DRAFT LOCAL PLAN CONSULTATION EVENT

BRUCE GROVE & SEVEN SISTER/SOUTH TOTTENHAM

25 November 2025



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AGENDA

1	**What, why and how** of the draft Local Plan
2	**Structure** of the draft Local Plan
4	**Spatial Strategy & Neighbourhoods**
5	**Placemaking in Tottenham**
6	**Bruce Grove Chapter**
7	**Seven Sisters and South Tottenham Chapter**
8	**How to have your say**

WHAT IS THE LOCAL PLAN?

Main document used to determine planning applications in Haringey

DOES DO

- Set a vision for the kind of places we want to live, work, and spend time in
- Plan for future growth and infrastructure needs
- Allocate land for housing, jobs, shops, and green spaces
- Include requirements /guidelines for ensuring high-quality, sustainable development
- Protect heritage sites and the natural environment

DOESN'T DO

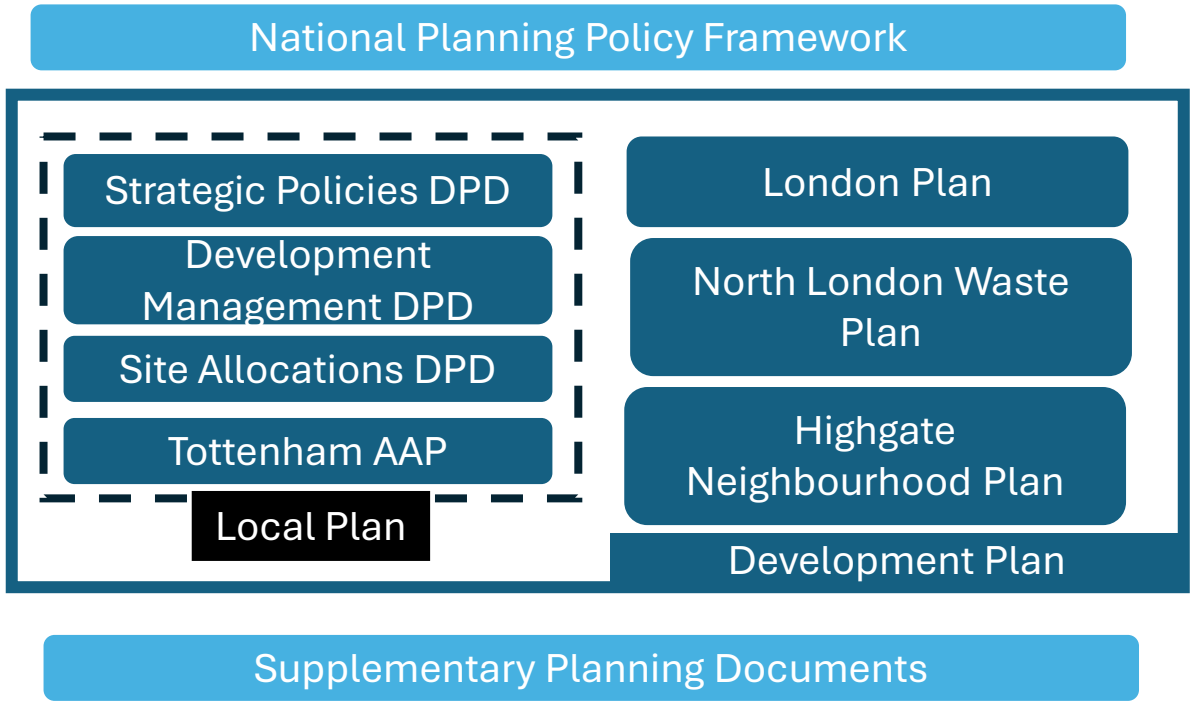
- Fund or deliver new developments
- Cover the management of Council services *i.e. street cleaning, housing tenancies, street parking and LTNs*
- Make decisions on delivery of schools, hospitals or transport projects
- Set Council tax or budgets

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WHAT IS THE LOCAL PLAN?

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

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



WHY A NEW LOCAL PLAN?

Requirement to review Local Plan every 5 years

Existing suite of documents adopted 2017

A lot has changed since then:

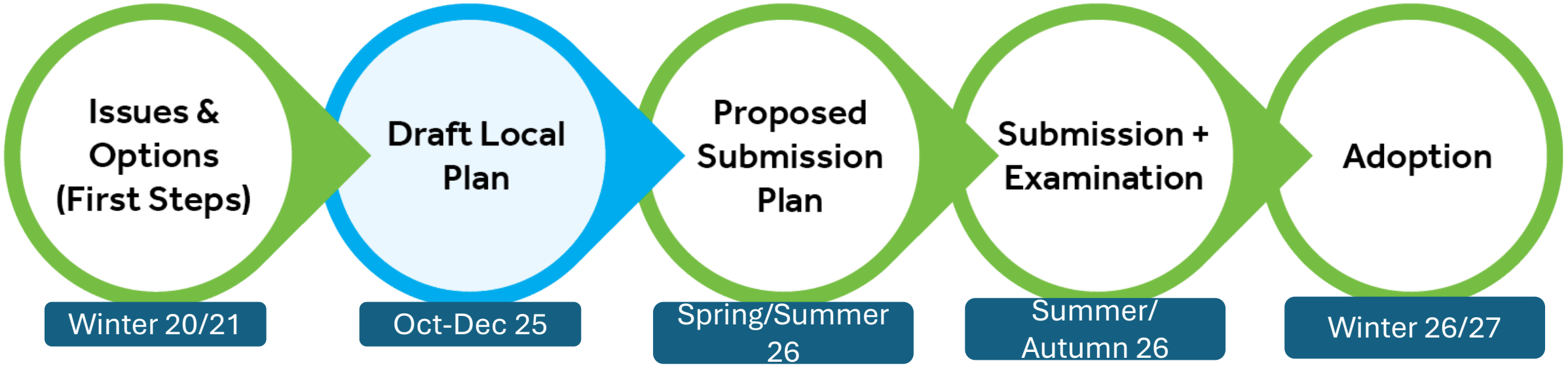
- Changes to national policy and legislation
- Adoption of a new London Plan
- Council declaration of a climate emergency
- Housing crisis
- Growing focus on health and wellbeing

Key opportunity to:

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



CREATING A NEW LOCAL PLAN



THE STRUCTURE

SPATIAL VISION

The Narrative

PLACEMAKING FRAMEWORK FOR HARINGEY

The objectives, priorities and approach

SPATIAL STRATEGY

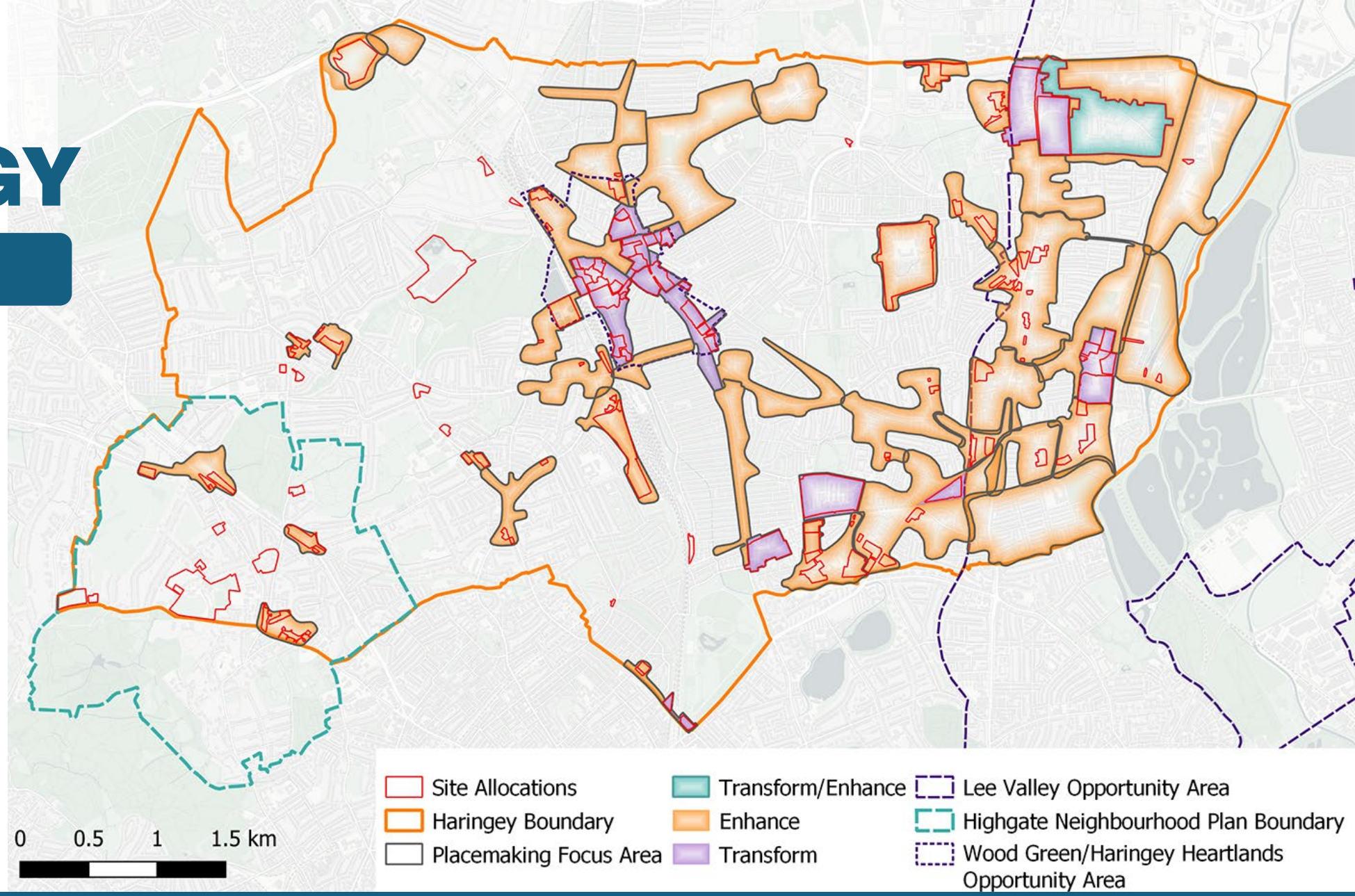
The mapped strategy for delivery

NEIGHBOURHOOD CHAPTERS

THEMATIC CHAPTERS

SPATIAL STRATEGY

Draft Local Plan



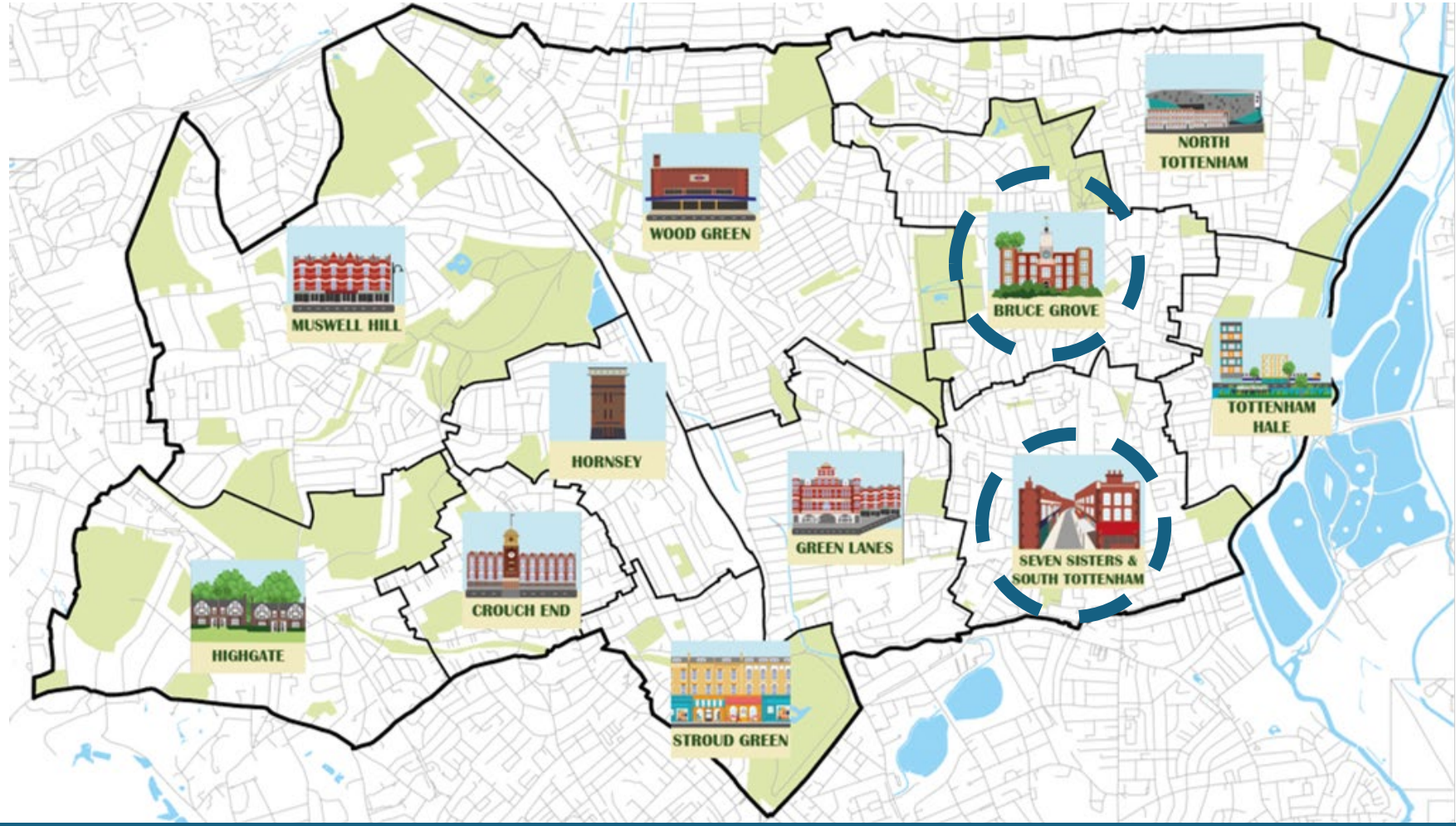
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NEIGHBOURHOOD CHAPTERS

11 Neighbourhoods

Based on 2015 Characterisation Study

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



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NEIGHBOURHOOD CHAPTERS

Neighbourhood

Tottenham Hale



Neighbourhood Vision

Neighbourhood Policy/s

Identifies Placemaking Focus Areas

Placemaking Focus Area

Tottenham Hale District Centre



Placemaking Focus Area Strategy

Initiatives to support placemaking

Identifies site allocations

Site Allocation

Tottenham Hale Retail Park



Summary of proposal

Indicative capacities

Detailed policy guidance

PLACEMAKING IN TOTTENHAM

LOCAL PLAN

Statutory document

Defines Placemaking – and sets Placemaking Framework

Focused on land use and development

Must ensure growth is supported by infrastructure

Directly shapes planning decisions

SHAPING TOTTENHAM

Non-statutory document

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

Developed through community engagement

Helps prioritise and co-ordinate Council investment and service delivery



2017

Tottenham Area Action Plan



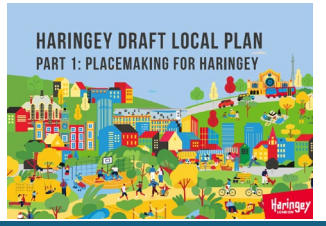
2022

First Steps



2024

Shaping Tottenham



2025

Draft Local Plan

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Haringey Council Draft Local Plan Consultation

November 2025

What is Shaping Tottenham?

- **A 10-year placemaking strategy** for Tottenham
  - Sets a shared vision for Tottenham as a place where communities thrive, local identity and culture are celebrated, and everyone benefits from inclusive growth and opportunity.

- Developed through **Tottenham Voices engagement**
  - Informed by residents, partners, businesses, and community organisations who shaped the priorities and outcomes.

- Built on **lived experience, local priorities, and partnership working**
  - Ensures that investment, planning, regeneration and service delivery reflect what matters most to local people.

- Sets a **shared vision** to guide long-term action across neighbourhoods
  - Aligns programmes, local improvement and services across the five placemaking themes and twelve outcomes.



Five Placemaking Themes

1. **Identity, Culture and Representation**
   - Tottenham's history, energy and creative talent will shape a strong, inclusive identity that amplifies community voices and strengthens its draw as a destination.

2. **Strong and Resilient Communities**
   - We will strengthen connections across generations and cultures, supporting a fairer, more resilient Tottenham where residents feel represented and supported.

3. **Healthy & Sustainable Neighbourhoods**
   - We will create whole-life, environmentally sustainable neighbourhoods that promote good health, connection and access to quality homes and spaces.

4. **Safe & Welcoming**
   - We will work together to tackle crime and anti-social behaviour and keep Tottenham clean and inviting.

5. **Inclusive & Prosperous Economy**
   - We will work with partners to build a more inclusive, resilient local economy where businesses can grow and thrive, and where more of our residents benefit from rewarding, well-paid work.





Shaping Tottenham's Neighbourhoods

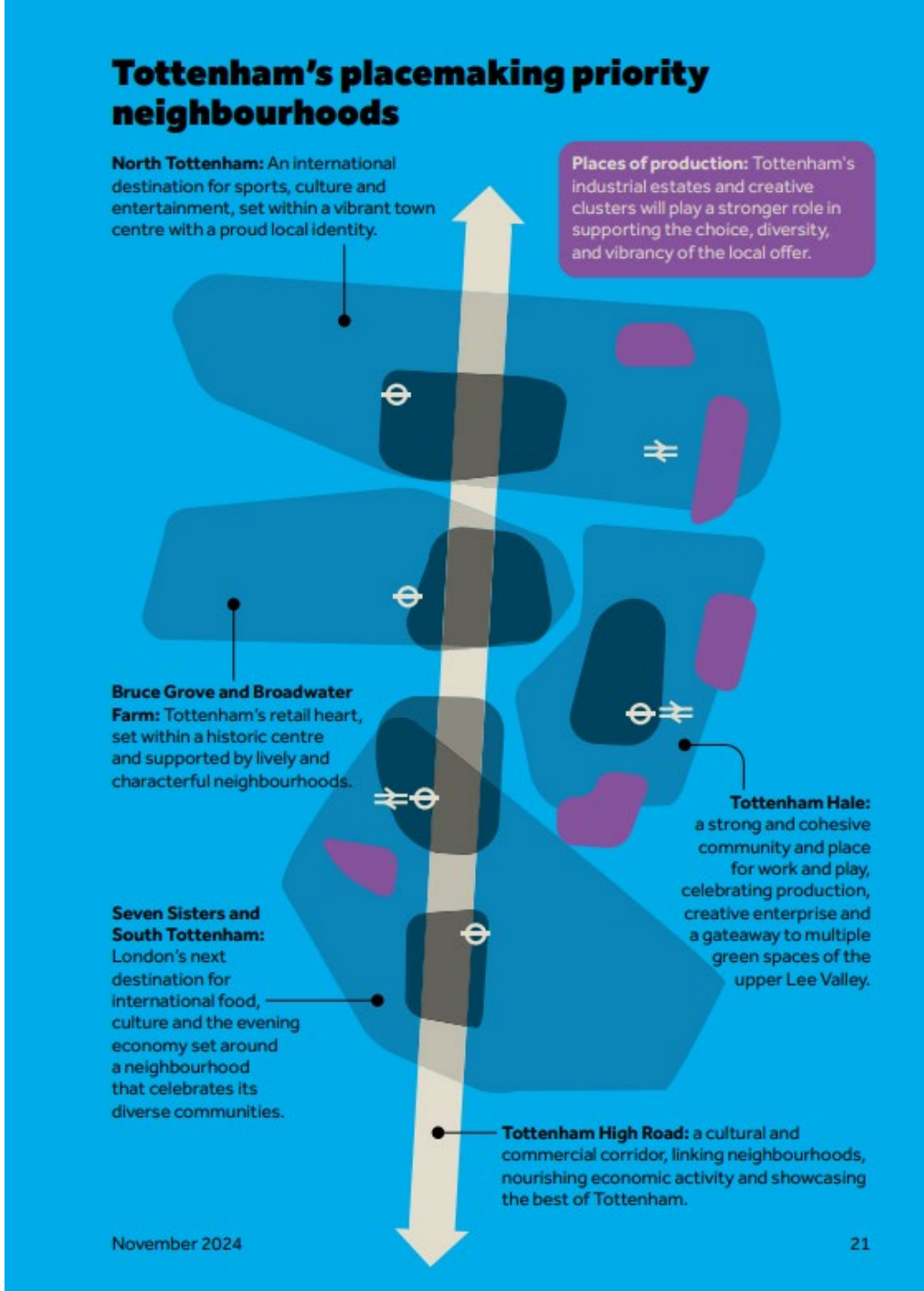
- **North Tottenham** – International destination for sports, culture, entertainment
- **Bruce Grove & Broadwater Farm** – Retail heart, heritage, community infrastructure
- **Tottenham Hale** – Growing town centre for enterprise, production, creative economy
- **Seven Sisters & South Tottenham** – Cultural gateway; international food and markets
- **Tottenham High Road** – Cultural & commercial corridor across Tottenham

Why these areas?

- Strong local identity and distinct challenges
- High potential for impact and investment
- Existing growth areas needing coordinated action
- Anchors for culture, community, housing, and economic development
- Areas where Local Plan alignment is most critical

Approach

- Collaboration across Council, partners and VCS
- Prioritising need while ensuring wider benefit
- Mix of quick wins and longer-term transformation
- Delivery linked to the 12 strategic outcomes



Shaping Tottenham Progress to Date

These highlights show recent progress made through Shaping Tottenham. Shaping Tottenham was launched in 2024 and reflects priorities raised through conversations with residents' local businesses and community groups during Tottenham Voices and wider engagement.

What's Been Happening Across Tottenham

Supporting the future of **Seven Sisters Market**, working closely with local businesses, community groups and Places for London to strengthen the market's long-term offer.



Refurbishment at St Mark's Church - restoration of its Art Deco frontage, improved entrances, lighting and signage and new community space – reinforcing its role as a hub for community and commercial activity.



Bruce Grove Conveniences transformed - the restored Victorian building providing a bright new community café with accessible public toilets. Helping re-establish character, activity in Bruce Grove.



Shaping Tottenham Progress to Date

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What's Been Happening Across Tottenham

Creative activity across Tottenham - Daydreaming in Tottenham art festival and youth workshops with Ultra Kolor, Black Rootz and Tottenham Community Sports Centre, alongside collaborative work on the Chapel Stones mural have brought new colour, greenery and local pride to the space.



Community-led activity at Broadwater Farm - residents and local groups raised over £22,000 for community initiatives, Improvement works to the community centre have seen new accessible entrance doors and upgrades that make the space more welcoming.

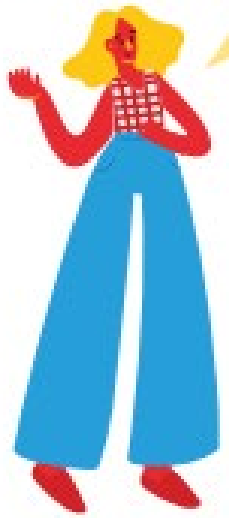


Work towards London **Borough of Culture 2027**, is underway , with early activities to support commuinty0led fundraising at the Bernie Grants Arts Centre and projects with local creatives building strong networks and momentum.



BRUCE GROVE CHAPTER

You told us*:



- There are opportunities to develop car park sites along the High Road corridor to provide an improved public realm, more homes and employment space.
- Holcombe Market should be protected and expanded.
- There was a desire to create more green spaces, including securing public open space at the “Cloud Garden”.
- Bruce Castle museum is a great asset. More could be done to increase its prominence as the heart of a historic centre.

**First Steps Engagement feedback 2020/2021*

BRUCE GROVE CHAPTER

VISION

Bruce Grove in 2042 will have delivered on the aspirations set out in Shaping Tottenham and will continue to be a lively and characterful neighbourhood with a dynamic and bustling town centre that acts as Tottenham's retail heart.



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BRUCE GROVE POLICIES AND PFAS

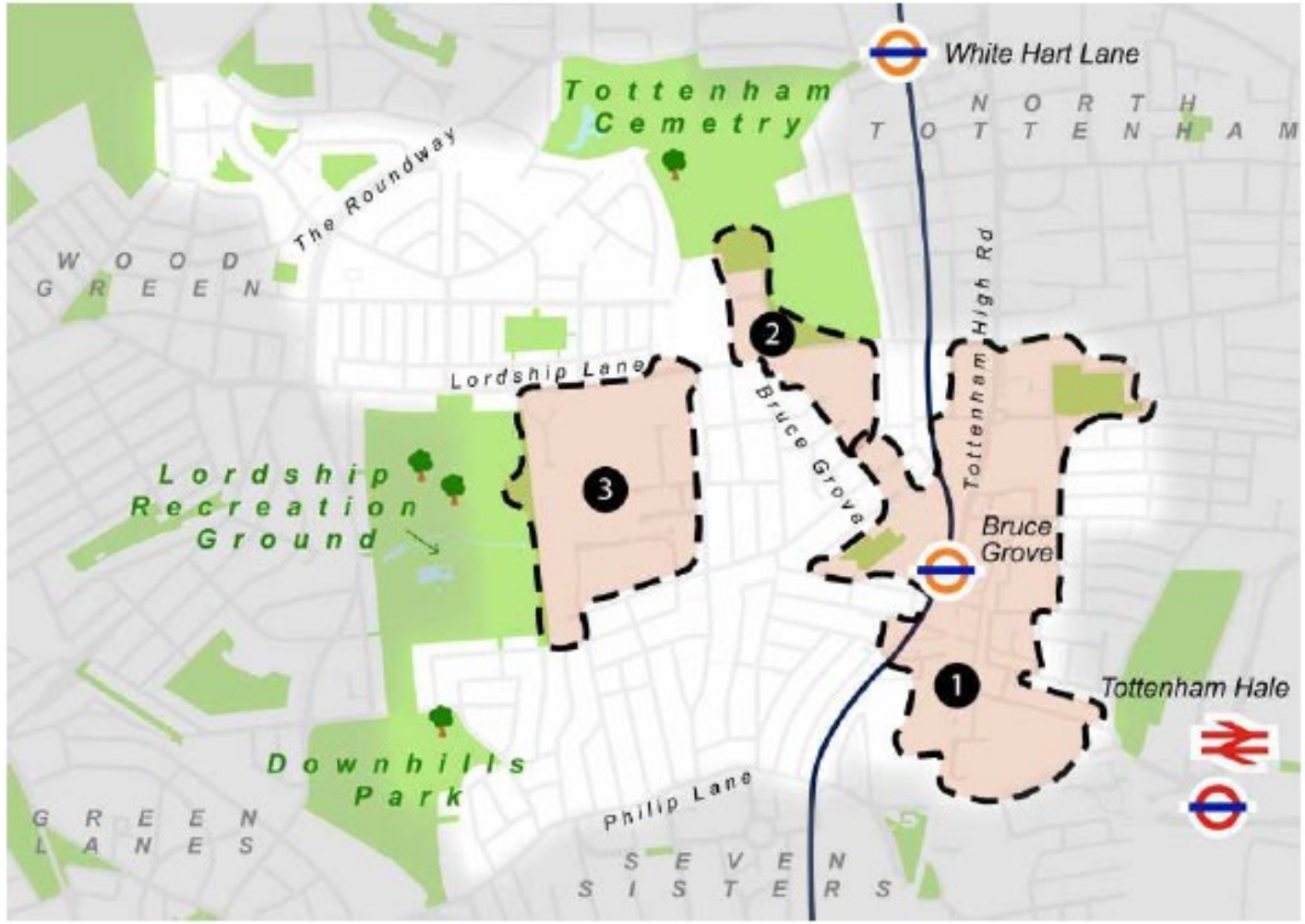
Over 400 new homes

Preserve, enhance and celebrate the area's rich heritage

Broaden the range of town centre uses within the District Centre, while maintaining its position as the retail heart of Tottenham

Strategic improvements to connectivity for pedestrians and cyclists.

Address deficiencies in access to open space and a green public realm



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HIGH ROAD CORRIDOR

ENHANCE AREA

Infill, retrofit and redevelopment to:

- Diversify the offer - support new independent businesses, workspaces, leisure uses
- Opportunity to redevelop Council carparks
- More homes in well-connected locations
- Protect and expand Holcombe Market

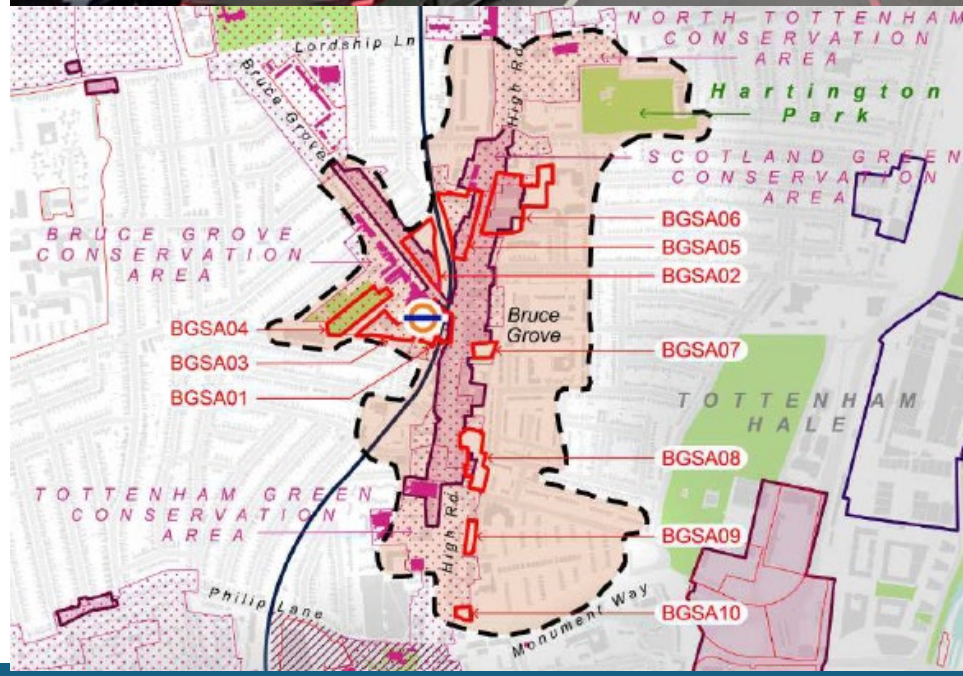
Conservation-led development

- Restoring shopfronts – Bruce Grove Shopfront Design Guide
- Refurbishing or redeveloping negatively contributing buildings
- Lighting

Enhancing the public realm

- Improving a strategic network of side streets and public spaces around the High Road
- New public open space at 'The Cloud garden'
- Introducing new green infrastructure





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BRUCE CASTLE HISTORIC QUARTER

ENHANCE AREA



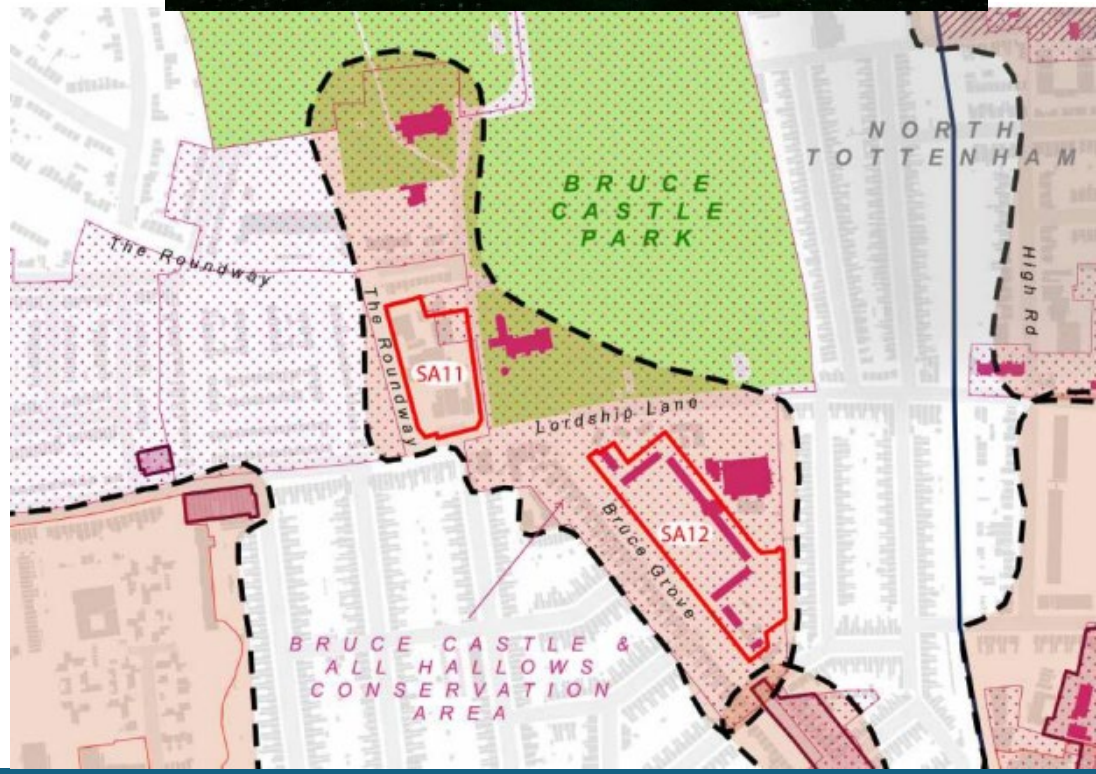
Protect and enhance the historic environment.

- Improved visibility and prominence of Bruce Castle and Bruce Castle Park
- Preserve and enhance character of conservation areas
- Support a range of community and cultural uses for the buildings within Bruce Castle Park
- Restore historic character of locally listed shops and public house to the south of Bruce Castle Museum

New workspaces and retail uses near the main entrance to Bruce Castle to support its role as a cultural destination

Enhance the public realm

- Enhance the setting and appreciation of historic assets
- Improve ease and safety of pedestrian and cycle movements, particularly at roundabouts and along Cycle Superhighway 1



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BROADWATER FARM

ENHANCE AREA

Enhance Broadwater Farm Estate in collaboration with its community

300 gross/50 net new homes

- Deliver additional retrofit and redevelopment in the future
- Provide new and improved homes including two new permanent gypsy and traveller pitches as part of a new site at Brookside Green

Activate and improve the ground floor experience

Enhance the public realm

- Improve safe and easy walking and cycling connections to and through the estate
- New community park in the heart of the estate
- Reduce car dominance and consolidate parking and vehicular routes to allow for quieter pedestrian streets





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SEVEN SISTERS AND SOUTH TOTTENHAM

You told us*:



- Seven Sisters Market is a key cultural and community asset needing protection and investment.
- The area around Seven Sisters Station could benefit from improvements to safety and vibrancy.
- Historic buildings are often hidden by excessive signage.
- Tottenham Green's public buildings could better support cultural activities.
- High levels of traffic along Seven Sisters Road and the High Road make it challenging and unpleasant to walk and cycle across the neighbourhood.

**First Steps Engagement feedback 2020/2021*

SEVEN SISTERS AND SOUTH TOTTENHAM

VISION

Seven Sisters and South Tottenham in 2042 will have delivered on the aspirations set out in Shaping Tottenham.

It will be the cultural gateway to Tottenham, where people come to enjoy, learn, and partake in its famous international food offer, world-class events and activities, vibrant evening economy and celebrated histories.



SEVEN SISTERS AND SOUTH TOTTENHAM: POLICIES AND PFAS

Over 1200 new homes

District Centre should build on its strengths, while broadening its offer

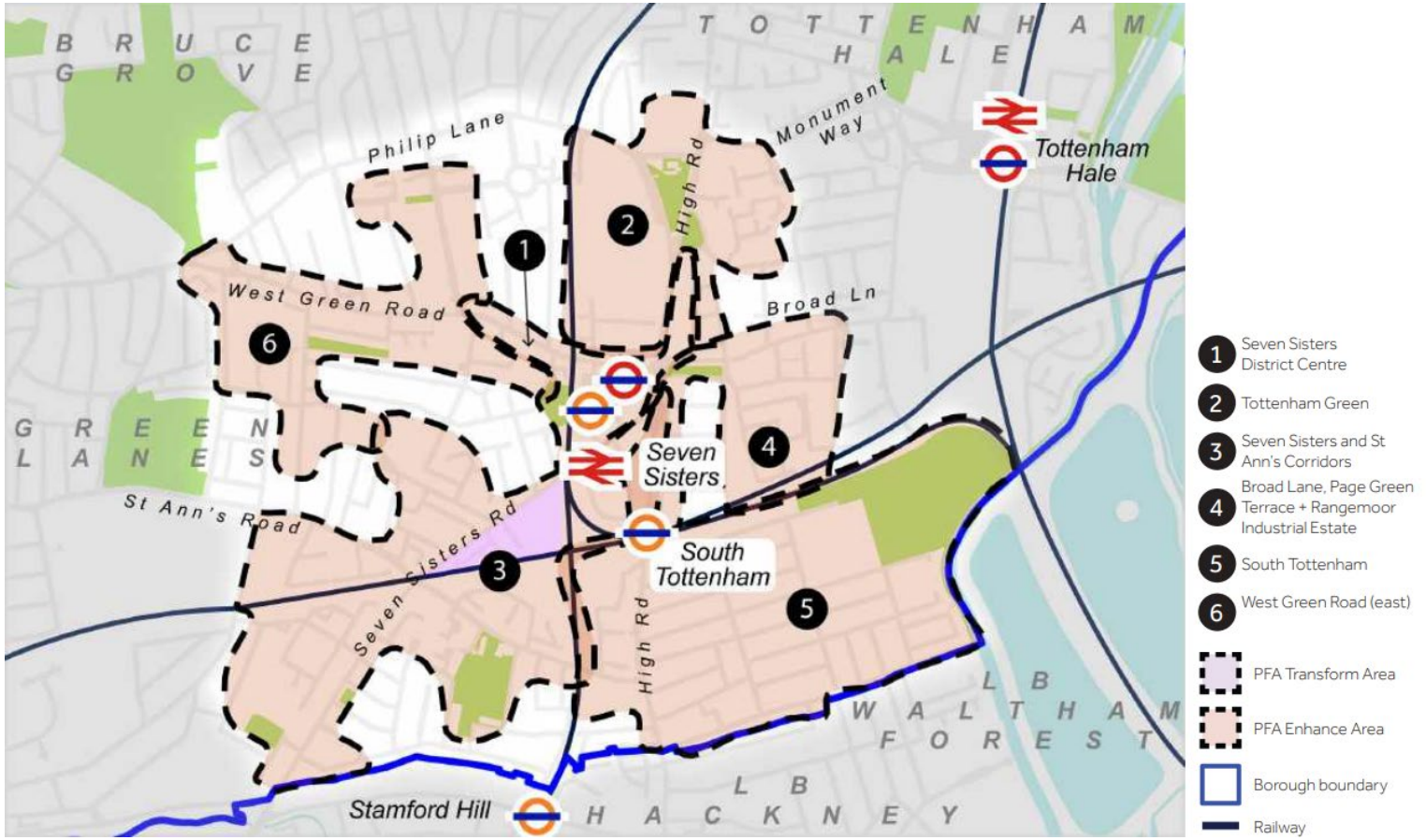
Preserve, enhance and celebrate the rich and varied built heritage

Enhanced Tottenham Green Cultural Quarter as the civic and cultural heart of Tottenham

Enhance and optimise the neighbourhood's employment and industrial land to support more jobs and bolster the local creative economy

Improve strategic walking and cycling connections and address car dominance along main roads

Support a safer, more prominent, greener and more activated public realm



SEVEN SISTER/ WEST GREEN ROAD DISTRICT CENTRE

ENHANCE AREA



Support a wider range of town centre uses

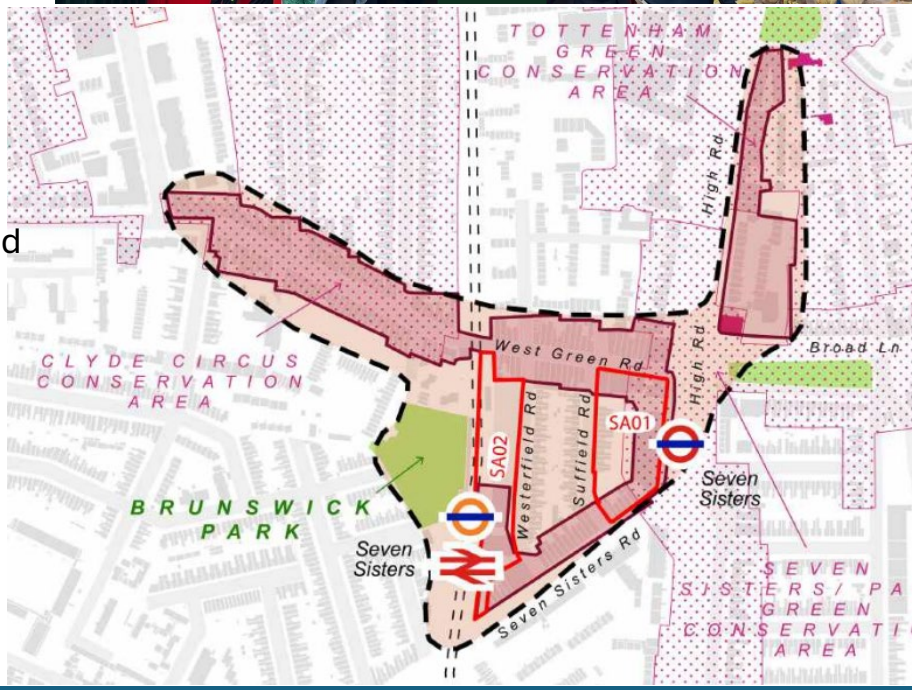
- A permanent Seven Sisters market and community hub at Wards Corner, delivering on the
- ambitions of the **Wards Corner Community Plan**
- New evening and night-time economy uses
- Build on centre's accessibility and existing food and beverage offer
- Small-floor plate commercial units to create activity and provide space for independent traders

Culture and Heritage

- Targeted building and shopfront/ signage improvements
- Make sure the street feels well-defined and enclosed by buildings along West Green Road
- Celebrate long history of innovative black enterprises along West Green Road

Enhance the public realm

- Create a sense of arrival – a gateway into Tottenham
- A safer, coherent and well managed public realm
- Places to eat, relax and socialise rather than just pass through
- Improve safe walking and cycling access to and from the station
- Advocate for free/ address overcrowding



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TOTTENHAM GREEN

ENHANCE AREA

Strengthen the area's identity as a cultural ecosystem

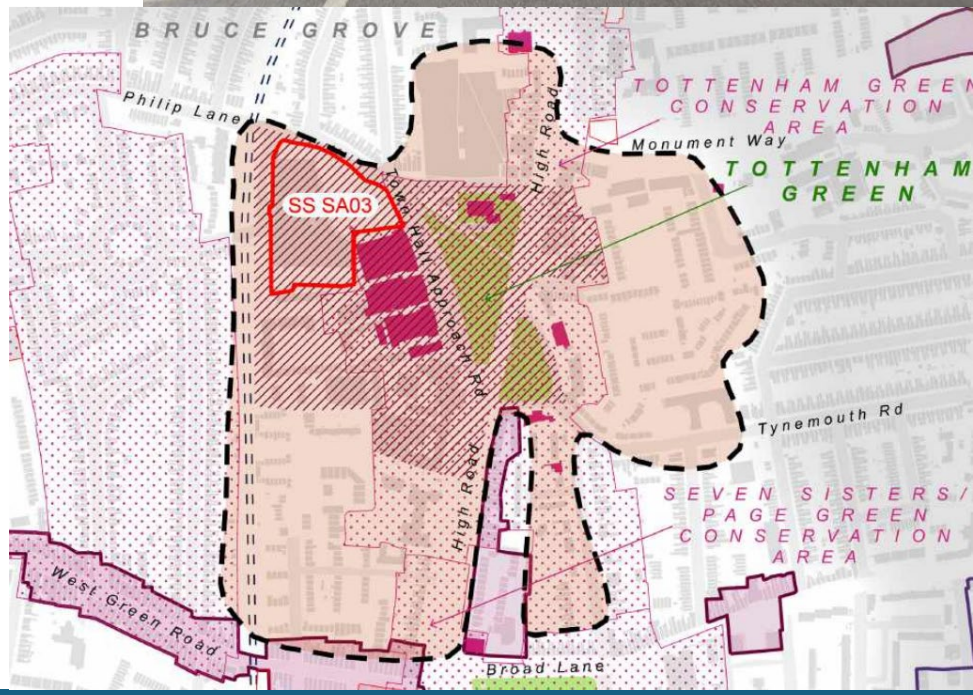
- Encourage more creative, cultural and community uses and supporting uses like food and beverage
- Potential to provide new and enhanced community facilities, new homes and an improved public realm through redevelopment of the Tottenham Green Leisure Centre and Marcus Garvey Library.
- Encourage greater collaboration between cultural institutions

Better reveal and celebrate the historic significance of its heritage assets and the area's long and diverse history

A strategic approach to enhancing the public realm

- Support more community and cultural activities on Tottenham Green
- Better connect the Green to a coherent and connected network of public spaces west of Town Hall Approach Road
- Better link the cultural activities inside buildings to the surrounding public realm





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SEVEN SISTERS AND ST ANN'S CORRIDORS

ENHANCE AREA

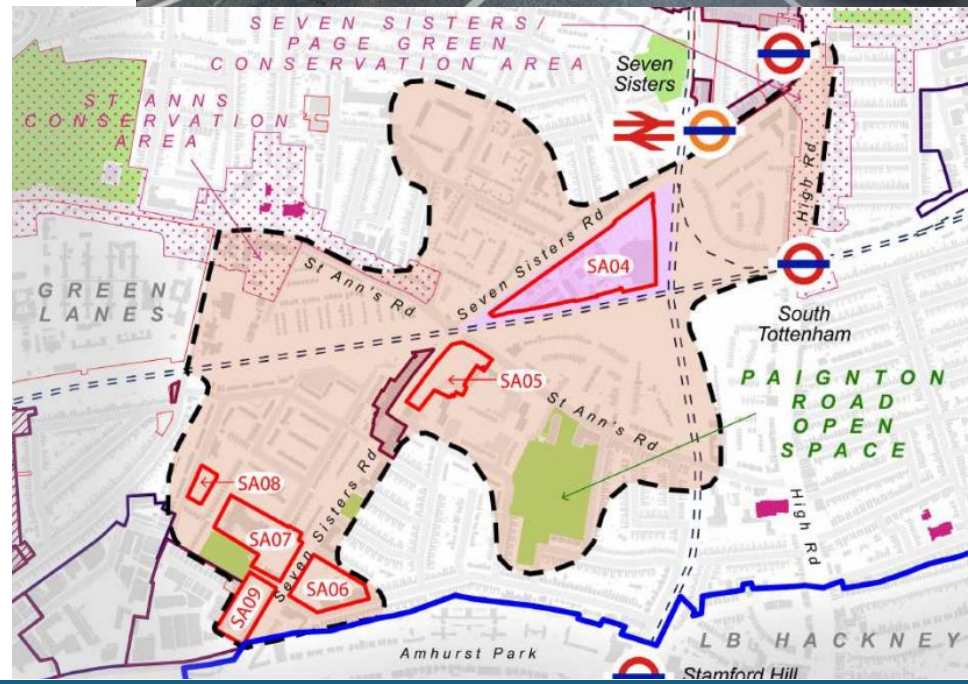


Provide more homes, jobs and accessible, high-quality community infrastructure

- Comprehensive redevelopment of Gourley Triangle to create a new residential neighbourhood
- Reinforce the area's role as a hub for creative industries
- Sensitive, intensification, infill and redevelopment along the corridor
- Support a diverse mix of industrial, creative and community uses across the area
- Deliver new social infrastructure and make more efficient use and improve access to existing infrastructure

Public realm

- Enhance Seven Sisters Road as a tree-lined urban boulevard
- Improved pedestrian environment, crossings and cycle infrastructure
- Address confusing and unsafe street layouts
- Improve connections with the Warehouse Living District
- New public open space at Gourley Triangle



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BROAD LANE, PAGE GREEN TERRACE AND RANGEMOOR INDUSTRIAL ESTATE

ENHANCE AREA

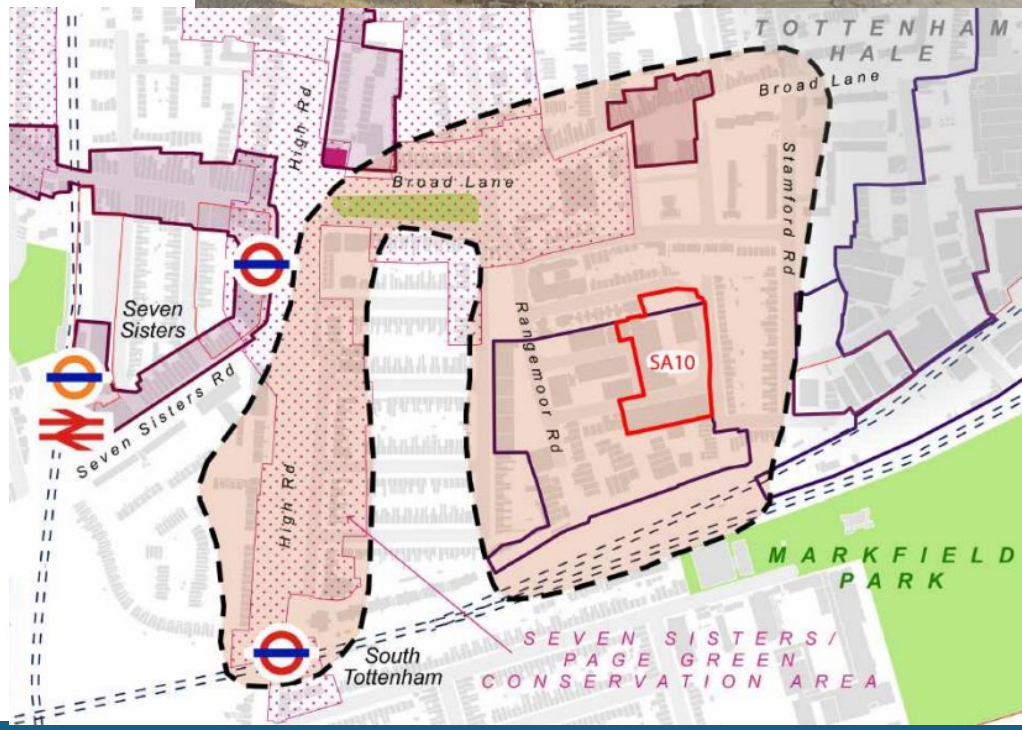


Intensification of industrial and employment land

- Mixed use development of Bernard Works site allocation
- Supporting sectoral strengths in food & beverage production and the creative industries
- Enhancing the area as a destination through wayfinding, complementary uses i.e. cafes and exhibition spaces

Public realm and heritage

- Celebrating and restoring historic green spaces: Page Green Terrace and Page Green Common
- Improving the cycle infrastructure along Broad Lane and providing safer and easier pedestrian and cycle connections across Tottenham High Road and Broad Lane
- Delivering a network of green spaces, pocket parks and other green infrastructure to create a green link between Seven Sisters District Centre and Markfield Park through the Rangemoor Road LSIS.



SOUTH TOTTENHAM

ENHANCE AREA

Gentle intensification through infill and redevelopment

- Opportunities along the High Road corridor to support a more attractive and active streetfront
- Preserve and frame key views of St Ignatius Church to reinforce its role as a local landmark and orientation point.

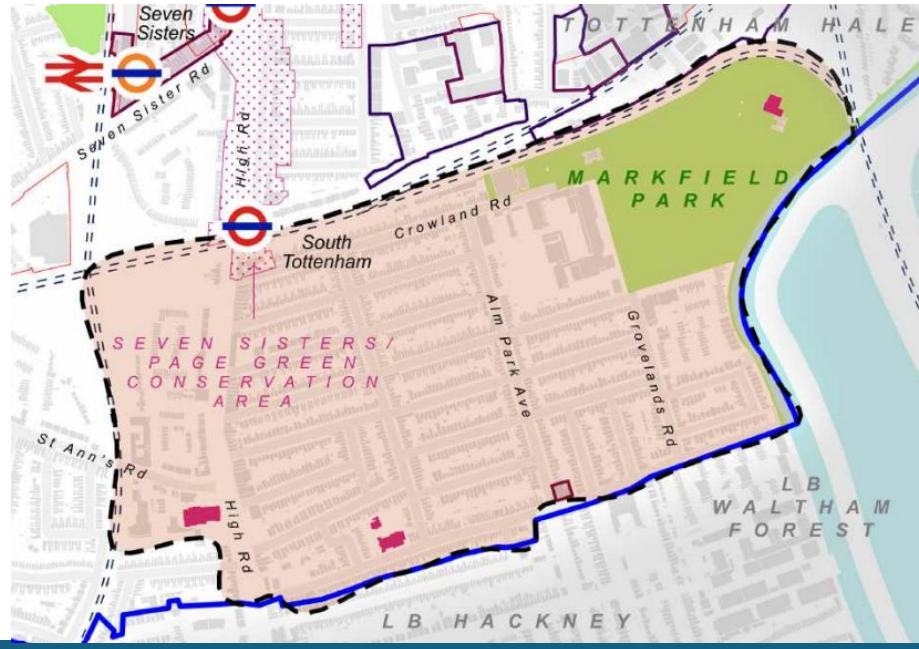
Investigate the potential to expand the area covered by the South Tottenham Housing Extensions SPG through future design code

Providing for new or improved community and educational facilities, including faith facilities and places of worship

Public realm

- Improve access to and recreational use of Markfield Park
- Upgrade the canal towpath to improve safety, accessibility and connectivity

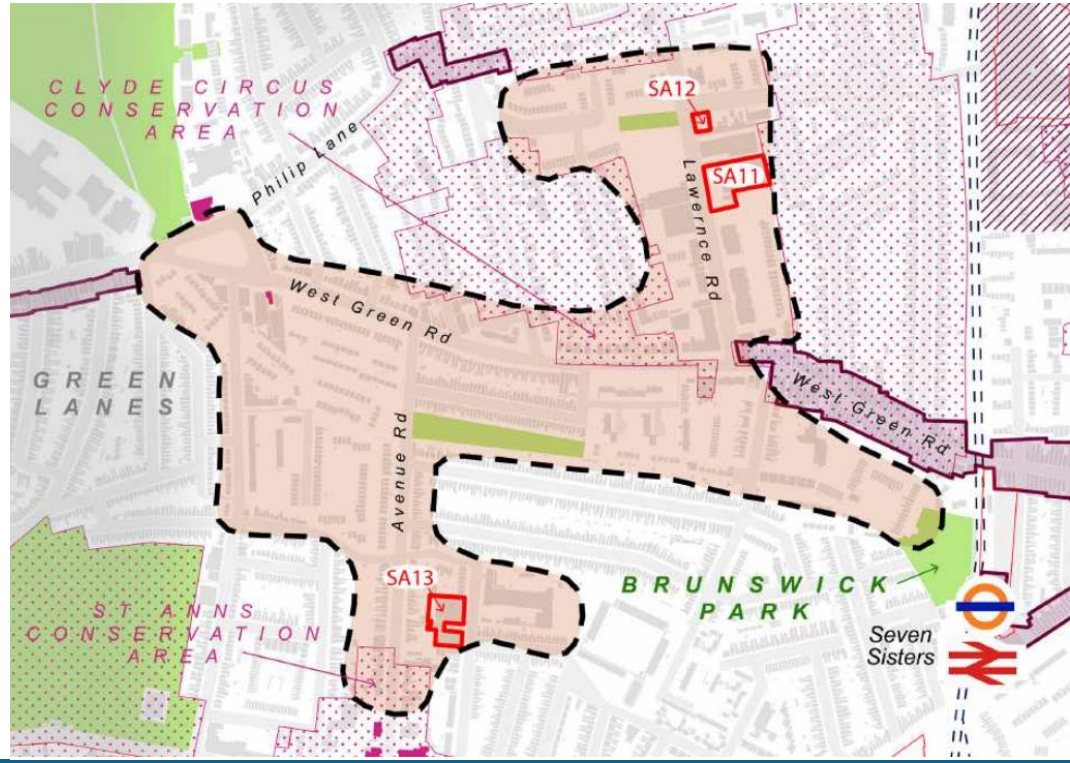




WEST GREEN ROAD CORRIDOR

ENHANCE AREA

- **Complete transformation of Lawrence Road into a medium-density, mixed-used neighbourhood and tree-lined avenue**
- **Preserve and enhance the historic character of the West Green Memorial Garden** and the surrounding area as a community hub
- **Improve character, layout and safety of post-war estates**
- **Enhance Clyde Road as a key-east west active travel route**



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Q&A

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CONSULTATION CLOSES ON 19 DECEMBER 2025

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