

New Local Plan

First Steps Engagement

Microguide

November 2020



A New Local Plan for Haringey

The First Steps Engagement is the first step towards preparing a New Local Plan to guide development in the borough over the next 15 years. The New Local Plan will contain a vision, strategy and policies to guide how Haringey grows and how planning applications for new development are decided.

The New Local Plan will have a big impact on the future of the borough. We want your thoughts and ideas on how we can grow in a way that is sustainable, protects and enhances the things we value about Haringey, and helps address the big challenges we face, like the housing crisis, climate emergency, inequality, and economic recovery from COVID-19.

We also want to know what areas and sites can accommodate our future growth so that we can create strategies and policies to manage it appropriately.

Please take the time to read this document and fill in the questionnaire. If you need more information, please visit our website: <https://haringeynewlocalplan.commonplace.is/>



Creating the New Local Plan

2021

This **'First Steps' engagement** identifies key issues and opportunities facing Haringey for how we accommodate growth, and starts to develop a vision for Haringey in 2037.

The feedback we receive will inform a **'Draft Local Plan'** - setting out proposed policies as well as site allocations for future development. We will consult on this document too.

Feedback received will help to create the **version of the plan** we want to adopt. Formal public representation will be sought on this plan before it is submitted for examination.

2022

At the examination an Independent Inspector, appointed by the Secretary of State, assesses whether the plan is 'sound' and has been prepared in line with legal requirements.

If important changes to the plan are needed for it to be 'sound' these will be publicly consulted on.

Finally, the Inspector will issue a report recommending whether the plan is able to be adopted. The New Local Plan will need to be **formally adopted by the Council** before it comes into full legal effect. We hope to adopt the plan by the end of 2022.

2023



The Vision



Below is a suggested vision for the New Local Plan. What do you think the vision should be?

In 2037 Haringey has a strong track record of addressing our key challenges



A fairer borough which has significantly reduced inequalities and considerably narrowed the gap in outcomes



On target to be a zero-carbon borough by 2041, leading on climate action and protecting Haringey from the effects of climate change



Everyone has a safe, stable and affordable home, regardless of their circumstances

Is a proud borough where our unique natural, physical and cultural assets have been enhanced and are celebrated



A network of thriving town centres and high streets which are fit for 21st century needs



Well connected in physical terms and benefiting from a network of connected communities



Has expanded its cultural and creative offer



An environment that has benefitted from development of the highest design quality



A leader in adapting to new technologies and innovations that support a sustainable borough



A healthy borough where walking and cycling are the preferred modes for local trips



Has an excellent range of services and facilities that are equally accessible to all



A conserved and enhanced historic environment whose value to residents is maximised

Continues to empower our diverse and talented people, in particular our children, to live healthy, enriched lives, and reach their potential



Has a good local economy which provides opportunities for all residents and supports our local businesses to thrive



Has benefitted from the renewal of Wood Green and Tottenham as part of a borough-wide community wealthbuilding approach that puts local people at the heart of regeneration



People can live active and healthy lives in an environment that is clean and green and supports community safety and cohesion



Housing

Challenges

London has consistently failed to deliver the new homes its population needs therefore as a starting point the New Local Plan must significantly boost the supply of new housing.

The New London Plan requires Haringey to delivery at least 1,592 homes per year.

Housing affordability is one of the key housing failures. House prices and rent have never been higher in Haringey compared to incomes.

We are committed to delivering genuinely affordable homes to meet our local needs. This is why we have expressed a preference for social rent homes and have committed to delivering 1,000 new council homes at council rents by 2022.

We also need to ensure that we are providing the right mix of new homes to meet community needs, for example providing for larger family homes, and specialist housing for groups like students, older persons, gypsies and travellers and people with disabilities.

Tell us what you think

What should the New Local Plan do to best meet the borough's housing needs?

Opportunities

We propose that the New Local Plan sets out a **strategy for delivering a minimum 1,592 new homes per year**. In addition, **the New Local Plan could:**

- Contain specific policies to support and manage growth in Wood Green and Tottenham which have been identified as Opportunity Areas in the New London Plan, able to deliver a significant amount of new homes, including affordable homes.
- Include a specific policy/ policies to support more homes on small sites.
- Increase the current Haringey target of 40% of new homes being affordable, subject to the viability of new development, prioritise the delivery of genuinely affordable homes and investigate whether it is feasible to ask for affordable housing contributions from smaller sites which don't currently have to provide affordable housing.
- Include policies to better support mixed communities and provide a wider variety of homes, including specialist housing,



Social Infrastructure

Challenges

The New Local Plan should set out a clear vision for the provision of new social infrastructure in the borough, reflecting the needs of our diverse, growing population and supporting healthy, strong and inclusive communities.

There is a need for new high quality GP premises in the borough and future capacity shortfalls have been identified for Wood Green and large parts of the east of the borough. It will also be necessary to respond to changes in how healthcare services are provided in the community.

Educational attainment in Haringey is improving, but remains below London levels. There is an anticipated surplus of places in primary schools, however, increasing demand for secondary school places in the borough means that additional capacity will need to be delivered. The economic effects of COVID-19 are likely to increase the need to improve access to adult education.

There are 9 libraries in Haringey, providing good access across the borough and 168 community buildings falling within the public, private and voluntary sectors.

Tell us what you think

What should the New Local Plan do to ensure the borough has good provision of education, health and community infrastructure?

Opportunities

The New Local Plan could:

- Support the provision of new or improved facilities and services to meet current and projected social infrastructure demands
- Protect (safeguard) existing facilities needed for the provision of social and community services
- Support redevelopment or refurbishment of existing facilities where this is required to better meet local needs
- Require landowners and developers to identify and secure new sites in appropriate locations to accommodate social infrastructure
- Encourage flexible use of existing and new facilities, including dual-use and co-location of services in accessible locations to meet a full range of community needs



The Climate Emergency

Challenges

The Council declared a Climate Emergency in 2019 and has published a Draft Climate Change Action Plan for the borough, setting out a route map for the borough to become Net Zero Carbon by 2041.

We need planning policies that will support radical reductions in our carbon emissions to meet this target and reduce Haringey's contribution to climate change while protecting our most vulnerable from its negative effects, including increased flood risk, droughts and overheating.

Currently 50% of our emissions come from the way we heat and power our homes so this is

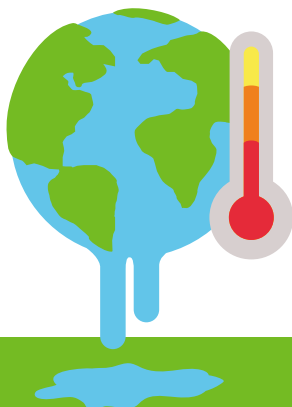
Opportunities

The New Local Plan could:

- Set more ambitious minimum requirements for reducing emissions from new buildings and raise charges for carbon that is emitted.
- Ask for more information from developers on emission sources that aren't usually considered, and could look at ways to predict future emissions more effectively.
- Require more developments to provide energy strategies that consider overheating
- Encourage more implementation of sustainable drainage in developments.

Tell us what you think

How can the New Local Plan encourage more energy efficient and zero carbon buildings?



Sustainable Transport

Challenges

- Road-based transport causes 18% of emissions
- Each year over 2,000 people are killed or seriously injured on London's streets.
- Road transport is the biggest source of air pollution in Haringey
- Congestion is an issue on public transport and main roads at peak times.
- There are limited east-west connections and waterways, busy roads and railways are difficult to cross.
- At 2% of all trips, cycling levels are low
- Reducing motor vehicles use while providing for workers and businesses who rely on them

Opportunities

The Council's ambition is to make walking, cycling and public transport a first choice for all. **The New Local Plan could:**

- Support more space on our streets being used for walking, cycling, public transport and essential vehicles
- Require new developments to improve connectivity and contribute to walking, cycling and electric vehicle infrastructure
- Support a more efficient freight and delivery network
- Improve accessibility for all ages and abilities

Tell us what you think

How could the New Local Plan support a more sustainable transport system?



Design

Heritage & Culture

Challenges

With limited available land to accommodate future growth. The Local Plan must aim to do this in a way which addresses inequalities, and preserves and enhances our local character and natural and historic environments.

The London Plan no longer includes a density matrix to help guide decisions on how dense residential development should be. We need to come up with a design-led approach that supports development in making best use of the land for our community.

Opportunities

The New Local Plan could:

- Introduce a new urban design strategy that supports sustainable growth and protects and enhances our natural assets and built heritage.
- Review which areas are appropriate for tall buildings and contain policies to ensure they are designed appropriately.
- Support the design of public spaces and buildings which foster accessibility and inclusivity, as well as community cohesion and interaction

Tell us what you think

How could the New Local Plan help improve the quality of design?



Challenges

Haringey has a wealth of cultural and heritage assets. Future development has the potential to harm our historic environments, but if managed well can instead enhance them to create unique, vibrant environments that support economic growth and create a sense of belonging.

There are many intangible histories, particularly regarding our migrant communities, that are not visible in our physical environment.

The past decade has seen a London-wide trend of cultural venues and spaces closing down, made worse by COVID-19.

Opportunities

The New Local Plan could:

- Develop a strategic approach to heritage that maximises the regenerative, social, and cultural benefits our historic environment offers and includes area-specific policies.
- Include policies to encourage recognition of our diverse and intangible heritage.
- Support new cultural spaces and protect existing ones, encourage using vacant spaces for creative activities.

Tell us what you think

How could the New Local Plan enhance our historic and cultural environments?



Open Space

Challenges

Overall, London's wildlife is in decline, in common with nationwide trends. Unsurprisingly, urbanisation has had a big impact on the ecology of London. The New Local Plan should look to enhance and protect biodiversity and open spaces.

Green infrastructure also has a crucial role to play in helping Haringey to adapt to our warming climate and meet carbon reduction targets. Trees in particular play an important role in carbon capture and storage, preventing flooding, reducing pollution and reducing city temperature.

Haringey has some amazing natural assets, however, certain wards such as Bruce Grove have limited access to open space and play space. The need for additional open space has been highlighted and made even more urgent by the COVID-19 lockdown.

The New Local Plan should look to improve access to quality open spaces and address existing inequalities in access to these amenities.

Tell us what you think

How do you think the New Local Plan can help improve access to high quality green open spaces?

Opportunities

The New Local Plan could:

- Continue to protect and enhance biodiversity with additional emphasis on achieving net gains in biodiversity and linking habitats to create ecological corridors.
- Provide opportunities for people to access wildlife and diverse open green spaces like the Lee Valley Regional Parks through policies to enhance cycling and walking routes, and creating green links
- Consider designating new sites as Local Nature Reserves including The Paddock in Tottenham Hale
- Explore whether it is possible to deliver additional open space in areas with existing deficiencies, particularly in the east of the borough.
- Support opportunities to secure increased allotment space, encourage urban farming, hydroponic farming and rooftop farming
- Require the delivery of new and improved play and recreation facilities to meet the needs generated by new development
- Protect and enhance existing play and recreation facilities that meet the needs of residents



Economy

Challenges

Haringey is home to many small businesses, with 90% having less than 10 employees. We have a large amount of strategic and significant industrial land, particularly in the east of the borough. Despite this there are high and persistent rates of unemployment amongst certain groups.

Our economy is particularly exposed to the impact of COVID-19 as we have lots of workers in sectors adversely affected by social distancing such as arts and entertainment, accommodation and food, and retail.

Increases in office and industrial land values create challenges in accommodating affordable workspace and protecting employment land from loss to residential use.

Our town centres and high streets face many challenges such as competition from online shopping which has been accelerated by the COVID-19 pandemic. Successful centres will need to move beyond a reliance on retail and provide a more diverse set of activities to encourage visitors.

The Government has significantly changed the 'Use Classes Order' which reduces our ability to control the mix of uses in town centres.

Tell us what you think

How do you think the New Local Plan can best support Haringey to have a strong and fair economy?



Opportunities

The New Local Plan could:

- Assess how much employment space (including industrial land) is needed over the next 15 years and protect it
- Require a certain percentage of new employment floorspace to be affordable
- Support the densifying and intensifying of new and existing employment uses and jobs
- Promote employment uses as part of mixed use schemes in accessible areas
- Explore options for co-location of employment with social and community uses or residential, in suitable employment areas
- Identify where we should cluster industrial uses that are incompatible with other uses so they don't negatively affect nearby uses
- Promote Wood Green as the primary shopping destination in the borough
- Preserve space for key activities in town centres and high streets while allowing for some flexibility in the way we use our centres
- Enhance safety in town centres by requiring new developments to support crime prevention through better urban design

Growth Approaches

The New Local Plan must include an overarching strategy to meet the future needs of the borough identifying changes that will be supported and identifying broad locations for new homes and other development.

Haringey has limited available land and it will be a big challenge to deliver the minimum 1,592 homes per year target set out in the London Plan. We have identified six potential growth approaches which are set out below. If we do not pursue one or more of the approaches this means we will need to deliver more growth within the remaining approaches, and we would welcome your views on the options you prefer. Please note, the options are not mutually exclusive to each other and in some cases overlap e.g. our key growth areas contain a number of our town centres.

Approach 1: Continue with the Key Growth Areas: Wood Green, North Tottenham and Tottenham Hale. To accommodate the anticipated levels of growth, some new and existing development sites may require greater intensification including taller buildings.



Approach 2: Continue to explore opportunities for intensification along Key Road Corridors: Tottenham High Road Corridor and Seven Sisters Corridor. There are identified as Areas of Change in the existing Local Plan.



Approach 3: Deliver growth within the borough's six main town centres: Wood Green, Muswell Hill, Crouch End, Tottenham High Road/Bruce Grove, Green Lanes, and West Green Road/Seven Sisters Road.



Approach 4: Support incremental intensification of existing residential areas that are accessible, close to a station or town centre boundary. This approach would lead to changes in the character of some of the more suburban areas of the borough.



Approach 5: Support incremental intensification in suburban areas through new build, infill development, residential conversions, or extension of existing buildings, including non-residential buildings and residential garages, where this results in more overall housing.

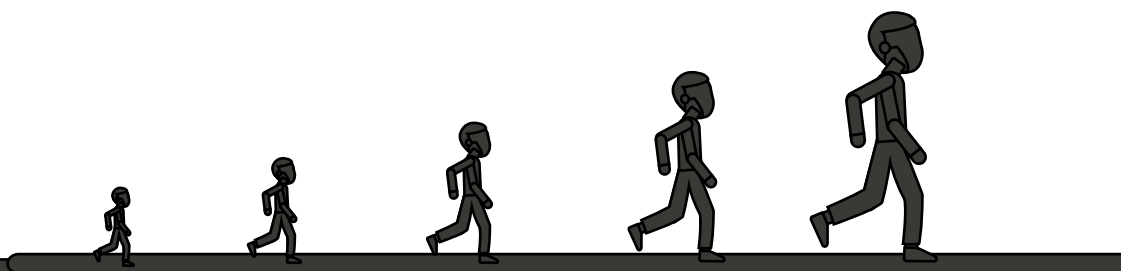


Approach 6: Intensify our use of employment land for housing as well as employment and retail purposes. We need to make sure we do so in a way that sufficiently protects the employment land we need.



Tell us what you think

Which growth approaches do you think would be best for Haringey to pursue?



Have your Say Haringey!

We don't want to create this plan in isolation. We need to hear from you, your neighbours and friends to make sure the New Local Plan meets the needs of our diverse communities.

Step 1: Read this summary document or if you want more detail you can read the full document on the Council's engagement website or sign up for one of our online engagement events where you can listen to and talk to experts.

Step 2: Fill in the questions on the engagement website. You don't have to answer all the questions, just the ones that matter most to you.

Step 3: Tell your friends, family and neighbours about this engagement. The more voices we hear the more effective the plan will be.

