

CHAPTER 1: INTRODUCTION

Introduction

What is the Local Plan?

1.01 The Local Plan sets out how land in the borough should be used and developed to create fairer, healthier, more sustainable places for current and future generations to enjoy. This includes providing more affordable homes, green spaces, employment opportunities, social infrastructure and addressing the climate emergency.

1.02 It is our primary planning document and forms part of our Development Plan, which in accordance with English law is the starting point for deciding planning applications in the borough.

1.03 Our current Local Plan was adopted in 2017 and covers the period until 2026. It is made up of four separate documents. We are now creating a single new Local Plan covering the period up to 2041.

1.04 The Local Plan will have a big impact on how Haringey grows and changes. This consultation is a key opportunity for you to shape the future of your neighbourhoods, ensuring that the Local Plan addresses our unique opportunities and challenges, and enhances the attributes that make Haringey a unique and special place.

Why a new Local Plan?

1.05 A New Local Plan is needed to ensure the Council has an ambitious, up-to-date and robust Local Plan that incorporates our communities' overall aspirations for the borough. The main reasons for developing the Local Plan now are to:

- Reflect the Council's latest strategic aspirations, including the vision for Haringey in 2035 and the Haringey Deal
- Reflect the Council's declaration of a Climate Emergency
- Respond to changes to National Planning Policy and Guidance
- Respond to the London Plan 2021 and the emerging next London Plan
- Respond to housing delivery challenges
- Meet the legal requirement to review Local Plans every five years
- Futureproof the Local Plan having regard to proposed changes to the planning system

How does it fit in with other plans, policies, and strategies?

1.06 The Local Plan forms part of a framework of planning legislation, policy and guidance.

1.07 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how they are expected to be applied. We need to take account of the NPPF and its associated Planning Practice Guidance (PPG) documents when preparing our Local Plan as any National Development Management policies published in the future.

1.08 We also need to consider other legal frameworks, such as the European Habitats Directive, and other Government policy such as national policy statements or Written Ministerial Statements.

1.09 The Local Plan needs to be in 'general conformity' with the London Plan (2021), which sets out a vision and planning policies for Greater London and is part of our Development Plan. The Local Plan does not need to repeat existing London Plan policies that work effectively for deciding planning applications in Haringey. This draft Local Plan therefore contains targeted policies to address our local context, needs and aspirations in a way that still meets the overall ambition of the London Plan but responds more appropriately to Haringey's unique characteristics.

1.10 It will replace the documents that currently make up the adopted Local Plan which are as follows:

- Strategic Policies Development Plan Document (2017)
- Development Management Development Plan Document (2017)
- Site Allocations Development Plan Document (2017)
- Tottenham Area Action Plan (2017)

1.11 It will also replace the emerging Wood Green Action Plan, a draft version of which was last published for consultation in 2018 but never progressed to adoption.

1.12 Local communities can use their powers under the Localism Act 2011 to produce neighbourhood plans for their areas. These must be in general conformity with the Local Plan and London Plan and have the same weight as the London Plan and Local Plan in deciding planning applications. Currently Haringey has one adopted neighbourhood plan, the Highgate Neighbourhood Plan (2017).

1.13 Once adopted, the Local Plan will be the key component of our Development Plan, alongside and supported by the London Plan (2021), Neighbourhood Plans, the North London Waste Plan (2022), which sets out the planning framework for waste management in North London, and any National Development Management Policies published by the Government.

1.14 The Local Plan will build directly upon the Council's ambitious new vision for Haringey which was adopted in October 2024.

Our Vision – Haringey 2025

The Council's vision, developed in partnership between the Council and our residents, communities, partners, council staff and visitors, is that Haringey will be a place where we can all belong and thrive:

"A place where all our residents have the opportunity to thrive and enjoy the best possible version of their life; where the quality of life in every part of the borough is comparable to our cleanest, greenest and safest neighbourhoods; and that at a time of insecurity and change, Haringey is a place where people can put down roots and feel they really belong."



FIGURE 01 | Haringey's Borough Vision Diagram

1.15 The Council recognises that the vision is just a start and to achieve it the Council has identified six 'Calls to Action'. These are the priorities that our residents, communities and partners have indicated are the foundations of the future that we want to build. It is through securing progress in these fundamental areas that we will create opportunity, a great quality of life and sense of belonging for all.

1.16 This Local Plan sets out a comprehensive placemaking framework for Haringey that contributes to the delivery of all six 'Calls to Action'. The Local Plan includes a spatial vision for the borough which is complementary to the Council's overall vision for Haringey and which focuses on how development and land use change will secure positive placemaking outcomes.

1.17 In addition, the Local Plan will also help deliver the ambitions of a range of other Council plans and strategies, including:

- Draft Health and Wellbeing Strategy
- Fairness Commission Report 2020
- Climate Change Action Plan 2021
- Walking and Cycling Action Plan 2022
- Housing Strategy 2023
- Parks and Greenspaces Strategy 2023
- The Haringey Deal 2022
- Opportunity Haringey
- Culture Strategy
- Shaping Wood Green
- Shaping Tottenham

Preparing the Haringey Local Plan

1.18 The requirements and consultation process for preparing a plan are set out in the Planning and Compulsory Purchase Act 2004 (as amended). The Council must also follow the processes outlined in the Town and Country (Local Planning) (England) Regulations 2012. A summary of the process is set out in Figure 01 below.

Engagement and the Haringey Deal

1.19 We are committed to taking a collaborative approach to the development of the Local Plan. This is why we began the plan-making process with a First Steps Engagement in winter 2020/21 seeking the thoughts and ideas of our diverse communities before any policies or proposals had been drafted.



FIGURE 02 | Diagram showing the key stages in the statutory process of preparing a New Local Plan

Haringey Placemaking Framework Diagram

This diagram illustrates Haringey's Placemaking Framework, showing how our key Objectives, Priorities and Approach fit together.

Placemaking Objectives: These are shown as red, green and blue wedges at the heart of the diagram. These objectives are fundamental to achieving the Council's placmekaing aims and they cut across all of the placemaking priorities that are embedded within each policy of the Draft Local Plan.

Placemaking Priorities: The Council's 6 priorities for placemaking are shown in the next ring of the diagram, in purple, yellow, blue, orange, teal and charcoal grey. These priorities cover how the Council wishes to prioritise key opportunities for improving placemaking within the borough.

Placemaking Approach: The outer ring of the diagram illustrated in grey shows how the Local Plan responds to the Haringey Deal, ensuring that placemaking projects in the borough take the opportunity to listen to local people and embrace an ongoing, collaborative process.

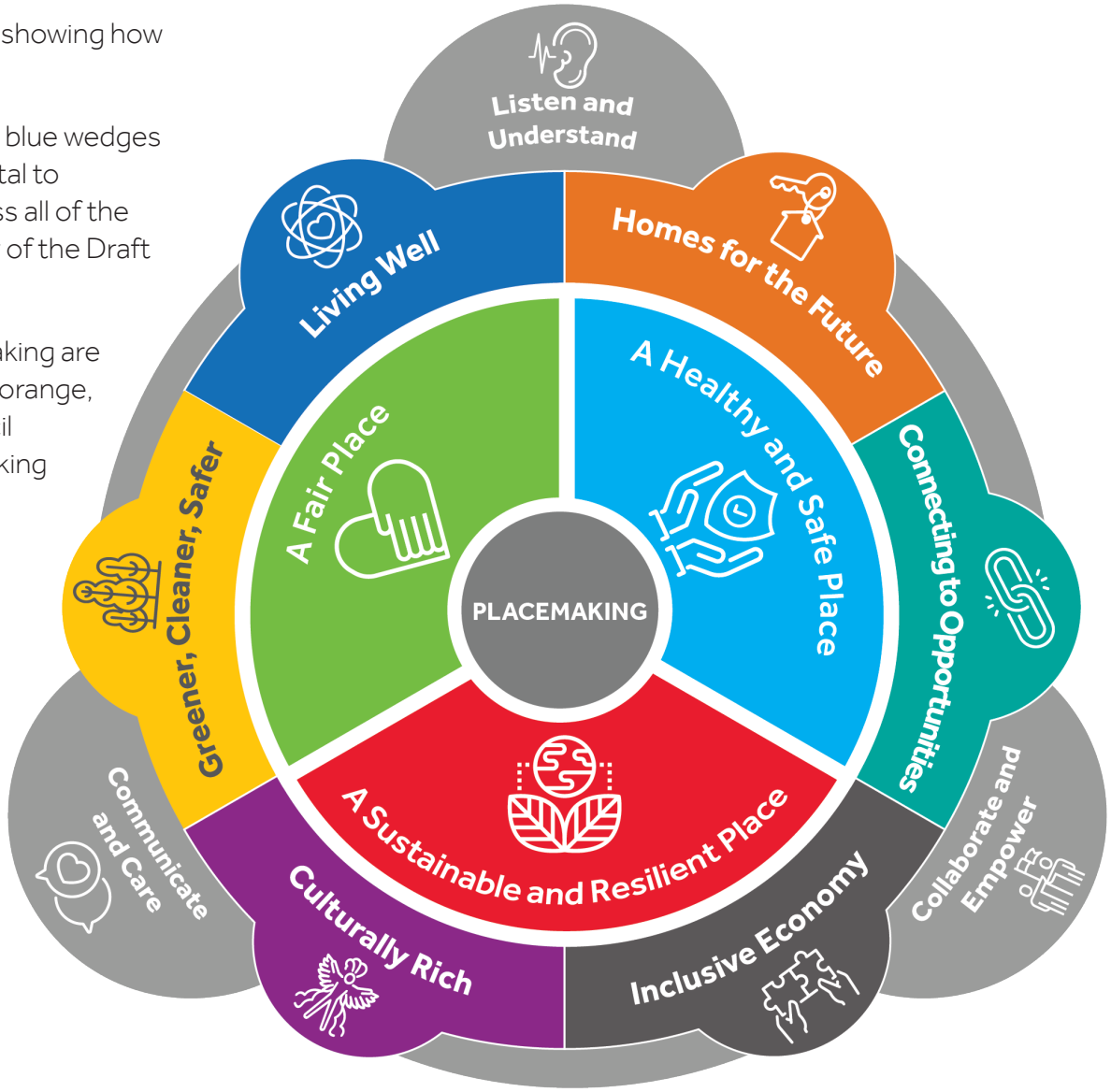


FIGURE 03 | Diagram illustrating Haringey's Placemaking Framework (the 'what' and the 'how')

1.20 We are grateful to have received a huge amount of feedback with over 10,000 comments from over 2,500 people and organisations. This helped us to receive the **'Chairs Award' at the 2022 London Royal Town Planning Institute Awards**. You can read the feedback from the First Steps Engagement in our comprehensive **Engagement Report.**

1.21 We see collaboration as something that needs to be ongoing. In the intervening three years we have therefore continued to meet with engage with dozens of community groups, organisations, developers, infrastructure providers and other stakeholders.

1.22 Your comments, together with the feedback we gathered through lots of discussions with internal and external stakeholders over the past two years, have helped to create this Draft Local Plan, a document genuinely shaped by the priorities and aspirations of a wide range of individuals and groups. We are committed to ensuring comprehensive engagement with communities over the period from now to the Local Plan's adoption.

1.23 This stage of the plan-making process is known as a 'Regulation 18' consultation. It is your first opportunity to see and shape a draft of the Local Plan, including the Council's proposed strategy for accommodating growth, its proposed policies for managing development and change and proposed site allocations where the expected planning outcomes for specific sites are set out.

Evidence base

1.024 Local plans are required to be based on robust, up-to-date and proportionate evidence. A comprehensive evidence base has developed to support and inform the draft Local Plan focused on accurately identifying local needs, constraints and opportunities. This will help ensure that the Council's strategy for the future planning of the borough is based on an understanding of the characteristics that make Haringey what it is, and a knowledge of how it is likely to change. The evidence base is available to view on the **Council's website.**

Assessing impacts of the Local Plan

1.25 To ensure the Local Plan contributes positively to sustainability, health, and equality objectives it is being informed by an Integrated Impact Assessment (IIA). The IIA is designed to ensure that, through the development of the Local Plan, the effects of its policies, need for any mitigation and reasonable alternatives are adequately considered so that the decision-making process is an informed one. It brings together the following assessments, some of which are requirements and others which are good practice: Sustainability Appraisal (SA); Equalities Impact Assessment (EqIA); Health Impact Assessment (HIA). The IIA for this Draft Local Plan is available to view on the Council's website.

Cooperating with neighbouring boroughs and statutory organisations

1.26 When preparing the Local Plan we are required to cooperate with neighbouring boroughs (Enfield, Islington, Hackney, Barnet, Camden and Waltham Forest) and other prescribed bodies on strategic and infrastructure matters and those which cross administrative boundaries. This is known as the 'Duty to Cooperate'. This process has helped shaped and inform this Draft Local Plan. Notwithstanding this, it is important to recognise that the duty to cooperate is a continuous process of reviewing policy and accompanying justification and the potential impacts of policy on neighbouring authorities and agencies. The Duty continues throughout all stages of the plan making process.



Have your say Haringey!

1.27 We want your thoughts on this draft Local Plan to help us test and refine it before moving on to the next stage of the plan making process. Do you agree with the draft visions, objectives, policies, and allocations? How could they be improved? We also want to understand more detailed information about our neighbourhoods and related opportunities for development and change. What do you love and how could development shape your neighbourhood for the better?

1.28 The Local Plan will influence the future planning of where you live, work, spend your leisure time and your experiences travelling to these places. It will also help tackle some of the big challenges we face as a community, such as a lack of affordable housing and the climate emergency. Please encourage your friends and families to get involved. We want input from as many people as possible so that the Local Plan reflects the priorities and aspirations of all our diverse communities.

CHAPTER 2: THE PLAN AT A GLANCE



The Plan at a Glance

2.01 The Draft Local Plan is organised and structured in the following way:

Part 1: Placemaking for Haringey

- **Chapter 3: Strategic Context and Opportunity**

  Sets out our strengths, challenges and opportunities. You can find out more detail by reading the accompanying Integrated Impact Assessment.

- **Chapter 4: Spatial Vision and Placemaking**

  Sets out the big spatial vision for Haringey and a new, more collaborative, way of achieving that vision, Placemaking.

- **Chapter 5: Placemaking Framework**

  Sets out the Haringey Placemaking Framework to achieve the Council's spatial vision and an overarching placemaking policy to guide development and change in the borough in the future.

- **Chapter 6: Spatial Strategy**

  Contains a strategy for land use and development in different parts of the borough to best achieve our vision through placemaking. This includes identifying focus areas, where there are greatest opportunities for us to work together to enhance and transform places for the better.

Part 2: Neighbourhood Policies

- **Our Neighbourhoods (Chapters 7 to 17)**

  Contains visions, objectives, policies, and guidance for eleven identified neighbourhoods, as well as key sites with opportunities for enhancement or transformation (referred to as Site Allocations)

Part 3: Borough-wide Policies

- **Borough-wide Policies (Chapters 18 to 29)**

  Contains detailed policies on a range of topics that apply to the whole borough, such as design, housing, transport, and heritage.

CHAPTER 3: STRATEGIC CONTEXT AND OPPORTUNITY



Strategic Context and Opportunity

Our Strengths

Our Location

3.01 We are a strategically located and well-connected borough within one of the world's great cities, containing one of London's larger town centres, Wood Green (designated as a metropolitan centre in the London Plan 2021). We border Inner London and are serviced by three London Underground lines, the Overground, National Rail services, and a Cycle Superhighway, as well as several A roads. This provides enormous connectivity of people, organisations and places.

3.02 You've told us that there are huge opportunities for new development to further improve connectivity in a way that is fairer, healthier, cheaper, and more sustainable by supporting high quality walking and cycling infrastructure in Haringey.

Our Diversity

3.03 We are one of the most diverse boroughs in the country and have a strong history of battling discrimination and celebrating our many communities. Haringey is a young borough by national standards with over 50,000 children aged 0-17 years. Ethnic minorities make up 46% of Haringey residents with over 180 languages are spoken in the borough. 5.6% of Haringey residents are gay, lesbian, bisexual or other sexual orientations. Our communities connect or identify with a huge range of religions and beliefs.

3.04 This mix of cultures and identities helps make Haringey a vibrant and exciting place to live. It also attracts visitors to our borough. People come from across London to sample the great Turkish restaurants on Green Lanes and in Wood Green, the Latin food offer in Seven Sisters, and attend events at the Bernie Grant Arts Centre, a flagship performing arts venue supporting and promoting Black-led work.

3.05 You've told us you want new development to protect and celebrate our diversity and create more inclusive spaces.

Our Green Spaces

3.06 There are over 150 amazing parks and green spaces in Haringey, including 59 sites of importance for nature conservation, 3 nature reserves, approximately 11,500 street trees and thousands more within housing estates and gardens. More people than ever are exploring and enjoying these spaces, recognising their importance for our mental and physical health and wellbeing.

3.07 These spaces are hubs of community activity, where we meet our friends and family, play, exercise, and hold outdoor events. They also contribute to the health of our environment and its biodiversity.

3.08 You've told us you want new development to protect, increase and enhance our green spaces, improve their accessibility, and increase tree and vegetation coverage in the borough.

Our Town Centres and Industrial Land

3.09 We have a great network of town centres and high streets, each with their own unique character and history and supported by many independent local shops. We are also fortunate to have a large amount of employment-supporting industrial land, particularly in the east of the borough, in strategic locations, close to Inner London. Our work supporting business and commerce was recognised when we received the "Best All Round Small Business

Friendly Borough" award at the Small Business Friendly Borough Awards in February 2022.

3.10 You've told us you want new development to protect employment land, support local independent businesses, provide a more diverse range of shops and activities, enhance the public realm, and embrace and celebrate the history of our town centres and high streets.

Our Heritage and Histories

3.11 We have a wealth of heritage in the borough that contributes to our sense of place and identity. Our recorded history spans thousands of years and stretches across the borough, from the iron and bronze age activity around Town Hall Approach in Tottenham, to the Roman pottery works at Highgate Wood, medieval Bruce Castle, artisan style Noel Park Conservation Area, modernistic Hornsey Town Hall, and the stories of our more recent migrant communities.

3.12 You've told us that you want new development to value and enhance our rich built heritage and recognise its potential to deliver wider social and economic benefits, for example as a generator of tourism, a learning resource, or a means to stimulate economic investment. You also want new development to find creative ways of valuing our diverse intangible histories and incorporating them into design to create places of meaning and belonging.

Our Culture and Creative Industries

3.13 We are a culturally rich borough, with over 120 venues where cultural activity takes place, from community exhibitions to large scale and renowned venues like Alexandra Palace. London is the global capital for arts and culture and Haringey is recognised for its key role in this. It has been awarded the London Borough of Culture 2027 by the Mayor who has also chosen Tottenham as one of the city's Creative Enterprise Zones. There is growing demand for employment space for creative industries in the borough, attracted by industry clusters in locations like Wood Green, the Harringay Warehouse District and South Tottenham.

3.14 Sport also contributes to our culture, helping to bring people from different backgrounds together. In addition to our strong community sports offer, the Tottenham Hotspur stadium provides a world-class sport, leisure and entertainment facility, supporting large number of jobs and being a key driver of economic activity. The Stadium and associated activities has potential to significantly increase jobs, tourism and visitor spending, international exposure such as at the 2028 UEFA European Football Championship, and engaging local communities in cultural activities.

3.15 You've told us that you want new development to support and enhance our cultural offer, protecting our diverse cultural offerings, creative industry hubs and provide greater access to sports facilities for everyone.

Our Voluntary and Community Sector

3.16 We have a vibrant and dynamic Voluntary and Community Sector (VCS) in Haringey, comprising hundreds of organisations of different sizes, types and remits. The VCS plays many roles which are integral to the wellbeing of residents in Haringey, including working directly with residents in our communities, campaigning on issues of both local and national significance, advocating at individual and community level and strengthening community capacity and resilience. Through their work, the VCS often manages to bring together people from different backgrounds around common causes and interests.

3.17 You've told us that you want the Council and developers to work more collaboratively with the voluntary and community sector and the wider community, empowering local groups and people to manage and change their environments. You've also told us that there is a need for new development to provide more high-quality spaces for community groups and activities.

Our Challenges

Deprivation and the cost of living

3.18 We have comparatively high levels of deprivation in Haringey, including growing food and fuel poverty, and large spatial inequities between the east and west of the borough. Some parts of Northumberland Park are among the most deprived in the country.

3.19 You've told us that new development should seek to address these high rates of deprivation, focusing on helping our most vulnerable and supporting those parts of the borough in greatest need of investment and support.

Housing crisis

3.20 There is an acute shortage of housing, particularly good quality, genuinely affordable housing. This has contributed to issues of homelessness and overcrowding, as well as many people living in accommodation that does not meet their needs. Pressure on our housing stock is mounting with rising rents and house prices. Having access to a safe, secure, and affordable home is vital for achieving a good quality of life and enabling people to reach their potential.

3.21 You've told us that the delivery of new affordable housing through new development, in particular social housing, should be a priority for the Local Plan.

Climate Emergency

3.22 Recent flooding, heat waves and droughts have highlighted the impact of our already changing climate, and the fact that much of our built environment is not adequately designed to cope with these changes. As well as adapting to this changing climate, we also need to do our part in reducing emissions.

3.23 You've told us addressing the climate emergency should be a central goal of the Local Plan, embedded into all aspects of it.

Health inequities

3.24 The Covid-19 pandemic highlighted the importance of mental and physical health and made stark the inequities that exist between different parts of our community, both spatially and demographically. Our urban environment has a huge impact on our health and wellbeing, from exposure to air pollution, lack of access to green space and opportunities for physical exercise, to poor quality homes with mould, poor insulation or overheating, unemployment, loneliness, and isolation.

3.25 You've told us that improving health and wellbeing should be at the heart of the Local Plan, particularly addressing the clear inequities in our borough.

Safety and feeling safe

3.26 Feeling safe was a key issue raised through the First Steps Engagement. Our 2021 Resident Survey also identified crime and anti-social behaviour as the thing residents most disliked about their area. Feelings of safety vary between different parts of the borough and different demographic groups, with those living in the east of the borough generally feeling less safe than those in the west. Women and those who were not proficient in English were also more likely to feel unsafe, particularly after dark.

3.27 You've told us that new development should improve feelings of safety in your neighbourhood, particularly for women and children.

Creating a resilient economy

3.28 The Covid-19 pandemic had immense economic, social, and health impacts on our Borough, sharply widening pre-existing inequities in our economy. It has highlighted and dramatically accelerated trends in the economy, such as changes to patterns and locations of work, online shopping and consumer behaviour, and changed the role and function of our town centres and high streets. Alongside skill shortages, there is increasing demand placed

on our limited employment land, particularly for logistics, resulting in rising rents, placing businesses under pressure.

3.29 You've told us you want our diverse independent businesses to be supported and our town centres to adapt to offer a wider range of retail, leisure, and community activities. You also want more employment in the borough to offer greater opportunities for those who are currently struggling.

Supporting growth with the infrastructure we need

3.30 There are numerous pressures on our physical and social infrastructure including a need to adapt to climate change, the challenges faced by the NHS, and a need to provide for our growing population. With limited resources, we need to be smart and more collaborative to ensure that we are providing current and future generations with the physical and social infrastructure they need to enable them to live healthy and fulfilled lives.

3.31 You've told us that new development must be supported by the infrastructure local communities need. Developers should work with the public sector, businesses, and local communities to address existing deficiencies and inequities so that everyone is able to easily access the opportunities, services, and care they need within their neighbourhood.



CHAPTER 4: THE SPATIAL VISION

The Spatial Vision

Haringey in 2042 is made up of places where everyone can belong and thrive.

Development over the period 2027 to 2042 has contributed to a fair, healthy, safe, resilient and sustainable borough for current and future generations and this has been achieved by working collaboratively with our diverse local communities and partners through our **Placemaking Framework**.

Together, we will have delivered:

- → **Homes for the Future**
- → **A Greener, Cleaner, Safer Borough**
- → **A Culturally Rich Borough**
- → **A Borough that supports us to Live Well**
- → **An Inclusive Economy**
- → **A Borough that Connects us to Opportunities**



Homes for the future

Haringey is a place where everyone has a high quality, energy-efficient and safe home they can afford in a welcoming and distinctive neighbourhood of their choice. The supply of genuinely affordable homes has been spearheaded by the Council's ambitious home-building programme, delivering thousands of new council homes – the first in a generation.



A greener, cleaner, safer borough

We have met the target in our Climate Change Action Plan of becoming a net zero-carbon borough and continue to be a leader in addressing the Climate Emergency. A focus on retrofit first and driving up energy efficiency of new buildings has been crucial to achieving this. New development has been leveraged to enable nature to make its way back into the urban fabric. New open spaces have been created, thousands of street trees planted, and investment has been secured to deliver improvements to our treasured parks, with Down Lane Park an exemplar of an accessible and inclusive open space.

A culturally rich borough

Our borough fizzes with arts, culture and creativity and a powerful legacy has been secured from being London Borough of Culture 2027. There's always something to do, contribute to or explore, particularly in our four cultural quarters, including small scale venues, markets and events as well as international destinations like Alexandra Palace and Tottenham Hotspur Stadium. Development has enhanced our historic environment, enhanced cultural infrastructure, and provided workspaces for our creative industries, including within our unique Warehouse Living District.



An inclusive economy



Wood Green has positioned itself as the economic and cultural heart of North London. High Road West has brought wide reaching improvements to North Tottenham and the North Tottenham district centre has emerged as an international cultural destination and a hub of services and activities for the local community. The new Tottenham Hale district centre is the heart of the green and productive Lee Valley. Our policies have helped ensure Haringey is a borough of opportunity, supporting our independent local businesses, attracting investment and delivering new Good Work opportunities, particularly green jobs. Employment areas have been intensified and enhanced to provide modern, flexible, net zero carbon buildings and a better local environment.



Development has helped strengthen our communities by delivering new social infrastructure and protecting and enhancing existing infrastructure, ensuring everyone is able to access a wide range of services within a short journey of their home. Each neighbourhood is well served by high quality social infrastructure, supporting our thriving voluntary and community sector.

A borough that connects us to opportunities



We've made it easier for everyone to access all our borough offers, making walking, cycling and public transport a first choice for all who can. Streets are greener and healthier, allowing all children to feel safe walking or cycling to school. Public transport options are accessible to everyone, connecting us to the wider opportunities and experiences offered by one of the world's great cities.

Development and change will have enabled placemaking opportunities to be realised across the borough. Each neighbourhood will have seen enhancement and transformation that is shaped by and responds to the priorities of local communities including those reflected in the Council's Shaping Wood Green and Shaping Tottenham strategies. A particular focus will have been given to placemaking in parts of the borough where opportunity and need are greatest and have helped reduce inequities and ensure Haringey is a much fairer place.

CHAPTER 5:

OUR PLACEMAKING FRAMEWORK



Our Placemaking Framework

5.01 At the heart of the draft Local Plan, underpinning its vision, policies, and proposals, and guiding its delivery and implementation, is Placemaking. The starting point for this is an understanding that places are created by people, communities, and businesses, and how they interact with and within our natural and built environments.

5.02 For Haringey, Placemaking is an ongoing process that seeks to:

- → empower our residents and stakeholders to shape places that enable everyone to reach their potential;
- → meet our diverse needs and ambitions to deliver a fairer, healthier, greener Haringey; and
- → enhance and celebrate our unique environments, histories, cultures, communities, and identities.

5.03 We have used your feedback and ideas to develop a Placemaking Framework. The Placemaking Framework sets clear objectives and priorities for the kind of places we and our communities want to create, and how placemaking should be approached, together with our residents, businesses and other stakeholders.

5.04 All development proposals must have positive regard to the Haringey Placemaking Framework.

Placemaking Objectives

5.05 Our three placemaking objectives are the fundamentals of what we want to achieve. They respond to the key cross-cutting themes that emerged through our engagement and evidence base.

5.06 Those proposing or undertaking development should always be evaluating their proposals against the extent to which they achieve each of these objectives.

PO1: A Fair Place, where inequities are significantly reduced and our unique urban environment provides everyone with the same opportunities to reach their potential

5.07 As a minimum, all residents of Haringey should be able to expect a decent standard of living, including comfortable, safe, affordable, and secure housing, and the ability to participate in day-to-day activities and access the services and care they need. To reach their potential, people should be able to access opportunities for education, health, employment, socialising, play and recreation, and to contribute to and engage with the natural world and wider society. We want everyone in Haringey to feel valued and have a sense of identity and belonging.

5.08 Currently, not everyone in Haringey has a decent standard of living, or access to these opportunities. There are clear spatial inequities, particularly between the east and west of the borough. We know that the area in which you are born or live in Haringey has a huge impact on your life chances and the Council is committed

to eliminating a situation where differences of a couple of miles translate into such diverse outcomes.

5.09 There are also inequities experienced between different groups depending on their age or life stage, ethnicity, disability status, socio-economic status, and a range of other protected characteristics. These apply to many issues including health, access to housing, employment, open space, and feelings of safety.

5.10 Without careful management, development and change can further reinforce these inequities. New development must be proactive in identifying and taking advantage of opportunities to invest in our communities and enhance our environment to make it more prosperous and equitable.

PO2: A Healthy and Safe Place for people to start, live and age well in

5.11 The Covid-19 pandemic underscored the importance of health, safety, and wellbeing for our communities and the role our environment plays in it. It also highlighted clear inequities in our experiences, with some having to contend with overcrowded housing, limited access to green space or outdoor spaces to socialise, and higher air pollution levels. These impacted not only physical health but mental health too. Health inequities are found between different localities as well as different population groups within Haringey.

5.12 This is, in part, why residents have stressed the importance of 'place' in promoting good health, wellbeing, and safety. The Draft Health and Wellbeing Strategy aims to ensure we improve health, wellbeing, and safety throughout all phases of life and the Local Plan has a key role in supporting this. New development offers opportunities to help our children and young people get the best start in life by creating safer spaces and addressing declining perceptions of safety when outside. It can also help support the ability of adults to reach their potential by providing opportunities for them to move from poor housing conditions to new quality, safe, secure, and affordable housing, including specialist housing for those who require it.

5.13 Older people have identified isolation and loneliness as being a key concern. New development can support the creation of more public spaces with opportunities to sit and interact with others or improve accessibility to existing spaces for those with mobility issues.

5.14 New development must serve to create healthier and safer places for people to flourish in.

PO3: A Sustainable and Resilient Place, with strong communities, a regenerating natural environment and on target to be net zero carbon by 2041

5.15 Our long-term strategy is to not only sustain but enhance the natural environment we rely on for our health and wellbeing, in a way that reduces inequities.

5.16 In March 2019, the Council declared a Climate Emergency, and followed this up with a Climate Change Action Plan (2021) outlining our approach to becoming a net zero-carbon borough by 2041. The Local Plan has a key role in achieving this by setting ambitious carbon reducing planning policies and ensuring that efforts to address the Climate Emergency are central to and embedded throughout the plan.

5.17 New development must comprise more energy efficient homes, combatting fuel poverty and the rising cost of living, while being warm in the winter and cool in the summer. It must also support walking and cycling as the natural choices for those that are able

to, reducing obesity, carbon emissions, and helping to lower travel costs. As flooding risks increase, new development must also provide a chance to implement sustainable drainage systems and plan for a changing climate.

5.18 Our green and blue spaces have been highlighted by residents as one of the things they love most about living in Haringey. New development provides a key opportunity to enhance the provision, accessibility and quality of these spaces. This must be done in a way that supports natural regeneration and biodiversity while providing spaces for activity and relaxation for physical and mental wellbeing.

5.19 Creating resilient places is about being able to absorb, recover from and prepare for future shocks/changes like extreme climate events, a pandemic, or a recession. This doesn't just refer to our physical infrastructure but the strength of our communities and our economy. New development needs to foster inclusive communities New development must safeguard the essential systems, services, and assets that we need to survive and thrive now and in the future. Where appropriate, we should be creating spaces that are flexible and adaptable to a changing world. We also need to build to last, not just in terms of materials and maintenance but the use and management of spaces.

Placemaking Priorities

5.20 Our placemaking priorities set out what we intend to focus on, responding to our unique strengths and opportunities, while addressing the challenges we face as a borough.

5.21 Those proposing development or land use change should always be evaluating their proposals against the extent to which they are designed to respond to these local priorities, in a way that also achieves the placemaking objectives.

PP1: A Culturally Rich Borough; Embracing and supporting the heritage, creativity, and character of our diverse communities and environments to deliver places that are distinctively Haringey, and where everyone feels a sense of pride and belonging.

5.22 Culture is an important contributor to health and wellbeing. Activities like sport, dance, and heritage walks support our physical wellbeing, while watching and undertaking cultural and creative activities enhance our mental health, allowing us to experience new things, express ourselves, pursue passions, and feel a sense of belonging. Culture can contribute to stronger communities, strengthening understanding of our diversity and bringing people together. Activities like community food growing also contribute to environmental sustainability.

5.23 Our cultural heritage is directly linked to economic development. Cultural facilities and events attract visitors into the area. Architectural and built heritage, urban character and histories provide a marketable uniqueness. Our creative industries provide employment opportunities and can be a destination in themselves.

5.24 Unfortunately, not everyone has the same ability to access and experience culture in our borough. Equally, some communities don't have the same opportunities to express their culture. The Covid-19 pandemic and cost of living crisis has put our cultural facilities and creative industries under intense strain and made it more difficult to ensure the preservation of our heritage.

5.25 The Mayor of London has chosen Haringey as the London Borough of Culture 2027 which will provide an opportunity to celebrate our culture and creativity while at the same time addressing issues with access to that culture. New development can help in this task by supporting greater understanding and appreciation of our heritage and culture, working with the local residents and stakeholders that

create and care for it. It should value our built heritage and support and grow the cultural sector in a way that improves resilience and contributes to social, environmental, and economic outcomes that primarily benefit local communities.

5.26 The Local Plan contains neighbourhood chapters which identify key opportunities for culture and heritage in each area. Design policies are fundamental to the Local Plan, ensuring that heritage, character and context are considered throughout the development and design process, particularly in the creation of and improvements to the public realm. Heritage policies set out a positive framework for the enhancement and preservation of our heritage assets, their setting and wider historic environment.

5.27 Our cultural and social infrastructure and employment policies identify and protect Haringey's cultural quarters and creative industry hubs. Finally, enhance our sports facilities and open spaces, providing greater opportunities for cultural and sporting activities and events.

PP2: A Greener, Cleaner, Safer Borough; A leader in addressing the climate emergency and ecological crises, while being good stewards of place, and ensuring everyone feels safe

5.28 Addressing the climate emergency is the biggest challenge humanity faces. As a borough we want to do this in a way that reduces inequities, improves health and wellbeing, and supports stronger and more resilient communities.

5.29 New developments should take all opportunities to improve their design to minimise emissions. Our energy reduction policies demonstrate our intended leadership in this field, setting out significantly more ambitious targets for on-site carbon reduction and introducing new requirements for reductions in operational energy use and carbon in building materials.

5.30 Our parks, green and blue spaces are hugely valued by our residents. They are vital to our health and wellbeing and that of the planet, which is facing a biodiversity crisis. New development should take all opportunities to enhance our green and blue infrastructure. Our natural environment policies enable this by protecting existing open space and encouraging enhancement, expansion and provision of open space, particularly in the more deprived parts of our borough which tend to have less access to these spaces. They also require new developments to make sites greener, more biodiverse, and maximise opportunities for tree planting.

5.31 Our design policies ensure that new public spaces are designed to be inclusive, accessible, and respond to the needs of local communities. Simple things like places to sit, drinking fountains, non-slip pavements, or access to a public toilet can make a huge difference in the ability of residents to access and use a public space that they should feel entitled to use.

5.32 Sadly, many residents have expressed that they don't feel safe walking through many parts of the borough. This is particularly the case in more deprived parts of Haringey. Our policies require new development to address this not only through their design (i.e., good lighting, cameras, and provision of secure cycle parking), but by introducing positive activities into a space.

5.33 When a place is clean and tidy, people take it as a sign it is well loved and cared for. Our policies require new development to optimise provision of waste and waste reduction infrastructure to avoid fly-tipping and, where possible, address existing issues.

5.34 Local residents and stakeholders are passionate about making their neighbourhoods greener, cleaner, and safer. Planning applicants should recognise the benefit and opportunity in working closely with them under a placemaking approach, to ensure that places are

well-designed and able to be managed and maintained over the longer-term.

PP3: Homes for the Future; Delivering the high-quality and resilient homes we need for the future to ensure that everyone has access to a safe, stable, and affordable home, regardless of their circumstances

5.35 The right to a good home is a fundamental human right. Addressing the housing crisis is one of the biggest and most urgent challenges facing the borough. The link between housing and inequity is clear. For example, we know that Black and minority ethnic communities have disproportionally poorer housing conditions, LGBTQIA+ people are more likely to be rough sleeping , disabled people are disproportionately living in homes that do not meet their basic needs, and those in poorer areas are experiencing significantly higher levels of overcrowding.

5.36 The Council is investing in an ambitious home-building programme that is delivering the first new council homes in a generation, with as many as possible built on existing council-owned land. Our aim is to build 3,000 new high-quality council homes by 2031 and work has already started or been completed on more than 2,000 homes across Haringey. This is an important priority for our borough, as for many of those in the greatest need, a council home offers their only real chance to put down roots in Haringey. Building on the ambition of the Council's Housing Strategy that "we want everyone in Haringey, whatever their circumstances, to have a safe, stable, and genuinely affordable home", the New London Plan seeks to maximise delivery of new homes through both a comprehensive spatial strategy that identifies opportunities across all neighbourhoods, on small sites as well as larger ones, and a design-led approach that seeks to ensure the most efficient use of land within its context. Site allocations provide further guidance to help maximise housing development on key sites, and we support working with the wider public sector, housing associations, infrastructure providers and others involved in land development to unlock housing and placemaking opportunities.

5.37 Our housing policies seek to ensure that the homes we are building are the type of homes we need. The evidence to the Local Plan and our adopted Housing Strategy justifies the Council's seeking as many genuinely affordable homes as possible within private developments, particularly homes for social rent, as well as homes for larger families for which there is a pressing shortage. Our policies therefore seek to maximise affordable housing delivery in private developments whilst not setting targets so high they put the viability of these developments at risk. We also need to provide for specialist housing to meet the needs of more vulnerable and/or marginalised residents such as older people, those disabilities, and the gypsy, Roma, and traveller community. Our policies provide a flexible framework to support this and ensure specialist housing delivered is high quality and fit-for-purpose.

5.38 The climate emergency, biodiversity crisis, and the experience of living through the Covid-19 pandemic has led us to rethink the impact of our living environments on our mental and physical health, and the health of the environment. The Local Plan contains an ambitious suite of policies to ensure new homes are energy efficient, net zero carbon, and built to last, while contributing to safer, healthier, greener, and more accessible environments, responsive to the 'new ways of living' that emerged during the Covid-19 pandemic.

5.39 Housing delivery should be undertaken through our placemaking approach, by working with the residents and communities who know their area best, in a way helps to build the prosperity of local people and businesses, supports infrastructure provision, and achieves the placemaking vision for each neighbourhood.

PP4: Supporting us to Live Well; Delivering the infrastructure our people need to live healthy and happy lives and make a difference in their communities.

5.40 Our social infrastructure provides spaces where we can meet some of our basic needs as well as come together to build relationships and networks, care for one another, innovate, problem solve, and have fun. They are physical spaces that allow for us to build stronger and more resilient communities.

5.41 They are important for supporting our physical health, such as GP surgeries, and our mental health, providing activities for those dealing with social isolation. Services like Connected Communities and Haringey Works provide support and assistance to those who may be struggling, while our schools help to ensure our young people reach their potential.

5.42 We also have spaces where our voluntary and community sector come together to make a difference in our borough, from supporting those who are more vulnerable to fighting climate change.

5.43 However, some parts of our borough are not as well served by social infrastructure as others. Nationally, social infrastructure is under increasing pressure as our population continues to grow and public sector funding remains tight. New development provides an opportunity to enhance and expand our social infrastructure provision, working together with the public sector and voluntary and community sector to address existing inequities.

5.44 We want everyone to be able to have easy access to the facilities and services they need, whether it be for housing, employment, health and care advice, sports and leisure, or to ensure a strong local voluntary and community sector. Our social infrastructure should be prominent within our neighbourhoods, where possible helping to reinvigorate our town centres and high streets, providing spaces for activity, learning, and opportunities for employment.

5.45 Our social infrastructure policies protect existing social infrastructure and support their modernisation. New social infrastructure is supported and, where appropriate, consolidation of facilities in accessible locations is encouraged to enable the creation of local hubs which provide an enhanced community offer.

5.46 Developments, particularly large developments, and those looking to provide social infrastructure, will need to work closely with the Council, wider public sector, and voluntary and community sector to ensure that resources are used efficiently to address local needs.

5.47 Our physical infrastructure is equally important. Our stormwater and waste management will need to respond to a changing climate and a need to reduce waste. Our energy infrastructure must reduce emissions, while ensuring that we are able to provide low-cost green energy to our homes and business.

5.48 Again, collaboration is required, and planning applicants will be expected to undertake early engagement with the council and infrastructure providers.

PP5: An Inclusive Economy; Supporting our local economies and high streets, and maximising employment and training opportunities

5.49 In a fair place, residents should all have access to good work opportunities – jobs that pay a living wage and offer good terms and opportunities for progression – as well as the education and training opportunities they need to achieve this and contribute to the success of their local area.

5.50 Currently, Haringey experiences significant spatial and demographic inequities. In particular, the east of the borough has much higher rates of unemployment and lower household income

levels than the west.

5.51 An inclusive economy is one which helps to reduce inequities, improve health outcomes, and strengthen local communities. It is more resilient to economic shocks, being comprised of a diverse mix of local businesses within a range of sectors.

5.52 An inclusive economy addresses the climate emergency and biodiversity crisis in a way that improves productivity. It also supports the growth of 'green jobs' that produce goods and services for environmental protection purposes, and/or engage in conserving and maintaining natural resources. Haringey, for example, has a growing food preparation production industry, building on a historical legacy in the Lee Valley.

5.53 Much of our industrial building stock is aging. Retrofit and redevelopment provide an opportunity to renew and intensify it. Our employment policies support intensifying uses, while our energy reduction and natural environment policies set high standards for achieving net zero carbon emissions and biodiversity net gain. In addition, our transport policies encourage improvements to access, parking, and logistics to reduce traffic and emissions, and improve safety.

5.54 Our town centres policies support a diverse range of uses, while avoiding overconcentration of uses such as betting shops and hot food take aways that can negatively impact on health and wellbeing.

5.55 The neighbourhood, culture, heritage, and design policies set out how an inclusive economy can enhance and leverage off our unique competitive advantages, for example through heritage-led placemaking.

5.56 Our London location provides us with a strategic advantage in growing the digital economy, which offers huge potential to deliver economic and social benefits for the borough. Growth in this industry and others should be used to expand the local skills base and offer opportunities to young people. Our employment policies set out requirements for affordable workspace and apprenticeships.

5.57 An inclusive economy should be developed through our placemaking approach. It requires co-operation of a range of stakeholders: local communities, the public sector, landowners, businesses, infrastructure providers, and academic institutions.

PP6: Connecting to Opportunities; Improving active travel, public transport, and digital infrastructure so that people can easily and safely access the services and opportunities they need to reach their potential

5.58 Haringey, and its location within one of the world's great cities, offers huge opportunities for our residents to find employment, access support and care, learn, pursue their interest and hobbies, build social connections, and explore.

5.59 Unfortunately, not everyone has equal access to these opportunities. They may live in an area that is poorly connected, or where our infrastructure is not inclusive or accessible, for example stations with no step-free access. They may not feel safe walking or cycling around, for example if there is no dedicated cycle path, or if an alleyway seems dark and isolated.

5.60 The way we travel impacts our health and wellbeing. Pollution from unsustainable transport modes, whether it be related to air, noise, or vibration, affects our both our mental and physical health. Transport emissions are also a large contributor to climate change.

5.61 Our transport policies support walking, cycling and public transport as the first choice, for those who can. They seek to reduce reliance on the private vehicle while ensuring equity of accessibility. A shift towards more sustainable transport modes will not only reduce

emissions but help address cost of living challenges by providing cheap/ free alternatives to the car.

5.62 Our spatial and neighbourhood strategies support the 15-minute city concept, where everyone can access their daily needs within a 15-minute walk. Together with transport policies they aim to prioritise routes to key destinations like schools, town centres, and open spaces.

5.63 Today, many of our connections to people, services and opportunities are online. However, not everyone has the same ability to use digital devices, connect to the internet, or access digital services.

5.64 Our digital and social infrastructure policies help to address those inequities by requiring the provision of digital infrastructure and ensuring there are local community facilities that support people in accessing digital services.

Placemaking Approach

5.65 Great places are achieved and sustained by people working together. Our diverse residents, businesses and stakeholders are an important resource. They know their local areas and how they function, what works, what doesn't, what the impacts of proposed changes may be on different groups of people, and what the opportunities are. They also offer a range of skills and resources to help deliver and manage improvements to their neighbourhoods.

5.66 Too often, people feel excluded from the planning and development process. Through the Haringey Deal, the Council has committed to a new way of working and communicating with our communities, as partners. The Placemaking Approach extends this concept to everyone engaged in the process of placemaking. It seeks to ensure that everyone feels like they can help shape the environments they live in, particularly those groups that are seldom heard.

5.67 A Placemaking Approach is embedded throughout the draft Local Plan. Planning applicants must clearly demonstrate how they have applied it throughout the planning and development process.

5.68 Applying this approach not only leads to better outcomes for local communities, but also developers, investors, and future occupiers. It enables a smooth development process, allows for new development to better integrate into the existing neighbourhood, secures positive publicity for those involved, and helps create a sense of ownership, community, and belonging, crucial to the long-term success of a development.

5.69 In addition to the below, our Placemaking Approach will be set out in greater detail in an updated Statement of Community Involvement.

PA1: Listen and Understand

5.70 Anyone engaging in delivering placemaking should seek to understand the varied needs and aspirations of local residents and stakeholders to identify how development could best address them. This includes the socio-economic make-up of local communities and groups that may be most affected by the proposal/s.

5.71 As a starting point this can be achieved by looking at our evidence base, available data, previous consultation exercises in the area, and seeking pre-application advice from the Council. Early and continuous engagement is crucial. The extent to which applicants have sought to engage early and meaningfully with residents and stakeholders will be an important consideration in the determination of planning applications. Larger developments and those with more significant impacts are expected to have a clear strategy to for reaching seldom heard groups.

PA2: Collaborate and Empower

5.72 Those proposing development are strongly encouraged to work with residents and stakeholders throughout the development process, where possible seeking to give residents opportunities to guide and deliver change in their own neighbourhoods through mechanisms like co-design. The Council is committed to early engagement and a collaborative approach to planning for our own assets.

5.73 Applicants should actively pursue opportunities to secure greater benefits through collaboration, whether it is by undertaking a master planned approach with neighbours, partnering with the public sector, Voluntary and Community Sector, and/or infrastructure providers to address infrastructure needs, or providing local benefits like apprenticeships and affordable workspace. The extent to which applicants have sought to collaborate and empower will be an important consideration in the determination of planning applications.

PA3: Communicate and Care

5.74 Developers should continue to communicate clearly and consistently with residents and stakeholders through the construction phase, working with them to minimise adverse impacts and maximise benefits. Where appropriate, they should take opportunities to involve the local community in the ongoing management and maintenance of new development, particularly where it involves public spaces and facilities.

5.75 To ensure placemaking responds to a changing environment, developers should seek feedback on how the operation and management of completed developments could be improved to maximise their positive contribution to the local area and address any adverse impacts.

Delivering Placemaking

The Haringey Local Plan seeks to deliver placemaking in the borough by applying the Haringey Placemaking Framework. The purpose of this policy is to ensure that Haringey's Placemaking Framework shapes proposals throughout their lifecycle, from inception to implementation and then post-delivery.

Policy PM 1: Delivering Placemaking

A. The Council will take a positive approach when considering development proposals that are located, designed, constructed, and operated in a manner consistent with the Haringey Placemaking Framework and reflect the presumption in favour of sustainable development in the National Planning Policy Framework.

Haringey Placemaking Framework

(1) Objectives for placemaking

→ **PO1: A Fair Place** where inequities are significantly reduced and our unique urban environment provides everyone with the same opportunities to reach their potential.

→ **PO2: A Healthy and Safe Place** for people to start, live and age well in.

→ **PO3: A Sustainable and Resilient Place** with strong communities, a regenerating natural environment and on target to be net zero carbon by 2041.

(2) Priorities for placemaking

→ **PP1: A Culturally Rich Borough:** Embracing and supporting the heritage, creativity, and character of our diverse communities to

deliver places that are distinctively Haringey, and where everyone feels a sense of pride and belonging.

- → **PP2: A Greener, Cleaner, Safer Borough:** A leader in addressing the climate emergency and ecological crises, while being good stewards of place, and ensuring everyone feels safe
- → **PP3: Homes for the Future:** Delivering the high-quality and resilient homes we need for the future to ensure that everyone has access to a safe, stable, and affordable home, regardless of their circumstances.
- → **PP4: Supporting us to Live Well:** Delivering the infrastructure our people need to live healthy and happy lives and make a difference in their communities.
- → **PP5: An Inclusive Economy:** Supporting our local economies and high streets, and maximising employment and training opportunities.
- → **PP6: Connecting to Opportunities:** Improving active travel, public transport, and digital infrastructure so that people can easily and safely access the services and opportunities they need to reach their potential.

(3) Approach to placemaking

- → **PA1: Listen and Understand:** identifying the varied needs and aspirations of local residents and stakeholders and how development can best address them.
- → **PA2: Collaborate and Empower:** working with residents and stakeholders throughout the development process, where possible seeking to give residents opportunities to guide and deliver change in their own neighbourhoods through mechanisms like co-design.
- → **PA3: Communicate and Care:** communicating clearly and consistently with residents and stakeholders through the construction phase, working with them to minimise adverse impacts and maximise benefits.

B. For major planning applications, a Placemaking Strategy must be submitted at the planning application stage. The Placemaking Strategy shall identify how the proposal will, as relevant, maximise its positive contribution to the Haringey Placemaking Framework throughout its lifecycle. The strategy should explain how the placemaking objectives, priorities, and approaches are being achieved, including by meeting or exceeding the Local Plan policies, and also how the proposal responds positively to placemaking aspirations for each neighbourhood including as set out in neighbourhood visions and identified Placemaking Focus Areas . The Council will use Section 106 legal agreements and planning conditions, as appropriate, to secure elements of any approved Placemaking Strategy.

C. Where there are no development plan policies relevant to an application or the policies which are most important for determining the application are out of date, then the Council will grant permission unless material considerations indicate otherwise taking into account of:

(1) The Haringey Placemaking Framework;

(2) The application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed

(3) Whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.

Supporting text

5.76 The Local Plan seeks to maximise the benefits of development and land use change through the Haringey Placemaking Framework. New development and land use change offers huge opportunities to improve our neighbourhoods but requires building trust with residents and stakeholders. It is important that all our communities can clearly understand and monitor how placemaking is being delivered.

5.77 The production of a Placemaking Strategy ensures that planning applicants think strategically and holistically about the impact of their proposals, with a focus on ensuring impacts are as positive as possible. It is also intended to help decision makers and the public better understand how proposed development will benefit their community.

5.78 The Council will positively engage with applicants in the production and implementation of their Placemaking Strategies. Applicants should also seek to work with collaboratively with residents and stakeholders in producing and implementing their strategies, in line with the Placemaking Approach.

5.79 Strategies should be written clearly, succinctly and in plain language to make it easy for the public to read and understand. The Placemaking Strategy should be proportionate to the scale and impact of the proposed development.

5.80 A suite of supporting guidance documentation will be prepared to assist applicants in identifying how development can maximise placemaking benefits. Appropriate placemaking measures should be selected from the guidance having regard to the scale and location of the proposed development and identified local needs.

5.81 In cases where specific Haringey Local Plan policies are not being met, the Placemaking Strategy should explicitly set out the trade-offs involved in an application and justify them having regard to the Placemaking Framework, place-specific considerations, and feedback received through the engagement process.

