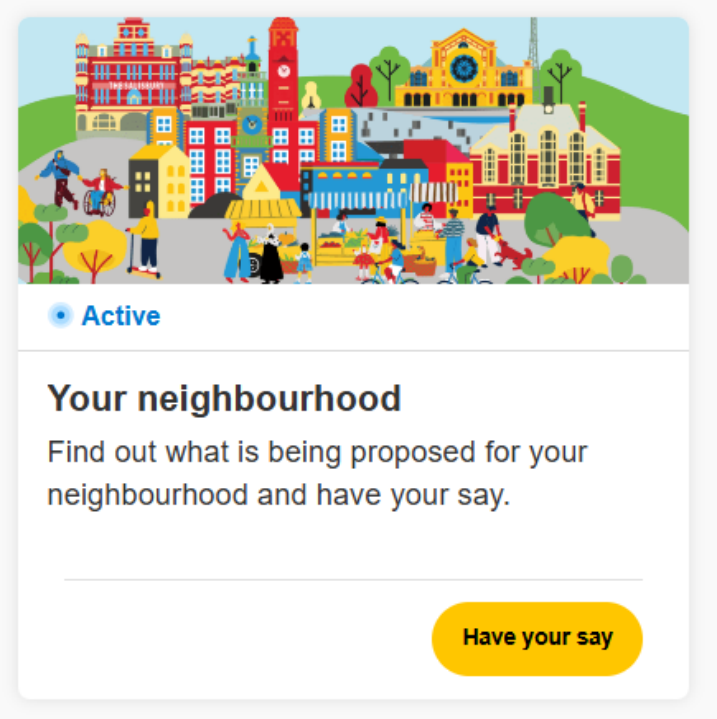
(PART 1)

NEIGHBOURHOOD CHAPTERS (PART 2)

BOROUGH-WIDE CHAPTERS (PART 3)

TODAY'S SESSION: NEIGHBOURHOOD POLICIES

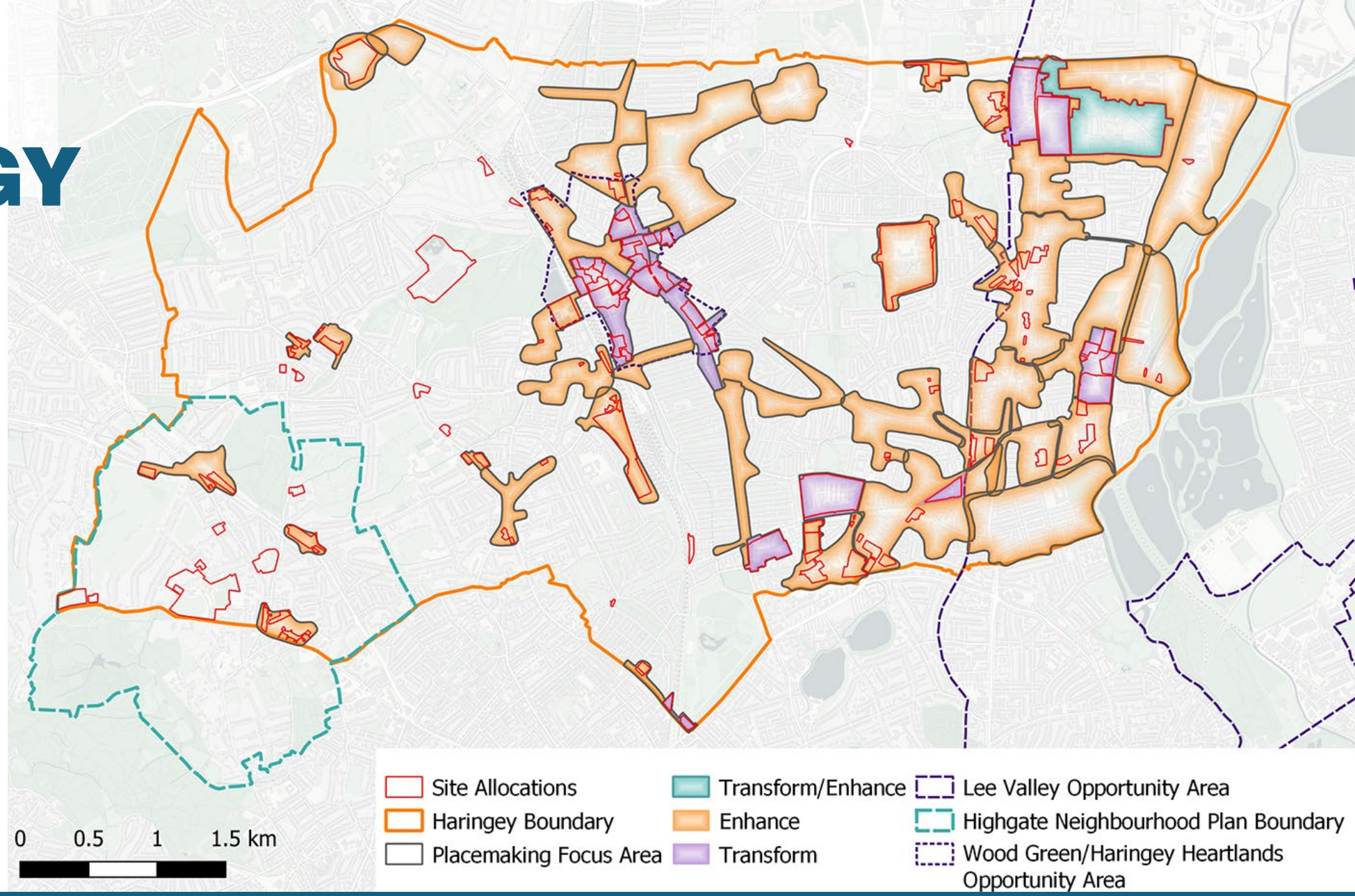
HARINGEY DRAFT LOCAL PLAN



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



SPATIAL STRATEGY



NEIGHBOURHOOD CHAPTERS

11 Neighbourhoods

Based on 2015 Characterisation Study

<u>Not new political or statutory boundaries</u>



Haringey LONDON

NEIGHBOURHOOD CHAPTERS

Neighbourhood

Tottenham Hale



Neighbourhood Vision

Neighbourhood Policies

Identifies Placemaking Focus Areas

Placemaking Focus Area (PFA)

Tottenham Hale District Centre



Placemaking Focus Area Strategy

Initiatives to support placemaking

Identifies site allocations

Site Allocation

Tottenham Hale Retail Park



Summary of proposal

Indicative capacities

Detailed policy guidance

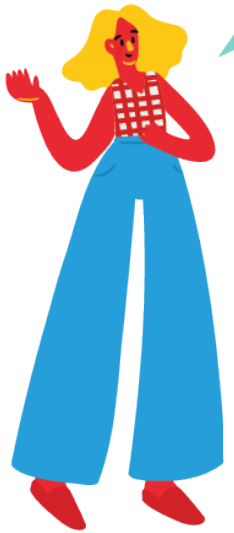
CHAPTER 14: CROUCH END NEIGHBOURHOOD



CROUCH END NEIGHBOURHOOD

YOU TOLD US

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



- Strong call for more greenery, street trees and wider pavements in the town centre, especially around the Clock Tower.
- Concerns expressed about the closure of Hornsey Town Hall and the associated loss of cultural gathering spaces.
- Lack of open spaces and places for the community to gather in the town centre.
- Support for nurturing Crouch End's creative community through potential meanwhile use of vacant shop units.

CROUCH END NEIGHBOURHOOD

VISION

Crouch End in 2042 will have enhanced its identity as **a thriving neighbourhood** with a **unique character**, **creativity** and **community spirit**.

The **District Centre** will have been enhanced, **traditional shop fronts** restored and **cultural uses** will have been protected. A network of **high-quality public realm** will have been delivered to create **greener**, **safer** and more **accessible streets**, including **new public spaces**.



Haringey LONDON

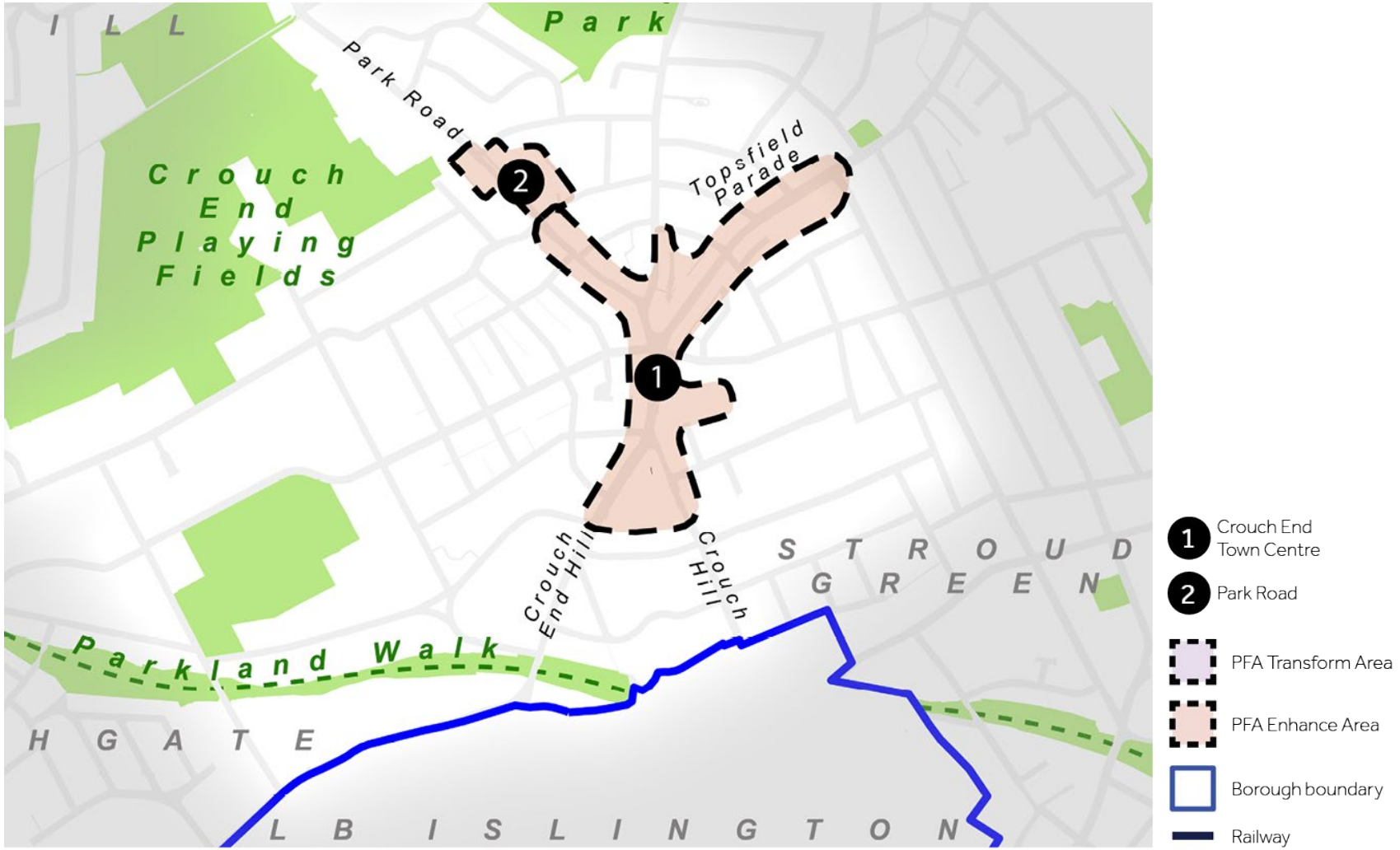
CROUCH END POLICIES AND PFAS

At least 250 new homes, and more jobs

Preserve and enhance rich built heritage

Enhance vitality and vibrancy of the District Centre, including:

- greening the town centre;
- resist ground floor conversions;
- safer pedestrian + cyclist movement through the District Centre;
- new walking routes connecting the neighbourhood's cultural and other assets; and
- interventions to support on-street eating and dining



Haringey LONDON

CEPFA1: CROUCH END TOWN CENTRE

ENHANCE AREA

Enhance the town centre by creating a greener, pedestrian-friendly public realm

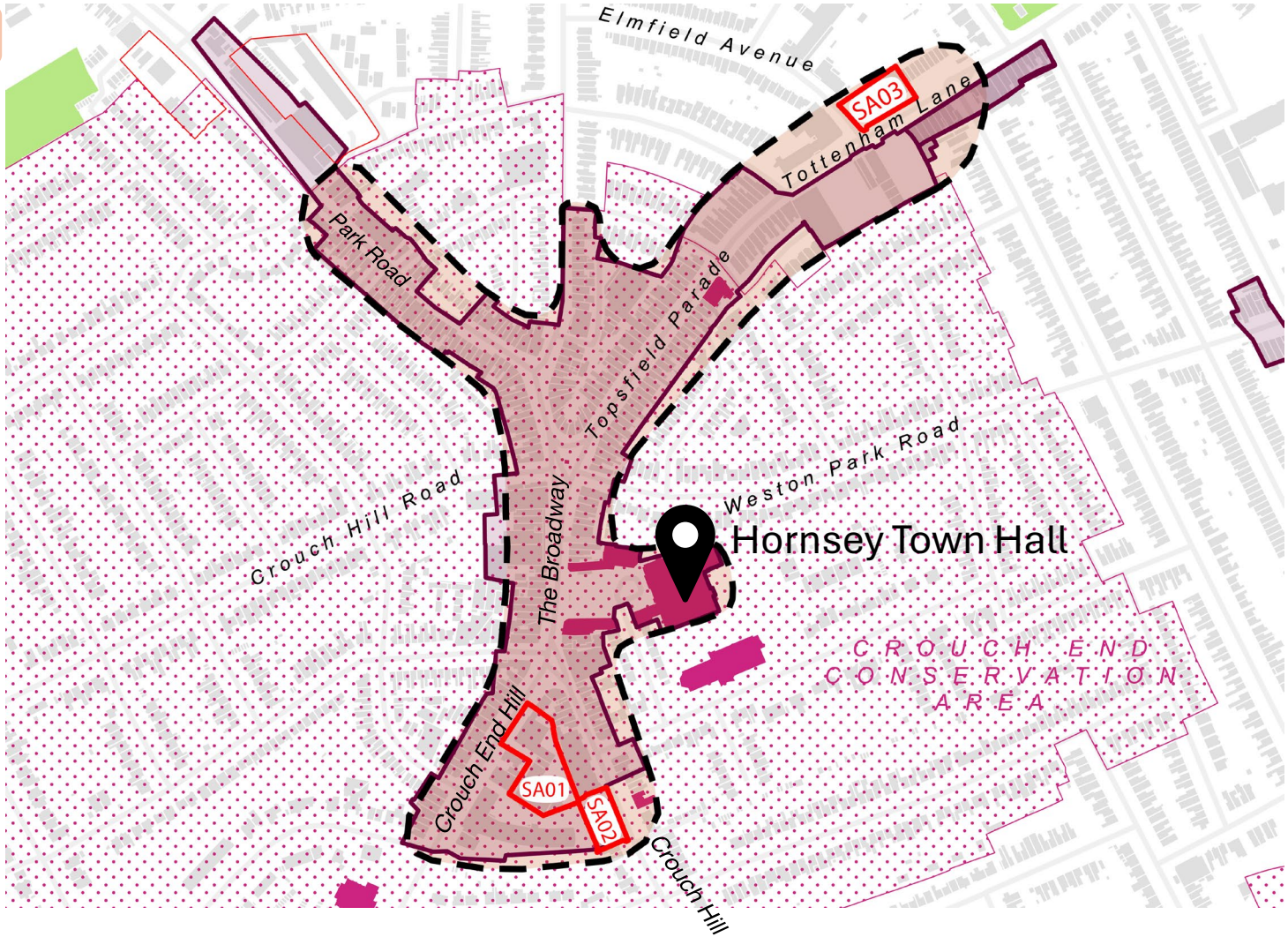
- Explore opportunities to improve public space around the Clock Tower
- Enhance local identity through new public art

Conservation-led approach to placemaking

- Preserve and enhance the Conservation Area
- Restore unity of historic shop frontages

Enhanced community facilities to support cultural activities

- Work with the Neighbourhood Forum + local businesses to identify needs



CEPFA2: PARK ROAD

ENHANCE AREA

Enhance climate resilience as part of new residential-use mixed use development at Lynton Road depot site

- New public green space and shared amenity
- Active street frontages
- Improved public realm in front of Veryan Court

Enhance residential character of Park Road

- Repair historic street pattern
- New infill residential on former petrol station site
- Align frontages and gardens



CHAPTER 14: CROUCH END NEIGHBOURHOOD

SITE ALLOCATIONS IN CROUCH END

The following site allocations are currently proposed:

- CE SA01 Crouch End Former Telephone Exchange
- CE SA02 138-143 Crouch Hill
- CE SA03 156 Tottenham Lane
- CE SA04 93-113 Park Road
- CE SA05 Lynton Road depot & 72-96 Park Road
- CE SA06 Ramsey Court



Haringey LONDON

CHAPTER 17: MUSWELL HILL NEIGHBOURHOOD



MUSWELL HILL NEIGHBOURHOOD

YOU TOLD US

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

- Strong support for promoting independent businesses, distinctive shopfronts and murals to enhance local identity.
- People called for more play spaces and places for young people and raised concerns about pedestrian safety, calling for improvements in the town centre.
- Concerns raised regarding air pollution and traffic congestion in the town centre.
- Feedback emphasised the importance of Alexandra Palace and Park as valuable cultural asset and green space.



MUSWELL HILL NEIGHBOURHOOD

VISION

Muswell Hill in 2042 will be enhanced as a **flourishing historic Edwardian neighbourhood** and its **heritage assets** and **fine views** over London will have been **preserved** and further **celebrated**.

Muswell Hill District Centre will continue to be **vibrant**, with well-supported **independent businesses**. **Alexandra Palace** will have **strengthened its identity** as a **landmark heritage asset** and a **leisure** and **cultural venue** of national importance.



Haringey LONDON

MUSWELL HILL POLICIES AND PFAS

At least 250 new homes, and more jobs

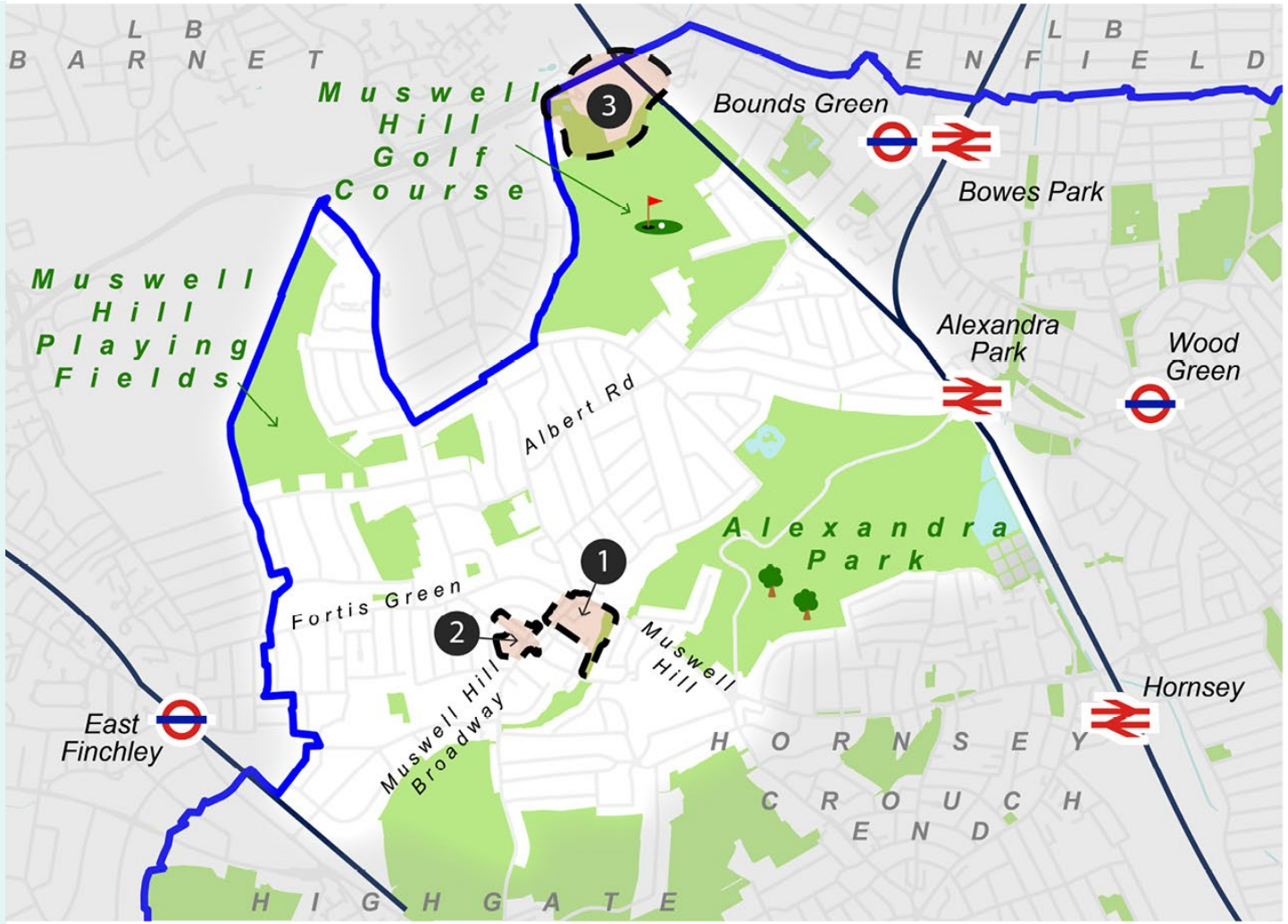
Preserve and enhance Muswell Hill's historic streets and landscapes

Take a proactive approach to securing the long-term future of Alexandra Palace

Protect + enhance the strategic view from Alexandra Palace to St Paul's Cathedral and local views

Resist ground floor conversions in the historic town centre.

Improve connectivity for pedestrians + cyclists



Haringey LONDON

ALEXANDRA PARK AND PALACE CULTURAL QUARTER

The Alexandra Park and Palace Cultural Quarter will be enhanced as a unique historic and cultural destination through a sustainable, heritage-led approach to new development.

Proposals should:

- Support and enhance cultural activities, heritage, nature and leisure functions.
- Preserve and enhance the Grade II listed Alexandra Park and Palace and its setting.
- Deliver a mix of uses that support the role as a regional and national cultural and visitor destination.
- Enhance biodiversity
- Improve accessibility and connectivity, including links to Muswell Hill and Wood Green
- Support inclusive and diverse outdoor cultural programme through a high-quality public realm



"By The People: 150 Lifetimes" 2024, artist: Helen Marshall

MHPFA1: MUSWELL HILL DISTRICT CENTRE (EAST)

ENHANCE AREA

Enhance the town centre

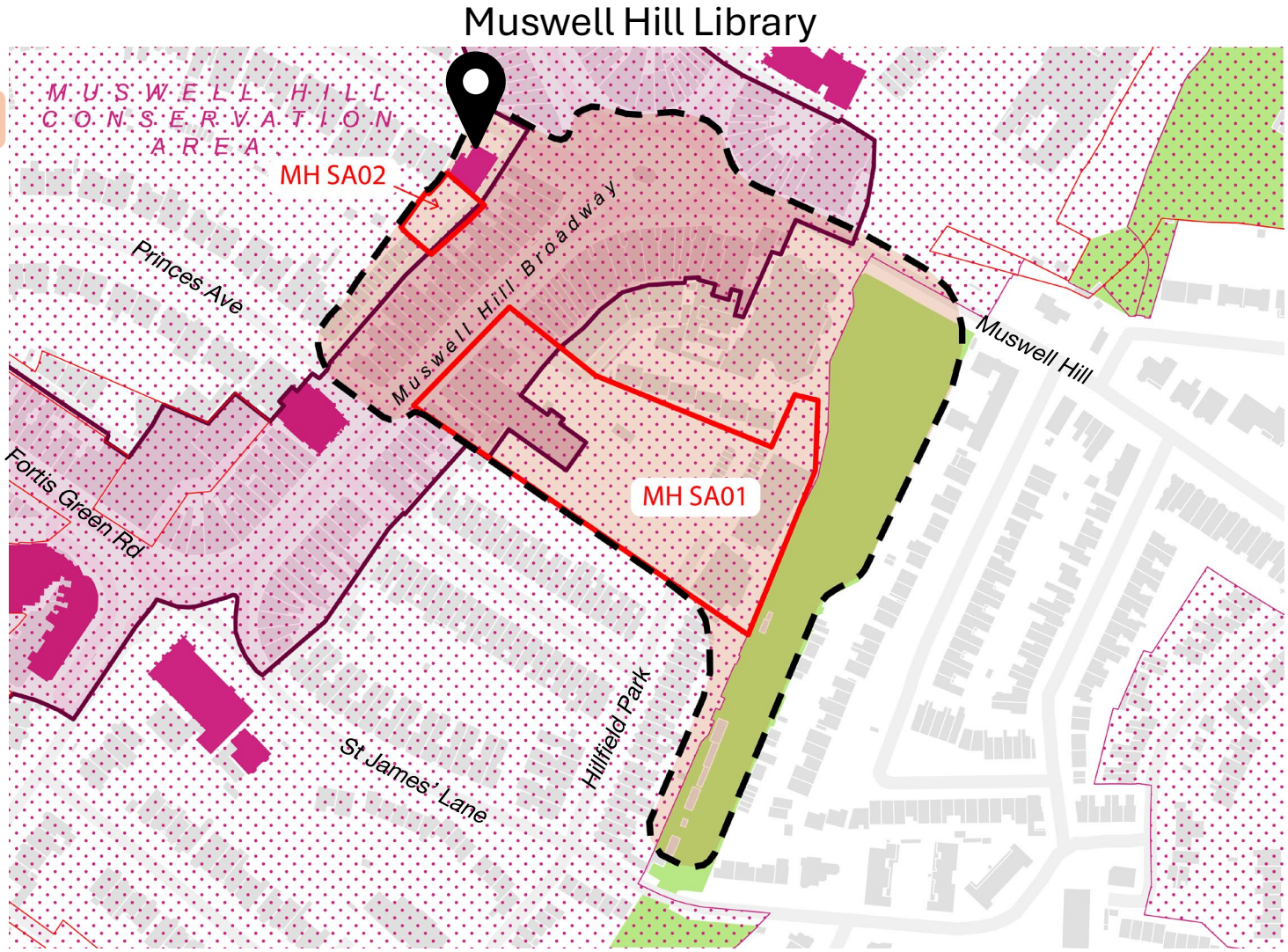
- Explore opportunities for mixed-use mews development on backland sites, including affordable workspace.
- Walkable public realm, including community-led public art.

Conservation-led approach to placemaking

- Preserve and enhance the Conservation Area and celebrate Muswell Hill's cultural heritage and sense of identity.
- Restore the continuity of historic shop frontages.

Support climate resilience

- More street trees, soft landscaping and outdoor seating.
- Take steps to reduce air pollution.



Haringey LONDON

MHPFA2: ST JAMES' CHURCH JUNCTION

ENHANCE AREA

Enhance the public realm

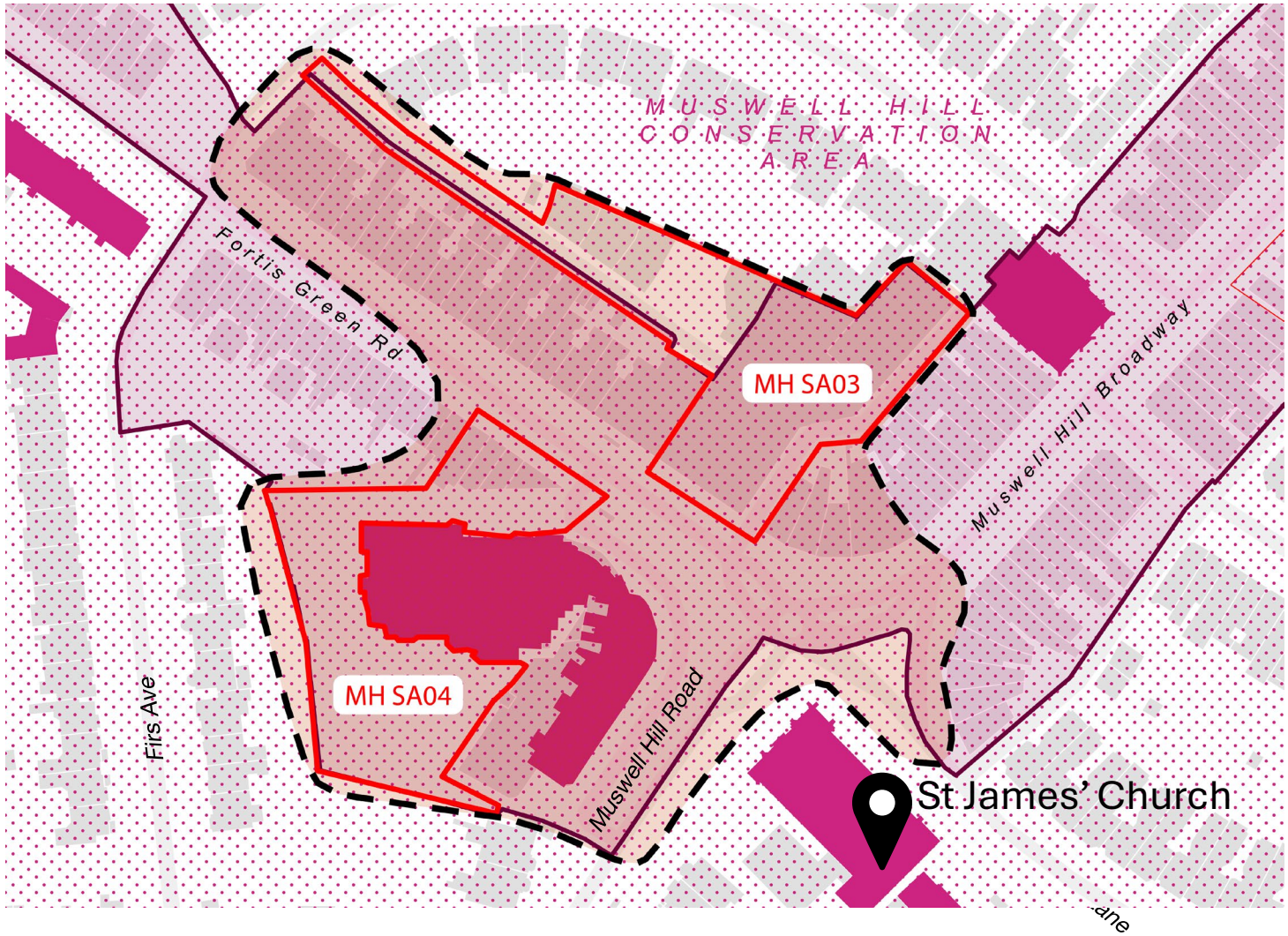
- Improve the network of mews and places located behind the main high streets of Muswell Hill Broadway and Fortis Green Road, removing 'dead ends' and providing continuous active frontages

Greening the centre

- Planting more trees and soft landscaping
- Providing a climate resilient and attractive public realm in front of the cinema and St James' church.

Preserve and enhance the Conservation Area

- Restore and unify traditional shop fronts on Fortis Green Road.



MHPFA3: PINKHAM WAY

ENHANCE AREA

Enhancing access to nature

- Enhance and expand the ecological corridor/ Significant Ecological Area alongside the railway line.
- Explore nature restoration and deliver new publicly accessible open space

New employment space

- New logistics and distribution floorspace, meeting local demand
- Provide affordable workspace within the neighbourhood.

Waste management facilities

- Priority area for new waste management facilities

Enhance north/south connectivity to Southgate



SITE ALLOCATIONS IN MUSWELL HILL

The following site allocations are currently proposed:

- MH SA01 Summerland Gardens Car Park
- MH SA02 107 Avenue Mews
- MH SA03 Muswell Hill Sainsburys and Princes Lane Mews
- MH SA04 Muswell Hill Car Park and 5-7 Fortis Green Road
- MH SA05 Former Friern Barnet Sewage Works
- MH SA06 Alexandra Palace
- MH SA07 Muswell Hill telephone exchange
- MH SA08 Royal British Legion Hall
- MH SA09 Farrer Mews
- MH SA10 Woodridings Court
- MH SA11 Crescent Mews

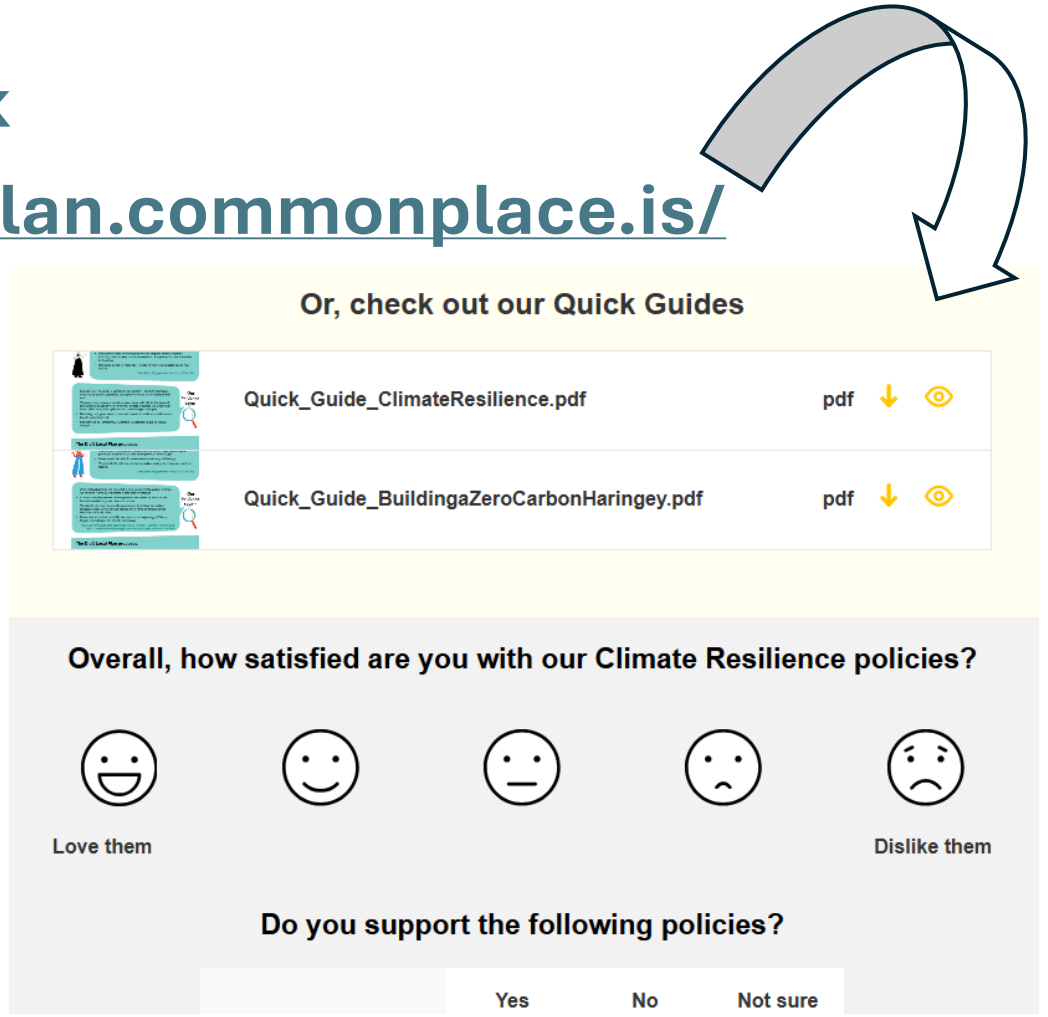


HOW TO RESPOND

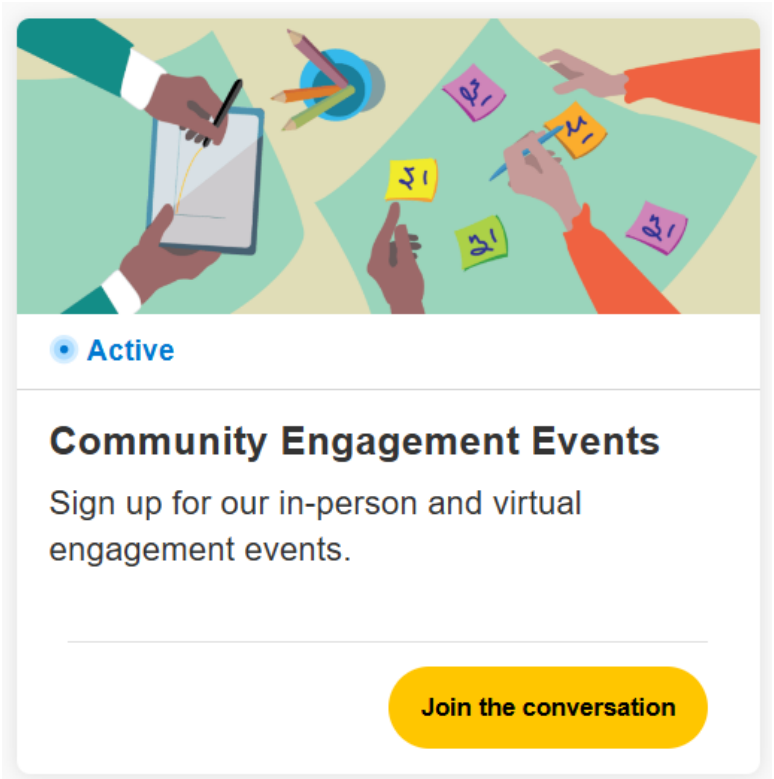
- **EMAIL:** newlocalplan@haringy.gov.uk
- **WEBSITE:** https://haringeynewlocalplan.commonplace.is/
- **IN-PERSON:**



Paper surveys are available at our drop-in sessions across the borough



NEW EVENTS HAVE BEEN ADDED!



Click the image above to visit our events programme webpage

Draft Local Plan Events Programme

Sign up for our online and in-person engagement events below. We will be adding more events across the borough as they are confirmed. Look forward to seeing you there!

Date	Time	Event	Venue
11 Nov	12 - 1 pm	Introduction to the Draft Local Plan Webinar	Online
11 Nov	12 - 5 pm	People's Day Event	Tottenham Green Leisure Centre
12 Nov	3 - 7 pm	Shaping Wood Green and Draft Local Plan Drop-In	Wood Green Library
15 Nov	12 - 3 pm	Wood Green Mall Draft Local Plan Stall	Wood Green Mall
18 Nov	6 - 7:30 pm	Wood Green and Green Lanes Draft Local Plan Webinar	Online
19 Nov	5-7pm	Haringey Business Forum Event	Metro Bank, 136A High Road, Wood Green
20 Nov	1 - 2 pm	Spatial Strategy and Housing Draft Local Plan Webinar	Online19
24 Nov	6 - 7:30 pm	Crouch End and Muswell Hill Draft Local Plan Webinar	Online
25 Nov	12 - 1 pm	Bruce Grove and Seven Sisters Draft Local Plan Webinar	Online
25 Nov	5:30 - 6:30 pm	Community Workshop: Shaping Wood Green and the Draft Local Plan	Alexandra Gate Community Centre
26 Nov	1 - 2 pm	Design and Heritage Draft Local Plan Webinar	Online
26 Nov	6 - 7:30 pm	Culture and Social Infrastructure Draft Local Plan Webinar	Online
27 Nov	1 - 2 pm	Stroud Green and Hornsey Draft Local Plan Webinar	Online
27 Nov	6 - 7:30 pm	North Tottenham & Tottenham Hale Draft Local Plan Webinar	Online
28 Nov	1 - 2 pm	Employment, Town Centres, and High Streets Draft Local Plan Webinar	Online
1 Dec	6 - 7:30 pm	Highgate Draft Local Plan Webinar	Online

Q&A

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

CONSULTATION CLOSES ON 19 DECEMBER 2025