

# Haringey Local Plan

## Alterations to the Strategic Policies

Sustainability Appraisal (SA) and Habitats Regulations  
Assessment (HRA)

Addendum considering Inspector's Main  
Modifications and Additional Modifications

November 2016

**Haringey**  
LONDON

[www.haringey.gov.uk](http://www.haringey.gov.uk)



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## 1 Background

- 1.1 On 24 May 2016 Haringey Council submitted four emerging Local Plan documents – **Alterations to Strategic Policies, Development Management, Site Allocations and Tottenham Area Action Plan** – to the Secretary of State. An independent Planning Inspector, Christine Thorby MRTPI IHBC, was then appointed to conduct an examination of the Local Plan documents.
- 1.2 Examination hearings on the Local Plan documents were held between August and September 2016, subsequent to which the Inspector set out a series of **Main Modifications** considered necessary to ensure the emerging Local Plans are sound. A series of other **Additional (Minor) Modifications** have also been proposed, aimed mainly at improving the legibility and readability of the documents.
- 1.3 The Main and Additional Modifications will be subject to a statutory 6-week public consultation.
- 1.4 The Main and Additional Modifications have not previously been assessed through the **Sustainability Appraisal (SA)** and **Habitats Regulations Assessment (HRA)** process and therefore need to be appropriately considered. The modifications are the focus of this SA Report Addendum, discussed in further detail below.

## Consultation

- 1.5 The Council has prepared this SA/HRA Report Addendum for public consultation alongside the proposed Main and Additional Modifications.
- 1.6 The Council invites consultation responses on any aspect on the content and processes set out in this SA/HRA report. The consultation runs from 18 November 2016 to 13 January 2017.
- 1.7 Responses should be sent -  
  
By email:  
[localplan@haringey.gov.uk](mailto:localplan@haringey.gov.uk)  
  
By post:  
**Planning Policy  
Haringey Council  
6<sup>th</sup> Floor - River Park House  
225 High Road, London  
N22 8HQ**
- 1.8 Responses must be received by **5pm on 13 January 2017**.

## 2 This SA/HRA Report Addendum

- 2.1 The Local Plan is being developed alongside an iterative process of Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA). SA is used to ensure that the significant social, economic and environmental effects of the emerging Local Plans are systematically identified, considered and reported on. It is a requirement that SA is undertaken in line with the procedures set out in the Environmental Assessment of Plans and Programmes Regulations (the 'SEA Regulations') 2004. HRA considers the effects of the Local Plan on protected European habitats or species, in line with the Conservation of Habitats and Species Regulations 2010 (as amended).
- 2.2 This is an Addendum to the 'Pre-submission' SA/HRA Report (2015). It should be read alongside previous SA Reports, as relevant. Reports have been published throughout the different stages of the plan making process, including initial Scoping Reports, Interim SA Reports (published at the Regulation 18 stages) and Draft Final Reports (published at the Regulation 19 stage). An HRA report was prepared at the Regulation 19 stage.
- 2.3 All reports are available to access online from the individual plan pages at: [www.haringey.gov.uk/localplan](http://www.haringey.gov.uk/localplan)

- 2.4 The aim of this Addendum is to present information on the proposed Main and Additional Modifications with a view to informing the post-examination hearing public consultation and subsequent finalisation of the Local Plans. Specifically, this report seeks to screen the modifications to consider whether any further sustainability issues or implications are likely to arise from these.
- 2.5 As an addendum this report is concerned principally with presenting an appraisal of the modifications, rather than the draft Local Plan as a whole. However, consideration is given to the cumulative effects of the modifications in terms of their overall influence across the entirety of the plan, where appropriate.

## 3 Appraisal Methodology

### Sustainability Appraisal

- 3.1 The scope of the Sustainability Appraisal (i.e. the sustainability issues and objectives that should be a focus of the appraisal) and methodology for carrying out the appraisal has been established through previous SA reporting on the Local Plan. Accordingly, this Addendum continues to apply the SA Framework established therein. Further details on scoping are available in previous reports and the SA Framework is re-provided in **Appendix A**.

### Screening

3.2 The first step in appraisal of the proposed modifications is screening. This involves consideration of whether the modifications will substantively affect the policy approach or impact significantly on the strategic sustainability objectives.

3.3 A precautionary approach to screening is taken here. This ensures that any uncertainty as to whether a modification could lead to new or different significant social, economic or environmental effects is appropriately addressed. Modifications are 'screened in' where there is such uncertainty.

3.4 The exercise is set against the following screening categories:

**Screen 1 (S1)** - Technical clarification (e.g. factual update, grammatical/spelling correction, updates to signposted policies or documents, such as planning consents or legislation/policy, etc.) or a contextual amendment (e.g. changes to text within introductory sections which set the context for subsequent policies).

**Screen 2 (S2)** - Procedural clarification/change (e.g. amended supporting text on how a policy would be implemented, where the policy wording itself is not changed by the modification).

**Screen 3 (S3)** - Change to policy wording that would not alter how a policy would be expected to be interpreted and/or implemented (e.g. changes to policy wording and/or the supporting text to improve legibility).

3.5 Where one of these 3 screening criteria applies, modifications have been 'screened out' from further detailed sustainability appraisal consideration. This is on the basis that the modifications are unlikely to have potential significant effects and/or are unlikely to have implications for the (baseline) appraisal of the draft plan as set out in the 'Pre-Submission' SA Report (2015).

3.6 Where a modification has not been 'screened out' then it has been subject to further sustainability appraisal having regard to the SA Framework discussed above.

3.7 Outcomes of the screening and iterative sustainability appraisal process are set out in **Appendix B**. A high level summary of findings is also set out in the next section of this report.

3.8 The appraisal below relates to proposed Main and Additional Modifications and there is no discussion of 'reasonable alternatives' to the preferred approaches taken therein, unlike in previous reports. Where particular policy issues have been addressed through Main Modifications, it is appropriate that these are not subject to formal 'alternatives appraisal' given that these have been considered and established through the public examination process and are considered necessary to make the Plan sound.

## Habitats Regulations Assessment

- 3.9 For HRA screening the modifications have been subject to an initial screening exercise according to the criteria set out in paragraph 3.4 above.
- 3.10 Where one of the 3 screening criteria applies, modifications have been screened out from further detailed HRA consideration. This is on the basis that the modifications are unlikely to have significant effects on protected sites and/or are unlikely to have implications for the (baseline) assessment of the draft plan as set out in the 'Pre-Submission' HRA report (2015).
- 3.11 Where a modification has not been 'screened out' through this initial exercise, then it has been subject to further HRA consideration. The intention here is to establish whether an additional assessment of 'likely significant effects' is needed, having regard to findings of the baseline assessment. The methodology for considering potential significant effects is set out in Section 2 of the 'Pre-Submission' HRA Report.
- 3.12 A precautionary approach to screening is taken here. This ensures that any uncertainty as to whether a modification could lead to new or different significant effects on protected sites is appropriately addressed. Modifications are 'screened in' where there is such uncertainty.
- 3.13 Outcomes of the initial screening and iterative assessment process are set out in **Appendix B**. A high level summary of findings is also set out in the next section of this report.

## 4 Summary

- 4.1 The following section summarises key findings of the Sustainability Appraisal and Habitats Regulations Assessment screening of the Main and Additional Modifications to Haringey's Local Plan.
- 4.2 It is important to note that neither the quantum of growth planned for the Borough over the plan period, nor the spatial distribution of this growth, has changed as a result of the Main Modifications. This SA/HRA Addendum is therefore set in the context of the same overall strategic framework (i.e. Haringey's spatial strategy) that was set out and considered at the Regulation 19 'Pre-Submission' stage. Where Modifications have been proposed for the Plan, these are principally changes to the detailed development requirements and guidelines which are considered necessary for reasons of soundness.

### Sustainability Appraisal

- 4.3 A significant number of modifications proposed are clarifications to justification and supporting text, particularly to correctly refer to revised housing or employment targets. These revised targets were included within the Regulation 19 SA assessment and helped inform its conclusions, and these modifications ensure that the correct figures and references are given throughout the document and thus have no effect on the baseline or the SA conclusions. Therefore the majority of the changes proposed within the modifications have been 'screened out'.

- 4.4 A limited number of policy modifications have been 'screened in' for further appraisal, with consideration given to the likely outcomes these will have on the Plan as a whole, and in particular the relevant conclusions within the SA. This appraisal has found that the overall conclusions will not change as set out in the baseline SA, and that no further SA will therefore be necessary of this document.
- 4.5 Further to this, as noted above, the overall quantum and distribution of growth as set out in the submitted Plan and appraised in the SA, including reasonable alternatives that were discounted, has not changed as a result of these modifications. There are therefore no other reasonable alternatives to the proposed changes to appraise, given the overall strategic nature and direction of the plan remains extant.
- 4.6 The iterative appraisal process has demonstrated that the modifications do not significantly impact on the overall appraisal of the Plan, or trigger the need for new mitigation measures to manage effects. Furthermore, the modifications are not expected to result in any significant negative social, environmental or economic effects.

#### Habitats Regulations Assessment

- 4.7 A screening assessment on the 'Pre-Submission' HRA Report was undertaken for the Alterations to Strategic Policies document. This built on previous HRA reporting for Haringey's adopted Strategic Policies Local Plan.

- 4.8 The HRA Report for the Alterations to Strategic Policies identified a few policies that had the potential to result in impact pathways that link to the Lee Valley SPA and Ramsar site. However the Report concluded that, provided that the Local Plan "*provides clear measures to address potential disturbance to bird features resulting from construction activities, then Haringey's Alterations to Strategic Policies Document can be screened from further assessment and no likely significant effect upon internationally designated sites will result, either alone or in combination with other projects or plans*". Further to this conclusion, it recommended that text be included within Policy SP13 to include reference to construction activities within close proximity of the SPA and Ramsar site and the need for sensitive design and construction management.
- 4.9 The recommendations set out in the HRA were taken forward in the Local Plan, with the suggested wording incorporated into the emerging Development Management DPD (being prepared concurrently with the Alterations to Strategic Policies), Policy DM19 (Nature Conservation). The Development Management DPD is a Borough-wide plan which helps give effect to the Strategic Policies, providing further detailed policy requirements and guidance on strategic matters. It was therefore considered the most appropriate Plan for incorporating the HRA recommendations, recognising the Strategic Policies and Development Management DPD will need to be considered together on all development proposals and planning decisions within the Borough.

- 4.10 As this Addendum has previously set out, the proposed modifications do not change the overall scale or location of development expected to be delivered in Haringey over the plan period. The bulk of modifications are principally changes to the detailed development requirements and guidelines, most of which have been 'screened out' from further HRA consideration, using the methodology set out in paragraph 3.4. The remaining modifications have been considered against the findings of the baseline assessment. It is considered that these findings remain applicable to the policies as modified.
- 4.11 In light of the above, it is concluded that the proposed modifications will not result in any likely significant effects on European sites, either alone or in combination with other projects or plans.



## 5 Appendix A – SA Framework

Topic	SA Objective	Appraisal criteria <i>Will the policy approach under consideration help to...</i>
<b>Social</b>		
Crime	Reduce crime, disorder and the fear of crime	<ul style="list-style-type: none"> <li>• Encourage safety by design?</li> <li>• Reduce levels of crime?</li> <li>• Reduce the fear of crime?</li> <li>• Reduce levels of antisocial behaviour?</li> </ul>
Education	Improve levels of educational attainment for all age groups and all sectors of society	<ul style="list-style-type: none"> <li>• Increase levels of participation and attainment in education for all members of society?</li> <li>• Improve the provision of and access to education and training facilities?</li> <li>• Ensure educational facilities are accessible to residential areas?</li> <li>• Enhance education provision in-step with new housing?</li> </ul>
Health	Improve physical and mental health for all and reduce health inequalities	<ul style="list-style-type: none"> <li>• Improve access to health and social care services?</li> <li>• Prolong life expectancy and improve well-being?</li> <li>• Promote a network of quality, accessible open spaces?</li> <li>• Promote healthy lifestyles?</li> <li>• Provide good quality outdoor sports facilities and sites?</li> </ul>

Topic	SA Objective	Appraisal criteria <i>Will the policy approach under consideration help to...</i>
Housing	Provide greater choice, quality and diversity of housing across all tenures to meet the needs of residents	<ul style="list-style-type: none"> <li>• Reduce homelessness?</li> <li>• Increase the availability of affordable housing?</li> <li>• Improve the condition of Local Authority housing stock?</li> <li>• Improve the diversity of the housing stock?</li> <li>• Promote the efficient reuse of existing housing stock whilst minimising the impact on residential amenity and character?</li> <li>• Create balanced communities of different affordable housing types, densities and tenures?</li> <li>• Create integrated, mixed-use tenure developments?</li> </ul>
Community Cohesion	Protect and enhance community spirit and cohesion	<ul style="list-style-type: none"> <li>• Promote a sense of cultural identity, belonging and well-being?</li> <li>• Develop opportunities for community involvement?</li> <li>• Support strong relationships between people from different backgrounds and communities?</li> </ul>
Accessibility	Improve access to services and amenities for all groups	<ul style="list-style-type: none"> <li>• Improve access to cultural and leisure facilities?</li> <li>• Maintain and improve access to essential services (banking, health, education) facilities?</li> </ul>
<b>Economic</b>		
Economic Growth	Encourage sustainable economic growth and business development across the borough	<ul style="list-style-type: none"> <li>• Retain existing local employment and create local employment opportunities?</li> <li>• Diversify employment opportunities?</li> <li>• Meet the needs of different sectors of the economy?</li> <li>• To facilitate new land and business development?</li> </ul>
Skills and Training	Develop the skills and training needed to establish and maintain a healthy labour pool	<ul style="list-style-type: none"> <li>• Improve lifelong learning opportunities and work related training?</li> <li>• Reduce high levels of unemployment and worklessness?</li> <li>• Facilitate development of new and improved training facilities in high unemployment areas?</li> </ul>
Economic Inclusion	Encourage economic inclusion	<ul style="list-style-type: none"> <li>• Improve physical accessibility to local and London-wide jobs?</li> <li>• Support flexible working patterns?</li> <li>• Encourage new businesses?</li> </ul>

Topic	SA Objective	Appraisal criteria <i>Will the policy approach under consideration help to...</i>
Town Centres	Improve the vitality and vibrancy of town centres	<ul style="list-style-type: none"> <li>• Enhance the environmental quality of the borough's town centres?</li> <li>• Promote the borough's town centres as a place to live, work and visit?</li> <li>• Ensure that the borough's town centres are easily accessible and meet local needs and requirements?</li> <li>• Promote high quality buildings and public realm?</li> </ul>
<b>Environmental</b>		
Biodiversity	Protect and enhance biodiversity	<ul style="list-style-type: none"> <li>• Protect and enhance biodiversity at designated and non-designated sites?</li> <li>• Link and enhance habitats and wildlife corridors?</li> <li>• Provide opportunities for people to access wildlife and diverse open green spaces?</li> </ul>
Townscape and Cultural Heritage	Protect and enhance the borough's townscape and cultural heritage resources and the wider London townscape	<ul style="list-style-type: none"> <li>• Promote townscape character and quality?</li> <li>• Preserve or enhance buildings and areas of architectural and historic interest?</li> </ul>
Open Space	Protect and enhance the borough's landscape resources	<ul style="list-style-type: none"> <li>• Promote a network of quality, accessible open spaces?</li> <li>• Address deficiencies in open space provision?</li> </ul>
Water Resources	Protect and enhance the quality of water features and resources	<ul style="list-style-type: none"> <li>• Preserve ground and surface water quality?</li> <li>• Conserve water resources?</li> <li>• Incorporate measures to reduce water consumption?</li> </ul>
Soil and Land Quality	Encourage the use of previously developed land	<ul style="list-style-type: none"> <li>• Encourage the development and remediation of brownfield land?</li> <li>• Promote the efficient and effective use of land whilst minimising environmental impacts?</li> </ul>
Flood Risk and Climate Change	Mitigate and adapt to climate change	<ul style="list-style-type: none"> <li>• Reduce and manage flood risk from all sources?</li> <li>• Encourage the inclusion of SUDS in new development?</li> </ul>
Air Quality	Protect and improve air quality	<ul style="list-style-type: none"> <li>• Manage air quality within the borough?</li> <li>• Encourage businesses to produce travel plans?</li> </ul>
Noise	Minimise the impact of the ambient noise environment	<ul style="list-style-type: none"> <li>• Minimise the impact of the ambient noise environment?</li> </ul>

Topic	SA Objective	Appraisal criteria <i>Will the policy approach under consideration help to...</i>
Energy and Carbon	Limit climate change by minimising energy use reducing CO2 emissions	<ul style="list-style-type: none"> <li>• Minimise the use of energy?</li> <li>• Increase energy efficiency and support affordable warmth initiatives?</li> <li>• Increase the use of renewable energy?</li> <li>• Mitigate against the urban heat island effect?</li> <li>• Ensure type and capacity of infrastructure is known for future development?</li> </ul>
Waste Management	Ensure the sustainable use of natural resources	<ul style="list-style-type: none"> <li>• Reduce the consumption of raw materials (particularly those from finite or unsustainable sources)?</li> <li>• Encourage the re-use of goods?</li> <li>• Reduce the production of waste?</li> <li>• Support the use of sustainable materials and construction methods?</li> <li>• Increase the proportion of waste recycling and composting across all sectors?</li> </ul>
Sustainable Transport	Promote the use of sustainable modes of transport	<ul style="list-style-type: none"> <li>• Improve the amenity and connectivity of walking and cycling routes?</li> <li>• Promote the use of public transport?</li> <li>• Reduce the use of the private car?</li> <li>• Encourage development in growth areas and town centres and reduce commuting?</li> </ul>

## 6 Appendix B – Screening / Iterative Appraisal

### KEY TO MODIFICATIONS

**Regulation 18 amendments:**

(Text proposed to be inserted in bold blue underlined)

(Text proposed to be removed in ~~red strikethrough~~)

**Regulation 19 further amendments:**

(New proposed text inserted in bold orange underlined)

(Regulation 18 text now proposed to be deleted ~~bold blue strikethrough underlined~~)

(Original text proposed to be removed in ~~red double strikethrough~~)

**Post Submission Changes:**

(Text to be inserted in bold blue double underlined)

(Text to be deleted in ~~bold red strikethrough double underlined~~ or ~~bold orange strikethrough double underlined~~)

Alterations to Strategic Policies				
Main Modifications				
Modification Reference	Policy / Para / Page	Description of Change	SA Screening	HRA Screening
AltsMod1	Whole Document	Where appropriate, include a cross reference to the Proposals Map where policies in the Strategic Policies DPD refer to designations that are shown on the Proposals Map.	S1	S1
AltsMod2	Alt 27 – Section 1.5 Objective 2	Amend Alt 27 to read:	S1	S1

		To provide homes to meet Haringey's housing needs <u>and strategic housing requirement of a minimum 19,800 net new homes over the plan period to 2026</u> <del>to deliver the housing target of 820 units per annum</del> , in terms of affordability, quality and diversity and to help create mixed communities.		
AltsMod3	Alt 28 – Paragraph 2.1.2	<i>Amend the paragraph to read as follows:</i>  The Borough has capacity to deliver approximately <del>13,000</del> <u>22,000</u> <u>24,000</u> homes between 2011 and 2026, as set out in the Housing Trajectory (see Appendix 2)	S1	S1
AltsMod4	Alt30 – Policy SP1	<i>Amend the second sentence of the Policy to read as follows:</i>  The Council will maximise the supply of additional housing to meet and exceed <u>its minimum strategic housing requirement of 19,802 homes over the plan period</u> <del>6,200 homes</del> from 2011- <del>2021</del> <u>2026</u> <del>(820 per annum)</del> .	S3	S3
AltsMod5	Paragraph 3.1.5	<i>Following paragraph 3.1.5 insert a new paragraph to read as follows:</i>  <u>The social and physical infrastructure required to support the development and growth planned for through the Haringey Local Plan is set out in the Council's Infrastructure Delivery Plan (IDP). The IDP is intended to be a 'live' document that will be subject to regular updating to take account of changes to funding streams, service plans or delivery programmes, and will be used by the Council to inform its own capital programme, ongoing discussions with service providers, and to support funding bids.</u>	S2	S2
AltsMod6	Paragraph 3.1.9	<i>Amend the paragraph to read :</i>  <u>The Site Allocations DPD and the Tottenham Area Action Plan give effect to the spatial strategy by identifying and allocating development sites with capacity to accommodate 8,560 and</u>	S2	S2

		<u>11,850 net new homes respectively. Along with small sites (i.e. developments of less than 10 units) contributing circa 3,593 homes, this provides a borough-wide capacity of circa 24,000 net new homes from 2011 to 2026.</u> The following housing figures are indicative <del>ranges in these</del> <u>by plan and, therein, by</u> broad areas over the plan period.		
AltsMod7	Alt31 – new Figure 3.1	<i>Amend the proposed new Figure 3.1 (as shown at the end of this schedule) to amend the boundary of the Seven Sisters Areas of Change to capture development within St Ann’s and Haringay Wards</i>	S1	S1
AltsMod8	Alt32 – Table 3.1	<i>Further amend Table 3.1(as shown at the end of this schedule) to update the indicative housing figures to reflect those in the Site Allocations DPD and the Tottenham Area Action Plan.</i>	S1	S1
AltsMod9	Paragraph 3.1.35	<i>Amend the third bullet point of paragraph 3.1.35 to read:</i> <ul style="list-style-type: none"> <li>• Provision of appropriate retail and leisure uses <u>to deliver a premier leisure destination in London;</u></li> </ul>	S2	S2
AltsMod10	Alt45 – Paragraph 3.2.1	<i>Amend the fifth bullet point of the paragraph to read as follows:</i> <ul style="list-style-type: none"> <li>• <u>The need to regenerate undertake strategic improvement or renewal of existing social council housing estates; and</u></li> </ul>	S2	S2
AltsMod11	Alt51 – Section 3.2. Policy SP2	<i>Amend the first sentence of the Policy to read as follows:</i>  The Council will aim to provide homes to meet Haringey’s housing needs and to make the full use of Haringey’s capacity for housing by maximising the supply of additional housing to meet and exceed the <u>minimum</u> target of <del>8,200 homes from 2011-21 (820 units per annum)</del> <u>19,802 homes from 2011-2026 (820 units per annum from 2011-2014 and 1,502 units per annum from 2015-2026).</u>	S3  This modification is to correctly reference the Borough’s housing targets, and to clarify these are minimum targets. This does not impact on the overall quantum of growth to be managed as already	S3

			appraised – it is a factual update, and so no further changes to the appraisal are needed and the conclusions remain relevant.	
AltsMod12	Section 3.2 Policy SP2 (4)	<p><i>Amend Policy SP2(4) as follows:</i></p> <p><u>Is built to 100% Lifetime Homes Standards with a minimum of 90% of new housing meets Building Regulation requirement M4(2) ‘accessible and adaptable dwellings’ and 10% meeting Building Regulations requirement M4(3) ‘wheelchair user dwelling’, ensuring they are designed to be</u> wheelchair accessible <u>housing</u> or easily adaptable for wheelchair users <u>with an aspiration for 20%</u>. Units should range in size to accommodate various living needs including growing families and live-in carers.</p>	This modification is to accurately reflect Government changes to housing standards – however the 90% target of m4(2) and 10% wheelchair will still have the same effect, as these new standards achieve similar levels of accessibility to before, and by having 10% wheelchair standard will ensure all dwellings achieve an equivalent of 100% meeting lifetime homes standards. The change is therefore not considered to impact on the appraisal.	No change
AltsMod13	Alt51 – Section 3.2 Policy SP2	<p><i>Delete Policy SP2(7) in its entirety:</i></p> <p><u>Schemes below the 10 unit threshold will be required to provide 20% affordable housing on site, based on habitable rooms, or provide financial contributions towards affordable housing provision;</u></p>	This change may result in fewer affordable units delivered over the plan period – however it will not worsen the baseline situation and the SA conclusions of a	No change



			<p>significant overall positive effect regarding housing delivery still hold, as many schemes of 10 or fewer units would not viably be able to deliver affordable units, and so the net impact will be de-minimus in the overall supply of affordable units. There are also no alternative policy approaches to secure affordable housing from smaller developments as it has been specifically precluded by the Government, the effect of this decision will have been subject of separate analysis by CLG.</p>	
AltsMod14	Policy SP2	<p><i>Insert a new Policy to the end of Policy SP2 to read:</i></p> <p><u><a href="#">Plan-Monitor-Manage</a></u></p> <p><u><a href="#">Haringey's Local Plan is based on research and evidence available when the document was prepared. However, the Council recognises that circumstances can change, and that the Plan needs to remain flexible and responsive over the plan period. In accordance with the plan-monitor-manage process, in the event that monitoring reveals a risk to either housing delivery or the realisation of the spatial strategy, the Council will</a></u></p>	<p>This modification merely clarifies the plan-monitor-manage approach to plan making and delivery, and is not considered to impact on the appraisal.</p>	No change

		<p><u>assess the reasons for any variance and will consider appropriate interventions, which may include the release of further land for alternative uses, policy revisions or a re-assessment of the planning requirements applicable to specific forms of development.</u></p> <p><u>Such interventions/contingencies will be considered and brought forward by the Council on a strategic planning basis and should not be determined by individual sites/proposals.</u></p> <p><u>Alongside the monitoring of housing delivery, the Council will keep its Infrastructure Delivery Plan, which is intended to be a 'live' document, updated to ensure infrastructure delivery matches growth.</u></p>		
AltsMod15	Paragraphs 3.2.13 – 3.2.17	<p><i>Delete paragraphs 3.2.13 to 3.2.17 in their entirety and replace with the following:</i></p> <p><u>The Council considers that all new dwellings should be accessible to most people, and therefore suitable to a wide range of potential occupants. The Council also recognises that Haringey's population is projected to increase in age over the next 10 years, with the 65+ population increasing to 26,923 by 2021 (a 19.7% increase since 2011), and nearing 10% of the total borough population. This trend is projected to continue, and the ability to adapt dwellings will ensure individuals with reduced mobility and, in particular, those requiring the use of a wheelchair, can remain in their home and independent longer.</u></p>	S2	S2
AltsMod16	Alt64 – Following paragraph 3.2.29	<p><i>Amend the subheading to read:</i></p> <p><u>Strategic Improvement or Renewal of Haringey's Housing Estates</u> <del>Regeneration</del> <u>Renewal</u></p>	S2	S2
AltsMod17	Alt64 – Following	<p><i>Add a further paragraph, following the second paragraph, to read as follows:</i></p>	S2	S2

	paragraph 3.2.29	<u>“The consideration of potential redevelopment options, for individual renewal estates, should have regard to the potential heritage interest of the estate (Historic England can assist with identify this) and to existing social and community facilities that support the existing community”.</u>		
AltsMod18	Alt64 – Following paragraph 3.2.29	<p><i>Amend the third paragraph of Alt 64 to read as follows:</i></p> <p><u>Where the Council undertakes estate renewal, it will seek to reprovide the same amount of social rented housing (as defined in the glossary) with new social housing on an equivalent floorspace basis. This is because redevelopment of the existing social housing stock offers the opportunity to tailor the social housing to be re-provided to better meet changing housing needs of existing residents, including the acute need for more family sized social housing as set out in the Housing Strategy. Where strategic improvements or estate renewal propose an overall uplift in housing numbers on site, the affordable housing policies of the Local Plan will apply and will take into account the replacement of social rented housing, the 40% borough-wide affordable housing floorspace target, and development viability in seeking the maximum reasonable provision.</u></p>	S2	S2
AltsMod19	Alt71 – Policy SP8	<p><i>Amend the beginning of Policy SP8 to read:</i></p> <p>The Council will secure a strong economy in Haringey and protect the Borough’s hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites, <del>and</del> Local Employment Areas <u>and other non-designated employment sites.</u></p> <p><u>The forecast demand is for an additional 23,800 m2 of B Class floorspace up to 2026.</u></p> <p><u>This forecast demand is to be meet through:</u></p>	This modification introduces additional criteria to set out how the (updated) future floorspace requirement will be met. The changes are considered to result in likely improvements upon the baseline set out in the appraisal, and this additional clarification	No change

		<ul style="list-style-type: none"> <li>• <u>The reconfiguration and re-use of surplus employment designated land in B2 and B8 Use Classes;</u></li> <li>• <u>The intensification of the use of existing employment sites (where possible);</u></li> <li>• <u>The provision of B1a/b floorspace as part of mixed-use development on suitable sites, including town centre sites; and</u></li> <li>• <u>The protection of existing viable B Class Uses on designated and non-designated sites.</u></li> </ul> <p><u>The</u> <u>In addition the</u> Council will <u>also</u>:</p> <ul style="list-style-type: none"> <li>• <u>Protect B uses (under the Use Classes Order) including light industry, logistics, warehousing and storage facilities to meet the forecast demand for an additional of 137,000m<sup>2</sup> 32,000 m<sup>2</sup> of employment floorspace up to 2026 2031;</u></li> </ul>	<p>makes the policy more effective, thus giving greater certainty to the previously appraised positive effects, particularly on economic sustainability objectives.</p>	
AltsMod20	Policy SP8	<p><i>Amend Policy SP8: Strategic Industrial Locations, to read as follows:</i></p> <ul style="list-style-type: none"> <li>• <del>Tottenham Hale (Part SIL/RA); and</del></li> <li>• <del>Millmead and Ashley Road (Part SIL/RA); and</del></li> <li>• Part of Central Leaside (<u>Brantwood, North East Tottenham &amp; Marsh Lane estates</u>).</li> </ul>	<p>S1/S3</p> <p>This modification is for accuracy to correctly reference relevant designated areas, and is not considered to impact on the appraisal.</p>	S1/S3
AltsMod21	Paragraph 5.1.6	<p><i>Insert the following sentence at the end of paragraph 5.1.6:</i></p> <p><u>New development offers the opportunity to:- improve the quality of the existing employment floorspace; make more efficient employment use of the Borough’s employment land; and to ensure new floorspace is better tailored to meeting London’s and Haringey’s changing economic needs.</u></p>	S2	S2

AltsMod22	Paragraph 5.1.21	<p><i>Amend the paragraph to read as follows:</i></p> <p>Manufacturing employment in Haringey continues to decline. Indeed, this decline is more pronounced in Haringey than in London or Great Britain. Haringey’s Employment Land Study <del>2009</del> <u>2014</u> reflects this change in employment base by predicting a need for a total floorspace requirement of approximately <del>137,000</del> <u>23,800</u>m<sup>2</sup> for the period 2006 – 2026. This includes a net reduction in demand for industrial <u>and warehouse</u> floorspace <del>as well as a modest net increase in logistics, warehousing and storage facilities</del>. The majority of demand is predicted to be for B1 floorspace including light industrial. Much of this <u>demand is to be met through the reconfiguration of redundant existing industrial and warehouse floorspace and through mixed-use development within LEA – Regeneration Areas and town centre sites, particularly <del>could be provided</del></u> in Wood Green Metropolitan Town Centre and the District Town Centres. <u>The trajectory identifying the locations and phasing to deliver the additional employment floorspace needed is set out at Appendix 2b, and will assist in monitoring delivery over the plan period. Given the uncertainty around the long-term demand for employment floorspace, the Council undertakes to update the Employment Land Review every five years or within a shorter period should monitoring indicate a review is necessary. <del>This is supported in a working paper (39) produced by the GLA, which states that employment in all sectors is either flat or has shown moderate growth.</del></u></p>	S1/S2	S1/S2
AltsMod23	Alt 110 – Section 5.1 Policy SP8	<p><i>Amend Policy SP8 as follows:</i></p> <ul style="list-style-type: none"> <li>- <del>Friern Barnet Sewage Works</del> <u>Pinkham Way</u></li> <li>- <del>Tottenham Hale (Part SIL/RA), N17</del></li> </ul>	S1	S1

AltsMod24	Appendix 2 Housing Trajectory	<i>Insert the detailed Housing Trajectory Table (as shown at the end of this schedule) into Appendix 2 and update the Housing Trajectory graph to reflect the current housing figures from the Housing Trajectory Table.</i>	S1	S1
AltsMod25	Appendix 2	<i>Insert, following the Housing Trajectory, the Employment Floorspace Trajectory (as shown at the end of this schedule)</i>	S1	S1
AltsMod26	Paragraph 9.3.1	<p><i>Insert the following before the last sentence:</i></p> <p><u>Where monitoring indicates that a strategic objective, elements of the spatial strategy, or specific plan targets are not being delivered, the Council will assess the reasons for any departure and may consider, as appropriate, one or more of the following interventions:</u></p> <ul style="list-style-type: none"> <li>• <u>Produce Supplementary Planning Documents to assist in policy interpretation and implementation;</u></li> <li>• <u>Allocating further land for a specific use or uses;</u></li> <li>• <u>Releasing land for alternative uses;</u></li> <li>• <u>Altering boundaries, frontages or designations;</u></li> <li>• <u>Revising the policies of the plan; or</u></li> <li>• <u>Re-assessing the planning requirements applicable to specific forms of development.</u></li> </ul>	S2	S2
AltsMod27	Appendix 3 – Table SP2 Indicators	<p><i>Amend the indicator COI H1 to read as follows:</i></p> <p>COI H1 Plan period and housing targets <u>and distribution</u> a) <u>completions against indicative housing figures and phases in Table 3.1</u> b) five year housing <u>land supply trajectory</u> <del>b) 15-year</del> c) <u>updated</u> housing trajectory <u>against cumulative strategic housing requirement</u></p>	S2	S2
AltsMod28	Appendix 3 – Table SP2 Target and	<i>Insert a new target and indicator into the monitoring schedule for Strategic Policy 2: Housing, as follows</i>	S2	S2

	Indicators	<p><a href="#">i. Delivery of specialist housing, including student accommodation, in accordance with the priorities and indicative targets of the London Plan and Haringey’s Housing Strategy.</a></p> <p><a href="#">LOI 3a Number of additional supported housing units for a) older persons b) people with learning disabilities c) people with mental health problems for the reporting year and since 2011.</a></p> <p><a href="#">LOI 3b Number of additional student accommodation units for the reporting year and since 2011.</a></p>		
AltsMod29	Appendix 3 – Table SP8 Indicators	<p><i>Amend indicator COI BD1 to read as follows:</i></p> <p>COI BD1 Total amount of additional employment floorspace for B1 (a), (b), (c), B2 and B8 uses <a href="#">against the phasing within the employment trajectory set out at Appendix 2b; <del>by employment land hierarchy.</del></a></p>	S2	S2
AltsMod30	Glossary	<p><i>Amend the definition of social rented housing within the Glossary to read:</i></p> <p><b>Social rented housing:</b> Rented housing owned and managed by local authorities or <a href="#">private registered</a> providers <del>social landlords.</del>  <a href="#">A key function of social housing is to provide accommodation that is affordable to people on low incomes. Guideline target rents are determined through the national rent regime. <del>or be provided by other bodies under equivalent rental agreements</del></a></p>	S2	S2
<b>Minor Modifications</b>				
Modification Reference	Policy / Para / Page	Description of Change	SA Screening	HRA Screening
AltsMinor1	Whole Document	<i>Throughout documents: Replace “Consequentially” with “Consequently”</i>	S1	S1

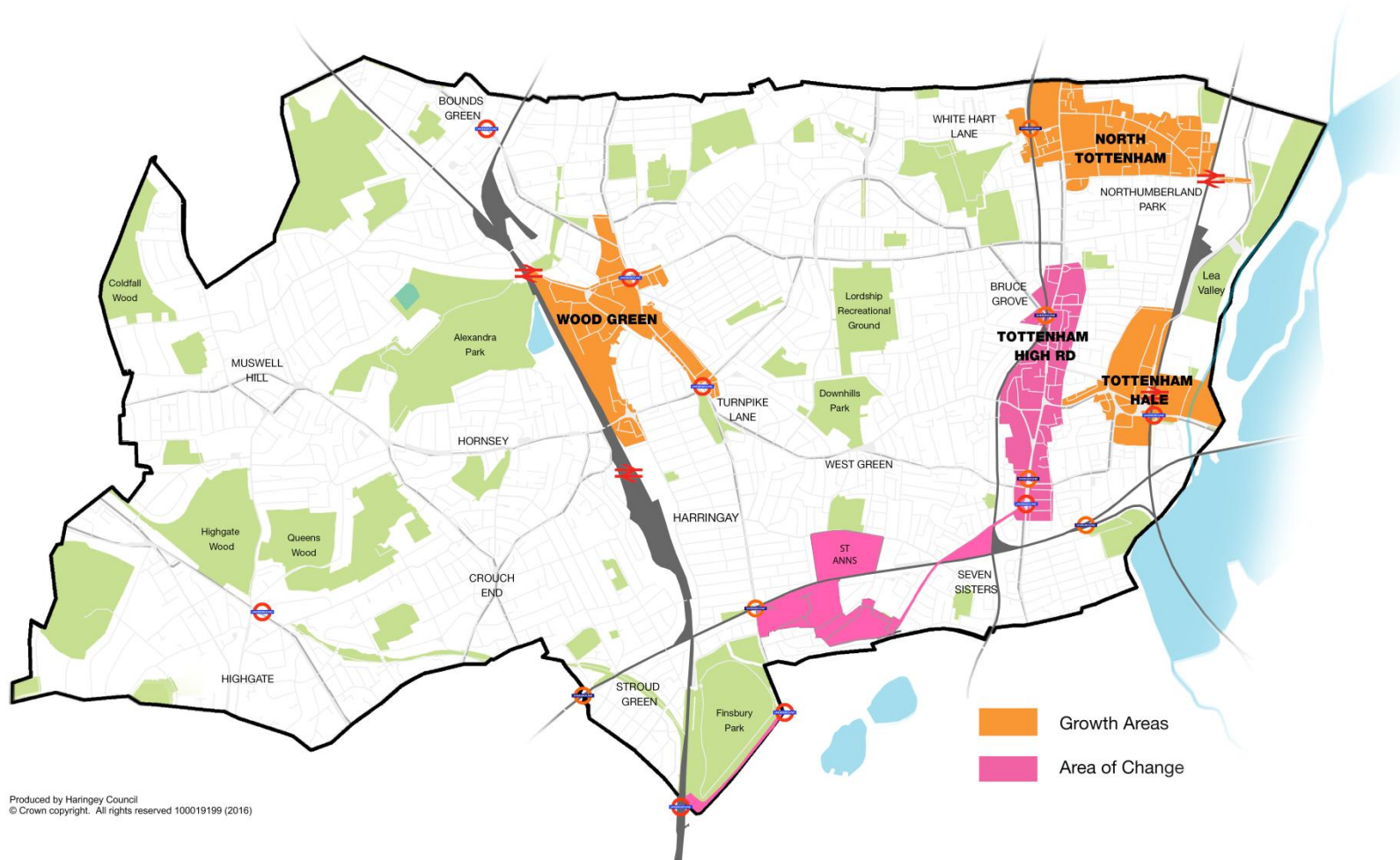
AltsMinor2	Alt5 – Paragraph 1.1.14	Amend Alt5 to read: <ul style="list-style-type: none"> <li>Haringey Housing Strategy (<del>March 2009</del> <a href="#">2015</a> <a href="#">2016</a>)</li> </ul>	S1	S1
AltsMinor3	Alt9 - Paragraph 1.3.11	Amend the paragraph to read as follows: “.. <del>and proposed to be</del> <a href="#">is designated a Housing Zone</a> ...”	S1	S1
AltsMinor4	Figure 1.8: Wood Green Neighbourhood	Amend the key to replace ‘Areas of Change (indicative only)’ with ‘Growth Area (indicative only)’.	S1	S1
AltsMinor5	Paragraph 3.1.11	Amend the subheading to read:  <del>Haringey Heartlands</del> <a href="#">Wood Green</a>	S1	S1
AltsMinor6	Paragraph 3.1.13	Replace ‘ <del>Haringey Heartlands</del> ’ in the first sentence and in the subheading with <a href="#">‘Wood Green’</a> .	S1	S1
AltsMinor7	Paragraph 3.1.31	Amend the formatting to ensure the hyperlink to <a href="#">www.education.gov.uk</a> is working	S1	S1
AltsMinor8	Alt 55 – Paragraph 3.2.6	Delete the two footnotes as follows:  <del><sup>1</sup> <a href="#">The Haringey SHMA 2014 concludes that the objectively assessed housing need for the Borough, across all tenures, is 20,172 net new homes over the fifteen year period 2015/16 to 2030/31. This equates to a requirement of 1,345 net new homes per annum. However, the current Local Plan period only runs to 2025/26 and therefore the total objectively assessed need over the Local Plan period is 13,450 net new homes.</a></del> <del><sup>2</sup> <a href="#">Haringey’s strategic housing requirement is higher than its objectively assessed housing need because it is the strategic role of the London Plan to reconcile, insofar as possible, requirements for and capacity to deliver new housing across the</a></del>	S1	S1



		<u>Capital.</u>		
AltsMinor9	Alt56 – Paragraph 3.2.7	Amend the Alt56 to read: “... <u>in the Haringey Urban Characterisation Study 2014 2015.</u> ”	S1	S1
AltsMinor10	Paragraph 3.2.30	Amend the fifth bullet point, under ‘Key evidence and references’ to read:  <ul style="list-style-type: none"> <li>Haringey’s Housing Strategy <u>2009-19</u>, London Borough of Haringey <u>2009 2016</u></li> </ul>	S1	S1
AltsMinor11	Paragraph 5.1.20	Amend references in the paragraph to the ‘Employment Land Study 2009’ to read ‘2014’	S1	S1
AltsMinor12	Figure 5.1 Employment Areas	Amend Figure 5.1 to reflect the changes to the classifications to employment land designations as set out in the Employment Land Review 2015	S1	S1
AltsMinor13	Paragraph 5.1.12	Amend the first sentence of the paragraph as follows:  “... uses that fall within B1 (b), <u>B1</u> (c), B2 or B8 uses,...”	S1	S1

Amend new Figure 3.1 to show the amended boundary of the Seven Sisters Area of Change as follows:

**Figure 3.1: Growth Areas and Areas of Change**



Amended Table 3.1 to read as follows:

Table 3.1: Broad distribution of new housing

Development Plan Document		Location & <b>minimum</b> total number of dwellings	0-5 years (2011/12 - 2015/16)	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Site Allocations DPD		<del>Haringey Heartlands</del> <del>2,145</del> units	<del>300</del> <del>75</del>	<del>1050</del> <del>1,080</del>	<del>80</del> <del>990</del>
		Wood Green Metropolitan Town Centre <del>290</del> <del>2,450</del> <del>4,610</del> units	<del>0</del> <del>175</del> <del>185</del>	<del>92</del> <del>70</del> <del>920</del>	<del>198</del> <del>2,205</del> <del>3,505</del>
		<u>Areas of Limited Change</u> <del>4,260</del> <u>5,940</u> units	<del>525</del> <u>1,285</u>	<del>1,890</del> <u>2,825</u>	<del>1,845</del> <u>1,830</u>
Tottenham Area Action Plan		Seven Sisters Corridor (south) <del>767</del> <del>1,730</del> <del>2,020</del> units	<del>527</del> <del>210</del> <del>25</del>	<del>240</del> <del>1,120</del> <u>1,200</u>	<del>Xx</del> <del>400</del> <del>795</del>
		Tottenham Hale <del>3410</del> <del>5,080</del> <del>5,665</del> units	<del>1710</del> <del>1,885</del> <u>2,230</u>	<del>1600</del> <del>2,385</del> <u>1,975</u>	<del>100</del> <del>810</del> <u>1,460</u>
		<u>North Tottenham</u> <del>Northumberland Park, Tottenham High Road and Seven Sister Corridor (north)</del> <del>410</del> <del>3,850</del> <u>4,695</u> units	<del>50</del> <del>85</del> <del>275</del>	<del>285</del> <del>885</del> <u>920</u>	<del>75</del> <del>2,880</del> <u>3,500</u>
		<u>Tottenham High Road Corridor Bruce Grove</u> <del>525</del> <u>1,080</u> units	<del>270</del> <u>570</u>	<del>255</del> <u>380</u>	<del>0</del> <u>130</u>
		<u>24,010</u>	<u>4,570</u>	<u>8,220</u>	<u>11,220</u>

Insert the following Housing Trajectory Table into Appendix 2:

**Table 3.1 Housing Trajectory Table**

<u>Location &amp; Sites</u>	<u>Status</u>	<u>Total units</u>	<u>Delivery Period</u>		
			<u>(2011/12 – 2015/16)</u>	<u>(2016/17 – 2020/21)</u>	<u>(2021/22 – 2025/26)</u>
<b><u>HARINGEY HEARTLANDS / WOOD GREEN GROWTH AREA (4,595 units)</u></b>					
<b><u>Completions (including notable schemes)</u></b>					
<u>Lymington Avenue N22 6JB (HGY/2012/0770)</u>	<u>Delivered</u>	<u>65</u>	<u>65</u>		
<u>25 Watson Rd (HGY/2008/0152)</u>	<u>Delivered</u>	<u>60</u>	<u>60</u>		
<u>Small sites</u>	<u>Delivered</u>	<u>60</u>	<u>60</u>		
<b><u>Sites with Planning Permission</u></b>					
<u>Clarendon Square (SA22) (HGY/2009/0503)</u>	<u>Not started</u>	<u>1,080</u>		<u>280</u>	<u>800</u>
<u>North of Hornsey Rail Depot (SA17) (HGY/2016/1573)</u>	<u>Not started</u>	<u>174</u>		<u>174</u>	
<u>Small sites</u>	<u>Under construction</u>	<u>2</u>		<u>2</u>	
<u>Small sites</u>	<u>Not started</u>	<u>7</u>		<u>7</u>	
<b><u>Site Allocations</u></b>					
<u>LBH Civic Centre (SA5)</u>		<u>108</u>			<u>108</u>
<u>Green Ridings House (SA6)</u>		<u>106</u>			<u>106</u>
<u>Wood Green Bus Garage (SA7)</u>		<u>310</u>			<u>310</u>
<u>Station Road Offices (SA8)</u>		<u>241</u>			<u>241</u>
<u>Mecca Bingo (SA9)</u>		<u>191</u>			<u>191</u>
<u>Morrison's Wood Green (SA10)</u>		<u>239</u>			<u>239</u>
<u>Wood Green Library (SA11)</u>		<u>358</u>			<u>358</u>
<u>Bury Road Car Park (SA13)</u>		<u>99</u>			<u>99</u>
<u>16-54 Wood Green High Road</u>		<u>334</u>			<u>334</u>

<u>(SA14)</u>					
<u>L/b Westbury &amp; Whymark Avenue (SA15)</u>		<u>95</u>			<u>95</u>
<u>Turnpike Lane Triangle (SA16)</u>		<u>48</u>			<u>48</u>
<u>Wood Green Cultural Centre (North) (SA18)</u>		<u>89</u>			<u>89</u>
<u>Wood Green Cultural Centre (South) (SA19)</u>	<u>Pre-app</u>	<u>355</u>		<u>355</u>	
<u>Wood Green Cultural Centre (East) (SA20)</u>		<u>124</u>			<u>124</u>
<u>Clarendon Gateway (SA21)</u>	<u>Pre-app (Part)</u>	<u>195</u>		<u>100</u>	<u>95</u>
<u>Clarendon Road South (SA23)</u>		<u>154</u>			<u>154</u>
<u>NW of Clarendon Square (SA24)</u>		<u>29</u>			<u>29</u>
<u>Land Adjacent to Coronation Sidings (SA25)</u>		<u>87</u>			<u>87</u>
<u>HARINGEY HEARTLANDS / WOOD GREEN GROWTH AREA TOTALS</u>		<u>4,610</u>	<u>185</u>	<u>918</u>	<u>3,507</u>
<u>TOTTENHAM HALE GROWTH AREA (5,080 units)</u>					
<u>Completions (including notable schemes)</u>					
<u>Hale Village &amp; Village Tower (HGY/2006/1177), (HGY/2012/2210) &amp; (HGY/2014/1608)</u>	<u>Partially Delivered</u>	<u>2,423</u>	<u>2,170</u>	<u>253</u>	
<u>1-13 Herbert Rd</u>	<u>Delivered</u>	<u>11</u>	<u>11</u>		
<u>Stainby Rd (HGY/2010/2025)</u>	<u>Delivered</u>	<u>22</u>	<u>22</u>		
<u>193-197 Broad Lane (HGY/2010/1428)</u>	<u>Delivered</u>	<u>29</u>	<u>29</u>		
<u>Small sites</u>	<u>Delivered</u>	<u>0</u>			

<u>Sites with Planning Permission</u>					
<u>Small sites</u>	<u>Under construction</u>	<u>0</u>		<u>0</u>	
<u>Small sites</u>	<u>Not started</u>	<u>0</u>		<u>0</u>	
<u>Site Allocations</u>					
<u>Station Interchange (TH2)</u>		<u>138</u>		<u>138</u>	
<u>Tottenham Hale Retail Park (TH3)</u>		<u>992</u>			<u>992</u>
<u>Station Square West (TH4)</u>	<u>Part Pre-app</u>	<u>297</u>		<u>297</u>	
<u>Station Square North (TH5)</u>	<u>Part Pre-app</u>	<u>213</u>		<u>213</u>	
<u>Ashley Road South (TH6)</u>	<u>Part pre-app</u>	<u>444</u>		<u>222</u>	<u>222</u>
<u>Ashley Road North (TH7)</u>	<u>Pre-app</u>	<u>147</u>		<u>147</u>	
<u>Hale Wharf (TH9)</u>	<u>Pre-app</u>	<u>405</u>		<u>405</u>	
<u>Welbourne Centre &amp; Monument Way (TH10)</u>	<u>Part pre-app</u>	<u>298</u>		<u>298</u>	
<u>Fountayne Rd (TH11)</u>		<u>113</u>			<u>113</u>
<u>Herbert Rd (TH12)</u>		<u>66</u>			<u>66</u>
<u>Constable Crescent (TH13)</u>		<u>66</u>			<u>66</u>
<u>TOTTENHAM HALE GROWTH AREA TOTALS</u>		<u>5,664</u>	<u>2,232</u>	<u>1,973</u>	<u>1,459</u>
<u>NORTH TOTTENHAM GROWTH AREA (3,850 units)</u>					
<u>Completions (including notable schemes)</u>					
<u>Former Cannon Rubber Factory, 881 High Road N15 4RS (HGY/2012/2128)</u>	<u>Delivered</u>	<u>222</u>	<u>222</u>		
<u>Park Tavern pub (HGY/2008/2220)</u>	<u>Delivered</u>	<u>34</u>	<u>34</u>		
<u>Small sites</u>	<u>Delivered</u>	<u>18</u>	<u>18</u>		
<u>Sites with Planning Permission</u>					
<u>700-702 Tottenham High Rd (HGY/2009/1122)</u>		<u>14</u>		<u>14</u>	
<u>Tottenham Hotspur Stadium</u>	<u>Not started</u>	<u>585</u>		<u>585</u>	

<u>(HGY/2015/3000)</u>					
<u>Pretoria Road (HGY/2014/1080)</u>	<u>Under Construction</u>	<u>52</u>		<u>52</u>	
<u>72-72a Willoughby Lane (HGY/2014/3430)</u>		<u>15</u>		<u>15</u>	
<u>Imperial House, Willoughby Lane (HGY/2015/0134) Prior Approval</u>		<u>40</u>		<u>40</u>	
<u>Small sites</u>	<u>Under construction</u>	<u>2</u>		<u>2</u>	
<u>Small sites</u>	<u>Not started</u>	<u>11</u>		<u>11</u>	
<u>Site Allocations</u>					
<u>Northumberland Park North (NT3)</u>		<u>472</u>			<u>472</u>
<u>Northumberland Park Estate Renewal (NT4)</u>		<u>1,929</u>			<u>1,929</u>
<u>High Road West (NT5)</u>		<u>1,200</u>		<u>200</u>	<u>1,000</u>
<u>North of White Hart Lane (NT6)</u>		<u>100</u>		<u>0</u>	<u>100</u>
<u>NORTH TOTTENHAM GROWTH AREA TOTALS</u>		<u>4,694</u>	<u>274</u>	<u>919</u>	<u>3,501</u>
<u>SEVEN SISTERS CORRIDOR AREA OF CHANGE (1,730 units)</u>					
<u>Completions (including notable schemes)</u>					
<u>Florentia Court, Vale Road (HGY/2014/2100)</u>	<u>Delivered</u>	<u>12</u>	<u>12</u>		
<u>Small sites</u>	<u>Delivered</u>	<u>14</u>	<u>14</u>		
<u>Sites with Planning Permission</u>					
<u>St Ann's Hospital (SA28) (HGY/2014/1691)</u>		<u>456</u>		<u>456</u>	
<u>St Ann's Police Station (HGY/2015/3729)</u>		<u>28</u>		<u>28</u>	
<u>Ward's Corner</u>		<u>163</u>		<u>163</u>	

<u>(HGY/2012/0915) (SS3)</u>					
<u>Apex House (SS6)</u> <u>(HGY/2015/2915)</u>		<u>163</u>		<u>163</u>	
<u>Small sites</u>	<u>Under construction</u>	<u>0</u>		<u>0</u>	
<u>Small sites</u>	<u>Not started</u>	<u>1</u>		<u>1</u>	
<u>Site Allocations</u>					
<u>Gourley Triangle (SS4)</u>		<u>191</u>			<u>191</u>
<u>Arena Retail Park (SA29)</u>		<u>539</u>			<u>539</u>
<u>Arena Design Centre (SA30)</u>		<u>40</u>		<u>40</u>	
<u>Crusader Industrial Estate (SA31)</u>		<u>64</u>		<u>64</u>	
<u>Omega Works (SA32)</u>		<u>40</u>		<u>40</u>	
<u>Vale/Eade Roads (SA33)</u>		<u>101</u>		<u>101</u>	
<u>Overbury &amp; Eade Roads (SA34)</u>		<u>141</u>		<u>141</u>	
<u>L/b Seven Sisters Road &amp; Tewkesbury Road (SA35)</u>		<u>63</u>			<u>63</u>
<u>SEVEN SISTERS CORRIDOR AREA OF CHANGE TOTALS</u>		<u>2,016</u>	<u>26</u>	<u>1,197</u>	<u>793</u>
<u>TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE (525 units)</u>					
<u>Completions (including notable schemes)</u>					
<u>Lawrence Rd Phase 1 (HGY/2012/1983)</u>	<u>Majority Delivered</u>	<u>264</u>	<u>264</u>		
<u>97-99 Phillip Lane (HGY/2008/1738)</u>	<u>Delivered</u>	<u>10</u>	<u>10</u>		
<u>658-660 Tottenham High Rd (HGY/2007/2245)</u>	<u>Delivered</u>	<u>27</u>	<u>27</u>		
<u>596-606 Tottenham High Rd (HGY/2010/0201)</u>	<u>Delivered</u>	<u>36</u>	<u>36</u>		
<u>R/o Tottenham Town Hall</u>	<u>Delivered</u>	<u>109</u>	<u>109</u>		
<u>Protheroe House</u>	<u>Delivered</u>	<u>50</u>	<u>50</u>		



<u>(2013/2465)</u>					
<u>530-536 High Road N17 9SX</u> <u>(HGY/2013/0745)</u>	<u>Delivered</u>		<u>13</u>	<u>13</u>	
<u>Small sites</u>	<u>Delivered</u>		<u>59</u>	<u>59</u>	
<u>Sites with Planning Permission</u>					
<u>638 High Road N17 0AA</u> <u>(HGY/2012/0427)</u>			<u>26</u>	<u>26</u>	
<u>Land rear of 318-320 High Rd</u> <u>(HGY/2013/1985) (SS1)</u>			<u>18</u>	<u>18</u>	
<u>Saltram Close Housing Estate</u> <u>Site C Saltram Close N15</u> <u>(HGY/2005/1257C)</u>			<u>15</u>	<u>15</u>	
<u>5 Bruce Grove</u> <u>(HGY/2014/1041)</u>			<u>13</u>	<u>13</u>	
<u>7 Bruce Grove N17 6RA</u> <u>(HGY/2012/0563)</u>			<u>13</u>	<u>13</u>	
<u>2 Chestnut Rd</u> <u>(HGY/2013/0155)</u>			<u>64</u>	<u>64</u>	
<u>Small sites</u>	<u>Under construction</u>		<u>9</u>	<u>9</u>	
<u>Small sites</u>	<u>Not started</u>		<u>2</u>	<u>2</u>	
<u>Site Allocations</u>					
<u>Lawrence Rd Phase 2 (SS2)</u>	<u>Pre-app</u>		<u>178</u>	<u>178</u>	
<u>Tottenham Police Station &amp; Reynardson Court (TG3)</u>			<u>30</u>	<u>30</u>	
<u>Tottenham Chances &amp; Nicholson Court (TG2)</u>			<u>34</u>		<u>34</u>
<u>Bruce Grove Station (BG2)</u>			<u>11</u>	<u>11</u>	
<u>Bruce Grove Snooker Hall &amp; Banqueting Suite (BG3)</u>			<u>49</u>		<u>49</u>
<u>Tottenham Delivery Office (BG4)</u>			<u>49</u>		<u>49</u>

<u>TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE TOTALS</u>		<u>1,079</u>	<u>568</u>	<u>379</u>	<u>132</u>
<u>AREAS OF LIMITED CHANGE (4,260 units)</u>					
<u>Completions (including notable schemes)</u>					
<u>52 Bounds Green (HGY/2014/0278) Cert Lawful &amp; (HGY/2014/1561)</u>	<u>Delivered</u>	<u>17</u>	<u>17</u>		
<u>Roden Court (HGY/2007/2509)</u>	<u>Delivered</u>	<u>38</u>	<u>38</u>		
<u>308 West Green Rd (HGY/2008/0092)</u>	<u>Delivered</u>	<u>43</u>	<u>43</u>		
<u>Gilson Place (HGY/2011/1833)</u>	<u>Delivered</u>	<u>39</u>	<u>39</u>		
<u>18 Belmont Road (HGY/2014/1495) Cert Lawful</u>	<u>Delivered</u>	<u>12</u>	<u>12</u>		
<u>673 Lordship Lane (HGY/2011/1597)</u>	<u>Delivered</u>	<u>16</u>	<u>16</u>		
<u>R/o 34-52 Gt. Cambridge Rd</u>	<u>Delivered</u>	<u>13</u>	<u>13</u>		
<u>Former Hornsey Central Hospital (HGY/2009/0219)</u>	<u>Delivered</u>	<u>56</u>	<u>56</u>		
<u>Small sites</u>	<u>Delivered</u>	<u>1,052</u>	<u>1,052</u>		
<u>Sites with Planning Permission</u>					
<u>Hornsey Depot (SA46) (HGY/2013/2019)</u>	<u>Under construction</u>	<u>438</u>		<u>438</u>	
<u>Highgate Magistrates Court (SA45) (HGY/2014/2464)</u>	<u>Under construction</u>	<u>82</u>		<u>82</u>	
<u>Hornsey Town Hall (SA48) (HGY/2010/0500)</u>		<u>123</u>		<u>123</u>	
<u>St Luke's Hospital (SA50) (HGY/2013/2379)</u>	<u>Under construction</u>	<u>156</u>		<u>156</u>	

<a href="#"><u>56 Muswell Hill (HGY/2013/2069)</u></a>	<a href="#"><u>Under construction</u></a>	<a href="#"><u>28</u></a>		<a href="#"><u>28</u></a>	
<a href="#"><u>30 Muswell Hill N10 3TA (HGY/2013/1846)</u></a>	<a href="#"><u>Under construction</u></a>	<a href="#"><u>12</u></a>		<a href="#"><u>12</u></a>	
<a href="#"><u>77 Muswell Hill (HGY/2013/1212)</u></a>		<a href="#"><u>27</u></a>		<a href="#"><u>27</u></a>	
<a href="#"><u>586 - 588 Green Lanes (HGY/2013/1868) Prior Approval</u></a>		<a href="#"><u>18</u></a>		<a href="#"><u>18</u></a>	
<a href="#"><u>14a Willoughby Road (HGY/2014/2271)</u></a>		<a href="#"><u>25</u></a>		<a href="#"><u>25</u></a>	
<a href="#"><u>Furnival House, 50 Cholmeley Park N6 5EW (HGY/2010/1175)</u></a>		<a href="#"><u>15</u></a>		<a href="#"><u>15</u></a>	
<a href="#"><u>159 Tottenham Lane (HGY/2014/0484)</u></a>	<a href="#"><u>Under construction</u></a>	<a href="#"><u>18</u></a>		<a href="#"><u>18</u></a>	
<a href="#"><u>Pembroke Works, Hornsey (SAX) (HGY/2012/1190)</u></a>		<a href="#"><u>42</u></a>		<a href="#"><u>42</u></a>	
<a href="#"><u>191-201 Archway Rd (HGY/2015/2517)</u></a>		<a href="#"><u>25</u></a>		<a href="#"><u>25</u></a>	
<a href="#"><u>Beacon Lodge (HGY/2015/1820)</u></a>		<a href="#"><u>15</u></a>		<a href="#"><u>15</u></a>	
<a href="#"><u>Raglan Hall Hotel (HGY/2105/3730)</u></a>		<a href="#"><u>18</u></a>		<a href="#"><u>18</u></a>	
<a href="#"><u>500 White Hart Lane (HGY/2016/0828)</u></a>		<a href="#"><u>144</u></a>		<a href="#"><u>144</u></a>	
<a href="#"><u>Small sites</u></a>	<a href="#"><u>Under construction</u></a>	<a href="#"><u>136</u></a>		<a href="#"><u>136</u></a>	
<a href="#"><u>Small sites</u></a>	<a href="#"><u>Not started</u></a>	<a href="#"><u>265</u></a>		<a href="#"><u>265</u></a>	
<a href="#"><u>Site Allocations</u></a>					
<a href="#"><u>Hawes &amp; Curtis (SA26)</u></a>	<a href="#"><u>Pre-app</u></a>	<a href="#"><u>73</u></a>		<a href="#"><u>73</u></a>	
<a href="#"><u>Wightman Road (SA27)</u></a>		<a href="#"><u>48</u></a>			<a href="#"><u>48</u></a>

<a href="#">Finsbury Park Bowling Alley (SA36)</a>		<a href="#">71</a>			<a href="#">71</a>
<a href="#">18-20 Stoud Green Road (SA37)</a>		<a href="#">63</a>			<a href="#">63</a>
<a href="#">460-470 Archway Road (SA38)</a>		<a href="#">72</a>			<a href="#">72</a>
<a href="#">Gonnermann Antiques (SA39)</a>		<a href="#">37</a>		<a href="#">37</a>	
<a href="#">Highgate Bowl (SA42)</a>		<a href="#">31</a>			<a href="#">31</a>
<a href="#">Summersby Road (SA43)</a>		<a href="#">45</a>			<a href="#">45</a>
<a href="#">Hillcrest (SA44)</a>		<a href="#">34</a>			<a href="#">34</a>
<a href="#">Cross Lane (SA47)</a>	<a href="#">Pre-app</a>	<a href="#">40</a>			<a href="#">40</a>
<a href="#">Park Road &amp; Lynton Rd (SA49)</a>		<a href="#">41</a>			<a href="#">41</a>
<a href="#">Cranwood Care Home (SA51)</a>	<a href="#">Pre-app</a>	<a href="#">35</a>		<a href="#">35</a>	
<a href="#">Coppets Wood Hospital (SA55)</a>	<a href="#">Pre-app</a>	<a href="#">21</a>		<a href="#">21</a>	
<a href="#">Park Grove &amp; Durnsford Road (SA56)</a>		<a href="#">160</a>		<a href="#">160</a>	
<a href="#">Red House, West Green Rd (SA58)</a>	<a href="#">Pre-app</a>	<a href="#">28</a>		<a href="#">28</a>	
<a href="#">Haringey Professional Development Centre (SA59)</a>		<a href="#">49</a>		<a href="#">49</a>	
<a href="#">Keston Centre (SA60)</a>	<a href="#">Pre-app</a>	<a href="#">70</a>		<a href="#">70</a>	
<a href="#">Barber Wilson (SA61)</a>		<a href="#">66</a>			<a href="#">66</a>
<a href="#">The Roundway (SA64)</a>		<a href="#">56</a>			<a href="#">56</a>
<a href="#">Leabank and Lemsford Close (SA65)</a>		<a href="#">65</a>			<a href="#">65</a>

<u>Small Sites SHLAA<sup>1</sup></u>		<u>N/A</u>	<u>N/A</u>	<u>765</u>	<u>1,200</u>
<u>AREAS OF LIMITED CHANGE</u>					
<u>TOTALS</u>		<u>5,943</u>	<u>1,286</u>	<u>2,825</u>	<u>1,832</u>
<u>TOTALS</u>		<u>24,006</u>	<u>4,571</u>	<u>8,211</u>	<u>11,224</u>

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<sup>1</sup> Small site development can take place anywhere within the borough and comprises developments including changes of use and conversions (i.e. development below 0.25ha in site area) in accordance with the Pan- London SHLAA, as well as prior approvals and certificates of lawful use. Over the first 5 years of the plan, small site completions have averaged 240 net units per annum across the borough (1,203 units total).

Insert the following in Appendix 2:

In accordance with Policy SP8, a net increase of 23,800m<sup>2</sup> of B Class employment floorspace is required up to 2026. In addition to supporting proposals that intensify the use of existing employment sites, the Local Plan identifies a number of locations where employment-led, mixed use redevelopment is promoted to secure the renewal or reconfiguration of existing floorspace to provide higher quality modern employment floorspace better tailored to meeting local needs. These sites are set out in the Table below. An indicative employment floorspace capacity for each site is also shown; however it is recognised that these figures are indicative and are gross floorspace. The actual amount of floorspace (gross and net) will depend on the floorspace to be retained and reconfigured, the achievement of the maximum employment floorspace on existing employment sites having regard to the proposed overall mix, site layout and constraints, and viability.

Table 3.2: Employment Trajectory

<u>Development Plan Document</u>	<u>Site Allocation Reference</u>	<u>Site Allocation Address</u>	<u>Indicative Employment Floorspace</u>	<u>6-10 yrs (2016/17-2021)</u>	<u>11-15 yrs (2021/22-2026)</u>
<u>Site Allocations DPD</u>	<u>SA5</u>	<u>LBH Civic Centre</u>	<u>2,156m<sup>2</sup></u>		<u>2,156m<sup>2</sup></u>
	<u>SA6</u>	<u>Green Ridings House</u>	<u>1,855m<sup>2</sup></u>		<u>1,855m<sup>2</sup></u>
	<u>SA8</u>	<u>Station Road Offices</u>	<u>4,823m<sup>2</sup></u>		<u>4,823m<sup>2</sup></u>
	<u>SA17</u>	<u>North of Hornsey Rail Depot</u>	<u>980m<sup>2</sup></u>	<u>980m<sup>2</sup></u>	
	<u>SA18</u>	<u>Wood Green Cultural Quarter (north)</u>	<u>3,061m<sup>2</sup></u>		<u>3,061m<sup>2</sup></u>
	<u>SA19</u>	<u>Wood Green Cultural Quarter (south)</u>	<u>12,243m<sup>2</sup></u>	<u>12,243m<sup>2</sup></u>	
	<u>SA20</u>	<u>Wood Green Cultural Quarter (east)</u>	<u>4,285m<sup>2</sup></u>		<u>4,285m<sup>2</sup></u>
	<u>SA21</u>	<u>Clarendon Square Gateway</u>	<u>6,734m<sup>2</sup></u>	<u>3,367m<sup>2</sup></u>	<u>3,367m<sup>2</sup></u>
	<u>SA22</u>	<u>Clarendon Square</u>	<u>700m<sup>2</sup></u>	<u>350m<sup>2</sup></u>	<u>350m<sup>2</sup></u>
	<u>SA23</u>	<u>Clarendon Road South</u>	<u>5,390m<sup>2</sup></u>		<u>5,390m<sup>2</sup></u>
	<u>SA24</u>	<u>NW of Clarendon Square</u>	<u>1,005m<sup>2</sup></u>		<u>1,005m<sup>2</sup></u>
	<u>SA25</u>	<u>Land Adjacent to Coronation Sidings</u>	<u>3,015m<sup>2</sup></u>		<u>3,015m<sup>2</sup></u>

	<a href="#"><u>SA27</u></a>	<a href="#"><u>Wightman Road</u></a>	<a href="#"><u>840m<sup>2</sup></u></a>		<a href="#"><u>840m<sup>2</sup></u></a>
	<a href="#"><u>SA29</u></a>	<a href="#"><u>Arena Retail Park</u></a>	<a href="#"><u>5,390m<sup>2</sup></u></a>		<a href="#"><u>5,390m<sup>2</sup></u></a>
	<a href="#"><u>SA30</u></a>	<a href="#"><u>Arena Design Centre</u></a>	<a href="#"><u>1,386m<sup>2</sup></u></a>	<a href="#"><u>1,386m<sup>2</sup></u></a>	
	<a href="#"><u>SA31</u></a>	<a href="#"><u>Crusader Industrial Estate</u></a>	<a href="#"><u>2,218m<sup>2</sup></u></a>	<a href="#"><u>2,218m<sup>2</sup></u></a>	
	<a href="#"><u>SA32</u></a>	<a href="#"><u>Omega Works</u></a>	<a href="#"><u>1,386m<sup>2</sup></u></a>	<a href="#"><u>1,386m<sup>2</sup></u></a>	
	<a href="#"><u>SA33</u></a>	<a href="#"><u>Vale/Eade Road</u></a>	<a href="#"><u>3,465m<sup>2</sup></u></a>	<a href="#"><u>3,465m<sup>2</sup></u></a>	
	<a href="#"><u>SA34</u></a>	<a href="#"><u>Overbury &amp; Eade Roads</u></a>	<a href="#"><u>4,851m<sup>2</sup></u></a>	<a href="#"><u>4,851m<sup>2</sup></u></a>	
	<a href="#"><u>SA35</u></a>	<a href="#"><u>L/b Seven Sisters &amp; Tewkesbury Roads</u></a>	<a href="#"><u>490m<sup>2</sup></u></a>		<a href="#"><u>490m<sup>2</sup></u></a>
	<a href="#"><u>SA38</u></a>	<a href="#"><u>460-470 Archway Road</u></a>	<a href="#"><u>1,260m<sup>2</sup></u></a>		<a href="#"><u>1,260m<sup>2</sup></u></a>
	<a href="#"><u>SA42</u></a>	<a href="#"><u>Highgate Bowl</u></a>	<a href="#"><u>616m<sup>2</sup></u></a>		<a href="#"><u>616m<sup>2</sup></u></a>
	<a href="#"><u>SA43</u></a>	<a href="#"><u>Summersby Road</u></a>	<a href="#"><u>784m<sup>2</sup></u></a>		<a href="#"><u>784m<sup>2</sup></u></a>
	<a href="#"><u>SA47</u></a>	<a href="#"><u>Cross Lane</u></a>	<a href="#"><u>1,386m<sup>2</sup></u></a>		<a href="#"><u>1,386m<sup>2</sup></u></a>
	<a href="#"><u>SA49</u></a>	<a href="#"><u>Lynton &amp; Park Road</u></a>	<a href="#"><u>718m<sup>2</sup></u></a>		<a href="#"><u>718m<sup>2</sup></u></a>
	<a href="#"><u>SA58</u></a>	<a href="#"><u>Red House</u></a>	<a href="#"><u>332m<sup>2</sup></u></a>	<a href="#"><u>332m<sup>2</sup></u></a>	
	<a href="#"><u>SA64</u></a>	<a href="#"><u>The Roundway</u></a>	<a href="#"><u>1,940m<sup>2</sup></u></a>		<a href="#"><u>1,940m<sup>2</sup></u></a>
		<a href="#"><u>Sub-total</u></a>	<a href="#"><u>73,309m<sup>2</sup></u></a>	<a href="#"><u>30,578m<sup>2</sup></u></a>	<a href="#"><u>42,731m<sup>2</sup></u></a>
<a href="#"><u>Tottenham Area Action Plan</u></a>	<a href="#"><u>SS2</u></a>	<a href="#"><u>Lawrence Road</u></a>	<a href="#"><u>1,390m<sup>2</sup></u></a>	<a href="#"><u>1,390m<sup>2</sup></u></a>	
	<a href="#"><u>SS4</u></a>	<a href="#"><u>Gourley Triangle</u></a>	<a href="#"><u>6,570m<sup>2</sup></u></a>		<a href="#"><u>6,570m<sup>2</sup></u></a>
	<a href="#"><u>TG3</u></a>	<a href="#"><u>Tottenham Police Station and Reynardson Court</u></a>	<a href="#"><u>1,230m<sup>2</sup></u></a>	<a href="#"><u>1,230m<sup>2</sup></u></a>	
	<a href="#"><u>BG2</u></a>	<a href="#"><u>Bruce Grove Station</u></a>	<a href="#"><u>100m<sup>2</sup></u></a>	<a href="#"><u>100m<sup>2</sup></u></a>	
	<a href="#"><u>BG4</u></a>	<a href="#"><u>Tottenham Delivery Office</u></a>	<a href="#"><u>370m<sup>2</sup></u></a>		<a href="#"><u>370m<sup>2</sup></u></a>
	<a href="#"><u>NT3</u></a>	<a href="#"><u>Northumberland Park North</u></a>	<a href="#"><u>340m<sup>2</sup></u></a>		<a href="#"><u>340m<sup>2</sup></u></a>
	<a href="#"><u>NT4</u></a>	<a href="#"><u>Northumberland Park Estate Renewal</u></a>	<a href="#"><u>1,550m<sup>2</sup></u></a>		<a href="#"><u>1,550m<sup>2</sup></u></a>
	<a href="#"><u>NT5</u></a>	<a href="#"><u>High Road West</u></a>	<a href="#"><u>4,350m<sup>2</sup></u></a>	<a href="#"><u>2,175m<sup>2</sup></u></a>	<a href="#"><u>2,175m<sup>2</sup></u></a>
	<a href="#"><u>NT7</u></a>	<a href="#"><u>Tottenham Hotspur Stadium</u></a>	<a href="#"><u>730m<sup>2</sup></u></a>	<a href="#"><u>730m<sup>2</sup></u></a>	
	<a href="#"><u>TH3</u></a>	<a href="#"><u>Tottenham Hale Retail Park</u></a>	<a href="#"><u>13,900m<sup>2</sup></u></a>		<a href="#"><u>13,900m<sup>2</sup></u></a>
	<a href="#"><u>TH5</u></a>	<a href="#"><u>Station Square North</u></a>	<a href="#"><u>7,350m<sup>2</sup></u></a>	<a href="#"><u>7,350m<sup>2</sup></u></a>	
	<a href="#"><u>TH6</u></a>	<a href="#"><u>Ashley Road South Employment Area</u></a>	<a href="#"><u>15,300m<sup>2</sup></u></a>	<a href="#"><u>7,650m<sup>2</sup></u></a>	<a href="#"><u>7,650m<sup>2</sup></u></a>
	<a href="#"><u>TH8</u></a>	<a href="#"><u>Hale Village</u></a>	<a href="#"><u>4,000m<sup>2</sup></u></a>	<a href="#"><u>4,000m<sup>2</sup></u></a>	
	<a href="#"><u>TH9</u></a>	<a href="#"><u>Hale Wharf</u></a>	<a href="#"><u>3,200m<sup>2</sup></u></a>	<a href="#"><u>3,200m<sup>2</sup></u></a>	
	<a href="#"><u>TH11</u></a>	<a href="#"><u>Fountayne Road</u></a>	<a href="#"><u>3,900m<sup>2</sup></u></a>		<a href="#"><u>3,900m<sup>2</sup></u></a>

	<u>TH12</u>	<u>Herbert Road</u>	<u>2,300m<sup>2</sup></u>		<u>2,300m<sup>2</sup></u>
	<u>TH13</u>	<u>Constable Crescent</u>	<u>2,300m<sup>2</sup></u>		<u>2,300m<sup>2</sup></u>
		<u>Sub-total</u>	<u>68,880m<sup>2</sup></u>	<u>27,825m<sup>2</sup></u>	<u>41,055m<sup>2</sup></u>
		<u>TOTAL</u>	<u>142,189m<sup>2</sup></u>	<u>58,403m<sup>2</sup></u>	<u>83,786m<sup>2</sup></u>



Insert the following in Appendix 2:

Policy SP10 establishes a requirement for an increase in retail provision of 23,995m<sup>2</sup> floorspace (13,800m<sup>2</sup> comparison goods and 10,195m<sup>2</sup> convenience) up to 2026. As set out in Table 3.3, the Site Allocations DPD includes scope for the delivery of 25,495m<sup>2</sup> of new town centre uses floorspace. Additionally, the Tottenham AAP identifies a potential 85,570m<sup>2</sup>. The vast majority of this town centre floorspace is anticipated to be within the retail Use Classes. This includes the establishing of a District Centre at Tottenham Hale, the expansion of a leisure-oriented local centre in North Tottenham, and further expansion of the retail offer in Wood Green Metropolitan Centre. It is important to note that these are gross figures, with, in some cases (notably Tottenham Retail Park, and Arena Retail Park), new town centre uses representing a more fine-grained, mixed use, walk-to retail typology, rather than the existing car-based retail parks. While representing a substantial change to the site, and the local area, this may not result in a significant change in on-site retail floorspace.

Table 3.3: Town Centre, including retail floorspace, Trajectory

<u>Development Plan Document</u>	<u>Site Allocation Reference</u>	<u>Site Allocation Address</u>	<u>Indicative Town Centre Floor space, inc retail</u>	<u>6-10 years (2016/17-20/21)</u>	<u>11-15 years (2021/22-2025/26)</u>
<u>Site Allocations DPD</u>	<u>SA5</u>	<u>LBH Civic Centre</u>	<u>1,078m<sup>2</sup></u>		<u>1,078m<sup>2</sup></u>
	<u>SA7</u>	<u>Wood Green Bus Garage</u>	<u>2,412m<sup>2</sup></u>		<u>2,412m<sup>2</sup></u>
	<u>SA8</u>	<u>Station Road Offices</u>	<u>2,412m<sup>2</sup></u>		<u>2,412m<sup>2</sup></u>
	<u>SA9</u>	<u>Mecca Bingo</u>	<u>1,484m<sup>2</sup></u>		<u>1,484m<sup>2</sup></u>
	<u>SA10</u>	<u>Morrison's Wood Green</u>	<u>1,855m<sup>2</sup></u>		<u>1,855m<sup>2</sup></u>
	<u>SA11</u>	<u>Wood Green Library</u>	<u>2,783m<sup>2</sup></u>		<u>2,783m<sup>2</sup></u>
	<u>SA13</u>	<u>Bury Car Park</u>	<u>1,484m<sup>2</sup></u>		<u>1,484m<sup>2</sup></u>
	<u>SA14</u>	<u>16-54 Wood Green High Road</u>	<u>2,597m<sup>2</sup></u>		<u>2,597m<sup>2</sup></u>
	<u>SA15</u>	<u>l/b Westbury &amp; Whymark Avenues</u>	<u>742m<sup>2</sup></u>		<u>742m<sup>2</sup></u>
	<u>SA16</u>	<u>Turnpike Lane Triangle</u>	<u>371m<sup>2</sup></u>		<u>371m<sup>2</sup></u>
	<u>SA22</u>	<u>Clarendon Square</u>	<u>920m<sup>2</sup></u>	<u>460m<sup>2</sup></u>	<u>460m<sup>2</sup></u>

	<a href="#"><u>SA29</u></a>	<a href="#"><u>Arena Retail Park</u></a>	<a href="#"><u>5,390m<sup>2</sup></u></a>		<a href="#"><u>5,390m<sup>2</sup></u></a>	
	<a href="#"><u>SA36</u></a>	<a href="#"><u>Finsbury Park Bowling Alley</u></a>	<a href="#"><u>550m<sup>2</sup></u></a>		<a href="#"><u>550m<sup>2</sup></u></a>	
	<a href="#"><u>SA37</u></a>	<a href="#"><u>18-20 Stroud Green</u></a>	<a href="#"><u>490m<sup>2</sup></u></a>		<a href="#"><u>490m<sup>2</sup></u></a>	
	<a href="#"><u>SA39</u></a>	<a href="#"><u>Gonnermans Antiques</u></a>	<a href="#"><u>284m<sup>2</sup></u></a>	<a href="#"><u>284m<sup>2</sup></u></a>		
	<a href="#"><u>SA42</u></a>	<a href="#"><u>Highgate Bowl</u></a>	<a href="#"><u>308m<sup>2</sup></u></a>		<a href="#"><u>308m<sup>2</sup></u></a>	
	<a href="#"><u>SA58</u></a>	<a href="#"><u>Red House</u></a>	<a href="#"><u>332m<sup>2</sup></u></a>	<a href="#"><u>332m<sup>2</sup></u></a>		
		<a href="#"><u>Sub-total</u></a>	<a href="#"><u>25,492m<sup>2</sup></u></a>	<a href="#"><u>1,076m<sup>2</sup></u></a>	<a href="#"><u>24,416m<sup>2</sup></u></a>	
<a href="#"><u>Tottenham Area Action Plan</u></a>	<a href="#"><u>SS5</u></a>	<a href="#"><u>Ward's Corner</u></a>	<a href="#"><u>3,700m<sup>2</sup></u></a>	<a href="#"><u>3,700m<sup>2</sup></u></a>		
	<a href="#"><u>SS6</u></a>	<a href="#"><u>Apex House &amp; Seacole Court</u></a>	<a href="#"><u>1,600m<sup>2</sup></u></a>	<a href="#"><u>1,600m<sup>2</sup></u></a>		
	<a href="#"><u>TG3</u></a>	<a href="#"><u>Tottenham Police Station and Reynardson Court</u></a>	<a href="#"><u>490m<sup>2</sup></u></a>	<a href="#"><u>490m<sup>2</sup></u></a>		
	<a href="#"><u>BG2</u></a>	<a href="#"><u>Bruce Grove Station</u></a>	<a href="#"><u>100m<sup>2</sup></u></a>	<a href="#"><u>100m<sup>2</sup></u></a>		
	<a href="#"><u>BG3</u></a>	<a href="#"><u>Bruce Grove Snooker Hall &amp; Banqueting Suite</u></a>	<a href="#"><u>850m<sup>2</sup></u></a>		<a href="#"><u>850m<sup>2</sup></u></a>	
	<a href="#"><u>NT3</u></a>	<a href="#"><u>Northumberland Park North</u></a>	<a href="#"><u>340m<sup>2</sup></u></a>		<a href="#"><u>340m<sup>2</sup></u></a>	
	<a href="#"><u>NT4</u></a>	<a href="#"><u>Northumberland Park Estate Renewal</u></a>	<a href="#"><u>1,550m<sup>2</sup></u></a>		<a href="#"><u>1,550m<sup>2</sup></u></a>	
	<a href="#"><u>NT5</u></a>	<a href="#"><u>High Road West</u></a>	<a href="#"><u>11,740m<sup>2</sup></u></a>	<a href="#"><u>5,870m<sup>2</sup></u></a>	<a href="#"><u>5,870m<sup>2</sup></u></a>	
	<a href="#"><u>NT6</u></a>	<a href="#"><u>North of White Hart Lane</u></a>	<a href="#"><u>1,000m<sup>2</sup></u></a>	<a href="#"><u>500m<sup>2</sup></u></a>	<a href="#"><u>500m<sup>2</sup></u></a>	
	<a href="#"><u>NT7</u></a>	<a href="#"><u>Tottenham Hotspur Stadium</u></a>	<a href="#"><u>36,600m<sup>2</sup></u></a>	<a href="#"><u>36,600m<sup>2</sup></u></a>		
	<a href="#"><u>TH2</u></a>	<a href="#"><u>Station Interchange</u></a>	<a href="#"><u>2,400m<sup>2</sup></u></a>	<a href="#"><u>2,400m<sup>2</sup></u></a>		
	<a href="#"><u>TH3</u></a>	<a href="#"><u>Tottenham Hale Retail Park</u></a>	<a href="#"><u>13,900m<sup>2</sup></u></a>		<a href="#"><u>13,900m<sup>2</sup></u></a>	
	<a href="#"><u>TH4</u></a>	<a href="#"><u>Station Square West</u></a>	<a href="#"><u>5,200m<sup>2</sup></u></a>	<a href="#"><u>5,200m<sup>2</sup></u></a>		
	<a href="#"><u>TH8</u></a>	<a href="#"><u>Hale Village</u></a>	<a href="#"><u>6,100m<sup>2</sup></u></a>	<a href="#"><u>6,100m<sup>2</sup></u></a>		
			<a href="#"><u>Sub-total</u></a>	<a href="#"><u>85,570m<sup>2</sup></u></a>	<a href="#"><u>62,560m<sup>2</sup></u></a>	<a href="#"><u>23,010m<sup>2</sup></u></a>
			<a href="#"><u>TOTAL</u></a>	<a href="#"><u>111,060m<sup>2</sup></u></a>	<a href="#"><u>63,635m<sup>2</sup></u></a>	<a href="#"><u>47,425m<sup>2</sup></u></a>