

OPEN SPACE AND BIODIVERSITY STUDY

10 The wider GI network

- 10.1 This section of the study looks at the wider green infrastructure network in and around the borough. The purpose of this section is to discuss some of the other functions of the borough's network of spaces, at the strategic level, that go beyond the open space assessment in previous sections. This section highlights a number of key conclusions for green infrastructure provision in Haringey. The intention is to provide the London Borough of Haringey with a holistic assessment of open space and Green Infrastructure. This approach is particularly important for Haringey given the role and function of the larger linear green spaces which bisect and border the area and the principal historic parklands and the way they have shaped the borough's development.
- 10.2 Strategic green infrastructure elements need to be planned, designed and delivered in advance of and in step with development. A green infrastructure definition is set out in the National Planning Policy Framework (NPPF) March 2012¹⁰, and this is appropriate to consideration of the more 'urban' and local dimension.
- 10.3 Green infrastructure can therefore essentially be seen as a linked network, and as a strategic consideration of the environment and landscape in and around the London borough's, in addition to fine grain/site specific open spaces.
- 10.4 Linkages and lateral connections should be encouraged in to the wider landscape avoiding fragmentation where possible of open space sites. Green Infrastructure provides many social, economic and environmental benefits close to communities including:
- Habitats for wildlife with access to nature for people
 - Recreation and relaxation
 - Health and well-being
 - Climate change adaptation
 - Environmental education
 - Food production

The Haringey context

All London Green Grid Area Frameworks

- 10.5 The Mayor and the Greater London Authority have helped identify 11 Green Grid Areas (GGA) and the establishment of area groups throughout London to promote cross boundary working. The area groups have developed a programme of projects and opportunities, set out in Area Frameworks, to enhance and extend the network. The principal Area Framework relating to Haringey is 1: The Lea Valley and Finchley Ridge which sets out the areas green infrastructure and context, vision and understanding of resources required.

Lee Valley Regional Park Authority

- 10.6 The Lee Valley Regional Park Authority is in the process of preparing a suite of documents, the Park Development Framework (PDF), which will establish their vision for the future development and management of the Regional Park. As part of this process maps are being produced in line with Section 14 of the Lee Valley Regional Park Act 1966 (the Park Act) to provide specific proposals. This area is widely recognised for its importance in the green infrastructure network and forming part of the Area Framework described below. This area stretches for 26 miles and covers approximately 10,000 acres and is situated to the east of Haringey amongst the Tottenham Area of Change.

¹⁰ Communities and Local Government, 2012, National Planning Policy Framework

The Lee Valley and Finchley Ridge Area Framework

10.7 Key points from the strategic All London Green Grid¹¹ document include:

- The Lee Valley and adjacent Tottenham Marshes (site 87) is a suggested strategic corridor from north to south.
- Strategic links bisect the borough from east to west and north eastwards out along Enfield Link from Alexandra Palace and Park (site 14) outwards down to Hampstead Heath via the Hampstead Heath Ridge Link. Hampstead Heath is listed as having Metropolitan Park opportunities. Principal strategic links within Haringey which should be enhanced include:
 - 1 **Finsbury Park Link** connecting Tottenham Marshes, High Road and Finsbury Park
 - 2 **Parkland Walk Link** connecting Finsbury Park and Highgate Wood/Queens up in to Alexandra Park
 - 3 **Wood Green Link** connecting Finsbury Park and Alexandra Park
- Large-scale transport infrastructure running north-south along the Lee Valley has affected accessibility from east west and the area is predominately industrial land. Cross valley connections are recommended.
- Quality and visibility of water bodies should be encouraged (particularly in the Lee Valley). There are proposed improved connections to Walthamstow Reservoirs and wetlands for the public and the opening up of the River Moselle at Lordship Recreation Ground is to be continued.
- On the back of green grid investment Tottenham Hale green links are to be created to help provide direct foot and cycle connection between Tottenham High Road and the River Lee.
- *“Opportunity 4 – Finsbury Park Link: To strengthen the connections between a series of open spaces between Finsbury Park and the Lee Valley - creating a sustainable transport route which in part follows the course of the Moselle River.*
- *Opportunity 6 – Pymmes Brook Link: To strengthen the landscape connection from Monken Hadley Common to the Lea Valley along the course of the Pymmes Brook - providing a chain of interlinked and diverse open spaces, and enhancing the ecology of the watercourse. has reinforced the resulting sense of division - discouraging communities on either side of the Valley from using or traversing its landscapes.*
- *Opportunity 11 – Alexandra Park Area: To improve the facilities of, and connections between, Alexandra Park, Highgate Wood, and Queens Wood, in order to maximise their potential as a visitor destination of rich landscape character offering fantastic views across London.”¹²*

Future change

10.8 Tottenham Area of Change and the Town Centre and Heartlands growth areas shown in **Figure 2.7** will have implications upon the surrounding green infrastructure network. This is due in part to population growth placing increasing pressures upon open spaces and their biodiversity as a result of increased use and development pressures. At the same time the quality, value and accessibility of the spaces within the proximity of these growth areas will become increasingly important as their availability and accessibility for the local communities could become increasingly fragmented.

10.9 Sites including Tottenham Marshes amongst Tottenham Area of Change in the eastern zone should require improvements to its quality and value as a priority to help enhance the wider green infrastructure network both inside and outside of the borough and benefit the community within the growth area vicinity. Similarly local scale and small local scale open spaces in the central zone will require further improvements to both quality and value to cater for increasing population growth in the Town Centre and Heartlands growth areas. These improvements will also help to enhance green infrastructure benefits and connections particularly the Wood Green strategic links.

¹¹ Mayor of London/Design for London, 2011. All London Green Grid. 1: Lea Valley and Finchley Ridge Area Framework (Draft)

¹² Mayor of London/Design for London, 2011. All London Green Grid. 1: Lea Valley and Finchley Ridge Area Framework (Draft)

- 10.10 Improvements to Alexandra Palace and Park in terms of quality would also be of benefit to the community given the proximity to the Town Centre and Heartlands growth area. Its metropolitan park and garden classification and subsequent accessibility standard highlights this is a pivotal park in providing valuable open space resource to the borough. It also provides pivotal green infrastructure links, connecting with three strategic links including Wood Green Link, Hampstead Heath Ridge Link and Enfield Link which spread beyond the borough.
- 10.11 Sites such as Tottenham Cemetery could also be prioritised or considered for enhancements to its recreational use and quality to help plug deficits of open space and green infrastructure in the north east of the borough. This would also help to strengthen the Finsbury Park Link in the eastern zone especially given the proximity to Tottenham Area of Change.

Audit results

- 10.12 The audits across the 85 sites identified key enhancements which would also increase the green infrastructure functions of the site. The following highlights some of the potential key functions of Haringey's green infrastructure based upon the audit enhancement results carried out for all open space sites, potential enhancement results have been detailed where applicable:
- **Access to recreation**
 - **Landscape setting, context and experience** – 45% had the potential for further community involvement and 44% had the potential for a further cultural role/marketing
 - **Environments for health** – 16% had the potential for further play provision and 11% had the potential for further active recreation/sport provision
 - **Productive green environments/productive landscapes**
 - **Conserving and understanding historic character**
 - **Sustainability and responding to climate change** – 47% had the potential for recycling facilities and 25% had threats/issues largely related to invasive species and pollution.
 - **Landscape quality** - 41% had the potential for further litter removal/cleanliness and 26% had the potential for further horticultural maintenance. 25% had threats/issues largely related to invasive species and pollution.
 - **Biodiversity** – 42% had the potential for conservation enhancements

Overview

- 10.13 As has been demonstrated in the analysis some parts are performing better than other areas. There may be opportunities for small parts of the network that are not performing well, to be enhanced or considered for other uses where other spatial planning priorities are identified. This should be explored further by the Local Borough of Haringey through the Local Plan.
- 10.14 Key green infrastructure recommendations to take into consideration in future spatial planning in Haringey are:
- **Reinforcing the landscape setting and sense of place** - There are local areas of fragmentation in the landscape fabric which require infilling where feasible.
 - **Urban greening** - There is good micro level green infrastructure such as street trees at roadside, residential and amenity sites but there is further scope for enhancement at a few sites. This particularly applies to the central urban areas and there is scope to enhance shading/cooling.
 - **More legible green space networks** - Analysis in this study has indicated that green space legibility and connectivity is a key issue.
 - **Improved landscape and habitat connectivity in the green corridor network** - Analysis has shown that, whilst the urban areas are surrounded by a rich biodiversity resource in the form of designated habitats, biodiversity is more fragmented within the centre of Haringey.
 - **A wider range of functions for open spaces** - The analysis has indicated that the open space network has the potential to fulfil a greater range of green infrastructure functions to perform more effectively. Examples include opportunities to address identified deficiencies

and needs in terms of local food production, recreation and accessible natural green space, as well as enhanced natural play provision and space for informal access to nature.

- **'Space for water' and greater expression of riparian landscape character and flood alleviation** - The analysis undertaken has highlighted a need to enhance the quality of the water environment at 5% all open space sites.

11 Conclusions and Recommendations

11.1 This chapter draws together the findings of the **open space and biodiversity assessment** and the detailed findings and recommendations for the typologies which make up public open space to identify spatial priorities for action. **Figure 11.1** shows these spatial priorities. This chapter includes the recommendations from the **biodiversity study** and finishes with a number of **broad recommendations** which can be used to inform Haringey's planning policy.

11.2 The **spatial priorities for action** may be summarised as follows.

Priority area for increasing quantity and quality of all types of open space

11.1 Northumberland Park Ward, Tottenham Hale Ward and part of Bruce Grove Ward, Tottenham Green Ward and east of Seven Sisters Ward have the greatest deficiency in terms of access to metropolitan parks, district parks, local parks and small local parks and amenity green space.

11.2 These Wards together should form the highest priority areas for action. The majority of these wards are located within the Tottenham Area of Change. These wards have access to the Tottenham marshes, natural and semi natural green space sites forming part of the Lea Valley. Access is limited or prevented to some other open spaces within these wards.

11.3 The recommendation for these areas is;

- Increase provision of small local parks and amenity green spaces as well as access to them.
- Secure new provision of open space in the potential new developments proposed as part of the Tottenham Area of Change.
- Improve access, value and quality to natural and semi – natural green spaces in these wards.
- Improve the quality of sites forming part of the Lea Valley, including audited sites.
- Link the Lea Valley to the larger open spaces of Lordship Recreation Ground and Finsbury Park with green links and corridors.

Priority area for increasing the provision of parks and gardens and amenity green space

11.4 The assessment has identified a deficiency in the quantity and access to local and small local parks and gardens in parts of Fortis Green, Alexandra, Bounds Green, part of Crouch End, part of Highgate wards in the west and parts of Noel Park, Hornsey Ward, part of Haringey and Stroud Green wards in the central areas. (see **Figure 11.1**). These wards are all close to other significant borough wide open spaces including Alexandra Palace Park, Finsbury Park, Highgate Woods and Queens Wood and green chain and blue ribbon networks as well as significant open spaces outside the borough. (e.g. Hampstead Heath). Parts of Woodside, Noel Park and Hornsey wards are in the Town Centre and Heartlands Growth Area. The priorities for these areas should be:

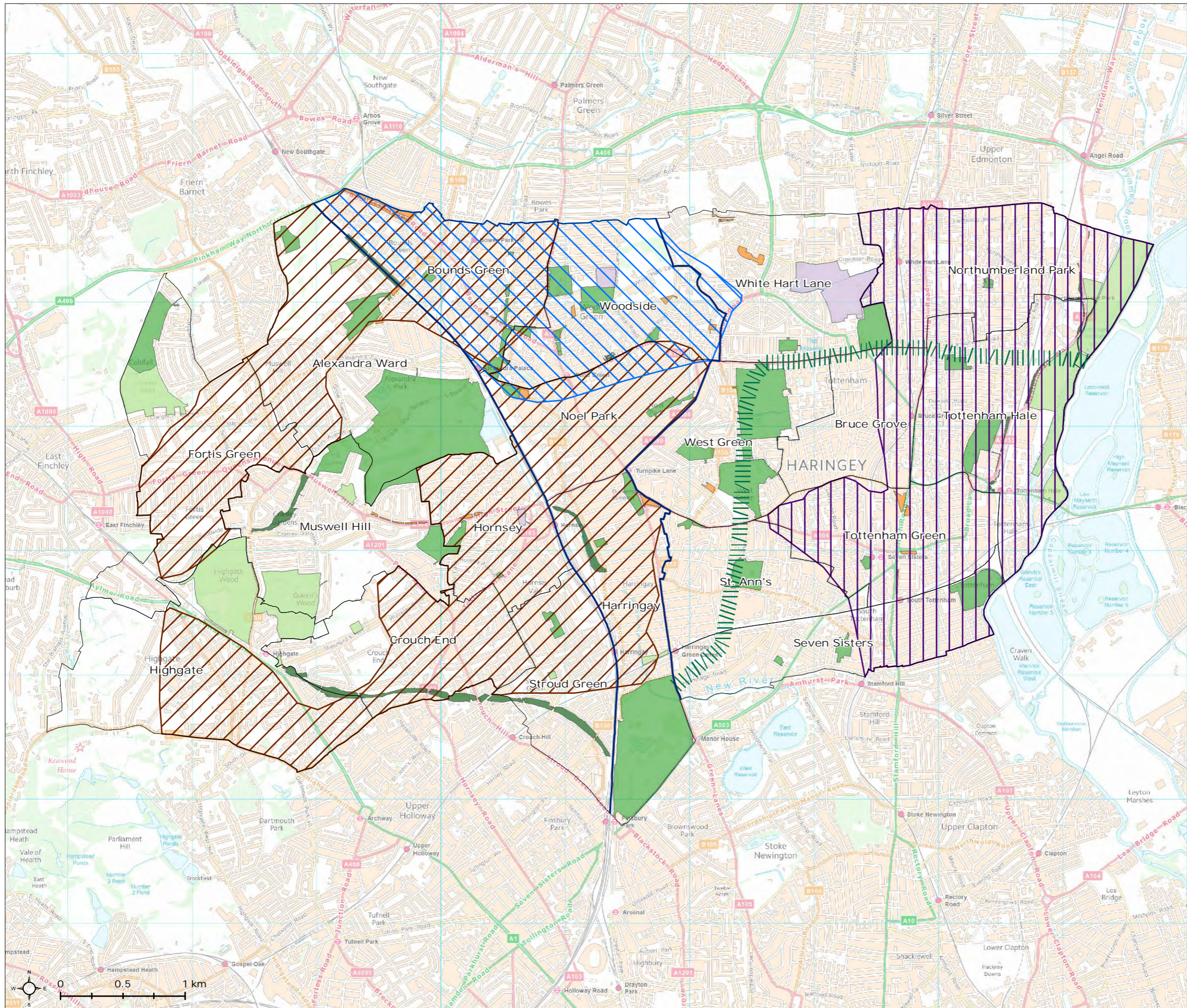
- Maintain and improve access to Alexandra Palace and Park and other significant borough wide open spaces.
- Increase provision of small local parks and amenity green spaces as well as access to them.
- Secure new provision of open spaces in the potential new developments proposed as part of the Town Centre and Heartlands Growth Area.
- Improve access to green corridors and natural and semi natural green spaces e.g. review scope to open access to the railway cuttings and corridor running north to south on the boundary of the western and central zones.
- Retain Metropolitan Open land and Significant Open Land sites.

Haringey Open space and Biodiversity Assessment

Figure 11.1

Haringey Public Open Space (POS) Priorities

- Wards
- Open Space Type
 - A. Parks and gardens
 - B. Natural and semi-natural green space
 - C. Green corridors
 - D. Amenity green space
 - F. Cemeteries and churchyards
- Open Space Priorities
 - Strategic greenlinks (Green corridors)
 - Priority area for increasing quantity and quality of all types of open space
 - Priority area for increasing the provision of parks & gardens and amenity green space
 - Priority area for increasing quality of existing open spaces



Map Scale @ A3: 1:30,000



Borough wide, strategic Greenlinks

- 11.5 Any opportunities which may emerge for creating new green corridors and access to natural and semi-natural spaces should be capitalised on throughout the borough given the overall potential value they have to link the east and west, south and north of the borough. Opportunities to create and maintain green links out of the borough to the significant open spaces such as the Lea Valley and Hampstead Heath should be prioritised. The priority area for creating greenlinks is related to:
- **Finsbury Park Link** .To strengthen the connections between a series of open spaces from Finsbury Park, in the south to Tottenham Marshes in the Lee Valley. This includes linking the complex of green spaces at Downhills Park, Lordship Recreation Ground, through to Bruce Castle Park and Tottenham Cemetery. The links will run largely through residential areas.
 - **Wood Green Link**. To connect Finsbury Park and Alexandra Park in the centre of the borough.

Allotments

- 11.6 The assessment has identified a deficiency in allotments in the centre of the borough in Hornsey ward. In the eastern zone there is a deficiency in part of St Anns ward, as well as parts of Bruce Grove, Tottenham Hale and Tottenham Green wards, which are in the Tottenham Area of Change growth area. In common with most London Boroughs the demand for allotments outstrips supply, however many allotments within the borough do not have long waiting lists for sites. Given the competing demands for open space, and the often solitary occupation of allotment sites, the priorities for allotment provision include:
- Encourage community gardens, edible landscapes, and initiatives like the Edible Landscapes London.
 - Work with Homes for Haringey to develop community gardens.
 - Reduce plot sizes by subdividing plots.

Play areas

- 11.7 There are deficiencies in provision for play (neighbourhood, local, doorstep) in the north of the central zone, south west of the borough, relating to the age range 0-11+. There is also a deficiency for the 5-11 age range in the centre of central zone and centre of eastern zone. The priorities for play provision should include:
- Ensure CIL spend is prioritised to increase the provision of play in White Hart Lane and Tottenham Hale wards.
 - Ensure emerging masterplans for these areas include the provision of play.

Priority area for improving quality of existing open spaces

- 11.8 Many of the small local parks and amenity spaces throughout the Borough are of lower value and quality, especially those in or close to the two growth areas in the centre and east of the Borough. The central zone (Woodside and Bounds Green Wards) should be a priority area for improvements to local parks and gardens, small local parks and gardens and amenity green space.
- 11.9 The assessment has identified a number of spaces throughout the borough which are either deficient in terms of their quality or value (and a number of actions related to specific sites are detailed below). However, priority should be given to improving quality in the eastern zone identified above as facing quantitative and /or accessibility deficiencies in the first instance. This is because improving quality will help to improve the appeal and potentially the capacity/ accessibility of these sites, and will therefore go some way to addressing open space deficiencies where it may not be possible to increase the quantity of open space provisions.
- 11.10 Throughout the borough the quality and value of natural green spaces and green corridors require improvements. The priority for improvements to this type of green space is the eastern zone in relation to the access and quality of sites forming the Lea Valley Park as well as Markfield triangle in Tottenham Green ward. Tottenham Marshes, which is of lower value and lower quality, is recommended for improvement as this open space will be an important open space in the Tottenham Area of Change.

recommended for improvement as this open space will be an important open space in the Tottenham Area of Change.

Several site specific actions recommended

- 11.11 Alexandra Palace and Park (metropolitan park) is of high value but lower on quality due to the heavy use and subsequent litter and vandalism. A range of uses should be accommodated on site which respect the historic and biodiversity values of the site and allow revenue generated to be spent on maintenance of the site.
- 11.12 Finsbury Park (district park) is of high value but lower on quality due to the heavy use and subsequent litter and vandalism. A range of uses should be accommodated on site which respect the historic and biodiversity values of the site and allow revenue generated to be spent on maintenance of the site.
- 11.13 Down Lane Park and Chestnuts Park (local parks) in the east of the Borough are both are of high value but are of lower quality due to issues including disused sports areas. There is potential for pond enhancements at Down Lane Park and potential for enhancements to paths, buildings and rubbish clearance at Chestnuts Park. They both provide a valuable resource in an area of deficiency and potential population growth.
- 11.14 Tottenham Cemetery in the north of the east of the Borough could be enhanced through increasing its openness and site safety for the public. There is opportunity for provision of amenities including meeting facilities, natural play areas and toilets in an appropriate location away from the burial areas.

Growth areas

Wood Green Town Centre and Heartlands growth area

- 11.15 Wood Green Town Centre and Heartlands growth area spans wards that are deficient in the quantity of public open space, with the northern section of the growth area noted as a priority area for increasing quality of existing spaces.
- 11.16 The built up nature of the Town Centre Heartlands growth only provides opportunities for small and amenity spaces to be created. Many of the existing spaces are of poor quality and value with scope for improvements as part of any development plans. The growth area straddles the green corridor along the railway line, which is currently below quality; with enhancements and improved accessibility this would provide additional open space in this growth area.

The Tottenham Area of Change

- 11.17 The Tottenham Area of Change is a high density housing area, which is already deficient in the quantity of open spaces. The Lea Valley on the western boundary provides access to district semi-natural open space. Improvements to the accessibility and quality of this open space should be sought as part of the growth area development.
- 11.18 The Tottenham Area of Change spans wards where there is a priority for increasing public open space including play provision and strategic greenlinks.
- 11.19 An increase in population will require additional open space. Opportunities to consolidate other uses to provide additional open space should be sought.
- 11.20 Ensure potential developments include sufficient level of on-site open space provision, or contribute to enhancing the value and accessibility of parks and gardens within the vicinity of new developments where on site provision is not appropriate.

Biodiversity Recommendations

- 11.21 Retain, improve, upgrade existing SINC sites and biodiversity value of open spaces. Lordship Lane Recreation Ground should be upgraded from local to Borough grade SINC. Create four new local SINC sites at Stationers Park, Golf Course allotments, Grove railway allotments, Tile Kiln land covered reservoir. De-designate one SINC at Land behind 3 Fairfield Road.
- 11.22 **Table 11.1** below highlights those sites which currently have a SINC designation and the proposed SINC designation based upon the analysis.

Site Name	Current SINC Designation	Proposed SINC Designation
The Lea Valley	Metropolitan	Metropolitan
Southwood Lane Wood	Local	Local
St Anne's Hospital Wood	Local	Local
Chestnuts Recreation Ground	Local	Local
Lordship Lane Recreation Ground	Local	Borough
Land beside Fortismere School	Local	Local
Former Friern Barnet Sewage Works	Borough Grade II	Borough
Highgate Golf Course	Borough Grade II	Borough
Tottenham Railsides	Borough Grade II	Borough
Markfield Recreation Ground	Borough Grade II	Borough
Tottenham Hale to Northumberland Park railsides	Borough Grade II	Borough
Tunnel Gardens	Borough Grade II	Borough
Shepherds Hill Gardens	Local	Local
Bruce Grove Wood	Local	Local
Parkland Walk, Queen's Wood and Highgate Wood	Metropolitan	Metropolitan
Land behind 3 Fairfield Road	Local	Not a SINC
Stationers Park	Not currently a SINC	Local
Golf Course Allotments	Not currently a SINC	Local
Grove Railway Allotments	Not currently a SINC	Local
Tile Kiln Land Covered Reservoir	Not currently a SINC	Local
New River Sports Centre, White Hart Lane Rec and Woodside Park	Local	Local

Table 11.1 SINC designations and proposed SINC designations

Broad Recommendations

- 11.23 The broad recommendations of the open space study which can be used to inform Haringey's Planning Policies are contained below. These recommendations are based on the PPG 17 guidance and companion guide, specifically:

- The majority of open space assessed is providing a function and should be protected;
- In many cases there is a need to enhance existing space;
- No recommendations are made to relocate existing provision, although consolidation of uses to provide a net increase in open space should be supported;
- Proposals for new provision of open space in areas of change;
- No land identified as surplus to requirements;
- Ensure quality improvements are focussed in those areas with most pronounced deficiencies and ensure opportunities to address accessibility and/quantitative deficiencies are also included in growth area/action plans;
- Improve the quality of the local and small local parks and gardens and amenity spaces which are below the quality threshold;
- Improving connectivity to green spaces, both site specific and through a network will enable better access to green spaces within the Borough; and
- The All London Green Grid highlights the Lee Valley and Finchley Ridge as a priority area for open space provision in London and includes strategic greenlinks within the Borough. These links should be included in including the link from the Lee Valley to Finsbury Park highlighted as a priority in this assessment.