DRAFT LOCAL PLAN CONSULTATION WEBINAR

STROUD GREEN AND HORNSEY NEIGHBOURHOODS

27 November 2025



AGENDA

1	**Introduction to the Draft Local Plan** (5mins)
2	**Chapter 15: Stroud Green Neighbourhood** (10mins)
3	**Chapter 13: Hornsey Neighbourhood** (10mins)
4	**How to respond** (5mins)
5	**Q&A** (30mins)

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

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WHY A NEW LOCAL PLAN?

Requirement to review Local Plan every 5 years

Existing suite of documents adopted 2017

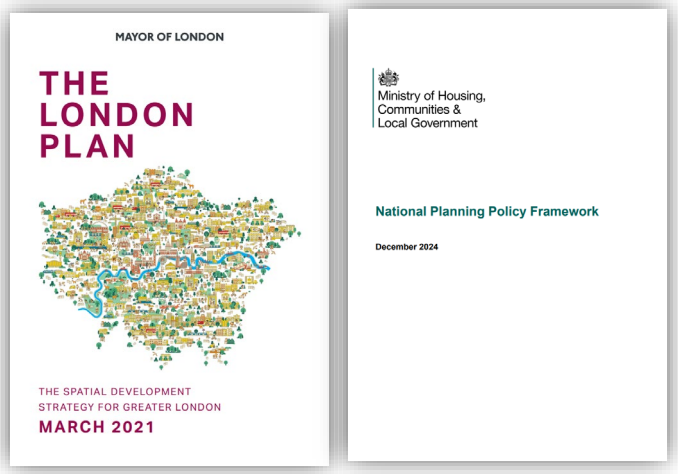
A lot has changed since then:

- 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

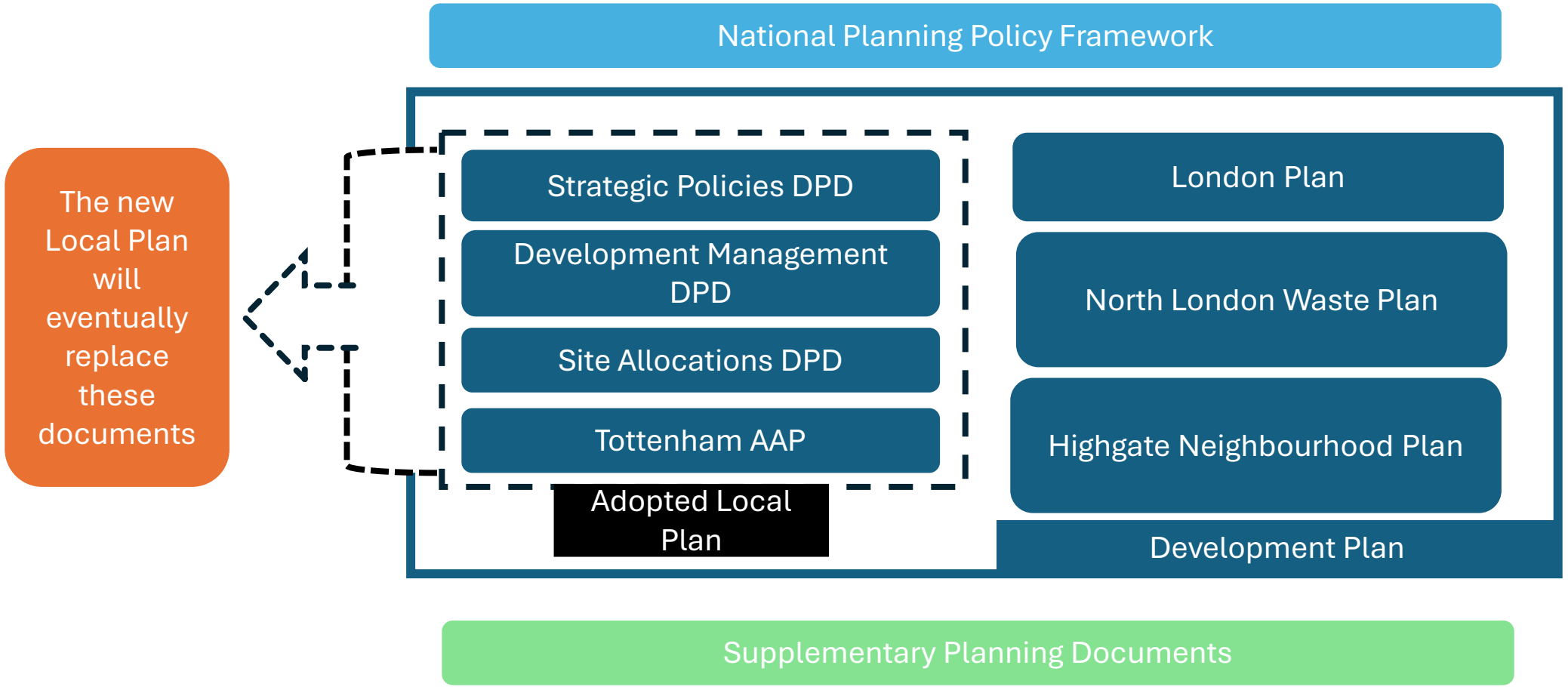
Key opportunity to:

- 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

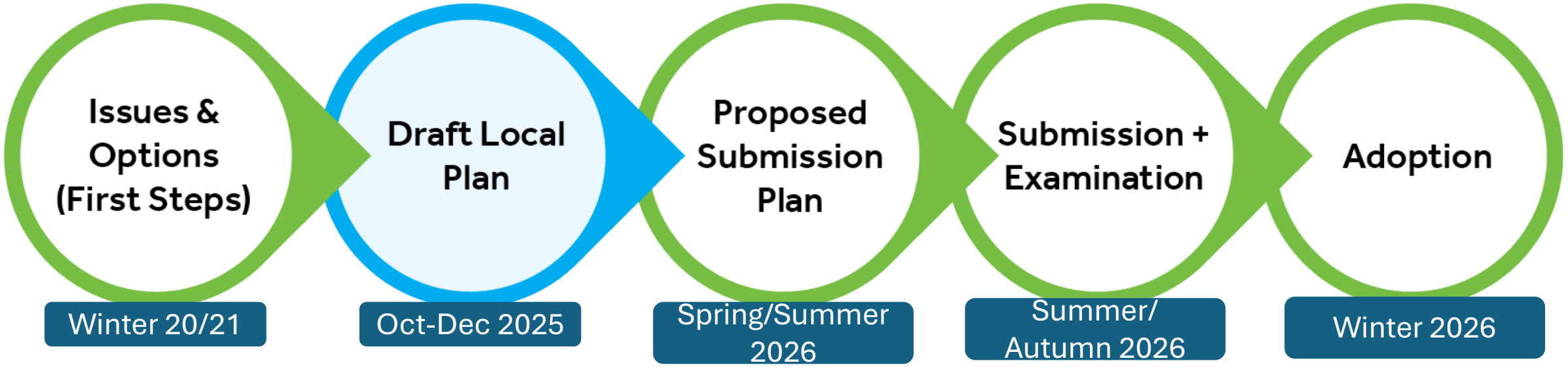




POLICY FRAMEWORK



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

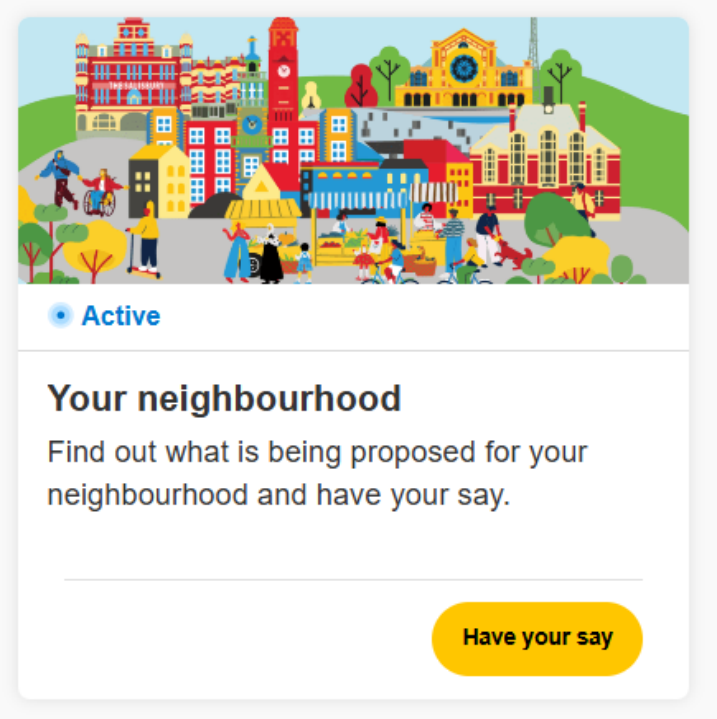
(PART 1)

NEIGHBOURHOOD CHAPTERS (PART 2)

BOROUGH-WIDE CHAPTERS (PART 3)

TODAY'S SESSION: NEIGHBOURHOOD POLICIES

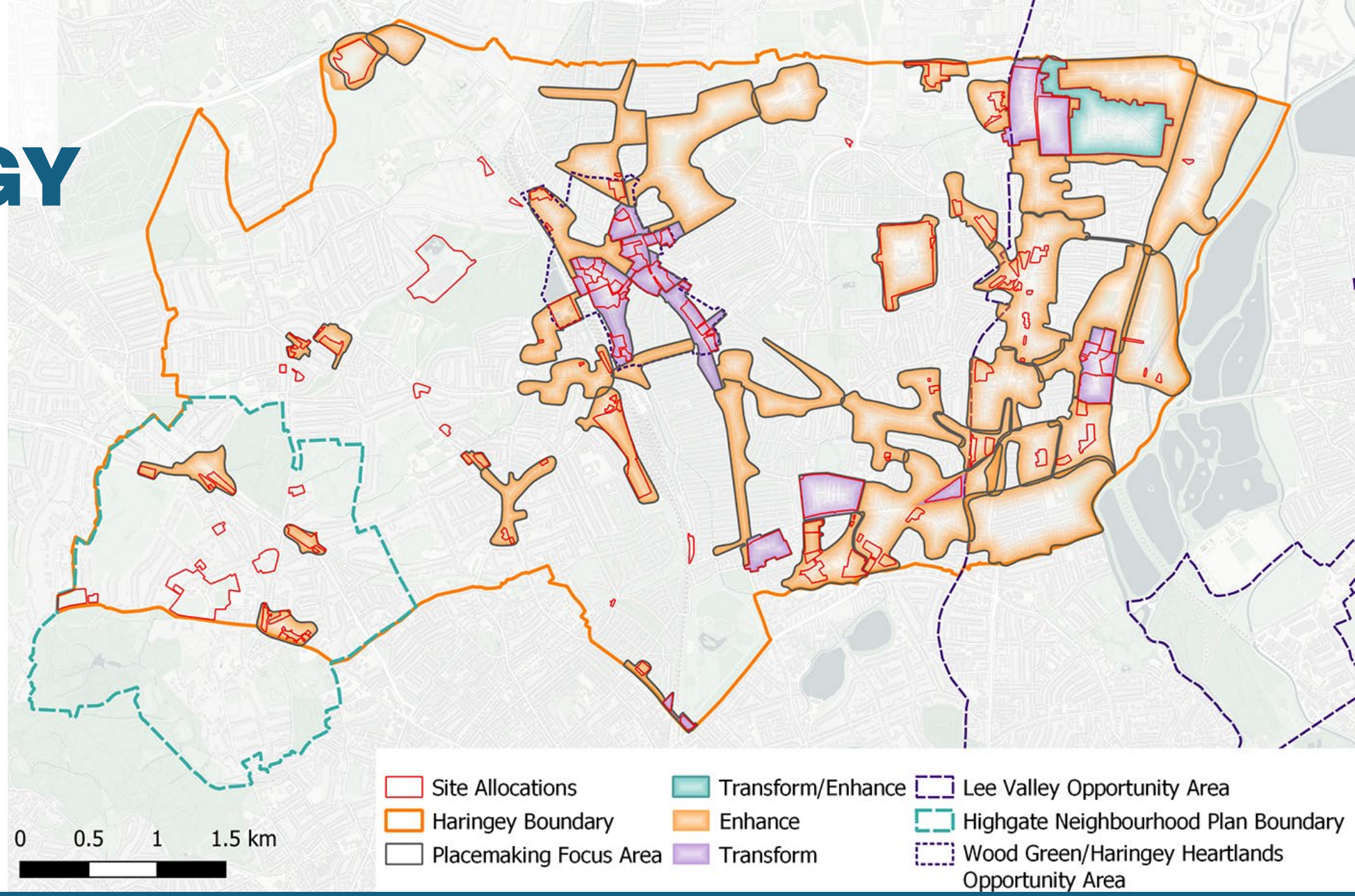
HARINGEY DRAFT LOCAL PLAN



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>



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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

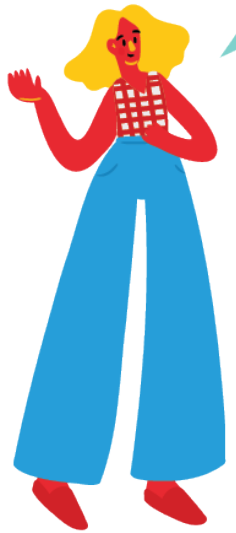
CHAPTER 15: STROUD GREEN NEIGHBOURHOOD



STROUD GREEN NEIGHBOURHOOD

YOU TOLD US

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



- Feedback expressed a clear desire for the Council to work together with the community and neighbouring boroughs to deliver a neighbourhood-led approach to placemaking
- Support was expressed for mixed-use development, including more homes
- People called for greater investment in the arts and culture, including the provision of venues, galleries, and public art celebrating local identity

STROUD GREEN NEIGHBOURHOOD

VISION

Stroud Green in 2042 will have enhanced its identity as **a vibrant neighbourhood** with a **strong sense of community, well-supported independent businesses** and **inclusive leisure & entertainment uses.**

The **southern gateway** to the neighbourhood will be **transformed** by **new mixed-use development** with **homes**, expanded **town centre uses** and **improved public realm enhancing the entrance** to the **Finsbury Park Station**, **Finsbury Park** and **Stroud Green Road**.

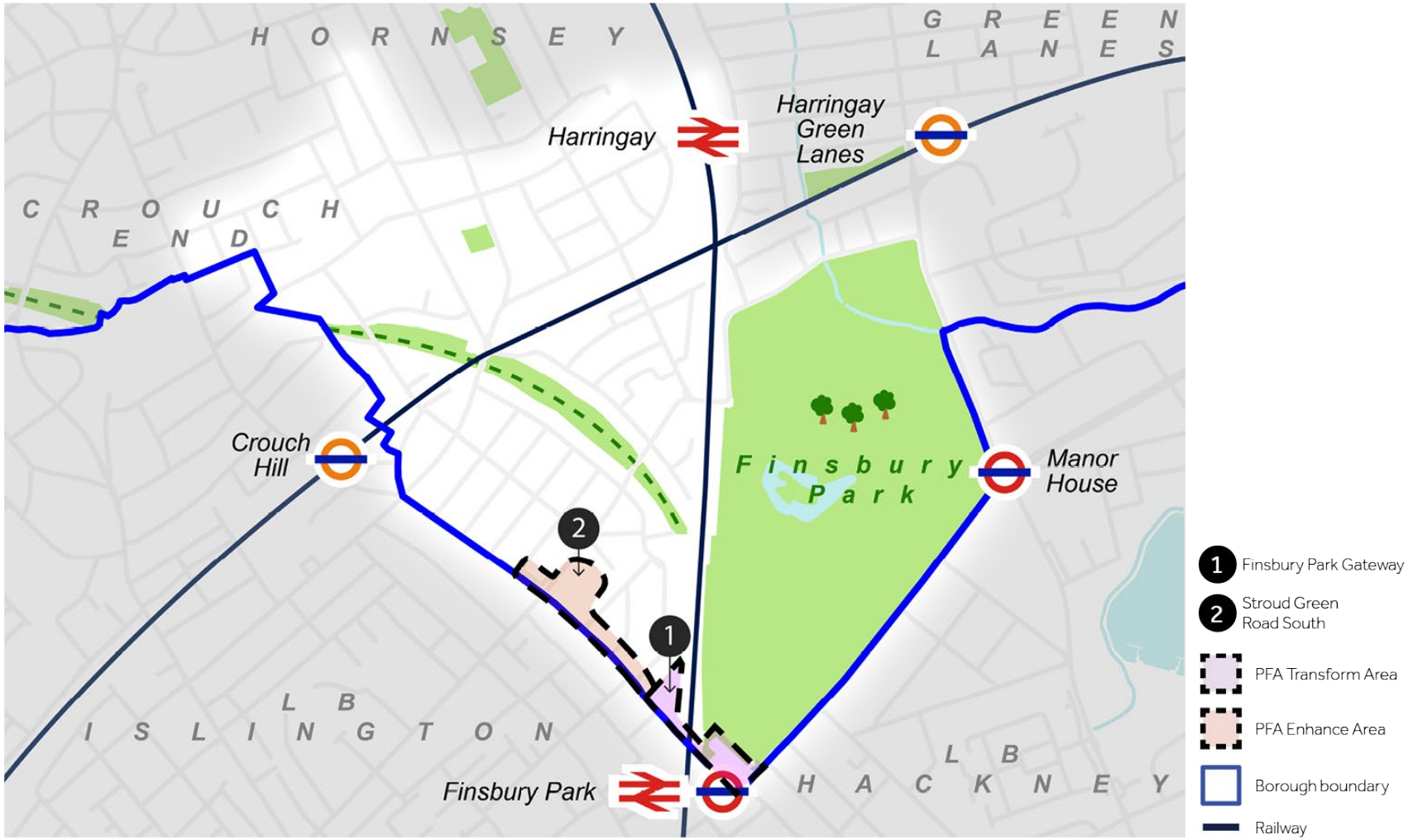


STROUD GREEN POLICIES AND PFAS

At least **350 new homes**, and uplift in jobs

Strengthen the **role** and **function** of the **Finsbury Park District Centre** + **Stroud Green Road** and **preserve** + **enhance rich built heritage**, including through:

- retaining + reproviding **affordable leisure uses**;
- **biodiversity** + **public realm** improvements incl. new **public art**;
- **safer pedestrian + cyclist movement** through the District Centre;
- enhance **green character** incl. protecting + enhancing **Finsbury Park** and **Parkland Walk**



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SGPFA1: FINSBURY PARK GATEWAY

TRANSFORM AREA

Transformed as gateway to Finsbury Park and entrance to characterful and historic Stroud Green Road

- New high-density mixed-use redevelopment providing town centre uses and new homes
- Potential for new landmark tall building

Safer public realm, celebrating local identity

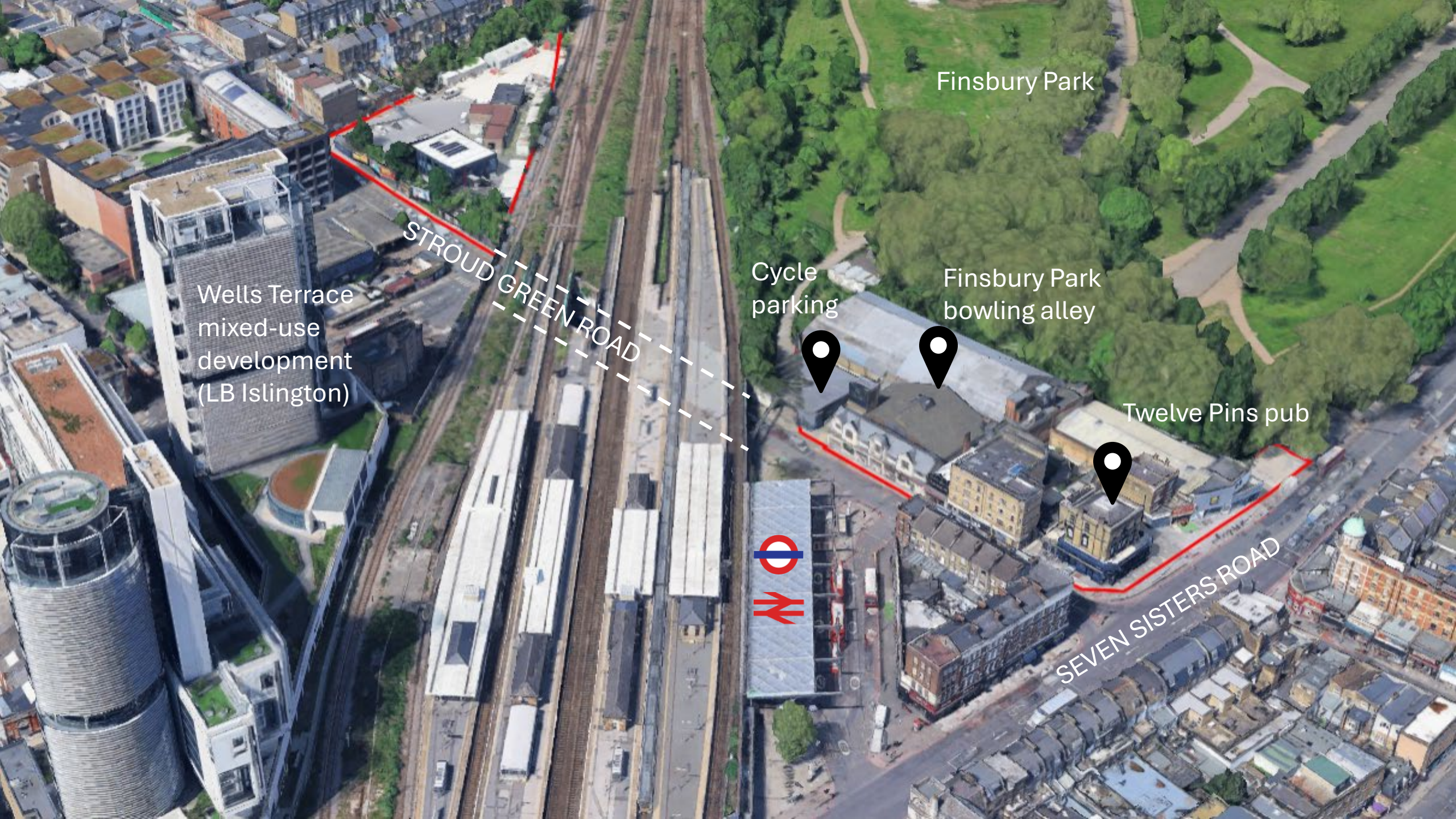
- Improved street crossings and lighting between Stroud Green Road, Finsbury Park and Finsbury Park station
- Restore unity of historic shop frontages
- Community-led public art

Retention & reprovision of existing inclusive leisure and community uses

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



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Finsbury Park
STROUD GREEN ROAD
Wells Terrace
mixed-use
development
(LB Islington)
Cycle
parking
Finsbury Park
bowling alley
Twelve Pins pub
SEVEN SISTERS ROAD

SGPFA2: STROUD GREEN ROAD SOUTH

ENHANCE AREA

Provide a climate-resilient, enhanced public realm that celebrates local identity

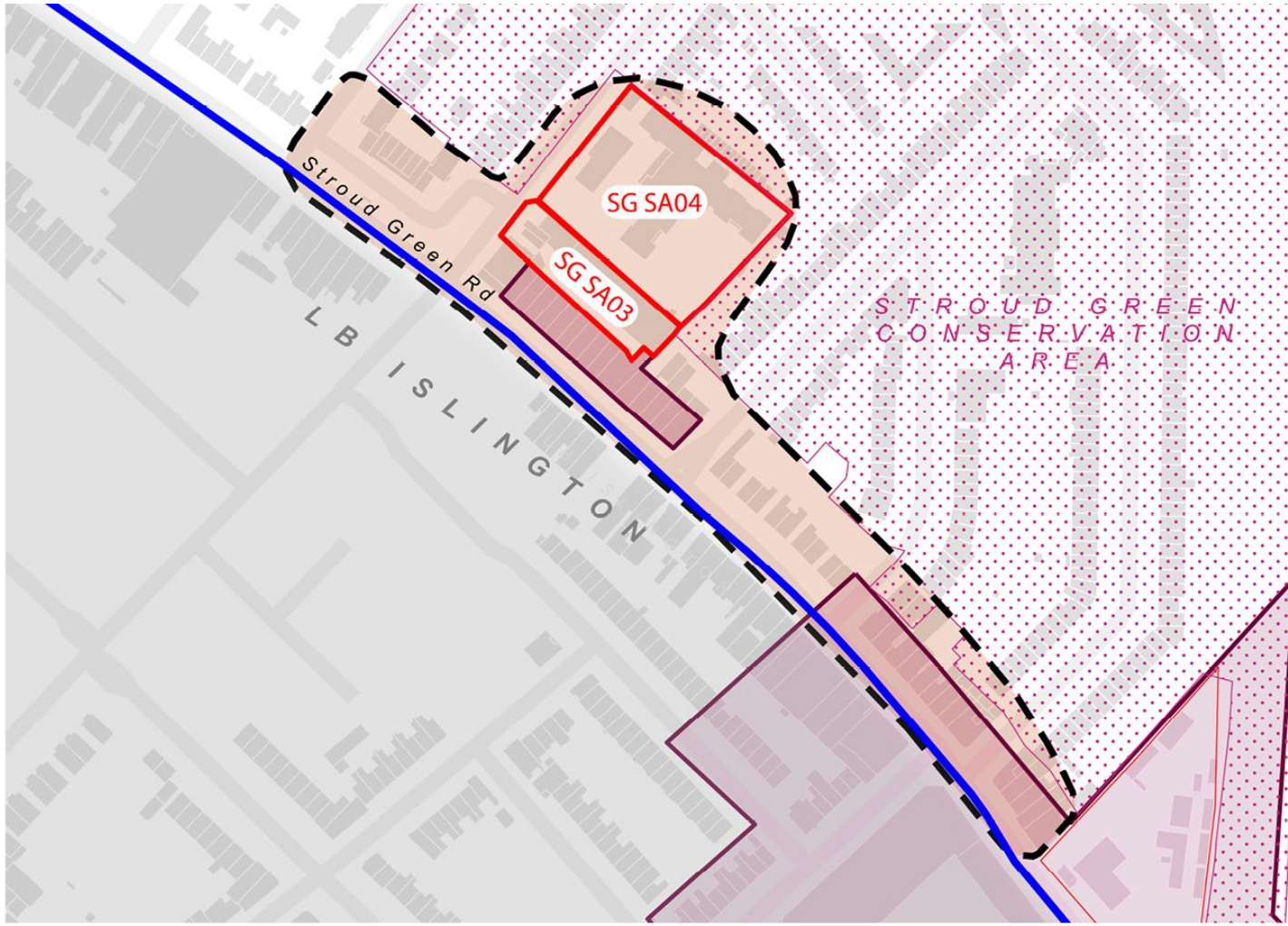
- New public space at Charter Court
- Street trees, soft landscaping and seating on Stroud Green Road
- Community-led public art

Preserve and enhance historic character

- Restore and unify traditional shop fronts along Stroud Green Road.

Supporting safer walking and cycling

- Improved crossings at Charter Court



SITE ALLOCATIONS IN STROUD GREEN

The following site allocations are currently proposed:

- **SG SA01 Finsbury Park Bowling Alley**
- **SG SA02 18-20 Stroud Green Road**
- **SG SA03 Rear of 84-106 Stroud Green Road**
- **SG SA04 Osborne Grove**
- **SG SA05 73 Stapleton Hall Road**



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CHAPTER 13: HORNSEY NEIGHBOURHOOD



HORNSEY NEIGHBOURHOOD
YOU TOLD US

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

- Broad support for new development on Hornsey High Street and north of Tottenham Lane
- Calls for better design guidance and Conservation Area appraisals to protect local character.
- Enhancements to the public realm around Hornsey Station and Hampden Road, and supported reconnecting the Penstock Tunnel to Alexandra Park to improve east–west links.
- Support for creating wetlands at Hornsey Waterworks
- Need for safer walking and cycling routes, better pedestrian infrastructure, and improved access to green corridors like Parkland Walk.



HORNSEY NEIGHBOURHOOD

VISION

Hornsey in 2042 will have strengthened its character as a **vibrant** and **historic village** connecting the west of the borough to the east.

Public realm will be enhanced, **improving east-west connections** between Hornsey and Wood Green and taking opportunities to enhance **biodiversity** and improve **access to green space**.

New development will increase **local job opportunities** and provide **new homes**, while preserving and enhancing **built heritage**.



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HORNSEY POLICIES AND PFAS

At least 250 new homes, and more jobs.

Preserve and enhance Hornsey's rich **built heritage**.

Take a proactive approach to securing the long-term future of the **Hornsey Water Works and Filter Beds Conservation Area**.

Resist ground floor conversions on **Hornsey High Street**.

Improve **public realm** and **connectivity** for pedestrians + cyclists

Intensify employment uses on the Cranford Way industrial site.



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HYPFA1: HORNSEY FILTER BEDS AND CAMPSBOURNE AREA

ENHANCE AREA

Enhance Hornsey filter beds

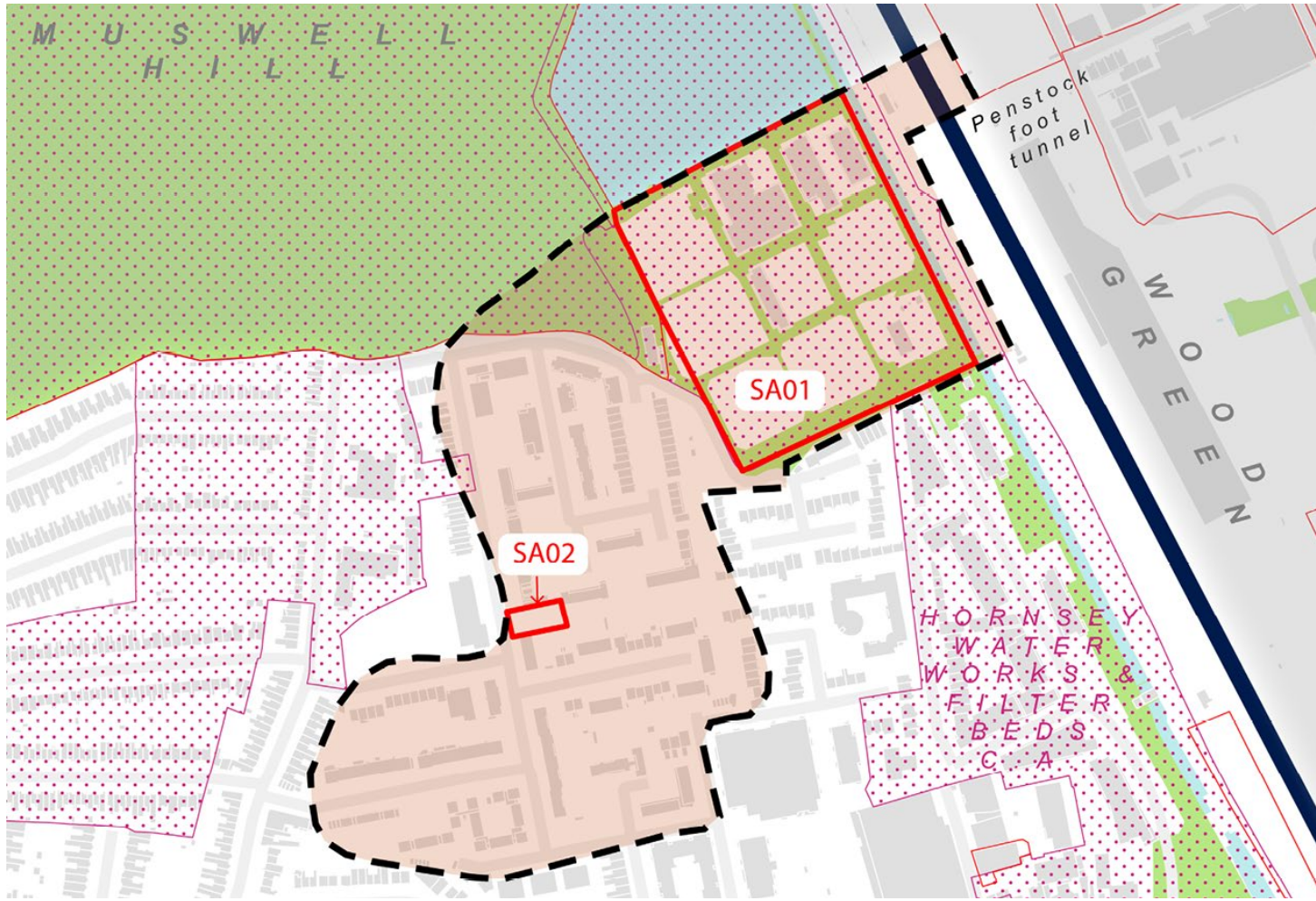
- Sensitive redevelopment of parts of the site including new homes and creation of wetlands
- Support nature recovery improve access to nature
- Improve east/west public realm connections via Penstock tunnel

Safer, more cohesive public realm

- Enhance streetscape, active frontages and wayfinding in Campsbourne estate & surrounding areas
- Retaining Campsbourne school and buildings as important local assets.

Preserving industrial heritage

- Taking opportunities to preserve and reference the historical interest of the filter beds.



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Penstock tunnel
Wood Green
Alexandra Park
Hornsey Filter Beds
Campsbourne Estate

HYPFA2: HORNSEY HIGH STREET

ENHANCE AREA

Creating a welcoming gateway into Hornsey

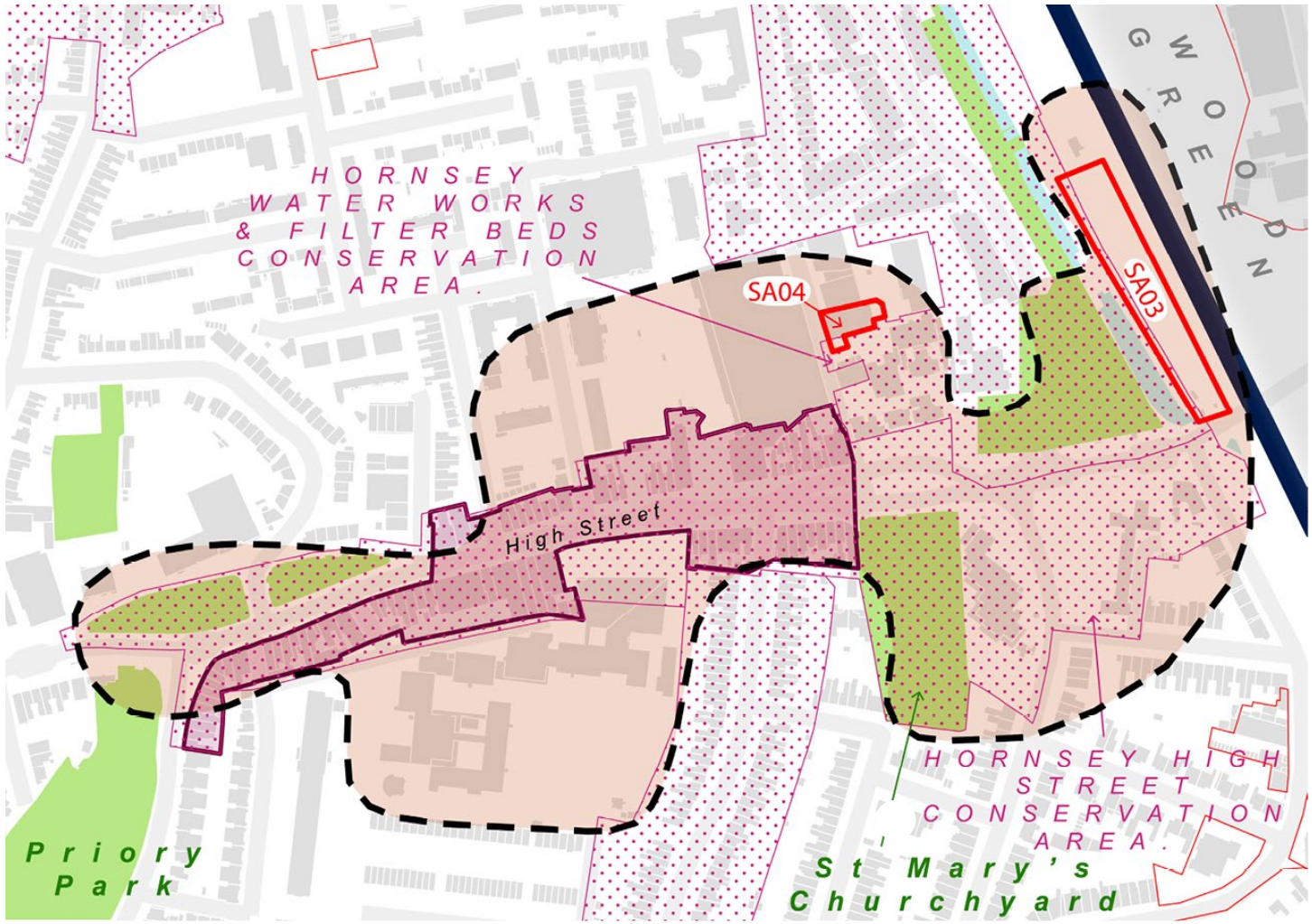
- Improving the railway bridge to enhance safety and create a more attractive route
- Preserving + enhancing historic character and local heritage

Supporting the vibrancy of Hornsey's local centres

- Resisting ground floor conversions
- Providing new active frontages along Hornsey High St and Tottenham Lane, restoring traditional shopfronts in keeping with historic character.

Improve pedestrian connectivity from the High St to Alexandra Palace

- Improvements to wayfinding and public realm



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HYPFA3: TOTTENHAM LANE AND CRANFORD WAY

ENHANCE AREA

Enhance + restore the public realm

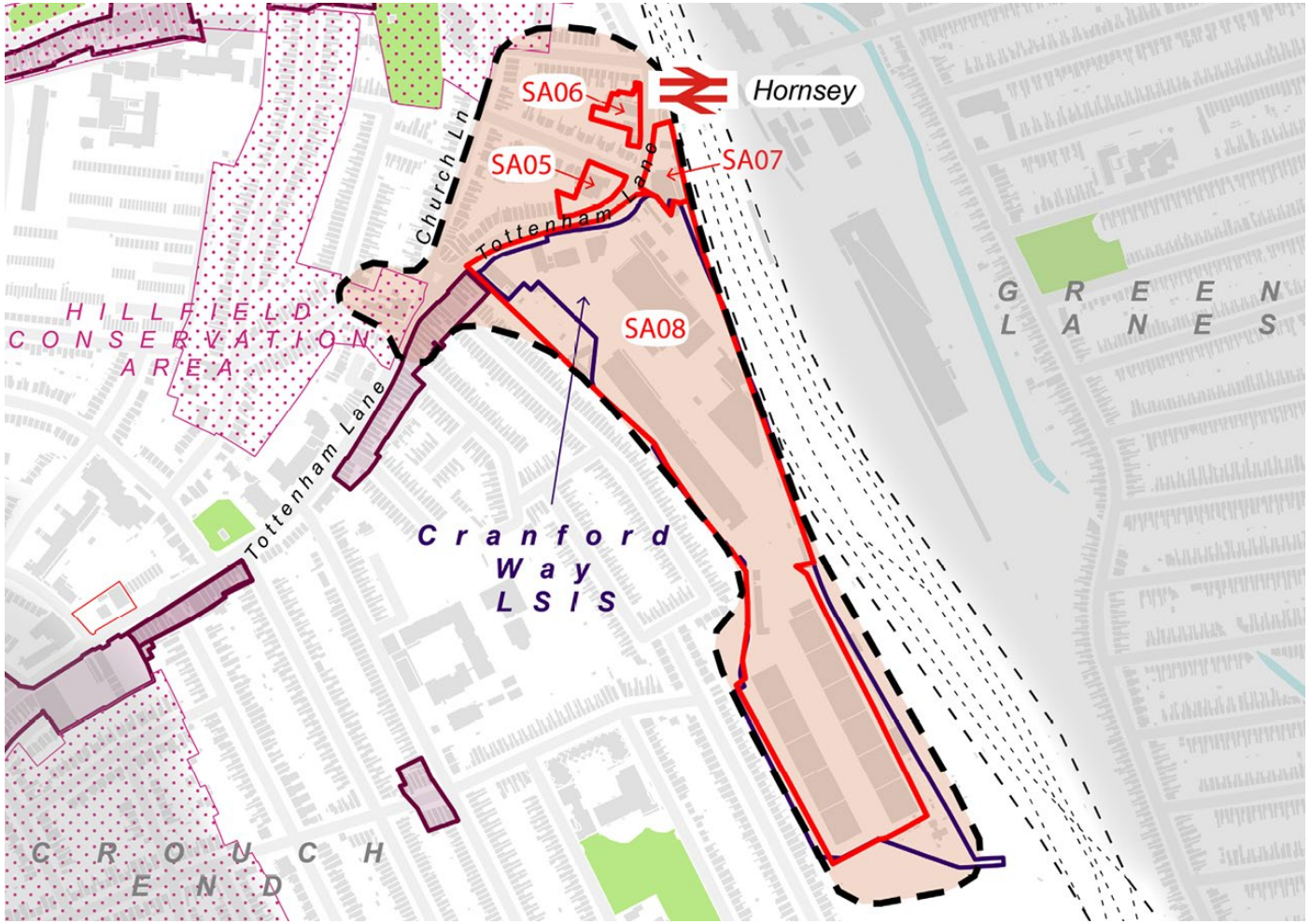
- New public square at Hornsey station
- Restore traditional shopfronts along Tottenham Lane
- Improve junction of Church Lane and Tottenham Lane, rationalising fragmented traffic islands

Intensify employment uses

- Increase employment space at Cranford Way
- Improve pedestrian + cycle connectivity
- Explore opportunities for rail freight
- Improve entrance to Cranford Way LSIS, balancing access needs for vehicles, pedestrians & cyclists

Preserve and celebrate heritage assets

- Celebrating the former Lotus car factory and showroom



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SITE ALLOCATIONS IN HORNSEY

The following site allocations are currently proposed:

- HY SA01 Hornsey Filter Beds
- HY SA02 Wat Tyler House Car Park
- HY SA03 Hornsey High Street (New River)
- HY SA04 7 Cross Lane
- HY SA05 YMCA 50 Tottenham Lane
- HY SA06 40-46C Tottenham Lane (former Post Office sorting station and adjacent sites)
- HY SA07 Hornsey Station Square
- HY SA08 Cranford Way Locally Significant Industrial Site (LSIS)

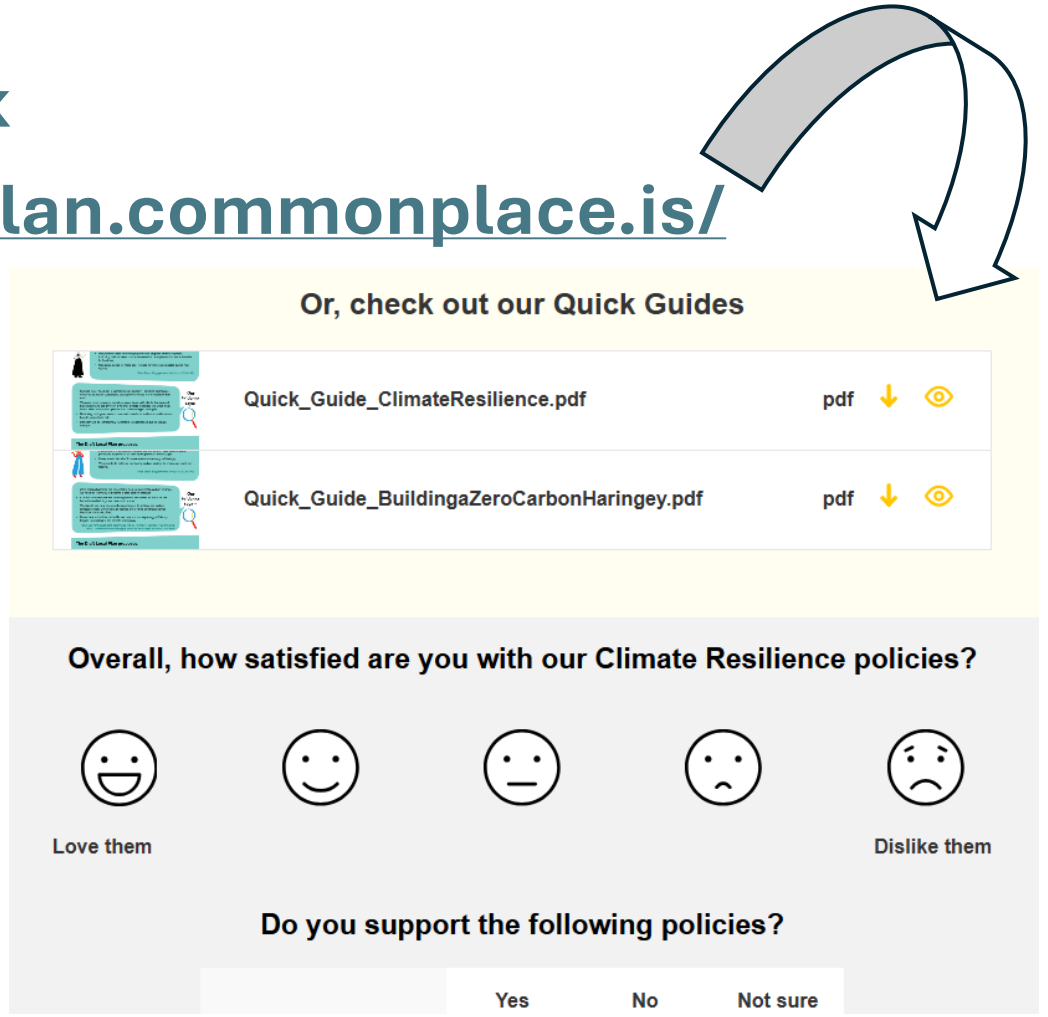


HOW TO RESPOND

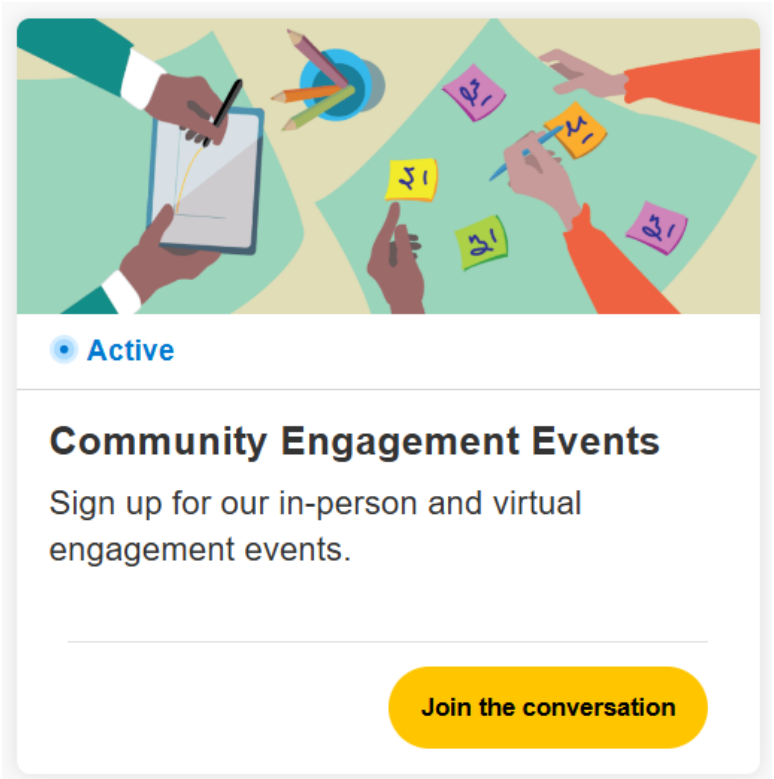
- **EMAIL:** newlocalplan@haringy.gov.uk
- **WEBSITE:** https://haringeynewlocalplan.commonplace.is/
- **IN-PERSON:**



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