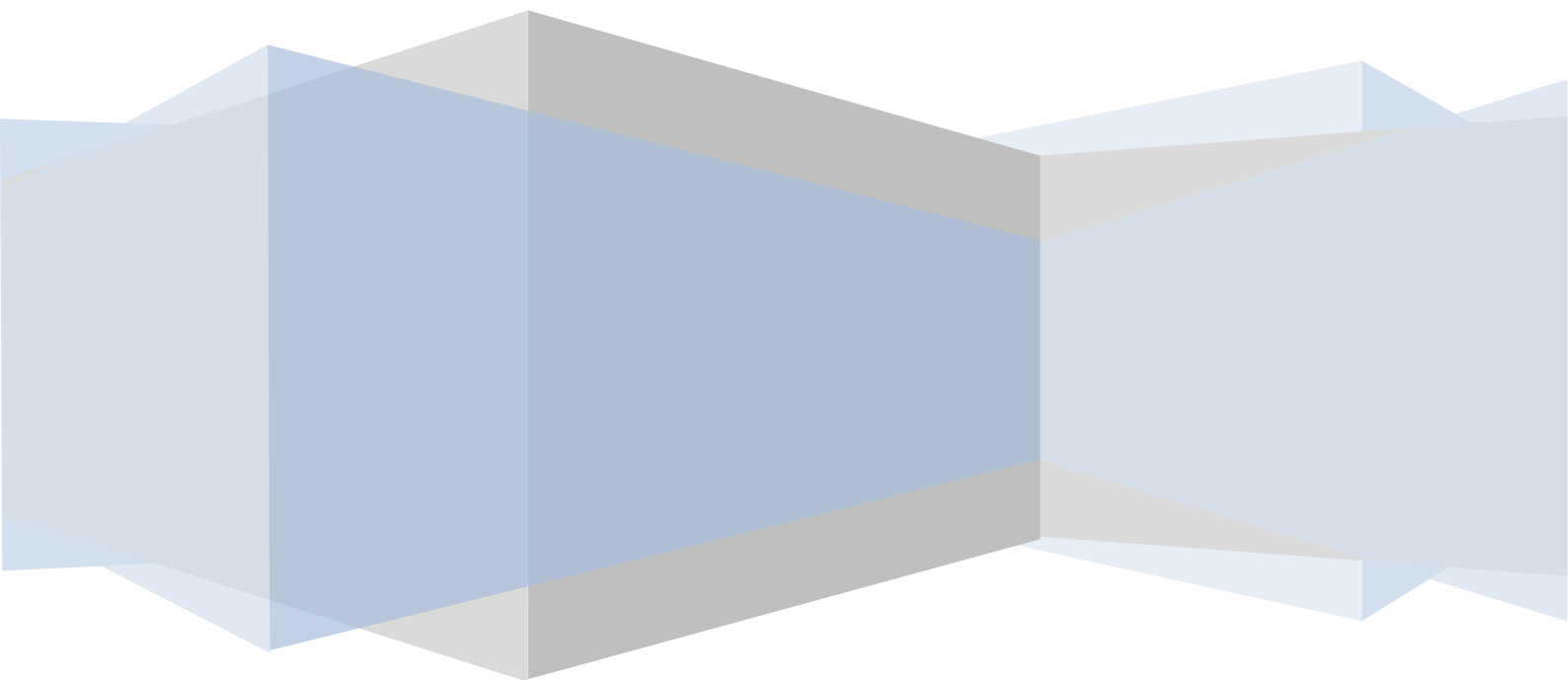




Sustainability Appraisal

Wood Green Area Action Plan

Regulation 18 Consultation – February 2018



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Non-Technical Summary

Development Planning in Haringey

1.1 The Council has replaced the Haringey Unitary Development Plan (2004) with a suite of new planning documents known collectively as the Haringey Local Plan. These will shape the Borough by guiding decisions about development; key amongst the documents is Haringey's Strategic Policies and the other Development Plan Documents (DPDs). The Strategic Policies document is the Plans overarching strategy document which determines the extent and location of the Borough's growth in housing, employment, leisure and retail provision. The DPD appraised in this report – the Wood Green Area Action Plan supports the strategic objectives and policies contained within the Strategic Policies, and helps implement its spatial strategy to realise the overall vision for the Borough.

Sustainable Development

1.2 Sustainable development is the core principal underpinning the planning system. Sustainable development is often described as 'development which meets the needs of the present without compromising the ability of future generations to meet their own needs'.

1.3 Local Planning Authorities are required to exercise their plan making functions with the objective of contributing to sustainable development. Haringey is aiming to do this through its Strategic Policies and related planning documents.

The Role of Sustainability Appraisal

1.4 Sustainability Appraisal is a process which sits alongside the development of the planning documents which will form Haringey's Local Plan. The process contributes to sustainable development by 'testing' strategies and policies against social, economic and environmental objectives. The appraisal process enables the spatial strategy and policies to be modified to avoid unwanted consequences or maximise desired outcomes; other opportunities for mitigating adverse effects and maximising beneficial ones may also be developed as a result of the sustainability appraisal. Although sustainability appraisal will help to inform decisions about the spatial strategy and strategic policies to be adopted, by highlighting the social, economic and environmental advantages and disadvantages of the reasonable alternatives, the final choice will always remain a political one.

Haringey's Sustainability Objectives

1.5 In 2016 Haringey published an updated Scoping Report for the AAP to ensure that documents within the Local Plan are consistently and systematically assessed against a relevant set of objectives which address sustainability issues relevant to Haringey.

The 21 objectives are as follows:

Topic	SA Objective	Appraisal criteria <i>Will the policy approach under consideration help to...</i>
Social		
Crime	Reduce crime, disorder and the fear of crime	<ul style="list-style-type: none"> • Encourage safety by design? • Reduce levels of crime? • Reduce the fear of crime? • Reduce levels of antisocial behaviour?
Education	Improve levels of educational attainment for all age groups and all sectors of society	<ul style="list-style-type: none"> • Increase levels of participation and attainment in education for all members of society? • Improve the provision of and access to education and training facilities? • Ensure educational facilities are accessible to residential areas? • Enhance education provision in-step with new housing?
Health	Improve physical and mental health for all and reduce health inequalities	<ul style="list-style-type: none"> • Improve access to health and social care services? • Prolong life expectancy and improve well-being? • Promote a network of quality, accessible open spaces? • Promote healthy lifestyles? • Provide good quality outdoor sports facilities and sites? • Avoids impacts on the quality and extent of existing recreational assets, such as formal or informal footpaths?
Housing	Provide greater choice, quality and diversity of housing across all tenures to meet the needs of residents	<ul style="list-style-type: none"> • Reduce homelessness? • Increase the availability of affordable housing? • Improve the condition of Local Authority housing stock? • Improve the diversity of the housing stock? • Promote the efficient reuse of existing housing stock whilst minimising the impact on residential amenity and character? • Create balanced communities of different affordable housing types, densities and tenures? • Create integrated, mixed-use tenure developments?
Community Cohesion	Protect and enhance community spirit and cohesion	<ul style="list-style-type: none"> • Promote a sense of cultural identity, belonging and well-being? • Develop opportunities for community involvement? • Support strong relationships between people from different backgrounds and communities?

Topic	SA Objective	Appraisal criteria <i>Will the policy approach under consideration help to...</i>
Accessibility	Improve access to services and amenities for all groups	<ul style="list-style-type: none"> • Improve access to cultural and leisure facilities? • Maintain and improve access to essential services (banking, health, education) facilities?
Economic		
Economic Growth	Encourage sustainable economic growth and business development across the borough	<ul style="list-style-type: none"> • Retain existing local employment and create local employment opportunities? • Diversify employment opportunities? • Meet the needs of different sectors of the economy? • To facilitate new land and business development?
Skills and Training	Develop the skills and training needed to establish and maintain a healthy labour pool	<ul style="list-style-type: none"> • Improve lifelong learning opportunities and work related training? • Reduce high levels of unemployment and worklessness? • Facilitate development of new and improved training facilities in high unemployment areas?
Economic Inclusion	Encourage economic inclusion	<ul style="list-style-type: none"> • Improve physical accessibility to local and London-wide jobs? • Support flexible working patterns? • Encourage new businesses?
Town Centres	Improve the vitality and vibrancy of town centres	<ul style="list-style-type: none"> • Enhance the environmental quality of the borough's town centres? • Promote the borough's town centres as a place to live, work and visit? • Ensure that the borough's town centres are easily accessible and meet local needs and requirements? • Promote high quality buildings and public realm?
Environmental		
Biodiversity	Protect and enhance biodiversity	<ul style="list-style-type: none"> • Protect and enhance biodiversity at designated and non-designated sites? • Link and enhance habitats and wildlife corridors? • Provide opportunities for people to access wildlife and diverse open green spaces? • Ensure current ecological networks are not compromised, and future improvements in habitat connectivity are not prejudiced?

Topic	SA Objective	Appraisal criteria <i>Will the policy approach under consideration help to...</i>
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"> • Promote townscape character and quality? • Preserve or enhance buildings and areas of architectural and historic interest? • Conserve or enhance and better reveal the significance of heritage assets? • Deliver high quality design, that contributes to the local character and distinctiveness • Improve understanding and enjoyment of the historic environment? • Regenerate heritage assets so they continue to deliver cultural, social, environmental and economic benefits?
Open Space	Protect and enhance the borough's landscape resources	<ul style="list-style-type: none"> • Promote a network of quality, accessible open spaces? • Address deficiencies in open space provision?
Water Resources	Protect and enhance the quality of water features and resources	<ul style="list-style-type: none"> • Preserve ground and surface water quality? • Conserve water resources? • Incorporate measures to reduce water consumption?
Soil and Land Quality	Encourage the use of previously developed land	<ul style="list-style-type: none"> • Encourage the development and remediation of brownfield land? • Promote the efficient and effective use of land whilst minimising environmental impacts?
Flood Risk and Climate Change	Mitigate and adapt to climate change	<ul style="list-style-type: none"> • Reduce and manage flood risk from all sources? • Encourage the inclusion of SUDS in new development?
Air Quality	Protect and improve air quality	<ul style="list-style-type: none"> • Manage air quality within the borough? • Encourage businesses to produce travel plans?
Noise	Minimise the impact of the ambient noise environment	<ul style="list-style-type: none"> • Minimise the impact of the ambient noise environment?
Energy and Carbon	Limit climate change by minimising energy use reducing CO2 emissions	<ul style="list-style-type: none"> • Minimise the use of energy? • Increase energy efficiency and support affordable warmth initiatives? • Increase the use of renewable energy? • Mitigate against the urban heat island effect? • Ensure type and capacity of infrastructure is known for future development?

Topic	SA Objective	Appraisal criteria <i>Will the policy approach under consideration help to...</i>
Waste Management	Ensure the sustainable use of natural resources	<ul style="list-style-type: none"> • Reduce the consumption of raw materials (particularly those from finite or unsustainable sources)? • Encourage the re-use of goods? • Reduce the production of waste? • Support the use of sustainable materials and construction methods? • Increase the proportion of waste recycling and composting across all sectors?
Sustainable Transport	Promote the use of sustainable modes of transport	<ul style="list-style-type: none"> • Improve the amenity and connectivity of walking and cycling routes? • Promote the use of public transport? • Reduce the use of the private car? • Encourage development in growth areas and town centres and reduce commuting?

1.6 The 2016 document 'Sustainability Appraisal - Scoping Report for the Wood Green AAP' can be viewed in full via the Council's website:

http://www.haringey.gov.uk/sites/haringeygovuk/files/wood_green_aap_sa_scoping_report.pdf

Sustainability Appraisal and the Preparation of Haringey's Local Plan

1.7 Haringey's Strategic Policies was adopted in March 2013 (with alterations June 2017). Preparation of the Wood Green Area Action Plan is now nearly complete and once adopted will form part of Haringey's Local Plan. This sustainability appraisal report has been produced to accompany the documents second consultation on a proposed 'preferred option' following consultation in spring 2017 on an initial 'preferred option'. The SA assesses the spatial development strategy for the Wood Green AAP area incorporating the Council's development management policies for the Wood Green AAP Area and the Council's allocation of development sites and new/revised site specific policy constraints.

1.8 This sustainability appraisal is therefore published alongside the AAP as part of the consultation and preparation process.

Overview of Findings

1.9 The Wood Green AAP gives effect to Haringey's Strategic Policies document, the development of which has been informed by its own sustainability appraisal at each stage. This sustainability appraisal therefore represents a 'lower tier' of assessment, focusing on the subject matter of the AAP; it does not assess the spatial strategy and levels of growth which have already been established through the Strategic Policies.

1.10 Baseline information about the sustainability characteristics (including the current environmental condition) of the Borough has been updated. The content of the AAP has been assessed against the 21 sustainability objectives for Haringey set out in the 2016 Scoping Report.

1.11 The Area Action Plan sets out the Council's spatial development strategy for this area of the borough. The strategy demonstrates how the Area will be developed to meet (and potentially exceed) the Area's established growth objectives. This includes a housing and employment output, and how this output will be distributed to the component parts of the AAP Area. It also includes detailed development management policies for the area and site allocations for key sites. These allocations will supersede allocations within the recently adopted Site Allocations document that lie within the Wood Green AAP area. The assessment in this report therefore focuses upon the relative merits, in sustainability terms, of the strategy presented in the document and the merits of the development management policies and site allocations.

1.12 The strategy has a strong positive effect in terms of efficient land use, and this is to be expected as this outcome forms a key part of the Local Plans spatial strategy to accommodate significant growth within both Wood Green and Tottenham where development site capacity exists. The AAP sees development spread throughout the AAP Area, which produces some strong positive results in relation to economic development, town centre viability, and access to services. There are questions as to how far the strategy will further access to nature and improve the overall environment, and allocations and guidance has been strengthened in this regard to maximise positive outcomes.

What Happens Next?

1.13 The AAP and this Sustainability Appraisal will be consulted on for a minimum period of 6 weeks. Following the close of consultation, the Council will consider all of the representations received and in response will publish a final version of the plan, known as a pre-submission version, which itself will be consulted on for its legal compliance and as to whether it meets the statutory tests of 'soundness'.

Introduction

2.1 Haringey adopted its revised Strategic Policies, Development Management Policies and Borough Wide Site Allocations, alongside an Area Action Plan for Tottenham in July 2017. The Wood Green Area Action Plan alongside the North London Waste Plan are the final documents that collectively will form the Haringey Local Plan.

2.2 Planning legislation requires decisions on planning applications to be made in accordance with the development plan unless material considerations indicate otherwise. The Government has re-affirmed its commitment to a plan-led system in the National Planning Policy Framework (NPPF). The Wood Green AAP must be consistent with both the NPPF and in general conformity with the London Plan and Haringey's Strategic Policies, which it helps to deliver upon.

2.3 Haringey's Strategic Policies are a key part of the Local Plan and set out a vision for Haringey for the next 15 years including a spatial strategy for the delivery of that vision and overarching strategic policies for the Borough's constituent districts. The AAP the subject of this sustainability appraisal report will give effect to the Strategic Policies spatial vision by allocating sites for development and other uses, and will amplify its overarching thematic policy by setting out detailed policies which support appropriate development and resist inappropriate development. These allocations will supersede allocations within the recently adopted Site Allocations document that lie within the Wood Green AAP area.

2.4 Sustainability appraisal is a process which sits alongside the preparation of development plan documents. The purpose of the appraisal is to assess the performance of the strategy, including site allocations and policies contained within the documents against social, economic and environmental objectives; the appraisal process adds value to the preparation of planning documents by informing decisions and highlighting content that may require modification and/or mitigation.

2.5 In 2007 the Council published a Sustainability Appraisal Scoping Report. The report analysed the social, economic and environmental challenges facing the Borough out of which nineteen sustainability objectives were identified and were the subject of verification by an independent consultant. These objectives, which were the subject of review in 2016 and expanded to 21 to ensure they were still relevant, will be used as appropriate to test the sustainability of the AAP.

2.6 This sustainability appraisal sets out to test the overall strategy including development management policies and site allocations for the Wood Green AAP Opportunity Area, against the 21 objectives established in the Scoping Report (the detailed results of the appraisal can be found in section 5). The assessment has been carried out by Council officers during Autumn/Winter 2016, and has been revisited in October -December 2017 following the initial Preferred Options consultation, and represents the judgement of the officers involved of the likely/possible effects of the AAP in reference to the evidence about the social, economic and environmental conditions currently prevailing in the Borough.

2.7 This Report is structured as follows:

- Chapter 3 sets out the legislative context and the methodology used in undertaking the assessment;

- Chapter 4 reviews the evidence base to reveal the sustainability issues currently facing the Borough; and
- Chapter 5 contains the appraisal of each of the development plan documents.

Methodology

Introduction

3.1 Section 39 of the Planning and Compulsory Purchase Act (2004) requires any person or body exercising any function in relation to local development documents to do so with the objective of contributing to sustainable development. Section 19(5) of the Act also requires the local planning authority to: (a) carry out an appraisal of the sustainability of the proposals in each [development plan] document; and (b) prepare a report of the findings of the appraisal. The intention is to ensure that the implications for sustainability of proposals in development plan documents is understood and helps to inform all those involved in the plan preparation and decision making process.

3.2 In undertaking sustainability appraisal, the social and economic effects of proposals as well as environmental effects must be considered. Regard is had to the roles of the planning system in achieving sustainable development, as set out at paragraph 7 of the National Planning Policy Framework:

- an economic role: contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
- a social role: supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support health, social and cultural wellbeing; and
- an environmental role: contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

3.3 Consultation with expert organisations, local groups and the general public is an important and integral part of SA, not least because this will contribute to fullest possible understanding of likely impacts of strategic and detailed policy choices.

3.4 The requirement for strategic environmental assessment of plans and programmes is set out in the Directive 2001/42/EC of the European Parliament and of the Council (27th June 2001) and is brought into force in England by the Environmental Assessment of Plans and Programmes Regulations (2004).

3.5 The scope of strategic environmental assessment and the content of resulting environmental reports are set out in the Directive's 15 Articles.

3.6 The NPPF Guidance confirms that sustainability appraisal may incorporate the requirements for strategic environmental assessment and environmental reporting under the terms of Directive 2001/42/EC as applicable in England by the Environmental Assessment of Plans and Programmes Regulations (2004). However, it is for those undertaking sustainability appraisal to satisfy themselves that the requirements of the Directive have been met.

3.7 In conclusion, sustainability appraisal must be a rigorous assessment of the environmental implications of plans (and alternatives) required by the Directive but must also extend to assess the social and economic considerations regarded by the UK Government as contributing to sustainable development.

Scope

Article 3(1) & (2): An environmental assessment shall be carried out for plans which are likely to have significant environmental effects which are prepared for, inter alia, town and country planning or land use.

General Obligations

Article 4(1): The environmental assessment shall be carried out during the preparation of the plan and before its adoption.

3.8 This sustainability appraisal relates to the 'preferred option 2018' consultation version of the Wood Green Area Action Plan.

Environmental Reports

Article 5(1): An environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan, and reasonable alternatives taking into account the objectives and geographical scope of the plan, are identified, described and evaluated. The information to be given for this purpose must comprise:

(a) an outline of the contents, main objectives of the plan and relationship with other plans and programmes;

3.9 An outline of the DPD's content, objectives and its role as part of Haringey's development plan are outlined in the appraisals section (chapter 5). A list of the other plans and programmes is provided at Appendix A of this document.

(b) the relevant aspects of the current state of the environment and the likely evolution thereof without the intervention of the plan;

3.10 The current state of Haringey in relation to environmental (and other) sustainability topics is described in detail at Chapter 4 of this document. An assessment of 'do nothing' was been carried out as part of the Strategic Policies Sustainability Appraisal, as that is the Strategy to which this DPD gives effect, and also the implications of the Do Nothing scenario are outlined in section 5.

(c) the environmental characteristics of the areas likely to be significantly affected;

3.11 The DPD will apply to the Wood Green Area of the Borough. A portrait of the social, economic and environmental sustainability issues facing this area of the Borough is also set out at Chapter 4 of this document.

(d) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance;

3.12 As above, the social, economic and environmental sustainability issues facing this area of the Borough are also set out at Chapter 4 of this document.

(e) the environmental protection objectives established at international, community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation

3.13 A review of relevant international, national, regional, sub-regional and local plans, policies and programmes was carried out during the preparation of the 2016 Scoping Report. The Scoping Report includes a list of the key messages from the review whilst the requirements of these plans, policies and programmes were used to develop the 21 sustainability objectives that form the basis for this and other appraisals.

(f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors; these effects should include the secondary, cumulative, synergised, short, medium and long term, permanent and temporary, positive and negative effects.

3.14 The likely effects upon the environment are appraised at Chapter 5 of this document.

(g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;

3.15 Maximisation opportunities and mitigation possibilities are set out at Chapter 5 of this document.

(h) an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information;

3.16 A description of the methodology used to conduct the appraisal of the policies is included at Chapter 5 of this document.

(i) a description of the measures envisaged concerning monitoring;

3.17 A selection of indicators for monitoring the performance of the Local Plan against Haringey's sustainability objectives is included at Appendix 3 of the Strategic Policies.

(j) a non-technical summary of the information provided.

3.18 A non-technical summary is provided at Chapter 1 of this document.

Article 5(2): The environmental report shall include information that may be reasonably required taking into account current knowledge and methods of assessment, the content and level of detail in the plan, its stage in the decision making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of assessment.

3.19 Chapter 4 of this document provides a broad characterisation of the area and the appraisal of effects are set out in Chapter 5. A tabulated format has been used to ensure systematic consideration against relevant sustainability objectives and associated detailed assessment criteria; the identification and evaluation of effects represents the judgement of Council officers.

3.20 This appraisal does not set out to assess the impact of the higher level London Plan and NPPF policies upon Haringey. Therefore, for example, the impact of the London Plan target to provide a minimum 19,802 new homes in Harrow by 2026 versus not providing that level of housing is not assessed here; the London Plan has itself been the subject of sustainability appraisal and has been formally adopted. Similarly, the development-growth set out in Haringey's Strategic Policies has also been the subject of separate sustainability appraisal and is not, therefore, revisited in this report.

Article 5(4): Certain authorities, designated by Member States by reason of their environmental responsibilities, shall be consulted when deciding the scope and level of detail of the information which must be included in the environmental report.

3.21 The Environmental Assessment of Plans and Programmes Regulations (2004) makes the following organisations in England statutory consultation bodies for the purposes of the SEA Directive:

Historic England, Natural England and The Environment Agency

3.22 These bodies were consulted on the Scoping Report in 2016. These bodies also responded to the numerous consultations undertaken on the Strategic Policies and its sustainability appraisals between 2007 and 2017.

Consultation

Article 6(1): The draft plan and environmental report upon it shall be made available to certain authorities, designated by Member States by reason of their environmental responsibilities, and to the public.

3.23 In England the statutory consultation bodies are as set out above. The DPD and a copy of this report are being made available to the consultation bodies, other organisations and the general public.

Article 6(2): The authorities and the public shall be given early and effective opportunity within appropriate time frames to express their opinion on the draft plan and the accompanying environmental report before the adoption of the plan.

3.24 This sustainability appraisal report has been made available for comment alongside the AAP consultation document.

Article 6(4): Member states shall identify the public to be consulted including the public affected or likely to be affected by, or having an interest in, the decision making subject to the Directive, including non-governmental organisations.

3.25 The Environmental Assessment of Plans and Programmes Regulations (2004) requires authorities to consult persons who, in the opinion of the authority, are affected or likely to be

affected by or have an interest in the decisions involved in the assessment and the plan to which it relates.

3.26 The AAP affect the Wood Green Area of the Borough, neighbouring wards and other organisations (e.g. health and education service providers). Consequently, the consultation on the AAP and this sustainability appraisal report are being carried out as widely as possible with the public and other organisations.

Article 6(5): The detailed arrangements for the information and consultation of the authorities and the public shall be determined by Member States.

3.27 The Environmental Assessment of Plans and Programmes Regulations (2004) require that a copy of the environmental report and the plan to which it relates be sent to each statutory consultation body and that authorities must take such steps as they consider appropriate to bring the documents to the attention of the public. The Regulations also require authorities to inform the public as to where the documents may be viewed or copied, the address and the time limit for expressing opinions on the documents.

3.28 This sustainability appraisal report is available to view via the Council's website (<http://www.haringey.gov.uk>) and, by association with the AAP, has been publicised widely.

Decision Making

Article 8: The environmental report and any opinions expressed following consultations shall be taken into account during the preparation of the plan and before its adoption.

3.29 This sustainability appraisal report and comments received as a result of the consultation will be considered prior to revising the AAP for a likely Pre-Submission consultation later in 2018.

Information on the Decision

Article 9(1): Member states shall ensure that when a plan is adopted the authorities and the public consulted of the plan and environmental report are informed and the following items made available to those so informed:

- *the plan as adopted;*
- *a statement summarising how the environmental considerations have been integrated into the plan and how the environmental report (together with the opinions expressed following consultations) have been taken into account, and the reasons for choosing the plan as adopted in the light of other reasonable alternatives dealt with; and*
- *the measures decided concerning monitoring (see below)*

Article 9(2): The detailed arrangements concerning the above information shall be determined by Member States.

3.30 The Environmental Assessment of Plans and Programmes Regulations (2004) sets out the arrangements for publicising decisions and the information that must be made available to this end.

Monitoring

Article 10(1): Member States shall monitor the significant environmental effects of the implementation of plans in order, inter alia, to identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action.

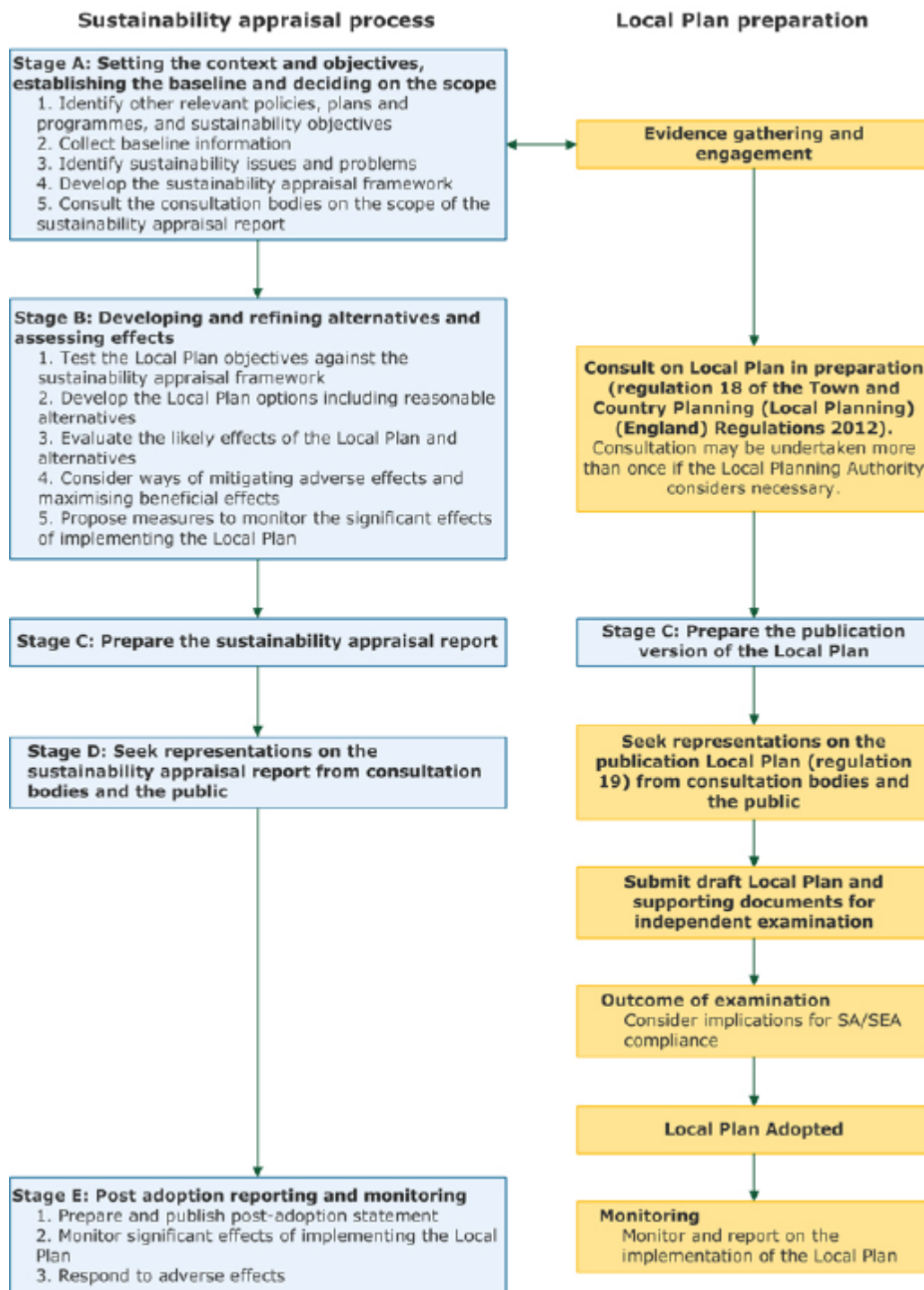
3.31 The Environmental Assessment of Plans and Programmes Regulations (2004) delegates this responsibility to authorities. As noted in a preceding section of this Chapter, a selection of indicators for monitoring the performance of the Local Plan against Haringey's sustainability objectives is included at Appendix 3 of the Strategic Policies (2017).

Sustainability Appraisal – Key Stages and Tasks

Introduction

3.32 NPPG Guidance Paragraph 13 incorporates a flowchart which shows the stages and tasks to be undertaken in the conduct of sustainability appraisal & reporting in relation to the key stages for the preparation of development plan documents. This figure is reproduced below:

Picture 3.1



Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

Task A1: Identifying other relevant policies, plans, programmes and sustainability objectives

3.33 A review of all relevant international, national, regional, sub regional, local and corporate policies, plans, programmes, strategies and initiatives was undertaken during the preparation of the Council's sustainability appraisal Scoping Report. The results are tabulated and key messages from the review are drawn out at Appendix A1 of the Scoping Report (2016). An updated list of policies, plans and programmes is attached at Appendix A to this report.

3.34 An initial list of overarching sustainability objectives was developed following the above in light of the key messages drawn from it and consideration of the main sustainability issues facing the Borough (see below).

Task A2: Collecting baseline information

3.35 This task was carried out during the preparation of the Council's sustainability appraisal Scoping Report and the findings set out at Chapter 5 of the published Scoping Report (2016). It describes the sub-regional context for the Borough and goes on to describe Haringey's population and social profile, its housing, economy, employment, education & skills levels, tourism, transport, community safety & crime, health, environmental & heritage characteristics, waste planning, energy use, climate change susceptibility and air quality.

3.36 The baseline information has been updated to ensure that this sustainability appraisal is conducted upon the most recently available Borough monitoring information. The revised baseline data, sources and indicators are described at Chapter 4 of this document.

Task A3: Identifying sustainability issues and problems

3.37 Again this task was carried out during the preparation of the Council's sustainability appraisal Scoping Report and the findings set out at Chapter 6 of the published Scoping Report (2016). The Scoping Report was adopted following internal and external consultation. A total of 21 social, economic and environmental sustainability issues were identified.

3.38 A review of the sustainability issues faced by the Borough, in relation to each of the 21 sustainability objectives' topic areas, is incorporated into this document at Chapter 4.

Task A4: Developing the sustainability appraisal framework

3.39 The Council's Scoping Report (2007) forms the framework for the conduct of sustainability appraisal in Haringey; it was adopted by the Council following internal and external consultation on the 21 sustainability objectives listed at Chapter 6 of the Scoping Report (updated in 2016), form the basis for testing and monitoring the sustainability of DPDs produced as part of the Haringey's development plan.

Task A5: Consulting on the scope of the sustainability appraisal

3.40 Consultation with key stakeholders and the statutory consultation bodies was incorporated into the preparation of the sustainability appraisal Scoping Report. Consultation has been undertaken on draft Sustainability Appraisal's at each stage of the AAPs development.

Stage B: Developing and refining options and assessing effects

Task B1: Testing the development plan document objectives against the sustainability appraisal framework

3.41 The NPPG Guidance regarding Sustainability Appraisals (<https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>) emphasises the importance of securing compatibility between plan objectives and sustainability principles. Therefore, testing the Strategic Policies strategic objectives which inform the policies in the AAP against the Council's sustainability objectives is one of the ways of achieving this and will help to eliminate conflict between them.

Task B2: Developing the development plan document options

3.42 The NPPG guidance gives detailed advice on the development of options to achieve sustainable planning objectives. DPDs must improve the situation that would otherwise exist if there was no plan for the Area. The guidance recommends that broad, strategic options are considered and that the findings of sustainability appraisal and consultation will inform the selection, refinement and publication of preferred options. As each option is refined commentary on sustainability issues and problems must be prepared and may include recommendations for the improvement of the options. Some options may be dropped from further consideration in the light of (for example) sustainability appraisal, compliance with national planning policy etc. However, the sustainability appraisal report must document this process.

3.43 Since 2015 there have been two formal stages of consultation about the future of Wood Green. All consultation reports relating to Wood Green AAP can be found on the Haringey website. These detail how the responses have been dealt with, and how the options have been refined and changed as a result

- [14 February to 28 April 2017 – Wood Green Area Action Plan Public Consultation](#)
- [January to April 2016 – Wood Green Area Action Plan Public Consultation](#)

3.44 Public consultation on the most recent document, the draft 'Preferred Option' for the Wood Green AAP (the AAP) took place from 14 February and 28 April 2017. The consultation has had a good response and several stakeholders and stakeholder groups have engaged with the process.

3.45 The Council has considered how the AAP could be amended to reflect local concerns, and a new draft of the preferred option will now be consulted on, which this SA relates to.

Task B3: Evaluating the effects of the development plan document

3.46 The NPPG guidance states that, once the effects of the plan have been predicted, an evaluation of their significance needs to be made.

3.47 The effects of the AAP's policies have been evaluated by Council officers during Autumn 2017. The evaluation of the effects of the policies/the 'do nothing' scenario have been evaluated against the relevant sustainability objective, as established in the Council's Scoping Report (2007 and 2016) as part of the process of predicting effects. Wherever possible identified effects have been described as 'direct' or 'indirect'.

Task B4: Considering ways of mitigating adverse effects and maximising beneficial effects

3.48 The NPPG guidance directs that the sustainability appraisal report must include measures to prevent, reduce or offset significant adverse effects of implementing the plan. The measures may include proactive avoidance of adverse effects.

3.49 As the AAP has progressed through its formal stages of production consideration has been given to the mitigation of adverse effects and the maximisation of beneficial effects. Wherever possible these have been built in to the content of the AAP.

Task B5: Proposing measures to monitor the significant effects of implementing the AAP

3.50 NPPG emphasises the importance of monitoring the effects of implementing the plan. In particular monitoring will help to identify problems that may arise during implementation, to contribute to more accurate prediction of effects in future and may add to or inform the accumulation of baseline information for future use.

3.51 Monitoring indicators were included in the Council's Strategic Policies, of which this AAP gives effect to.

Stage C: Preparing the sustainability appraisal report

Task C1: Preparing the sustainability appraisal report

3.52 This document is the third version of the sustainability appraisal report for the AAP.

Stage D: Consulting on the DPD and SA report

Task D1: Public participation on the preferred options of the DPD and the SA report

3.53 As noted above, the AAP has been revised following initial consultation in 2016 and 2017, to take account of consultation responses, changes to National and Regional Policy and adoption of alterations to Haringey's Strategic Policies.

3.54 The AAP give effect to the provisions of Haringey's Strategic Policies. Prior to its adoption (with alterations) in July 2017, the Strategic Policies went through several stages of consultation. The sustainability appraisal was made available for comment alongside the preferred options and the alterations consultations.

3.55 Consideration of consultee responses was undertaken following the close of consultation on the AAP in 2016 and again in mid-2017. This report appraises the 2nd version of Preferred Option AAP.

3.56 Following the consultation on the AAP and this sustainability appraisal report, the Council will produce a consultation report which may result in changes being made to the AAP prior to a Pre-Submission consultation on a final plan to be submitted for independent examination. In the event of such changes, the Council will consider their significance and revisit the sustainability appraisal report at this stage.

Stage E: Monitoring the significant effects of implementing DPD

3.57 The Council must produce an adoption statement to explain how sustainability considerations have been integrated into the document, including details of any resulting changes, and comply in all other respects with the adoption/information on decision requirements of the SEA Directive. This will be carried out prior to the Council adopting the AAP

Task E1: Finalising aims and methods for monitoring

3.58 The adopted Strategic Policies and the AAP incorporate monitoring arrangements which, by proxy, will enable the environmental, social and economic effects of the DPDs to be monitored.

Task E2: Responding to adverse effects

3.59 In the event that monitoring reveals the presence of adverse effects the monitoring arrangements built into the DPDs incorporate triggers and contingencies that will enable any adverse effects of implementation to be revealed and remedial action taken during the plan period.

4 Sustainability Issues

Evidence Base

Review of Plans, Policies and Programmes

4.1 An overarching review of all relevant programmes, plans and policies was carried out as part of the Council's 2007 Scoping Report and updated in the 2016 Scoping Report. The review informed the development of the 21 sustainability objectives used as the basis for conducting the assessment of the AAP.

4.2 A copy of the revised, updated list of relevant programmes, plans and policies is attached at Appendix A. Many of the programmes, plans and policies are cross-cutting in nature and may influence the assessment of the AAP across any number of the social, economic and environmental objectives.

Keeping the Evidence Up to Date

4.3 For each of the sustainability objectives it has been possible to identify generic baseline information which can reasonably be applied to Haringey and more often very detailed information relating to the Borough as a whole, wards within the Borough and 'super output areas' within wards. Wherever possible the most up-to-date baseline data has been used, however it is recognised that some data is now several years old but is nonetheless the best information currently available (e.g. Census data).

4.4 The collection of baseline information is an ongoing process. Any new evidence that comes to light will inform a review of this sustainability appraisal and be incorporated into an updated version for public consultation prior to pre-submission consultation.

Wood Green – Context and Overview

History

4.5 Wood Green began as a small hamlet at the base of Tottenham Wood in the 13th Century. It is centred on a route (originally a drover's road) into Central London, principally the site of what is now Smithfield market. In the 17th Century the New River was constructed through the area to bring fresh water to London from the Hertfordshire area.

4.6 The road pattern that exists today was laid out at the beginning of the 19th and 20th centuries, with the establishment of the railway network (Great Northern rail line, Palace Gates line, and later the Piccadilly tube line) bringing factories and homes to the area. These are still visible today in the form of Victorian housing, much of which consists of terraced workers' cottages, particularly the Noel Park estate, but also with some grander villas and semi-detached properties.

4.7 While the industrial areas in the west of Wood Green continued to renew themselves for principally employment uses, the second wave of development in Wood Green stemmed from the closure of the Palace Gates rail line, local governmental changes, and the advent of the car as a mode of transport. New, ambitious projects were commissioned, with the office buildings along

Station Rd, Shopping City (now the Mall), Bury Rd Car Park, and the Sandlings housing estate being examples of large floorplate developments built in the second half of the 20th Century.

Land Use, Urban Structure and morphology

4.8 The main urban feature in Wood Green is the High Rd, which has a combination of large floorplate buildings and terraces which front the High Rd. These are quite mixed with terraced retail parades and residences sometimes sitting cheek by jowl with large post-war developments. These buildings generally face the High Road, and often “turn their back” to the residential hinterlands behind them on both sides.

4.9 The residential hinterland around Wood Green generally consists of Victorian and Edwardian terraced properties, often with an easily navigable street pattern, with the Noel Park estate being a particularly good example of purpose-built workers’ cottages.

4.10 There is an identifiable industrial area in the west of the area, currently known as “Heartlands”, which contains a disused gas works (currently being redeveloped for a housing led scheme), and the Wood Green Cultural Quarter. These places have, and continue to offer employment in the area, but tend to obstruct connectivity within the area, and do not present a consistent urban form with either its retail or residential neighbours.

Metropolitan Town Centre

4.11 Wood Green is identified as a Metropolitan Town Centre in the London Plan, one of only 13 across London. In keeping with this, it serves a wide catchment for a range of shopping and other retail services. The focus of this is Wood Green High Rd which includes a mix of period terraced retail properties, as well as the more modern Shopping City. Together these provide a range of retail premises providing significant opportunities for a mix of retail businesses including national Comparison retailers, smaller local chains, independent traders, and market stallholders.

Green Spaces and Waterways

4.12 Wood Green has a number of open spaces, most of which are located around the edge of the AAP area. The most prominent are Wood Green Common and Ducketts Common, which both close to the Town Centre, and are open spaces of a significant scale. Nightingale, Avenue, King George VI Memorial, Crescent and Trinity Gardens, along with the New River reserve and former rail line stretching between Station Rd and Park Avenue create a contiguous network of green spaces in the north of the area. There are large, high quality open spaces further distant, but still close to the AAP area in the form of Alexandra Palace, White Hart Lane Recreation Ground, Lordship Rec, and Downhills Park. Other smaller, but locally significant open spaces in the wider Wood Green area include Russell Park and Belmont Recreation Ground.

4.13 The New River and (culverted) Moselle River both run through the area. While the New River is visible in part, and has sections which are parkland above its alignment, the Moselle is not visible, and its alignment, while influencing land use patterns above ground, is not easily identifiable by visitors to the area.

Air quality

4.14 GLA data suggests around 9,400 deaths per year in London are attributable to air quality related illnesses. GLA analysis shows that health effects of air pollution disproportionately impact communities experiencing deprivation, like in the study area.

4.15 Every borough in London including Haringey has recorded illegally high levels of pollution exceeding the limits set by World Health Organisation. Wood Green High Road and Turnpike Lane within the study area, are two of the worst rated areas for pollution in Haringey. The intensive traffic on the High Road, congested pavements and a lack of green infrastructure are impacting the air quality.

Demographics

4.16 The Demographic information below is based on the collective data for 5 Lower Layer Super Output Areas (Haringey 007A, 016A, 016B, 016C, and 016D), which together closely align to the Wood Green “Preferred Option” AAP boundary. The data does not reflect all nine protected characteristics and has therefore also used Census 2011 data for the wards of Noel Park and Woodside, Haringey Borough and London wide averages have been reviewed for comparison.

4.17 For the purposes of this section, the five LSOAs will be termed *the study area*. The population in the LSOAs is 9,539, which equates to roughly 1 in 30 Haringey residents living in Wood Green.

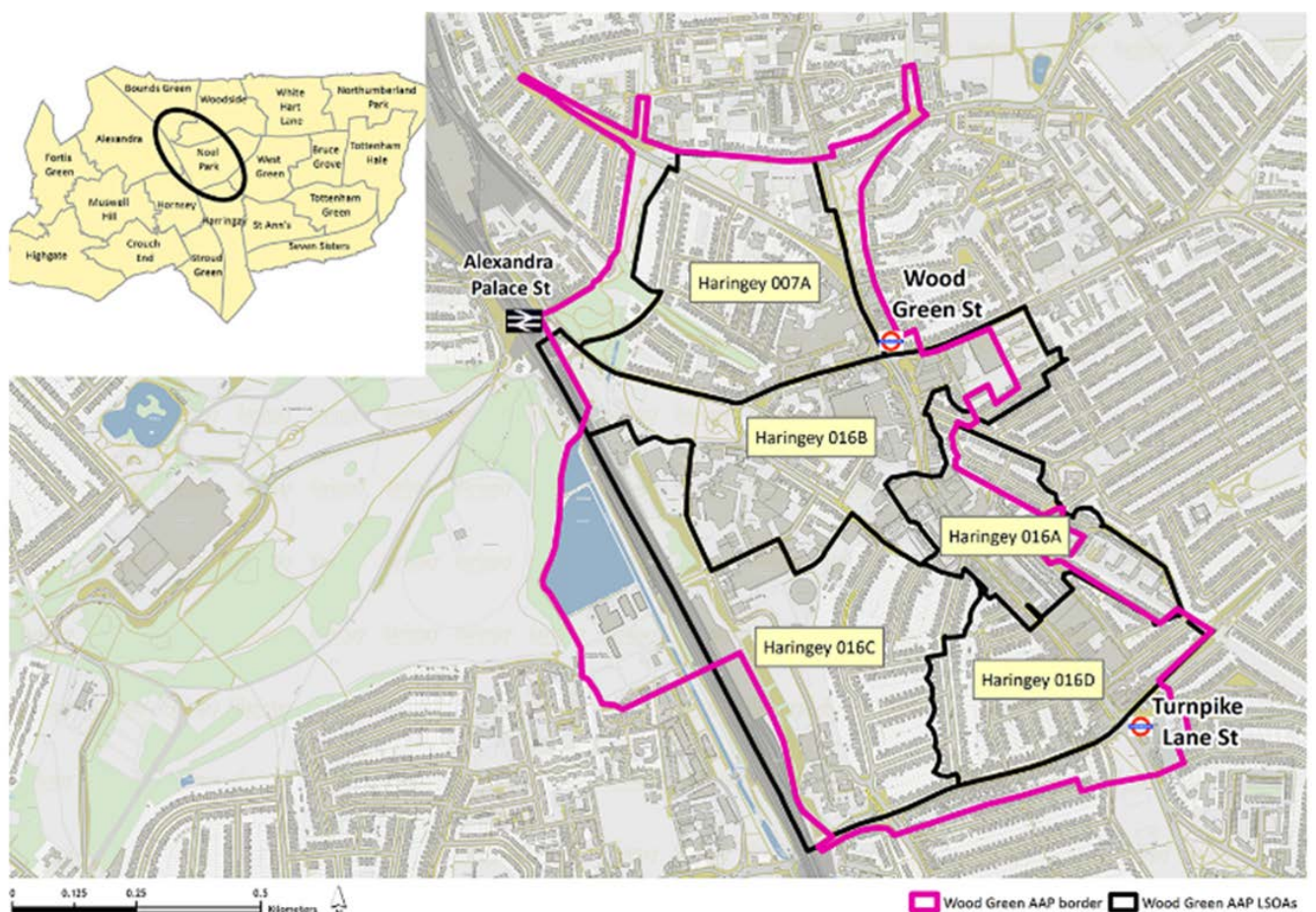


Table 4.1 Sex¹

	Female	Male
Study area	48.8%	51.2%
Noel Park	49.4%	50.6%
Woodside	48.7%	51.3%
Haringey	49.6%	50.4%
London	50.2%	49.8%
England	50.6%	49.4%

4.18 The study area and most of the wards impacted by this decision differ from London and England in that they have a slightly larger male population compared to female, while in London and nationally this trend is reversed. In the study area this is slightly more marked compared to the wider borough trend, where 50.4% are male and 49.6% are female.

Table 4.2 Lone Parents

	Total lone parent families	Female headed lone parent families	Male headed lone parent families
Study area	377	349 (90%)	28 (10%)
Noel Park	739	699 (94.6%)	40 (5.4%)
Woodside	597	563 (94.3%)	34 (5.7%)

4.19 In the study area women are much more likely to head lone parent families.

4.20 One site allocation in the Wood Green AAP boundary includes the Community Hub (formerly known as the Asian Centre) which is disproportionately used by women. Women are also more likely to use council services and the Customer Service Centre, as well as the Wood Green library

4.21 Those aged 25-39 tend to be the predominant age group across Haringey, accounting for around a third of the overall population; this pattern is slightly exaggerated in Noel Park and Woodside, where a slightly smaller proportion falls into most age categories than the borough average with the exception of the 25-39 age group. Young people aged 16-24 account for a more significant percentage of the population of Noel Park and Woodside than the Haringey average.

4.22 The study area has an above average proportion of 20-64 year olds (72%). Conversely the study area also contains a below average proportion of 0-10 year olds (12%) as well as people aged 65 and over (7%).

¹ Census 2011

Table 4.3 Age by Ward

Ward	All ages	0-4	5-9	10-14	15-19	Total 0-19	%
White Hart Lane	13431	1009	1148	1268	1107	4532	33.7%
Northumberland Park	14429	1333	1200	1127	1066	4726	32.8%
Seven Sisters	15968	1464	1421	1225	958	5068	31.7%
Tottenham Hale	15064	1231	1025	1089	1163	4508	29.9%
Bruce Grove	14483	1125	1034	919	1008	4086	28.2%
Alexandra	11795	860	811	730	647	3048	25.8%
Tottenham Green	14580	1083	858	878	891	3710	25.4%
Fortis Green	12488	829	800	864	658	3151	25.2%
West Green	13372	854	809	807	776	3246	24.3%
Noel Park	13939	875	818	823	853	3369	24.2%
Woodside	14514	1017	812	819	769	3417	23.5%
Bounds Green	13725	922	750	732	711	3115	22.7%
St Ann's	14638	1004	795	721	728	3248	22.2%
Hornsey	12659	806	751	598	622	2777	21.9%
Muswell Hill	10784	633	586	596	522	2337	21.7%
Stroud Green	11758	705	518	582	493	2298	19.5%
Crouch End	12395	815	574	477	408	2274	18.3%
Highgate	11632	694	516	506	385	2101	18.1%
Haringay	13272	853	549	473	488	2363	17.8%

4.33 One site allocation in the Wood Green AAP boundary includes the Efdal Supplementary school and Efdal Kids Club and therefore any change in provision or location of these services will disproportionately impact on children. The Community Hub (formerly known as the Asian Centre) is also predominately used by older people.

4.44 The current draft of the Wood Green "Preferred Option" AAP states that adequate re-provision for space for the community use should be provided prior to redevelopment. A new location for the facilities outlined will need to be identified and deliverable relocation strategy agreed prior to the redevelopment of the site. Consideration in this process should be made to ensure that there are no barriers for the age groups impacted in the engagement process.

4.45 Older people, children and young people are more likely to use council services and the Customer Service Centre, as well as the Wood Green library. Any changes to these elements will need to undertake a full EqIA.

Employment

4.46 Haringey as a borough has experienced limited economic growth since 1994; only 120 local jobs were created each year, many of which are entry level jobs in the retail and service economy. The borough has the fourth lowest number of jobs per working age resident of any borough in London. Wood Green has a higher than Haringey average proportion of working age residents.

4.47 In the study area, an average of 2 more people claim Jobseeker’s Allowance in each LSOA, than the Haringey average. There are more people claiming Employment support allowance for mental health issues than the Haringey average. The highest rate of Jobseeker’s Allowance Claimants in Wood Green is found among those aged 50-64, much higher than the Haringey average and almost twice as high as the rate among 24-59 year olds and 16-24 year olds.

4.48 The number of Jobseeker’s Allowance claimants in Wood Green dropped substantially in February 2017, by 41% from the figures recorded at 2007. This mirrors the pattern in Haringey, but the borough’s drop is more significant at 51%. In Wood Green, there has been a decrease in the number of claimants in all categories except those aged 50+. Instead, for this age group in the same period 2002-2017, the number of claimants has increased by 57%.

4.49 Noel Park, the ward which most of the AAP area is within, has a disadvantaged labour market. ONS defines a disadvantaged labour market as comprising six key characteristics; numbers of disabled people, lone parents, people aged 50 and over, lowest qualified, those living in the most deprived local authority wards and having an ethnic background that is non-white. Noel Park has higher than borough averages for all six characteristics. Unemployment figures in the ward are disproportionately higher than the borough average. Census 2011 data shows that 544 households with dependent children and no adult in employment, 2.6% higher than the borough average.

4.50 During the preparation of the Wood Green AAP, several studies have been commissioned looking at existing and emerging employment trends in Wood Green and Haringey.

1. LBH Workspace Viability Assessment, GVA, 2014
2. Haringey Economic Growth Assessment, PBA, 2014
3. Wood Green Local Economic Vitality Study, Fluid, 2015
4. Haringey Economic Growth Strategy, LBH, 2015
5. Wood Green Employment Land and Workspace Study, DTZ, 2015
6. Haringey Affordable Workspace Study, Carter Jonas, 2016
7. Economy and employment space study, GVA (draft) 2017

4.51 One key finding from these reports is that Haringey has seen a growth in business and associated employment in the Tech and Creative sectors- particularly in: (1) TV, Film, Video, photography (2) Music, Performing & Visual Arts (3) Creative Design (Graphic Design, Production Design and Fashion Design & Production) (4) IT & Software.

4.52 From the draft findings from the EESS, we know that WG does not have a critical mass of B-class uses. Comparison of jobs to businesses by sector shows that the existing B-class uses are generally low intensity (i.e. there are a large number of businesses but generating relatively few jobs). Growth in jobs are on average lower than greater London forecasts. Projections do suggest an upward trend in office-based activities.

Table 4.4 Median Earnings

Median Household Income	
Time Period 2012/2013	
Noel Park	£30,620
Woodside	£32,010
Wood Green Area	£32,618

Haringey	£35,420
London Top Quartile	£39,473
London Median	£35,152

4.53 The median household earnings in Wood Green are lower than the Haringey average by £2,802, and also lower than the London Median by £2,534. In Haringey based on 2014 data, 29.5% of employee jobs are paid less than the London living wage. This is significantly higher than the London percentage of 19%.

Transport and connectivity

4.54 Wood Green has excellent connectivity with transport connections to the south and north, and direct routes into Central London. The AAP area has two underground stations on the Piccadilly Line, Wood Green and Turnpike Lane, with access to the Victoria Line at nearby Seven Sisters and Finsbury Park. Alexandra Palace rail station runs six trains per hour to Moorgate and regular services to Hertfordshire.

4.55 Despite these transport links, at peak times the tube, rail and bus services are very crowded. There is a perception that transport links are weak, with the Piccadilly line slower than the Victoria line getting into central London. There are issues with station accessibility, with both Wood Green and Turnpike Lane available only using stairs. Mitigating actions will be required to address these. Cycle parking provision outside of Wood Green station is limited, congested and blocks access to the station entrance.

4.56 The area suffers from weaker east and west links which is made worse by the East Coast Mainline running through Wood Green. Cycling through Wood Green is challenging with steep topography changes between Wood Green and Highgate, Alexandra Palace and south through the Haringey Ladder. Wood Green High Street and Green Lanes are popular routes but challenging to cycle.

4.57 Foot tunnels crossing the East Coast Mainline which runs through Wood Green are considered unsafe and attract anti-social behaviour. People do still cycle through and across the Wood Green area, and TFL has identified the route between Camden Town and Tottenham Hale travelling through Wood Green, as a priority cycle route with demand for improved cycling routes. TFL will also be introducing a new Quietway between Bowes Park and Farringdon which runs through the eastern side of Wood Green.

Housing:

4.58 Haringey's population has grown at a faster rate in the last 10 years than the average rate either across the borough's statistical neighbours or London. Continued population growth is accelerating demand for housing of mixed tenure. This includes the need for all types of housing, with a large number of residents wanting to access affordable home ownership. Haringey has the second highest number of households living in temporary accommodation because they are homeless. Haringey's housing crisis is situated within London's distinct housing crisis. In 2017, it is anticipated that London's population will rise to pass the 8.4 million mark, with housebuilding not

happening at the rate we need, and the existing housing market becoming more unaffordable to the people living and working in London.

4.59 London Councils estimate that 800,000 new homes will be needed in the capital over the next decade, for secure rented accommodation and home ownership, whilst recent annual completions have averaged less than 25,000 a year.

4.60 The Strategic Housing Market Assessment (SHMA) conducted in 2014 identifies an affordable housing requirement of 11,757 homes over the period 2011-2026, which equates to 59% of the total housing requirement of 20,172 homes of all tenures over the same period.

4.61 There is a significant shortfall in one and two bedroom dwellings and an acute shortage of affordable housing for larger family homes of three or more bedrooms. The GLA forecasts that by 2026 Haringey will have a further 1,881 households with at least three children, increasing the shortfall.

4.62 The Council's Housing Strategy in October 2016 outlines the issues in regard to housing demand and supply in the borough. The strategy can be found here:

<http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MIId=7846&Ver=4>

4.63 The EqIA for the Housing Strategy found that there were a range of inequalities in housing across Haringey, including with issues of affordability which impact on protected characteristics. This includes:

- High levels of homelessness amongst female lone parents.
- Disabled people and supported housing needs
- Black households are more vulnerable to homelessness and are less likely to engage with shared ownership schemes
- LGBT young people are more vulnerable to homelessness.

4.64 As specific housing developments are brought forward, they should seek to implement the Housing Strategy and specific consideration should be given providing a range and type of housing to meet actual need.

Education:

4.65 In the Wood Green area there are 3 primary schools and 1 secondary school, all of which were rated Good at their latest inspections. Despite this, the proportion of pupils achieving 5 A*-C grades at GCSE (Key Stage 4) is lower than the Haringey average. More than 6% of children in Wood Green live in temporary accommodation. Educational achievement is improving however at a faster rate than either the borough's neighbours or the rest of London.

4.66 In Noel Park, census data from 2011 shows there were 544 households with dependent children and no adult in employment, 2.6% higher than the borough average.

Table 4.5: Educational Attainment

	5+ A*-C at GCSE inc Maths and English	Level 4+ at Key Stage 2
Time Period	2016	2015
Noel Park	49.1%	74.7%
Woodside	44.9%	72.7%
Woodside/Noel Park Average	47.2%	73.7%
Haringey	59.0%	82.0%
London Top Quartile	64.7%	86.0%
London Median	59.4%	84.0%

Training:

4.67 There is no sixth form provision or post-16 provision in the Wood Green area. Young people in Wood Green have to travel to centres outside of the area. St Thomas Moore is located just outside the AAP area to the north. To the east, College of Haringey, Enfield and North East London. To the south west, Hornsey Sixth Form College and Greig City Academy. Access for young residents to this provision is dependent on strong transport infrastructure.

Skills:

4.68 Haringey's Pathways to Work study identifies the best routes (education, training and experience) into career-type roles across a number of major sectors of the London labour market. This will tap into the entrepreneurial spirit of Wood Green, where there are clusters of social enterprises. Haringey has an established 'rag trade' and is working to develop local skills in fashion and textiles. The borough is also aiming to increase tech led design and manufacture by up-skilling the local workforce and providing appropriate infrastructure to attract employers.

4.69 Haringey Adult Learning Service (HALS) provides a learning service for adults aged 19 and over. It offers concessionary fees for households with income less than £19,000 per year. Since April 2015 to September 2017, 833 people have been supported to increase their skill level by HALS (based on course completion dates). The Council also provides a free business recruitment service through the Haringey Employment and Skills Team (HEST).

Health

Table 4.6: Life Expectancy

	Life expectancy male	Life expectancy female
Time Period	2010-14	2010-14
Noel Park	77.4	84.4
Woodside	79.6	84.4
Woodside/Noel Park Average	78.5	84.4
Haringey	79.9	84.6
London Top Quartile	80.8	84.7
London Median	79.9	83.9

4.70 We do not have study area life expectancy data at present. Based on the Woodside and Noel Park average, there is a lower life expectancy for males compared to Haringey (1.4 years), and slightly lower life expectancy for females (0.2 years). This is lower than the London median for males but slightly higher than the life expectancy for females. Noel Park has the 4th lowest life expectancy of all 19 Haringey wards (80.9), while Woodside has the 7th (82.0). The average life expectancy in Haringey is 82.1, which is more or less in line with the London average (82.3).

4.71 In 2013 the GLA's wellbeing index, which ranks all London wards according to the wellbeing of residents, calculated using 12 measures that include life expectancy, unemployment rate and crime rate. Noel Park and Woodside both index substantially below the London average, and Noel Park ranks 615th out of 625 wards (in the bottom 2%).

Table 4.7: Wellbeing Index (GLA, 2013)

Ward	London Rank 2013 (out of 625)	Index Score 2013
Woodside	450	-3.9
Noel Park	615	-11.1

4.72 Haringey has high levels of both severe and common mental illness compared to London. Around 34,500 or 17.6% of the 16-74 age group have a common mental health problem (mainly anxiety and depression), while 4,000 have severe mental ill health (2%) – this is the 9th highest prevalence of severe mental illness in London, significantly higher than the London average of 1.1%. There are currently 3,817 children and young people in Haringey with mental ill health, including anxiety and emotional disorders.

4.73 Access to greenspace is linked to better health and wellbeing outcomes. 50% of people say they would be less active without their local parks and green spaces (Fields in Trust 2015) and 14% of people with good access to green spaces say they are dissatisfied with their mental health, compared to 22% of those with poor access (ResPublica, 2015).

Diversity

4.74 Haringey is one of the most diverse boroughs in London, more so in the east side of the borough than the west. Wood Green reflects this diversity ethnically, with the largest group White Other and 44% of residents identifying as Black, Asian and Minority Ethnic. Predominant groups include Turkish, Somali and black Caribbean.

Crime

4.75 Crime and the fear of crime has also been a deterrent to attracting better investment and impacts how residents feel about the area. Noel Park has a crime rate of 218.6 per thousand population, the highest rate for 'All crime' in the borough, more than three times the national rate (70 per 1,000 pop.) and more than double the borough average of 101.8. Violent crimes causing injury are significantly higher in the Wood Green area than the Haringey average.

Sustainability Issues - Summary

4.76 Drawing from the above issues-based characterisation and the general list of sustainability issues contained in the 2016 Scoping Report, it is considered that the AAP policies and allocations will need to address the following:

Crime

4.77 The NPPF calls on planning authorities to ensure that developments create safe environments where crime and disorder, and the fear of crime, do not undermine quality of life. It notes that measures to design out crime should be integral. The 'Haringey Community Safety Strategy 2013-2017' notes that following the riots in 2011, it was recommended that the Borough strengthen efforts to seek investment in economic growth, jobs, high quality housing and improved engagement with the communities affected.

4.78 Crime rates are relatively high across the borough and crime is particularly prevalent in Northumberland Park. There is a need to design schemes in order to reduce levels of crime, fear of crime and anti-social behaviour. Since unemployment is strongly correlated with acquisitive crime, there may also be a link to wider economic development.

Education

4.79 The NPPF notes that providing a 'sufficient choice of school places is of 'great importance' and there is a need on the part of planning authorities to take a 'proactive, positive and collaborative approach' towards achieving this. According to the London Plan, the Mayor will support the provision of education facilities in order to meet the demand generated by London's growth.

4.80 There is a need to increase participation and attainment in education for all, not least by improving the provision of and access to education and training facilities. School attainment in the area is significantly below the London average, with children and young people who live in the more deprived areas of Haringey tending to have a lower level of achievement than those from more affluent backgrounds. As the population grows more school spaces will need to be created.

4.81 A site allocation is made for the expansion (underway) of the Harris Academy in Wood Green, and increased provision as part of the Northumberland Park Master planning area, to meet need in these growth areas.

Health

4.82 The NPPF calls for the setting of strategic policies to ensure the provision of health facilities. In terms of the wider determinants of health, it notes that access to high quality open spaces and sport and recreation can make an important contribution. The 'Marmot Review' concluded that there is 'overwhelming evidence that health and environmental inequalities are inexorably linked'. The 'Haringey Health and Wellbeing Strategy 2012-2015' endorses the findings of the Marmot review in terms of the need to 'ensure social justice, health and sustainability are at the heart of all policies'.

4.83 There is a need to improve access to health services, extend life expectancy and improve wellbeing, including by increasing access to open spaces and sports facilities. High levels of

deprivation in the area are linked to health and wellbeing challenges e.g. high rates of obesity. Large numbers of hot food takeaways in parts of Wood Green are identified as having a potential negative impact on health and wellbeing. Access to GPs is significantly poorer than in other parts of Haringey and the level of planned growth in Wood Green means a need for development of more health infrastructure which is provided for within the allocations.

Housing

4.84 The NPPF requires that authorities meet the full, objectively assessed need for market and affordable housing wherever possible, including where housing market areas cross administrative boundaries. The NPPF also notes that:

- Plans for housing mix should be based upon 'current and future demographic trends, market trends and the needs of different groups in the community'.
- Good design is a key aspect in sustainable development.
- Authorities should ensure provision of affordable housing
- Larger developments are sometimes the best means of achieving new homes.

4.85 Each of London's Boroughs are required to fulfil the housing targets as set out in the London Plan, and to address the suitability of housing development in terms of location, type of development, housing requirements and impact on the locality.

4.86 'Haringey's Housing Strategy 2015-2020 sets out Haringey's approach to housing over the next five years. It includes a vision to create 'neighbourhoods that people choose to live in with a balance of different types of homes which offer quality, affordability and sustainability for current and future generations'.

4.87 There is a need to provide greater choice, quality, quantity and diversity of housing across all tenures to meet the needs of residents. This includes refurbishing existing stock (many existing homes do not meet required standards of decency) as well as developing new supply. The aim is to create more mixed communities that have a balance of different types of housing which offer quality, affordability and sustainability (Haringey's Housing Strategy 2015-20).

4.88 Affordability of housing is a significant issue in Wood Green. Over 60% of all social housing in the borough is located in the Wood Green wards and 36.9% of the population in Wood Green live in this housing. High levels of homelessness and overcrowding are also key issues. The AAP seeks to provide over 6000+ homes to help address this, with a Borough wide target of 40% affordable homes.

Community cohesion

4.99 The NPPF states that a planning principle is to support strategies to improve health, social and cultural wellbeing for all. There is a need to facilitate social interaction and promote the retention and development of community services and facilities. The report Natural Solutions notes that green spaces potentially have a role to play in increasing community cohesion by providing a neutral space for meeting and interacting.

4.100 Wood Green is one of the most ethnically diverse areas in the country. Over three quarters (78.9%) of the population have non White British ethnic group, compared to 55.1% for London. There are some 200 different languages spoken in Wood Green. Retention and enhancement of community facilities is therefore vital.

Accessibility

4.101 The NPPF notes that the planning system has a role to play in providing accessible local services that reflect community needs and support health, social and cultural well-being. The London Plan states that development should provide and improve access to social and community infrastructure. Inclusive design should also be adopted to take into account the needs of older and disabled people.

4.102 There is a need to improve access to essential services and amenities for all groups, including cultural, health, leisure and banking facilities. Access to GPs is particularly poor in the area and the level of planned growth in Wood Green means a need for development of more health infrastructure should be provided for within the AAP (as noted above).

Economic growth

4.103 According to the NPPF, the planning system can contribute to a responsive economy by ensuring sufficient land of the right type is available in the right places and at the right time; and by identifying and coordinating development requirements. It emphasises the need to:

- Capitalise on 'inherent strengths', and meet the 'twin challenges of global competition and of a low carbon future'.
- Support new and emerging business sectors, including positively planning for 'clusters or networks of knowledge driven, creative or high technology industries'.

4.104 The Haringey Regeneration Strategy sets out a key priority to develop a 21st century business economy that offers opportunities for sustainable employment and enterprise, to help make Haringey a place people want to work, visit and invest in.

4.105 Issues relate to securing sustainable economic growth and business development, through increasing and diversifying employment opportunities, meeting the needs of different sectors of the economy and facilitating new land and business development. When it is compared with the rest of London, Haringey has levels of economic growth that are below the average, a higher rate of unemployment and lower gross weekly pay per capita. However, it also has the highest start-up of new businesses in London; the economy is dominated by small businesses - 90% of businesses employ 10 or less people. Evidence suggests that employment growth within Wood Green will come primarily from small and medium sized B1 businesses, the creative sector, and retail and leisure opportunities unlocked by the area's regeneration plans and site allocations will need to meet this demand.

Skills and training

4.106 The Haringey Regeneration Strategy sets out a key priority to unlock the potential of Haringey residents through increasing skill levels and raising employment so that they can contribute to and benefit from being part of one of the most successful cities in the world.

4.107 More Haringey employment than the London norm is with small firms often in the form of local retailers; this limits opportunities for employee training and progression within local firms. Evidence from providers active in the area suggest ongoing pressing demand for training in ESOL, literacy, numeracy and ICT, and flows of people into employment once these skills barriers are addressed.

Economic inclusion

4.108 The London Plan notes that there is a need to tackle persistent poverty and deprivation through a policy framework that helps tackle unemployment and worklessness. In particular, there is a need to ensure Londoners have the education and skills they need.

4.109 There is a need to improve physical accessibility to jobs, support flexible working and encourage new businesses. Wood Green has some of the highest levels of unemployment in London and England, particularly amongst young people. Wood Green is expected to meet the provision for the bulk of the London Plan's forecast growth of 12,000 new jobs in the Borough by 2026

Town centres

4.110 The NPPF emphasises the need to support competitive town centres, and oppose schemes that will impact town centre viability. It calls for town centres to provide a diverse retail offer and to reflect local 'individuality'.

4.111 The London Plan calls for the scale of new retail, commercial, culture and leisure developments within town centres to reflect the size, role and function of that centre.

4.112 Wood Green has three shopping areas, Wood Green, Bruce Grove and High Road West; these line the 3.2km long Wood Green High Road. The scale of the High Road has to a large part been an obstacle to creating a cohesive and distinctive High Street experience, and the economic down turn has stunted the ability of many of these centres to fulfil their function effectively. There is a need to enhance the environmental quality of town centres (including quality of buildings and public realm), ensuring they are easily accessible and meet local needs and promoting them.

Biodiversity

4.113 The NPPF emphasises the need to protect important sites, plan for green infrastructure and plan for ecological networks whilst taking account the anticipated effects of climate change. National policy reflects the EU Biodiversity Strategy's commitment to 'halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020'.

4.114 The London Plan states calls for priority to be given to achieving Biodiversity Action Plans (BAP) targets and supporting sites within or near to areas deficient in accessible wildlife sites. The Haringey BAP notes that there is a need to consider biodiversity as a cross cutting agenda to be integrated into the delivery of all services.

4.115 The Lee Valley Regional Park straddles the eastern boundary of Wood Green although access is a significant problem. This area is home to European designated sites and is a Site of Special Scientific Interest. The River Lee Navigation and Pyre's Brook waterways also offer a habitat for wildlife. There are no designated Sites of Importance for Nature Conservation in Wood Green and much of the area generally lacks easy access to the natural environment and the AAP should look to address this.

4.116 The Thames River Basin Management Plan (RBMP) contains data on aquatic ecology and biodiversity and can be used for indicators for ecological status and chemical status. The RBMP also provides a greater level of detail as to the element that a particular waterbody is failing on. The extent of new/existing buffer zones preserved, length of watercourses deculverted/restored, area of new habitat created should be considered as indicators for enhancing biodiversity.

Townscape and cultural heritage

4.117 The NPPF calls for a 'positive strategy' towards the 'conservation and enjoyment of the historic environment', including assets most at risk. Heritage assets should be recognised as an 'irreplaceable resource' to be conserved in a 'manner appropriate to their significance'.

4.118 The London Plan calls for Local Authorities to maintain and enhance the contribution of the cities 'built, landscaped and buried heritage' to London's environment, culture, and economy.

4.119 Wood Green has nine Conservation Areas and includes several high quality listed and locally listed buildings along the High Road and outside the conservation areas. The North Wood Green Conservation Area is identified on English Heritage's Heritage at Risk Register as a conservation area at risk. Key issues relate to preserving or where possible enhancing buildings and areas of architectural and historic interest.

Open space

4.120 The NPPF recognises the health and wellbeing benefits of access to high quality open space and states that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The NPPF also emphasises the 'great importance' of Green Belts and encourages local authorities to plan positively to enhance beneficial use.

4.121 The London Plan states that boroughs should plan for green infrastructure needs to realise the current and potential value of open space to communities and support the delivery of the widest range of linked environmental and social benefits.

4.123 Haringey's 2014 Open Space and Biodiversity Study identified that Northumberland Park Ward and part of Bounds Green Ward have some of the greatest deficiency in access to open and green spaces. The recommendations include improving provision of small local parks and amenity green spaces as well as access to them and securing new open space in new developments.

4.124 There is a need to deliver a network of high quality, accessible open spaces across Wood Green. Wood Green has a severe problem with a lack of accessibility to the wider natural

environment. The Lee Valley Regional Park straddles the eastern boundary of Wood Green although access is a significant problem which the AAP seeks to address.

Water resources

4.125 The NPPF calls for planning authorities to produce strategic policies to deliver the infrastructure necessary for water supply and wastewater and to take account of the effects of climate change in the long term, including on water supply.

4.126 An Environment Agency strategy for restoring rivers in North London considers how rivers play a role in urban regeneration, providing a range of social and environmental benefits.

4.127 The modification of rivers in the area including in-stream structures and culverts has led to loss of habitat diversity. Upstream of its upper confluence with Pymmes Brook the River Lee has been assigned River Quality Objective (RQO) class 2 (good quality) whilst downstream of the lower confluence water quality is RQO 5 (poor quality). The Thames River Basin Management Plan (RBMP) provides baseline data for assessing groundwater quality. The AAP looks to de-culvert waterways and improve water quality through re-development.

Soil and land quality

4.128 The NPPF recognises the need to protect and enhance soils; prevent new or existing development from contributing to or being adversely affected by the presence of unacceptable levels of soil pollution or land instability; and remediate 'despoiled, degraded, derelict, contaminated and unstable land', where appropriate. The NPPF also highlights the need to encourage the effective use of land through the reuse of previously developed land, provided that this is not of high environmental value.

4.129 The 'Safeguarding our Soils' strategy highlights the vital role soils play in supporting ecosystems, facilitating drainage and providing urban green spaces for communities.

4.130 The majority of development proposed in Wood Green is on brownfield land. A variety of industrial land uses have left behind substantial contamination in Wood Green which may need to be remediated before development.

Flood risk and climate change

4.131 The NPPF notes that development should be directed away from areas at highest risk from flooding. Where development is necessary, it should be made safe without increasing risk elsewhere. New developments should be planned to avoid vulnerability to climate change.

4.132 The 'Flood and Water Management Act' calls for the incorporation of greater resilience measures into new buildings, retro-fitting at risk properties, and utilising the environment to address risk (e.g. harnessing wetlands to store water). 'Planning for SuDS' calls for greater recognition of the multiple benefits this form of water management can provide.

4.133 The main source of flood risk within the borough is the River Lee, and also from surface water and groundwater flooding. Wood Green has more than 50% of the ward lying within Flood Zone 2. Site Allocations is the AAP highlight areas at risk.

Air quality

4.134 According to the NPPF, plans should contribute towards national objectives for pollutants, taking into account the presence of Air Quality Management Areas. New and existing developments should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of air pollution.

4.135 The Mayor's Air Quality Strategy notes that air pollution harms the environment and health, with greater impacts felt most severely by vulnerable people, such as children and the elderly. The London Plan seeks to ensure that development is at least 'air quality neutral'.

4.136 There is a need to improve local air quality, including through measures to reduce car use such as encouraging businesses to produce green travel plans. The area suffers poor air quality, primarily because of traffic congestion. The whole borough is an Air Quality Management Area, with monitoring sites located at Haringey Town Hall and Priory Park.

Noise

4.137 The NPPF states that planning policies should aim to avoid noise that gives rise to significant adverse impacts on health and quality of life. The Mayor's Ambient Noise Strategy focuses on reducing noise through better management of transport systems, better town planning, and better design of buildings.

4.138 There is a need to minimise the impact of the ambient noise environment on quality of life. However, there is no suitable baseline data available for this issue.

Energy and carbon

4.139 The NPPF emphasises the key role for planning in securing radical reductions in GHG, including in terms of meeting the targets set out in the Climate Change Act 2008². Plan-making should, for example, support efforts to deliver infrastructure such as low-carbon district heating network and increase energy efficiency in the built environment

4.140 The London Plan seeks to reduce London's carbon dioxide emissions of 60% (below 1990 levels) by 2025. Haringey Council has set an ambitious target to reduce borough-wide carbon emissions by 40% by 2020 from a 2005 baseline.

4.141 There are considerable opportunities, given that Haringey is planning to develop a decentralised energy network to supply energy efficiently to buildings in Wood Green and other areas.

Waste management

4.142 The Mayor's municipal waste management strategy aims provide Londoners with the knowledge, infrastructure and incentives to change the way they manage municipal waste, including minimising its impact on the environment and unlocking its economic value.

² In the UK the Climate Change Act 2008 has set legally binding targets on reducing greenhouse gas emissions in the UK by at least 80% by 2050 and 34% by 2020 against the 1990 baseline.

4.143 The seven north London boroughs are preparing a joint Waste Plan. This plan will identify a range of suitable sites for waste management uses, to meet London Plan waste apportionments, and include policies and guidelines for determining planning applications.

4.144 There are two reuse and recycling centres and these accept an increasing range of materials and items for reuse or recycling. Other waste, if suitable, is sent for incineration at Edmonton Waste Incinerator, which also generates electricity for the borough.

Sustainable transport

4.145 The NPPF states that the transport system needs to be balanced in favour of sustainable transport modes (including walking, cycling and public transport). To minimise journey lengths planning policies should aim for 'a balance of land uses', and where practical, key facilities should be located within walking distance or be well served by public transport.

4.146 Haringey encourages 'sustainable' forms of transport through measures including the Haringey Walking Plan, Cycling Action Plan and Haringey Cycle Route Network.

4.147 Wood Green has some of north London's best transport links with the Piccadilly line and rail services to Stratford, the City, Stansted Airport and Cambridge. Further investment in transport connectivity through Crossrail 2 (to be confirmed) and a major redevelopment of Wood Green Tube, rail and bus stations will further enhance this. Currently cycling only forms 2% of all journeys, more and better infrastructure is needed. Issues relate to improving walking and cycling routes, promoting the use of public transport and reducing the use of private cars.

5 Appraisal of the Wood Green AAP

Introduction

5.1 Taking into account the issues highlighted in the chapter above, the AAP seeks to address these by way of its spatial strategy, detailed policies and site allocations. This part of the SA appraises the AAP against the 21 sustainability objectives that have been established in Haringey’s Sustainability Appraisal Scoping Report (2016). The assessment has been carried out by Council officers and the following scoring symbols are used in the tables below to identify positive and/or negative effects. Given the strategic nature of the spatial development strategy a 'high level' assessment has been carried out for the spatial strategy.

5.2 This assessment is based on the Preferred Option vs the Baseline i.e. the ‘Do-nothing’ alternative which is the other option. Previous Sustainability Appraisals have appraised different growth options which have led to this ‘Preferred Option’.

5.3 It is important to note that effects are predicted taking into account the criteria presented within Schedule 1 of the SEA Regulations.³ So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. Cumulative effects are also considered, i.e. the potential for the draft plan to impact an aspect of the baseline when implemented alongside other plans, programmes and projects. These effect ‘characteristics’ are described within the appraisal as appropriate.

Table 5.1: Scoring System

Positive Impact	Neutral Impact	Negative Impact	Uncertain Impact
+	0	-	?

Table 5.2 Appraisal findings

Topic	Discussion	Preferred Option	Do nothing
Crime	<p>Crime rates are relatively high across the borough and crime is particularly prevalent in Wood Green Metropolitan Centre. There is a need to design schemes in order to reduce levels of crime, fear of crime and anti-social behaviour. Since unemployment is strongly correlated with acquisitive crime, there may also be a link to wider economic development.</p> <p>There are no references to crime in the overarching policies, although it is recognised that housing and economic polices aim to support a very significant level of regeneration in the area. This could indirectly lead to reduced crime / fear of crime in the medium term through creating more high quality environments and more stable communities. The Development Management Policies DPD supports</p>	+	0/+

³ Environmental Assessment of Plans and Programmes Regulations 2004

Topic	Discussion	Preferred Option	Do nothing
	<p>schemes being built to designing out crime standards. WG 05 includes requirements on urban design and character and seeks to create legible neighbourhoods, and having active frontages which may assist in creating safe, modern and high quality places.</p> <p>Furthermore, as noted above, the scale of regeneration proposed should indirectly lead to reductions in crime and fear of crime. Hotspots of crime are centred around the Mall and Wood Green Tube station. Re-development of these areas will offer scope to improve the public realm , and potentially introduce deterrent measures such as CCTV</p> <p>In conclusion, the plan is likely to result in positive effects on the crime baseline if there is large scale regeneration (including jobs growth) and robust implementation of safer streets and other measures to design. With no plan and ad-hoc development coming forward some of these effects will be realised and crime could be reduced, but this is less likely without a policy framework to guide development to create legible new neighbourhoods in the area</p>		
Education	<p>There is a need to increase participation and attainment in education for all, not least by improving the provision of and access to education and training facilities. School attainment in the area is significantly below the London average, with children and young people who live in the more deprived areas of Haringey tending to have a lower level of achievement than those from more affluent backgrounds. As the population grows more school spaces will need to be created.</p> <p>Part of the Corporate Plan’s vision for Haringey is that Every child and young person is able to attend a good or outstanding school or early years setting and this AAP responds to this, by ensuring that there is sufficient capacity to cater for additional growth. The 2016 School Place Planning Report identified a projected need by 2025 for 1.5 new forms of primary school entry in the greater Wood green area. Additionally, there is forecast to be an unmet 0.5 new form of primary school entry need in the greater Haringey area. On this basis capacity in the form of 2 forms of entry primary school places is allocated for. This can meet need in both the greater Wood Green, and greater Haringey areas.</p> <p>Additionally, the DM Policies DPD sets out a policy on the use of planning obligations to secure access to jobs and training, including apprenticeships and work experience placements.</p> <p>In conclusion, the plan is likely to result in a positive effect on the education baseline given the focus on improving provision of</p>	+	-

Topic	Discussion	Preferred Option	Do nothing
	education facilities and this planned approach will ensure capacity keeps pace with development, as opposed to the 'do nothing, unplanned option.		
Health	<p>There is a need to improve access to health services, extend life expectancy and improve wellbeing, including by increasing access to open spaces and sports facilities. Pockets of deprivation in the area are linked to health and wellbeing challenges e.g. high rates of obesity. Large numbers of hot food takeaways in parts of Wood Green are identified as having a potential negative impact on health and wellbeing.</p> <p>There is projected deficit in the Wood Green area totalling 3,755 people due to the anticipated retirement of current single handed GPs. Additionally, new development is forecast to increase the population of Wood Green by nearly 10,000. This creates a need for an additional 8 new GPs, 8 new C&E rooms, and 3 new treatment rooms. This equates to a floorspace of circa 1,000m2. Site Allocation WG 11 provides for this to ensure there is sufficient health capacity. Policies within the AAP including Green Grid also seek to boost the populations overall health by promoting walking and cycling, and through the delivery of a network of interconnected open spaces to provide for easier access to recreation spaces and to help reduce pollution. Within the DM Policies, there is a Policy to help restrict the number of hot food takeaways, and to encourage the provision of new open space and sports facilities. There is the potential for the plan to negatively affect peoples mental health and wellbeing as a result of uncertainty created through proposed re-development and peoples options for being re-housed. The Plan has been strengthened in this regard to clearly state the Council's commitment to re-house anyone displaced back within the area and in accordance with the Council's Housing Estate Renewal and Repayment Policy. Additionally a number of street (Caxton/Mayes) have now been omitted from the plan which comprised many non-housing association properties to which the above policy wouldn't apply.</p> <p>In conclusion, the plan is likely to result in significant positive effects on the health baseline as a result of emphasis on increasing and improving primary care provision as well as attention to wider determinants of health such as improved access to open space and encouragement of active travel. Such positive effects will be reinforced through implementation of policies in the DM Policies DPD, for example the policy controlling hot food takeaway locations. However, there is some uncertainty. Careful monitoring and</p>	+	-

Topic	Discussion	Preferred Option	Do nothing
	<p>coordinated planning will be required to ensure that sufficient new infrastructure is brought forward in a timely manner to support the significant level of residential development planned for. Health service and sports facilities should be located at sites highly accessible by walking, cycling and public transport wherever possible. Ongoing dialogue and firm commitments to re-house residents who's homes are included as part of a site allocation, notably Sky City and Page High is crucial.</p>		
Housing	<p>There is a need to provide greater choice, quality, quantity and diversity of housing across all tenures to meet the needs of residents. The aim is to create more mixed communities that have a balance of different types of housing which offer quality, affordability and sustainability (Haringey's Housing Strategy 2009-19).</p> <p>Wood Green and Tottenham Hale have both been identified growth areas in the Local Plan and it is anticipated that these areas will deliver the majority of the housing in the borough in the next 15 years, with Wood Green currently demonstrating an indicative minimum capacity to deliver over 6,000 housing units up to 2026. The area contains a relatively high proportion of one person households (36.4%), the majority of which are under 65 which directly relates to the units being delivered. Future development, given the areas highly accessible location and urban setting will likely increase the number of smaller households within this area. Of the 3,477 households in the area, a significantly lower proportion are owner-occupied households (27.8%) compared to London (48.3%) or England (63.3%). This is reflected in the economic characteristics which highlight the area has some more deprived wards than the national average and so lower household incomes.</p> <p>With regard to overarching policies, the policy WG 02 requires development proposals to demonstrate how they provide a range of types and sizes of homes as well as to create mixed and balanced communities. The housing policy repeats the 6,400 homes target and the aim of contributing to mixed and balanced communities. It clarifies requirements with regards to affordable housing, densities and viability. All of the site allocations involve residential development. This section of the AAP highlight indicative capacities for the number of homes to be provided on key sites as well as specific design requirements.</p> <p>In conclusion, the plan is likely to result in significant positive effects on the housing baseline. In particular, the delivery of large scale</p>	+	0

Topic	Discussion	Preferred Option	Do nothing
	<p>growth in housing and the strong emphasis on affordability and diversity of housing to meet local needs will contribute to these effects. However, there are some uncertainties. Large scale regeneration will likely positively transform the area over time as housing quality and the wider environment is improved. Whilst the Plan's housing policies aim to create more stable, mixed and balanced neighbourhoods over the long term, development consistent with the plan policies may bring some disruption to existing communities. Including a requirement on these sites to ensure that the Housing Estate Renewal and Repayments Policy is offered to all existing residents should help mitigate this. With no plan, proposals could still come forward in an ad-hoc fashion, and would have to be dealt with on their merits.</p>		
Community Cohesion	<p>Wood Green's population is very diverse. The study area contains a low proportion of people of a white ethnic background (57%) when compared to London (60%) and England (85%). Interestingly, the 2011 census showed that the largest ethnic group of Noel Park ward was Other White, 27%, followed by 25% White British, demonstrating the significant Turkish and other European and Middle Eastern communities in the area.</p> <p>The level of regeneration proposed, supported by the overarching town centre and housing policies amongst others, should help to make the area a more attractive place to live with more stable and connected communities and better access to high quality public spaces, thus contributing further to community cohesion. However, this level of growth and change may bring some disruption to existing communities, for example where re-housing is needed, or where private housing rents become an issue for some residents. Such disruption will need to be managed sensitively to ensure that existing social capital is not undermined. The Plans commitment to ensuring residents are offered the Housing Estate Renewal and Repayments Policy should help mitigate this to an extent. WG Policy 9 supports and seeks new and replacement community facilities which can aid in community cohesion, alongside policies on employment and housing to help deliver improved job opportunities and access to a suitable range of housing for both new and existing residents.</p> <p>In conclusion, the plan is likely to result in significant positive effects on the community cohesion baseline, assuming that the housing policy in particular is successful at creating more mixed and balanced communities. However, there are some uncertainties. As noted above the level of regeneration being planned for in Wood Green</p>	+	-

Topic	Discussion	Preferred Option	Do nothing
	could bring disruption to existing communities while the area undergoes transformation. This will need to be managed sensitively to ensure that existing social capital is not undermined.		
Accessibility	<p>There is a need to improve access to essential services and amenities for all groups, including cultural, health, leisure and educational facilities. The level of planned growth in Wood Green means a need for development of more health and educational infrastructure.</p> <p>The Wood Green Urban Design Framework (WG5) Policy should improve accessibility for people living in this area to a range of services and amenities through the creation of new legible laneways and civic spaces. The Green Grid policy WG8 should also improve accessibility for those living near it, as well as access to the Borough's network of green and open spaces.</p> <p>Additionally, given the AAP area predominantly covers Wood Green Metropolitan centre the site allocations to provide new community infrastructure are inherently accessible given the locations excellent accessibility from the rest of the Borough, and will help to ensure residents both within the area and from further afield can easily access new services and facilities. The AAP also provides for the potential accommodating of a Crossrail station at two locations within Wood Green Metropolitan Centre, further giving greater access to the area and improving connections with the rest of London.</p> <p>Policy WG11 includes a range of requirements to ensure that new development achieves improvements in public transport accessibility, particularly to encourage modal shift and more sustainable movements. This is likely to have beneficial effects on access to local employment opportunities, services and community facilities.</p> <p>In conclusion, the plan is likely to result in significant positive effects on the accessibility baseline due to significant coverage of accessibility, particularly through redevelopment and Crossrail. The level of regeneration proposed, including provide big opportunities that must be capitalised upon. However, there are some uncertainties. It is vital that social infrastructure keeps pace with housing and population growth and ideally that Crossrail is ultimately delivered into the area to provide additional capacity to support the high levels of growth, although the Plan is no-longer predicated on the basis of Crossrail being delivered.</p>	+	-

Topic	Discussion	Preferred Option	Do nothing
Economic Growth	<p>Issues relate to securing sustainable economic growth and business development, through increasing and diversifying employment opportunities, meeting the needs of different sectors of the economy and facilitating new land and business development. When it is compared with the rest of London, Haringey has levels of economic growth that are below the average, a higher rate of unemployment and lower gross weekly pay per capita. However it also has the highest start-up of new businesses in London; the economy is dominated by small businesses - 90% of businesses employ 10 or less people. Evidence suggests that employment growth within Wood Green will come primarily from retail and leisure, the creative sector, and new office provision for SME's unlocked by the area's regeneration plans.</p> <p>While many of the policies relate to the broader regeneration of Wood Green, the policies that most explicitly contributes to economic growth are WG1 which seeks to support new retail floorspace and define areas for certain leisure and retail uses, to bolster the town centres status, and WG3 which provides support for new employment premises within the area including affordable worksapce. The Local Plan within the Strategic Policies also supports enabling mixed use schemes on sites where viability issues inhibit employment development, as well as a future role for Wood Green as a primary retail and leisure destination with a rejuvenated office market</p> <p>As all of the site allocations sections seek to coordinate and facilitate development and provide clarity to developers it is considered that all of these sections contribute to supporting economic growth in the area. Significant flexibility is provided to enable developers to create viable schemes consistent with the Plan objectives</p> <p>In conclusion, the plan is likely to result in significant positive effects on economic growth due to the large scale residential, retail and employment led regeneration proposed in the AAP area by this plan. While there is some risk that there could be a loss of employment floorspace to new mixed use development, this can be managed and mitigated by the DM Policies DPD which makes clear that the Council will seek new development achieves the maximum amount of employment generating floorspace possible.</p>	+	-
Skills and Training	<p>More Haringey employment than the London norm is with small firms often in the form of local retailers; this limits opportunities for employee training and progression within local firms. Evidence from providers active in the area suggest ongoing pressing demand for</p>	+	0

Topic	Discussion	Preferred Option	Do nothing
	<p>training in ESOL, literacy, numeracy and ICT, and flows of people into employment once these skills barriers are addressed.</p> <p>Part of the objectives for Haringey is that new schools provided by way of site allocations in Wood Green act as a focal point for local community life. Skills and training are addressed in the AAP policies, including WG9 dealing with infrastructure requirements including supporting new schools on the relevant site allocations. It should be noted that these issues are also picked up in the DM Policies DPD, for example, where policies seek planning contributions to facilitate opportunities for local training, including apprenticeships.</p> <p>There are no explicit references to skills and training in the allocations although some areas identify sites for schools and other community infrastructure, and there may be potential to use these for skills training for the wider community.</p> <p>In conclusion, the plan is likely to result in positive effects on skills and training particularly through facilitating more new development in the area that will be required to make financial contributions to, amongst other things, fund local training. The significant amount of construction work will also create opportunities for on-site training and apprenticeships.</p>		
Economic Inclusion	<p>There is a need to improve physical accessibility to jobs, support flexible working and encourage new businesses. Wood Green has a slightly lower percentage of people working in highly skilled managerial and professional occupations at 34% compared with 37% in London. It also has a higher than average proportion of people in low skilled elementary occupations at 13.6% compared to London at 9.6%.</p> <p>Wood Green is expected to meet around 4,000 of the London Plan's forecast growth of 12,000 new jobs in the Borough by 2026 including delivering up to 98,000m² of new employment floorspace. The AAP allocations contain provision to meet much of this floorspace demand. Policies including WG3 set a basis for ensuring that this job growth can be facilitated and appropriately accommodated within the area. The scale of employment growth should help to increase local access to jobs, however the extent of this access will depend, in part, on whether the employment offer is compatible with residents' skill sets.</p> <p>Accessibility to jobs in and around Wood Green should be supported by the redevelopment of both retail floorspace and intensification of employment sites, designation of new areas for night time and</p>	?	0

Topic	Discussion	Preferred Option	Do nothing
	<p>leisure uses along with its role for office development, and the large scale regeneration and access improvements proposed. It is noted that the matter of economic inclusion is covered in the Borough-wide policies of the Strategic Policies and DM Policies DPD.</p> <p>In conclusion, the plan is likely to result in positive effects on economic inclusion, however the scale and significance of these effects is uncertain at this stage. This is because it is difficult to predict whether large scale residential-led regeneration of the area may lead to the loss or displacement of some local businesses (either directly or indirectly as a result of increasing rents), and if accessibility to some types of existing jobs (e.g. lower skilled jobs) could therefore be reduced. The Plan does seek to retain smaller independent traders within the area, and site allocations support this. Overall however, the quantum of new employment opportunities should result in this being considered a positive outcome.</p>		
Town Centres	<p>Wood Green is identified as a Metropolitan Centre with a floorspace of 106,000 sq. metres. As the main shopping destination within the Borough, Wood Green has the best prospects for attracting investment and large scale retail development, therefore the floorspace projections for Wood Green could be viewed as a minimum, recognising there may be opportunities to concentrate and redirect future growth in the Borough.</p> <p>The AAP sets how Wood Green will contribute to supporting growth and regeneration in Wood Green over the plan period and continue to fulfil its role as a Metropolitan Centre. The AAP recognises, and sets out policies to ensure, that Wood Green retains its distinctiveness and offer whilst broadening its leisure and night time economy offer, as well as attracting new, larger retailers so as to complement the retained retail offer and not detract from those businesses which are thriving.</p> <p>The site allocations seek significant redevelopment of a number of key sites, including the large Wood Green Mall, Iceland, High Road properties and Mecca Bingo. This will bring wholesale change to the retail offer within the centre, and gives the opportunity to deliver large floorplate stores and smaller independent shops to meet Wood Green's future potential, especially in light of a potential Cross Rail station and increased footfall within the area as a result. This will therefore bring a significant amount of investment into the centre, and consolidate the Metropolitan centre's status.</p> <p>In conclusion, the plan is likely to result in significant positive effects on the town centres baseline (though this is to some extent</p>	+	-

Topic	Discussion	Preferred Option	Do nothing
	<p>dependent on wider factors such as the national economic outlook and challenges to the high street from new developments such as internet shopping). In particular, the intent to significantly redevelop a number of key sites will ensure that the needs of existing and new residents in this area can be better met and that a critical mass of key retailers remains or locates within the centre to enable it to compete against other large centres within and outside of London. Research has indicated that the expansion of Wood Green's retail offer is necessary to support expected levels of growth, and would not detrimentally impact on the existing businesses.</p>		
Biodiversity	<p>Wood Green has a number of open spaces, most of which are located around the edge of the AAP area. The most prominent are Wood Green Common and Duckett's Common, which both are located proximate to the Town Centre, and are open spaces of a significant scale. Nightingale and Trinity Gardens, along with the New River reserve and former rail line stretching between Station Rd and Park Avenue create a contiguous network of green spaces in the north of the area. There are large, high quality open spaces close to the AAP area in the form of Alexandra Palace, White Hart Lane Recreation Ground, Lordship Rec, and Downhills Park. Other smaller, but locally significant open spaces in the wider Wood Green area include Russell Park and Belmont Recreation Ground. Biodiversity within the area is however limited due to its predominantly urban, built up nature within the AAP Boundary, and so increasing opportunities for access to nature in nearby areas is integral.</p> <p>None of the policies refer to biodiversity explicitly, but the Green Grid policy WG8 seeks to support the creation of a new links through Wood Green between Wood Green Common, Nightingale and Trinity Gardens and the New River Reserve. The links will include high quality landscaping and is envisaged as a bold green infrastructure investment; thus it is assumed this could create some biodiversity value.</p> <p>With regard to site allocations, many include requirements for new and enhanced public spaces which could potentially create significant new biodiversity value if designed and managed for this objective.</p> <p>In conclusion, the impact of the plan on biodiversity is positive at this stage. An expanding population and new development is likely to be place increasing pressure on existing green spaces and biodiversity, but enhancements to these areas should help mitigate this. Increased use of existing parks as a result of improved access could have negative impacts for the biodiversity there if use cannot be properly</p>	+	0

Topic	Discussion	Preferred Option	Do nothing
	<p>managed. Potential positive effects include the formalisation of a Green Grid with improved links other open spaces across Wood Green, and development and enhancement of some pocket parks. It is recognised that the Strategic Policies and DM Policies DPD reflect a view that policy should primarily seek to deliver improvements to the quality and accessibility of existing spaces. It will be important to ensure that the pressure to meet housing delivery targets and deliver more employment floorspace is not at the expense of implementing the recommendations of the 2014 Open Space and Biodiversity Study, for example around increasing provision of, and quality of, small parks and amenity green spaces and securing new open space as part of new development in the Wood Green area. However this will overall be an improvement over the baseline and the do-nothing scenario where a co-ordinated Green Grid would not be developed.</p>		
<p>Townscape and Cultural Heritage</p>	<p>The AAP area is home to 11 Listed buildings, and includes or is adjacent to four Conservation Areas. St. Michael’s Church, the War Memorial within Trinity Gardens, and 7&9 Bounds Green Rd have significance when considering development opportunities in the north of the AAP area, and the two Charles Holden-designed tube stations at Wood Green and Turnpike Lane stations are also proximate to development sites. Key Conservation Areas influencing the AAP are Wood Green Common, Trinity Gardens, and Noel Park. Wood Green Common includes the Common itself, and a number of characterful buildings surrounding it, dating to the Victorian period. Trinity Gardens covers much of the northern part of the AAP area, and forms a number of interlinked open spaces, with an eclectic parade of residential buildings on the north of Trinity Gardens. The Noel Park estate lies to the immediate east of the AAP area, and some buildings within the AAP area were constructed as part of the estate, including some High Rd frontages. The Alexandra Palace and Hornsey Water Works and Filter Beds Conservation Areas lies across the railway line to the west, but will be important factors in determining how the AAP developments forge a relationship with areas to the west.</p> <p>Key issues therefore relate to preserving or where possible enhancing buildings and areas of architectural and historic interest.</p> <p>There are several policies dealing with townscape/cultural heritage in the overarching policies including WG7 (Heritage), WG5 (Urban Design Framework) and WG6 (Local Tall Buildings and Views). These policies are also addressed in the DM Policies DPD. In light of consultation feedback and Interim SA findings, the AAP has been</p>	<p>+</p>	<p>?</p>

Topic	Discussion	Preferred Option	Do nothing
	<p>revised to highlight the context and specific opportunities for conserving and enhancing the historic environment, including heritage led regeneration, building on the policy in the DM Policies DPD.</p> <p>The site allocations have been updated to set out key features of local character, including issues and opportunities in respect of townscape and cultural heritage which new development must positively respond to. Examples include SA1 LBH Civic Centre which is locally listed and adjacent to three listed buildings/structures, and includes detailed commentary regarding preserving and enhancing these heritage assets through redevelopment, and respect the prevailing form and massing of the area including preserving views of these buildings.</p> <p>In conclusion, the impact of the plan on townscape and cultural heritage is likely to be significant. A considerable amount of work has gone into developing a targeted approach in light of consultation responses received; however, the scale of regeneration proposed will need to be carefully managed to ensure that existing assets and conservation areas are treated sensitively in all proposals. It is acknowledged that the DM Policies DPD sets out the Borough-wide approach for the conservation of heritage assets consistent with their significance, with additional requirements included in WG7. Therefore within this context the outcome should be positive. With no plan the outlook would be uncertain as each development proposal would be dealt with on its merits, and there would be no specific policy in place for this area of the Borough dealing with heritage.</p>		
Open Space	<p>There is a need to deliver a network of high quality, accessible open spaces across Wood Green. Wood Green has decent existing accessibility to the wider natural environment however given the scale of development proposed, this will need to be enhanced whilst securing the most open space viable from redevelopment sites, including pocket parks and civic spaces. Tree Planting and other measures will aid in the joining up of open spaces through the Green grid programme.</p> <p>The AAP includes an aim to create an interconnected Green Grid to link Wood Green's network of open space, which is set out in policy. The Green Grid policy WG8 seeks to support the creation of a new links between Wood Green's existing open spaces particularly the creation of a new links through Wood Green between Wood Green Common, Nightingale and Trinity Gardens and the New River</p>	+	0

Topic	Discussion	Preferred Option	Do nothing
	<p>Reserve. This will include high quality landscaping and is envisaged as a bold green infrastructure investment.</p> <p>Site allocations include requirements for new and enhanced public spaces including a podium level open space for the public on the bus depot site, and at SA18: Clarendon Road where there is a current deficiency of open space.</p> <p>In conclusion, potential positive effects include the formalisation of a Green Grid with improved links to existing parks including the vast Alexandra palace and other open spaces across Wood Green, and development and enhancement of some pocket parks. However the design of the former is not entirely clear at this stage and effects will ultimately depend on how it is delivered. It is recognised that opportunities for new open space are limited and hence there is primarily a need to deliver improvements to the quality and accessibility of existing spaces. Other Local Plan policies seek private amenity space for new dwellings, and support is given, particularly within the emerging new London Plan for significant urban greening, including no net loss of green cover. It will be important to ensure that the pressure to meet growth targets is not at the expense of implementing the recommendations of the 2014 Open Space and Biodiversity Study, for example around improving access to small parks and amenity green spaces and securing new open space as part of new development in Wood Green. Robust implementation of the proposed open space policy in the DM Policies DPD should help to manage and mitigate this risk. With no plan in place opportunities to coordinate a green grid, and to establish new open space will be more limited given the ad hoc nature of such an approach to managing growth.</p>		
Water Resources	<p>The area has a rich hydrological system connected with higher ground to the west where many brooks, streams and rivers originate. The Moselle River, Lesser Moselle, New River (old and new course) and Muswell Stream flow through Wood Green and Pymmes Brook flows to the north (in LB of Enfield) and Bounds Green Brook flows to the north-west along the borough boundary with Barnet and Enfield. Unfortunately, many of these water channels are culverted or inaccessible, so unnoticeable to the pedestrian. There are source protection zones, which protect two drinking water extraction sites in Haringey. This includes the North London Artificial Recharge wells in Wood Green. Therefore protection of this asset is important, alongside exploring opportunities for deculverting and reducing</p>	0	0

Topic	Discussion	Preferred Option	Do nothing
	<p>surface water run off as part of Wood Green is in a critical drainage area.</p> <p>There are no explicit references to water resources in the policies but is clear that the substantial growth in population and business planned for in Wood Green will place greater demands on water supply and waste water infrastructure. Policies with regards to managing development and flood risk and surface water run off attenuation are contained within the DM Policies document.</p> <p>Development of the Green Grid offers opportunities to deculvert and improve the ecological value of waterways, particularly along the New River where access could be opened up.</p> <p>The Site Allocations where necessary seek to explore options to deculvert rivers, and include criteria to ensure flood risk is not increased. WG,6, 8, 10, 20, 23 includes specific requirements to explore deculverting of the river through the site. Allocations also identify where sites fall within Source Protection Zones, where there is a particular need to ensure development does not adversely impact on water quality.</p> <p>In conclusion, the plan is likely to result in increased consumption of water resources (relative to the existing situation) due to increases in water demand and potentially also increased risks to ground and surface water quality from development. However the effect relative to the baseline of 'no plan' is likely to be insignificant as both would involve high levels of growth in the area (this being driven by London Plan targets) and the Borough-wide DM Policies DPD include requirements for managing water resources. It is noted that the Council has been consulting with Thames Water regarding the issue of water supply and waste water infrastructure. There is no suggestion that the total amount of development proposed in the Local Plan cannot be accommodated within existing provision, but there is recognition that the provision of new mains connections could take some time to implement. The Council will work with Thames Water in updating Haringey's Infrastructure Delivery Plan.</p>		
Soil and Land Quality	<p>The majority of development proposed in Wood Green is on brownfield land. Haringey's industrial history has left a legacy of contamination. Haringey's Contaminated Land Strategy identified potentially contaminated sites in the borough. The Greater London Authority has identified 29 Previously Developed Land (PDL) sites in Haringey, which cover 84.9ha of land. The vast majority (86%) of PDLs is already allocated for development or has planning permission with only 2% of sites without planning permission. Sites with vacant or</p>	+	0/-

Topic	Discussion	Preferred Option	Do nothing
	<p>derelict buildings account for the remaining 12% of Haringey's PDL. Certain sites may therefore need to explore land decontamination, and this is flagged up within relevant site allocations.</p> <p>There are no explicit references to these issues in the policies, but it is clear that the majority of development proposed in Wood Green is on brownfield land. The need to address risks from land contamination is highlighted in the DM Policies DPD.</p> <p>In conclusion, the plan is likely to result in positive effects on the land baseline in terms of encouraging the effective use of land through the development and remediation (where required) of brownfield land. Without the planning certainty given to sites via a site allocation, some of these sites may not come forward, and thus land contamination could linger longer than would be the case with a Plan.</p>		
Flood Risk and Climate Change	<p>The main source of flood risk within the borough is the River Lee, and also from surface water and groundwater flooding. Wood Green lies within a Critical Drainage Area, and has areas at risk of flooding (Zone 2+)</p> <p>There are no explicit references to flood risk issues in the overarching policies but this is understandable given that the Development Management Policies sets out key principles and clear requirements in relation to this issue.</p> <p>In the site allocations section the site allocations, where relevant, highlight the need to consider flood risk and, where appropriate, to submit a Flood Risk Assessment.</p> <p>In conclusion, the plan as a whole will have effects on flood risk without appropriate management and mitigation. This is because high levels of development are proposed for Wood Green, much of which is in Critical Drainage Areas. Consequently new development in the area could exacerbate flood risk (to occupiers and/or to other buildings. However management and mitigation of these potential negative effects is provided by the Borough-wide flood risk management policies in the DM Policies DPD which will apply equally to the Wood Green area. This would apply with or without an AAP for this area, and so the effects are judged to be positive in both scenarios.</p>	+	+
Air Quality	<p>There is a need to improve local air quality, including through measures to reduce car use such as encouraging businesses to produce green travel plans. The High Road suffers poor air quality, primarily because of traffic congestion. The whole borough is an Air</p>	0	0

Topic	Discussion	Preferred Option	Do nothing
	<p>Quality Management Area, with monitoring sites located at Haringey Town Hall and Priory Park.</p> <p>There are no explicit references to air quality issues in the overarching policies; however WG11 seeks to support more sustainable transport movement in Wood Green and the Borough, in part, to improve the health and well-being of Haringey's residents. The policy responds to issues raised in the Scoping Report, which noted that poor air quality is primarily linked to major roads and therefore the council should consider highlighting the need to facilitate public transport accessibility and encourage walking and cycling as part of the AAP policy.</p> <p>In conclusion, the impact of the plan on air quality is likely to be limited as there are few requirements relating to this issue in the AAP. Improvements in public transport accessibility as part of wider regeneration could reduce traffic-related transport emissions per capita (albeit net emissions may increase over the plan period as these gains are offset as the new development planned for in the area brings a growing population all of whom will need to travel). The Plan has been modified to include a requirement for 100% electric charging points to be delivered for new spaces from new development, which should in the longer term help to reduce emissions through making the uptake of electric vehicles viable . Additionally most new developments will be car-free, which will force a modal shift of new population to sustainable transport modes, which produce less emissions locally than would be the case if all new residents could own a car. However the effect overall will be a limited positive, and many of air quality improvements will be delivered by other Local Plan policies and wider Council and GLA strategies.</p>		
Noise	<p>There is a need to minimise the impact of the ambient noise environment on quality of life. However, there is no suitable baseline data available for this issue.</p> <p>There are no explicit references to noise issues in the policies. However the Council seeks to address this issue by controlling pollution and nuisance from new development, as well as nuisance from existing uses and from road traffic, by safeguarding the amenities of neighbourhood and quality of life for local people via other Local Plan policies. The Council also encourages the reduction of the adverse effects of traffic by encouraging more sustainable forms of transport such as walking, cycling and public transport through the Haringey Walking Plan and Cycling Action Plan and the</p>	+	0

Topic	Discussion	Preferred Option	Do nothing
	<p>Haringey Cycle Route Network, where minimal noise is created from both these activities.</p> <p>Certain site allocations (e.g Mecca Bingo WG SA5) refer to the need to reduce noise pollution on site.</p> <p>In conclusion, the impact of the plan on noise relative to the baseline of 'no plan' is considered to be positive. It is recognised that the DM Policies DPD sets Borough-wide policies to ensure potential sources of noise pollution are managed and appropriately mitigated, as well as ensuring the protection of amenity for building occupiers.</p>		
Energy and Carbon	<p>There is a need to minimise energy use and increase energy efficiency and use of renewable energy. There are considerable opportunities, given that Haringey is planning to develop a decentralised energy network to supply energy efficiently to buildings in Wood Green and other areas. The Strategic Policies and DM Policies DPD set out borough-wide approaches and policies for energy use and carbon reduction.</p> <p>The AAP includes an emphasis on facilitating delivery of a decentralised energy network, including through overarching policy WG 09 (Community Infrastructure).</p> <p>Multiple site allocations are identified as being in an area with potential for being part of a decentralised energy network. For each site the AAP provides that future development should be considered having regard to a Council approved decentralised energy masterplan.</p> <p>In conclusion, the impact of the plan on energy and carbon emissions relative to a baseline of 'no plan' is likely to be positive. This is because the development of a decentralised energy network, would provide a low carbon source of heat for new and existing buildings, helping to reduce carbon emissions per capita. However the effect is not considered to be significant as the DM Policies DPD is viewed as the key driver of decentralised energy development.</p>	+	+
Waste Management	<p>Haringey Council is working with North London partners to progress the North London Waste Plan. This plan will identify locations suitable for waste management facilities to meet London Plan apportionment targets. Haringey as a whole achieves good recycling rates. There are two reuse and recycling centres and these accept an increasing range of materials and items for reuse or recycling. Other waste, if suitable, is sent for incineration at Edmonton Waste Incinerator, which also generates electricity for the borough.</p>	0	0

Topic	Discussion	Preferred Option	Do nothing
	<p>There are no explicit references to these issues in the overarching policies. This issue has been left to the Strategic Policies (SP6), DM Policies DPD and the forthcoming North London Waste Plan.</p> <p>With regard to the site allocations, WG SA25 (Western Road Depot) refers to an existing waste management facility and the need to provide an additional compensatory site if this were developed for a non-waste use.</p> <p>In conclusion, the AAP is unlikely to have a significant effect in terms of waste management, and it is noted that the Strategic Policies (SP6) and DM Policies DPD includes policies on waste management and new waste facilities.</p>		
Sustainable Transport	<p>Wood Green is well served by public transport. This includes underground stations at Wood Green and Turnpike Lane servicing the Piccadilly line for easy access to the West End and, via King's Cross, destinations across London. Alexandra Palace and Hornsey rail stations provide regular services to Moorgate via Finsbury Park, Highbury & Islington and Old Street. There are also 12 bus routes operating on Wood Green High Road. Further investment in transport infrastructure, including Crossrail 2 (although yet to be confirmed) will further enhance this. Currently cycling only forms a small proportion of all journeys. More and better infrastructure is needed, particularly to address issues relating to improved walking and cycling routes, promoting the use of public transport and reducing the use of private cars.</p> <p>There are public transport upgrades and investment planned across Wood Green, including the potential delivery of Crossrail 2. The DM Policies DPD contains important strategic policies that will apply to Wood Green. Within the AAP the overarching policies also include a clear focus on transport issues through WG 11 (Transport) as well as WG 05 (Urban Design Framework), the latter of which provides for a new principal East-West route linking Noel Park with Alexandra Palace and a new North-South route through the Heartlands. WG 09 (Green Grid / New Urban Spaces) also provides for new and improved walking and cycling routes, as well as improved access to the Borough's network of open spaces.</p> <p>The site allocations highlight sustainable transport opportunities including requirements to help facilitate delivery of Crossrail 2, new and improved principal routes through Wood Green and better pedestrian and cycle friendly access (e.g. the Green Link). Some site</p>	+	+

Topic	Discussion	Preferred Option	Do nothing
	<p>allocations also refer to the need to minimise parking provision due to excellent local public transport connections.</p> <p>In conclusion, the plan is likely to result in positive effects on the sustainable transport baseline through the overarching strategic policies and supporting detailed requirements in the site allocations. These seek to optimise opportunities for further improving access both through and within an area which already benefits from good public transport accessibility. It will be important to ensure coordinate development with cross-borough sustainable transport projects such as the proposed dockless bikes and also cycle hubs at key stations. Many of these improvements however, such as Piccadilly Line upgrades, Crossrail 2 and dockless cycles can be delivered without the AAP, and so the do-nothing scenario would also be positive.</p>		

Overall conclusions and recommendations

5.4 The appraisal presented above highlights that the draft plan performs well in terms of many sustainability issues/objectives, with positive effects identified as likely in terms of most indicators including: health, housing, community cohesion, accessibility, sustainable transport, town centres and economic growth.

5.5 As stated above there are a number of uncertain impacts, particularly regarding air quality, open space improvements and economic inclusion, which can be dealt with through strategies and mechanisms other than the AAP to ensure these effects (relative to the baseline of 'no plan') are managed and where possible made positive. This will be essential through developing the Green Grid project and ensuring employment floorspace that is delivered makes provision for small local traders at affordable rates. Forthcoming detailed studies will look out how these will be achieved and implemented.

5.6 It is also important to point out that, whilst positive effects are generally predicted in terms of socio-economic issues/objectives, some risks are also highlighted. Specifically, there is a risk that development consistent with the proposed plan policies could lead to some disruption to existing communities. There is also a risk that some existing business sectors could be impacted by the policy focus on employment site renewal.

Omitted Sites and Changes from the 2017 'Preferred Options' Document

5.7 The following changes were made to the AAP for a number of reasons including inconsistency with the Borough's Spatial Strategy, not purely on sustainability grounds. These sites and guidance formed a part of the previous (2017) AAP and SA. This has led to the conclusions above, particularly with regard to community cohesion, housing choice and town centre vitality, which are improved upon the last SA conclusions.

- To exclude the Victorian homes around Caxton and Mayes roads from inclusion within the site allocation for The Mall;

- Further clarity on the proposed route for the enhanced pedestrian connection between the High Street and Penstock Tunnel;
- To recognise that proposals to increase and diversify the evening economy will need to manage potential negative impacts;
- That the current quantity of convenience retail provision within Wood Green should be retained at current levels, as a minimum;
- To include reference to the Council's recently updated and adopted Estate Renewal, Re-housing and Payments Policy, which strengthens our commitment to tenants and leaseholders on estate renewal sites, and extending the offer to residents on estates which may not be in the Council's ownership, but are affected by regeneration initiatives; and
- To signal further support for further investment, improvements and development within and around Turnpike Lane, beyond that already planned for through the AAP.

Appendix 1: Review of relevant plans, policies and programmes

International	
Policy or Plan	Summary of objectives and targets
Kyoto Protocol to the United Nations Framework Convention on Climate Change (1997)	<ul style="list-style-type: none"> • Limit the emissions of 6 greenhouse gases including: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulphur hexafluoride. • Reduce greenhouse gas emissions by 5% of 1990 levels by 2008-12. • UK has an agreement to reduce emissions by 12.5% below 1990 levels by 2008/12 and a national goal to a 20% reduction in CO₂ emissions below 1990 levels by 2010.
Johannesburg Declaration on Sustainable Development	<ul style="list-style-type: none"> • Promote the integration of the three components of sustainable development — economic development, social development and environmental protection — as interdependent and mutually reinforcing pillars. • Poverty eradication, changing unsustainable patterns of production and consumption and protecting and managing the natural resource base of economic and social development are overarching objectives of, and essential requirements for, sustainable development.
European	
Policy or Plan	Summary of objectives and targets
EU Biodiversity Strategy (1998)	This strategy lays down a general framework for developing community policies and instruments to fulfil the community's obligations under the Rio de Janeiro Convention on Biological Diversity. It is developed around four major themes, with specific objectives being determined and implemented for each by means of action plans.
EU Biodiversity Action Plan (2006)	The EU Biodiversity Action Plan addresses the challenge of integrating biodiversity concerns into other policy sectors in a unified way. It specifies a comprehensive plan of priority actions and outlines the responsibility of community institutions and Member States in relation to each. It also contains indicators to monitor progress and a timetable for evaluations. The European Commission has undertaken to provide annual reporting on progress in delivery of the Biodiversity Action Plan.
European Landscape Convention (ratified by the UK Government in 2006)	The European Landscape Convention (ELC) is the first international convention to focus specifically on landscape, and is dedicated exclusively to the protection, management and planning of all landscapes in Europe. The ELC was signed by the UK government on 24 February 2006, ratified on the 21 November 2006, and became binding on 1 March 2007. The convention highlights the need to recognise landscape in law, to develop landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies.

EU Sixth Environment Action Plan (Sustainable Development Strategy) (2002)

The Sixth EAP identifies four priority areas: • Climate change • Nature and biodiversity • Environment and health • Natural resources and waste. The Sixth EAP promotes full integration of environmental protection requirements into all community policies and actions and provides the environmental component of the community's strategy for sustainable development. The link is made between environment and European objectives for growth, competitiveness and employment

European

Policy or Plan	Summary of objectives and targets
European Spatial Development Perspective Report (1999)	<ul style="list-style-type: none"> • Limit climate change and increase the use of clean energy • Address threats to public health • Manage natural resources more responsibly • Improve the transport system and land use management • Combat poverty and social exclusion and deal with the economic and social implications of ageing society
EU Sustainable Development Strategy 2002 (revised 2006) (reviewed 2009)	The overall aim of the EU Sustainable Development Strategy is to identify and develop action to enable the EU to achieve a continuous long-term improvement of quality of life through the creation of sustainable communities able to manage and use resources efficiently, able to tap the ecological and social innovation potential of the economy and in the end able to ensure prosperity, environmental protection and social cohesion
EU Directives	
Air Quality Framework (EU Directive 96/62/EC and daughter directives (99/30/EC), (2000/69/EC), (2002/3/EC)	Objective is to improve air quality through out Europe by monitoring certain pollutants and set alert thresholds for specific pollutants. The Framework Directive was followed by daughter directives, which set the numerical limit values, or in the case of ozone, target values for each of the identified pollutants. The daughter directives are to harmonise monitoring strategies, measuring methods, calibration and quality assessment methods to arrive at comparable measurements throughout the EU and to provide for good public information
Assessment of the Effects of Certain Public and Private Projects on the Environment (EIA Directive 85/337/EEC)	The Environmental Impact Assessment Directive (EIA) (85/337/EEC) has been in force since 1985 and applies to a wide range of defined public and private projects, which are defined in Annexes I and II. All projects listed in Annex I are considered as having significant effects on the environment and require an EIA. For projects listed in Annex II, the national authorities have to decide whether an EIA is needed. This is done by the "screening procedure", which determines the effects of projects on the basis of thresholds/criteria or a case-by-case examination.
Assessment and Management of Environmental Noise (END Directive 2002/49/EC)	The Environmental Noise Directive or END concerns noise from road, rail and air traffic and from industry. It focuses on the impact of such noise on individuals, complementing existing EU legislation, which sets standards for noise emissions from specific sources. The Directive requires: <ul style="list-style-type: none"> • the determination of exposure to environmental noise, through noise mapping • provision of information on environmental noise and its effects on the public • adoption of action plans, based upon noise mapping results, which should be designed to manage noise issues and effects, including noise reduction if necessary • preservation by the member states of environmental noise quality where it is good. The Directive requires mapping and action planning in relation to noise from major roads, major railways, major airports and in agglomerations (large urban areas).
Conservation on Natural Habitats and of Wild Fauna and Flora (Directive 92/43/EEC)	<ul style="list-style-type: none"> • Conserve fauna and flora and natural habitats of EU importance. • Establish a network of protected areas to maintain both the distribution and abundance of threatened species and habitats
Conservation of Wild Birds (Directive 79/409/EEC)	The long term protection and conservation of all bird species naturally living in the wild within the European territory of the Member States (except Greenland).

European

Policy or Plan	Summary of objectives and targets
EU Directives	
Energy Performance of Buildings (EU Directive 2002/91/EC)	The objective of this Directive is to promote the improvement of the energy performance of buildings within the Community, taking into account outdoor climatic and local conditions, as well as indoor climate requirements and cost effectiveness considering; This Directive lays down requirements as regards: <ul style="list-style-type: none"> (a) the general framework for the energy performance of buildings (b) the application of minimum requirements on the energy performance of new buildings (c) the application of minimum requirements on the energy performance of large existing buildings that are subject to major renovation (d) energy certification of buildings (e) regular inspection of boilers and of air-conditioning systems in buildings and in addition an assessment of the heating installations in which boilers are more than 15 years old.
Floods Directive (EU Directive 2007/60/EC)	This Directive requires Member States to assess if all water course and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this flood risk. This Directive also reinforces the rights of the public to access this information and to have a say in the planning process.
Landfill Directive 1999/31/EC	The objective of the Directive is to prevent or reduce as far as possible negative effects on the environment from the landfilling of waste, by introducing stringent technical requirements for waste and landfills. The Directive is intended to prevent or reduce the adverse effects of the landfill of waste on the environment, in particular on surface water, groundwater, soil, air and human health.
Promotion of the use of Biofuels or other Renewable Fuels for Transport (EU Directive 2003/30/EC)	The objective is to promote the use of bio-fuels or other renewable fuels to replace diesel or petrol for transport purposes in each Member State, with a view to contributing to objectives such as meeting climate change commitments, environmentally friendly security of supply and promoting renewable energy sources
Renewable Energy (EU Directive 2009/28/EC)	The Directive on renewable energy sets ambitious targets for all Member States, such that the EU will reach a 20% share of energy from renewable sources by 2020 and a 10% share of energy specifically in the transport sector. It also improves the legal framework for promoting renewable electricity, requires national action plans that establish pathways for the development of renewable energy sources including bioenergy, creates cooperation mechanisms to help achieve the targets cost effectively and establishes the sustainability criteria for biofuels.
Strategic Environmental Assessment (SEA Directive 2001/42/EC)	Requires the formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. The focus of SEA is environmental effects.
Urban Waste Water Directive (91/271/EEC)	The Council Directive 91/271/EEC concerning urban waste-water treatment was adopted on 21 May 1991. Its objective is to protect the environment from the adverse effects of urban waste water discharges and discharges from certain industrial sectors (see Annex III of the Directive) and concerns the collection, treatment and discharge of Domestic waste water, Mixture of waste water and Waste water from certain industrial sectors (see Annex III of the Directive)
Waste Framework Directive 75/442/EEC	To set up a system for the co-ordinated management of waste within the European Community in order to limit waste production. Member states must promote the prevention, recycling and conversion of wastes with a view to their reuse.

European

Policy or Plan

Summary of objectives and targets

EU Directives

Water Framework Directive (EU Directive 2000/60/EC)

The purpose of this Directive is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater. All inland and coastal waters are to reach good ecological status by 2015. Indicates the importance of applying and developing SUDS policy.

National

Regulations

Air Quality Standards Regulations (2010)

These Regulations replace the Air Quality Standards Regulations 2007 implement the following Directives: Directive 2008/50/EC on ambient air quality and cleaner air for Europe (this Directive replaces Council Directive 96/62/EC on ambient air quality assessment and management, Council Directive 1999/30 EC relating to limits for sulphur dioxide, nitrogen dioxide, oxides of nitrogen, particulate matter and lead in ambient air, Council Directive 2000/69/EC relating to limit values for benzene and carbon monoxide in ambient air, Council directive 2002/3/EC relating to ozone in ambient air.) Directive 2004/107/EC relating to arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons in ambient air.

Building Regulations: England and Wales (Part L – Conservation of Fuel and Power, 2010) and (Part G Sanitation, hot water safety and water efficiency, 2010)

Part L – Conservation of fuel and power. The legal framework and Approved Documents for Part L (Conservation of fuel and power) were last revised by amendments that came into effect on 1 October 2010 and provide practical guidance on ways of complying with the energy efficiency requirements and regulation 7 of the Building Regulations 2010 (SI2010/2214) for England and Wales.

The 2010 edition of Approved Document G - Sanitation, hot water safety and water efficiency, has been updated to incorporate amendments made to reflect any changes arising as a result of the Building Regulations 2010 and replaces the previous edition of Approved Document G - Sanitation, hot water safety and water efficiency.

Climate Change Act (2008)

The Climate Change Act creates a new approach to managing and responding to climate change in the UK, by:

- setting ambitious, legally binding targets, including a legally binding target of at least an 80% cut in greenhouse gas emissions by 2050 and 34% by 2020 against a 1990 baseline.
- taking powers to help meet those targets
- strengthening the institutional framework
- enhancing the UK's ability to adapt to the impact of climate change
- establishing clear and regular accountability to the UK Parliament and to the devolved legislatures

Energy Act 2008

The Energy Act 2008 updates energy legislation to:

- reflect the availability of new technologies and emerging renewable technologies
- correspond with the UK's changing requirements for secure energy supply
- protect our environment and the tax payer as the energy market changes

Environmental Assessment of Plans and Programmes regulations 2004

Provides the regulations for the implementation of the Strategic Environmental Assessment Directive (EU/2001/42/EC) for certain plans and programmes that are likely to have significant environmental impacts

National

Policy or Plan	Summary of objectives and targets
Regulations	
Environmental Noise (England) Regulations 2006 (as amended)	The regulations transpose the EU Directive 2002/49/EC that relates to the assessment and management of environmental noise.
Local Government Act 2000	<p>This act received Royal Assent in July 2000 and is made up of three parts:</p> <p>Part I introduces a new power for local authorities to promote the economic, social or environmental well-being of an area.</p> <p>Part II requires that all local authorities move away from the traditional committee style of decision making in which all members had a formal decision-making role, to one of four executive models. These are; leader or cabinet, mayor or cabinet, mayor or council manager, or alternative arrangements.</p> <p>Part III introduces a new ethical framework for councils, including a requirement to adopt a code of conduct for members and implement a standards committee. The general functions of the standards committee are to promote and maintain high standards of conduct within the local authority, and to assist members of the authority to observe the code of conduct.</p>
Local Government White Paper: Strong and Prosperous Communities (2009)	The aim of this White Paper is to give local people and local communities more influence and power to improve their lives. It is about creating strong, prosperous communities and delivering better public services through a rebalancing of the relationship between central government, local government and local people.
Natural Environment and Rural Communities Act (2006)	The Natural Environment and Rural Communities Act is designed to help achieve a rich and diverse natural environment and thriving rural communities through modernised and simplified arrangements for delivering Government policy. The Act was published by Parliament and is accompanied by a set of explanatory notes, a Regulatory Impact Assessment and a policy statement.
Planning and Compulsory Purchase Act (2004)	The Act received Royal Assent on 13 May 2004 and the provisions of the Act were introduced through a series of Commencement Orders and Regulations. The Act strengthened the focus on sustainability, transparency, flexibility and speed. The aim of the Act is to give effect to the Government's policy on the reform of the planning system, the principal features of which are set out in the policy statement <u>Sustainable communities: Delivering through planning</u> which was published on 23 July 2002.
Planning and Energy Act (2008)	This Act allows local councils to set targets in their areas for on-site renewable energy, on-site low carbon electricity and energy efficiency standards in addition to national requirements. It requires developers to source at least 10% of any new building's energy from renewable sources.
Planning Act (2008)	The Planning Act 2008 was granted Royal Assent on 26 November 2008. The Act introduced a new stream-lined system for decisions on applications to build nationally significant infrastructure projects (NSIPs) in England and Wales, alongside further reforms to the town and country planning system and the introduction of a Community Infrastructure Levy (CIL).

National

Policy or Plan	Summary of objectives and targets
Regulations	
Localism Act 2011	<p>The Localism Act takes power from central government and hands it back to local authorities and communities - giving them the freedom and flexibility to achieve their own ambitions. There are five key measures in the Localism act:</p> <ul style="list-style-type: none"> • Community Rights • Neighbourhood Planning • Housing • Empowering cities and other local areas • General power of competence <p>Different parts of the Act will come into effect at different times.</p>
Town and Country Planning Act (1990)	<p>The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales</p>
The Town and Country Planning (Compensation) (England) Regulations 2012	<p>The Town and Country Planning (Compensation) (England) Regulations 2012 replace the Town and Country Planning (Compensation) (England) Regulations 2011 (the “2011 Regulations”), and in doing so insert one additional description of prescribed development under paragraphs (2A)(a) and (3C)(a) of section 108 of the Town and Country Planning Act 1990. The additional description of prescribed development is:</p> <ul style="list-style-type: none"> • development permitted by Part 43 of Schedule 2 (installation of non-domestic microgeneration equipment). <p>The transitional provision relates to Part 40 which was amended in December 2011.</p>
The Town and Country Planning (Environmental Impact Assessment) (Amendment) (England) Regulations 2008	<p>These Regulations amend the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1991 so that they apply to applications for subsequent approval of matters under conditions attached to planning permissions.</p>
The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999	<p>These regulations outline the procedure for considering environmental impact when deterring planning permission applications.</p>
The Town and Country Planning (Environmental Impact Assessment) Regulations 2011	<p>These Regulations replace the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (SI No. 293) (“the 1999 Regulations”) and subsequent amending instruments. The Town and Country Planning (Environmental Impact Assessment) (Mineral Permissions and Amendment) (England) Regulations 2008 remain in force. These Regulations, except for the provisions relating to projects serving national defence purposes, extend to England only. The 1999 Regulations remain in force for Wales. These regulations provide a consolidation of the 1999 regulations to reflect amendments to the EIA directive and recent case law.</p>
The Town and Country Planning (Environmental Assessment and Permitted Development) Regulations 1995	<p>These Regulations are concerned with the further implementation in England and Wales of Council Directive 85/337/EEC.</p>
The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010	<p>This order amends the GDPO 1995 in relation to:</p> <ul style="list-style-type: none"> • Design and access statements • Publicity of planning applications • Time limits for lodging certain planning appeals • Provisions to include on the planning register applications for non-material amendments

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Policy or Plan	Summary of objectives and targets
Regulations	
The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2008	This order amends the Town and Country Planning (General Development Procedure) Order 1995, which specifies procedures connected with planning applications, appeals to the Secretary of State, and related matters not laid down in the Town and Country Planning Act 1990. It came into force on 6 April 2008.
The Town and Country Planning (General Development Procedure) (Amendment) (No. 2) (England) Order 2006	This Order, which applies to England only, amends the Town and Country Planning (General Development Procedure) Order 1995. It introduces further requirements to consult the Environment Agency before applications for development in certain areas are determined.
The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2012	<p>The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2012 amends the Town and Country Planning (General Permitted Development) Order 1995 ("GPDO") by:</p> <ul style="list-style-type: none"> • adding a new Part 43 to Schedule 2 to introduce permitted development rights for solar panels, ground and water source heat pumps, and flues forming part of biomass and combined heat and power systems installed on non-domestic premises. • inserting new paragraphs into Parts 6 and 7 of Schedule 2 to clarify that permitted development rights can apply under those Parts to structures to house biomass boilers, anaerobic digestion systems and associated waste and fuel stores, and hydro turbines installed on agricultural and forestry units, and • amending paragraph J of Part 40 of Schedule 2 (interpretation of Part 40) to delete the words "product and installation" from the definition of "MCS Planning Standards".
The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010	This order amends the GPDO 1995 to expand the scope of non-domestic permitted development and amend the procedure by which local authorities make Article 4 Directions. It also gives permitted development rights for buildings used as small scale houses in multiple occupation shared by three to six people, to use as dwelling houses, so that specific planning permission is not required.
The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008	This order provides permitted development rights for the installation of specified types of micro-generation equipment including solar PV and solar thermal equipment on or within the curtilage of dwelling houses subject to certain criteria.
The Town and Country Planning (General Permitted Development) Order 1995	The main purpose of this Order is to grant planning permission for certain classes of development without any requirement for an application to be made under Part III of the Town and Country Planning Act 1990.
The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009	These regulations amend the Town and Country Planning (Local Development) (England) Regulations 2004, which make conditions relating to local development planning. Amongst the significant changes, they add the Homes and Communities Agency as a statutory consultee when preparing development plan documents, and remove the requirement for LPAs to consult the Secretary of State for Transport when preparing a Statement of Community Involvement.
The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008	The Regulations amend the Town and Country Planning (Local Development) (England) Regulations 2004 ("the 2004 Regulations") to simplify and deregulate the local development plan making procedures in England.
The Town and Country Planning (Local Planning) (England) Regulations 2012	The Regulations (a) consolidate the existing Town and Country Planning (Local Development) (England) Regulations 2004 and the amendments made to them; and (b) make new provision and amendments to take account of the changes made by the Localism Act 2011.

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Policy or Plan	Summary of objectives and targets
Regulations	
The Town and Country Planning (Major Infrastructure Project Inquiries Procedure) (England) Rules 2005	These rules outline the procedures to be followed for local inquiries into 1) applications for planning permission or 2) the approval of local planning authorities for major developments deemed to have national or regional importance.
The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992	This Regulation gives further detail to the procedure for appeals against enforced planning obligations.
The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010	This amendment introduces a definition of houses in multiple occupation into the Use Classes Order.
The Town and Country Planning (Use Classes) Order	This Order revokes and replaces the Town and Country Planning Order 1972 as amended by the Town and Country Planning Order 1983.
Planning Policy	
National Planning Policy Framework March 2012	<p>The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.</p> <p>At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. For plan-making this means that:</p> <ul style="list-style-type: none"> • local planning authorities should positively seek opportunities to meet the development needs of their area; • Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: <ul style="list-style-type: none"> - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or - specific policies in this Framework indicate development should be restricted. <p>For decision-taking this means:</p> <ul style="list-style-type: none"> • approving development proposals that accord with the development plan without delay; and • where the development plan is absent, silent or relevant policies are out of date, granting permission unless: <ul style="list-style-type: none"> - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or - specific policies in this Framework indicate development should be restricted.
National Planning Practice Guidance	These documents provides additional guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework.

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Policy or Plan	Summary of objectives and targets
Planning Policy	
Planning Policy for Traveller's Sites March 2012	This document sets out the Government's planning policy for traveller sites. It should be read in conjunction with the NPPF, in particular that local planning authorities should make their own assessment of need for the purposes of planning

National	
Policy or Plan	Summary of objectives and targets
Planning Circular 02/99 Environmental Impact Assessment	This circular provides guidance on the <i>Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999</i> for local planning authorities.
Government Strategies	
Securing the Future – UK Sustainable Development Strategy (2005)	<p>This sets out the national framework for Sustainable Development based on 4 central aims:</p> <ul style="list-style-type: none"> • social progress which recognises the needs of everyone • effective protection of the environment • prudent use of natural resources • maintenance of high and stable levels of economic growth and employment <p>The strategy sets five guiding principles to achieve sustainable development:</p> <ul style="list-style-type: none"> • living within environmental limits • ensuring a strong, healthy and just society • achieving a sustainable economy • promoting good governance • using sound science responsibly
Sustainable Construction Strategy (2008)	<p>This Strategy is aimed at providing clarity around the existing policy framework and signalling the future direction of Government policy. It aims to realise the shared vision of sustainable construction by:</p> <ul style="list-style-type: none"> • Providing clarity to business on the Government's position by bringing together diverse regulations and initiatives relating to sustainability • Setting and committing to higher standards to help achieve sustainability in specific areas • Making specific commitments by industry and Government to take the sustainable construction agenda forward
Carbon Plan 2011	<p>The Carbon Plan, published in December 2011, sets out the Government's plans for achieving the emissions reductions committed to in the first four carbon budgets, on a pathway consistent with meeting the 2050 target. This publication brings together the Government's strategy to curb greenhouse gas emissions and deliver our climate change targets, as well as the updated version of our actions and milestones for the next five years; replacing the draft Carbon Plan published in March 2011.</p> <p>Part 1, 2 and 3 of the report, Annex A and Annex B set out the Government's strategy for delivering carbon budgets and fulfill the legal obligation to report on what the UK is doing to ensure it meets carbon budgets set in law. Annex C of this report sets out, department by department, actions and deadlines for the next five years.</p>
UK Low Carbon Transition Plan (2009)	The low carbon transition plan sets out how the government is to meet its binding carbon budget – an 18% cut in emissions on 2008 levels by 2020 (34% on 1990 levels). It also allocated individual carbon budgets for the major UK government departments, which are expected to produce their own plans.

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Policy or Plan	Summary of objectives and targets
Government Strategies	
UK Renewable Energy Strategy (2009)	<p>The Renewable Energy Strategy sets a path towards increasing UK generation of renewable projects. It sets out the actions the Government are taking to ensure the targets of producing 15% of UK energy needs from renewable energy sources by 2020 are met. To achieve this the strategy calls for;</p> <ul style="list-style-type: none"> • 30% of electricity supply to come from renewable sources, including 2% from micro-generation • 12% of heat supply to come from renewable sources • 10% of transport supply from renewable sources
Laying the Foundations: A Housing Strategy for England (2011)	<p>A radical new strategy to reignite the housing market and get the nation building again was launched on 21 November by the Prime Minister. The Housing Strategy sets out a package of reforms to:</p> <ul style="list-style-type: none"> • get the housing market moving again • lay the foundations for a more responsive, effective and stable housing market in the future • support choice and quality for tenants • improve environmental standards and design quality. <p>The new strategy addresses concerns across the housing market making it easier to secure mortgages on new homes, improving fairness in social housing and ensuring homes that have been left empty for years are lived in once again.</p>
Code for Sustainable Homes: Setting the standard in sustainability for new homes	<p>The Code for Sustainable Homes (the Code) was introduced to improve the overall sustainability of new homes by setting a single national standard within which the home building industry can design and construct homes to higher environmental standards and offers a tool for developers to differentiate themselves within the market. The Code also gives new homebuyers better information about the environmental impact of their new home and its potential running costs.</p>
Code for Sustainable Homes Technical Guide 2010	<p>The technical guidance sets out the requirements for the Code for Sustainable Homes. It sets out the process by which a Code assessment is reached. It aims to make gaining a Code assessment as simple, transparent and rigorous as possible</p>
Green Deal	<p>The Energy Act 2011 includes provisions for the new 'Green Deal', which intends to reduce carbon emissions cost effectively by revolutionising the energy efficiency of British properties. The new innovative Green Deal financial mechanism eliminates the need to pay upfront for energy efficiency measures and instead provides reassurances that the cost of the measures should be covered by savings on the electricity bill. A new Energy Company Obligation will integrate with the Green Deal, allowing supplier subsidy and Green Deal Finance to come together into one seamless offer to the consumer.</p>
Water Strategy Future Water: The Government's Water Strategy for England (2008)	<p>The overarching aim of the Water Strategy is to improve standards of service and quality, through sustainable water management, whilst achieving a balance between environmental impacts, water quality of surface and ground waters, supply and demand, and social and economic effects. The intermediate outcomes are:</p> <ul style="list-style-type: none"> • No deterioration in water quality in the environment, aiming for improvement to good ecological status by 2015, and improved biodiversity and ecology with increased value from sustainable recreation • Climate change mitigation and adaptation • Sustainable use of water resources with no essential supply interruptions during drought • High levels of drinking water quality • Fair, affordable and cost-reflective charges.

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Policy or Plan	Summary of objectives and targets
Government Strategies	
Waste Strategy (2007)	This new strategy builds on Waste Strategy 2000 (WS2000) and the progress since then but aims for greater ambition by addressing the key challenges for the future through additional steps. The Government's key objectives are to: • decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use; • meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste in 2010, 2013 and 2020; • increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste; • secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and • get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.
UK Sustainable Procurement Action Plan (2007)	The Government launched a package of actions to deliver the step change needed to ensure that supply chains and public services will be increasingly low carbon, low waste and water efficient, respect biodiversity and deliver wider sustainable development goals. The Action Plan puts in place clear lines of accountabilities and reporting, and develops plans to raise the standards and status of procurement practice in Government, which will strengthen delivery of these targets.
Air Quality Strategy (2007)	The Strategy: sets out a way forward for work and planning on air quality issues; sets out the air quality standards and objectives to be achieved; introduces a new policy framework for tackling fine particles; identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives.
Noise Policy Statement for England (DEFRA 2010)	This statement sets out the long-term vision of Government noise policy, which is to promote good health and a good quality of life through the management of noise within the context of Government policy on sustainable development. The policy seeks to make explicit the implicit underlying principles and aims regarding noise management and control that are to be found in existing policy documents, legislation and guidance.
Biodiversity – The UK Action Plan (1994)	The Action Plan is the UK Government's response to the Convention on Biological Diversity (CBD) signed in 1992. It describes the UK's biological resources and commits a detailed plan for the protection of these resources. The Government published the first lists of Priority Species and Habitats in 1995 as part of the UK Biodiversity Action Plan (UK BAP), which included over 300 species.
Natural England's – England Biodiversity (2002)	<p>England Biodiversity Strategy was published in 2002. It brings together England's key contributions to achieving the 2010 target to halt biodiversity loss. It also seeks to make biodiversity part of mainstream thinking and emphasises that healthy, thriving and diverse ecosystems are essential to everybody's quality of life and wellbeing. The Strategy has five themes:</p> <ul style="list-style-type: none"> • Protecting the best wildlife sites • Promoting the recovery of declining species and habitats • Embedding biodiversity in all sectors of policy and decision making • Enthusing people • Developing the evidence base. <p>An important aim of the strategy is to deliver the UK Biodiversity Action Plan in England, and a measure of success of conserving England's biodiversity is how the status of priority species and habitats is changing.</p>

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Policy or Plan	Summary of objectives and targets
Conserving Biodiversity – the UK approach (DEFRA 2007)	The UK Biodiversity Standing Committee, on behalf of the UK Biodiversity Partnership, prepared this statement. Its purpose is to set out the vision and approach to conserving biodiversity within the UK's devolved framework for anyone with a policy interest in biodiversity conservation. It sets out an approach to biodiversity conservation that is designed not only to meet the commitment to halt the loss of biodiversity by 2010, but to guide action well into the second decade of the 21st century at a time when the challenges faced by the natural environment are great.
Healthy lives, healthy people: our strategy for public health in England 2010 and update 2011	<p>The strategy sets out a bold vision for a reformed public health system in England including:</p> <ul style="list-style-type: none"> • Local authorities to take new responsibilities for public health • Local authorities to be supported by a new integrated public health service – Public Health England • A stronger focus to be placed on outcomes across the system • Public health as a clear priority and a core part of business • A commitment to reduce health inequalities.
Guidance and other Reference Documents	
Plan Making Manual (DCLG)	The Plan Making Manual sets out guidance for Local Authorities and is to be reviewed in the light of the National Planning Policy Framework. The guidance remains extant until the review is completed.
A Practical Guide to the Strategic Environmental Assessment Directive (2005)	Practical guidance, published in September 2005, on applying European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment”.
Planning Inspectorate Advice Notes	Guidance on the LDF process and soundness of plans 2007-2010
Implementation of Directive 2001/42 on the assessment of the effects of certain plans and programmes on the environment	This document has been produced to help Member States implement the Directive in order to meet its requirements and gain the expected benefits. The guidance is intended to help understand the purpose and operation of the Directive and to consider the implications it will have for planning procedures.
Environmental Impact Assessment: A guide to procedures (2000)	The guide is mainly for developers, their advisors and others who wish to gain a general understanding of EIA. It provides a general explanation of Environmental Impact Assessment (EIA) procedures transposed into UK legislation as required by Council Directive 85/337/EEC, as amended.
By Design – Urban design in the planning system: towards better practice. DETR / CABE (2000)	The aim of this guide is to promote high standards in urban design. The central message is that careful assessments of places, well-drafted policies, well-designed proposals, robust decision-making and a collaborative approach are needed if better places are to be created.
BREEAM (Building Research Establishment Environmental Assessment Method) (2008)	BREEAM addresses wide-ranging environmental and sustainability issues and enables developers and designers to prove the environmental credentials of their buildings. It uses a straightforward scoring system that is transparent, easy to understand and supported by evidence-based research; has a positive influence on the design, construction and management of buildings and sets and maintains a robust technical standard with rigorous quality assurance and certification
Department of Health: Next Step Review: High Quality Care for All (2008)	High Quality Care for All sets a new foundation for a health service that empowers staff and gives patients choice. It ensures that health care will be personalised and fair, include the most effective treatments within a safe system, and help patients to stay healthy.
Environment Agency - Groundwater Protection: Policy and Practice (GP3) 2013	This guidance document describes the EA's approach to the management and protection of groundwater in England and Wales and provides a framework for the management and protection of groundwater. The framework takes account of the government's sustainable development strategy and the water strategies of DEFRA and the Welsh Government.

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Policy or Plan	Summary of objectives and targets
Guidance and other Reference Documents	
Environment Agency – Our Ambition to 2020 (2016)	This documents sets out the EAs ambition for how they plan to protect and improve natural resources in years to come, alongside Defra’s proposed 25-year environment plan. This document includes the EAs vision, principles and purpose, and sets out their objectives to create a cleaner healthier environment which benefits people and the economy, a nation better protected against natural threats and hazards, and a commitment to work in partnership.
Environment Agency – Climate Change, adapting for tomorrow (2009)	This report shows how the Environment Agency are working, often in partnership with others, to help communities and businesses adapt, while still protecting the natural environment.
Environment Agency –A guide for developers (2013)	This guide provides advice on making sure development contributes to the long-term environmental quality of our country. The guide gives practical advice on each of the environmental issues that may affect a site. This ranges from how you can reduce flood risk through to creating quality green space in your development. It gives pointers for building sustainable, cost-effective homes, helping create an environment in which people will really want to live. It also provides examples of sites where this good practice has already been applied.
Environment Agency State of Environment Report for Haringey (2011)	This report provides a snapshot of the environment in the London Borough of Haringey It outlines trends and changes in the environment, and highlights some of the work being carried out in the local areas to improve the environment, and people’s experience of it. The report has been compiled as an extension of the London State of the Environment report to provide a local focus on the boroughs and the health of their environment.
Environment Agency – Water for people and the environment. Water resources strategy for England and Wales (2009)	The strategy sets out how water resources should be managed over the coming decades so that water can be abstracted and used sustainably. Implementing these measures will help to ensure there will be enough water for people and the environment now and in the future. The strategy includes a series of actions that need to be taken to deliver a secure water supply and safeguard the environment.
English Heritage Conservation Principles: for the sustainable management of the historic environment (2008)	This document contains policies and guidance for the sustainable management of the historic environment. This includes historic buildings, areas and their setting; archaeology; historic parks and gardens; heritage landscapes and the wider historic environment, such as those elements that may not be statutorily protected, yet help define the areas local distinctiveness. The document is used when considering heritage values, how to assess their significance and manage successful change in the historic environment.
English Heritage, Guidance on Environmental Assessment, Sustainability Appraisal and the Historic Environment (2010)	This guidance focuses on SEA/SA for development plans, building on existing Government advice, it is equally applicable to the preparation of SEAs for other types of documents, such as Local Transport Plans and Water Resource Management Plans.
Historic England, Heritage at Risk Register	This database identified listed buildings and structures that are at risk

Historic England, Good Practice Advice Notes	<p>Good Practice Advice(GPA) - provides supporting information on good practice, particularly looking at the principles of how national policy and guidance can be applied. It follows the main themes of the planning system - plan-making and decision-taking - and other issues significant for good decision-making affecting heritage assets. GPAs are the result of collaborative working with the heritage and property sectors in the Historic Environment Forum and have been prepared following public consultation. .</p> <p>GPA1 - Local Plan Making GPA2 - Managing Significance in Decision-Taking in the Historic Environment GPA3 - Setting and Views GPA4 - Enabling Development (forthcoming)</p>
English Indices of Deprivation 2010	<p>The Index of Multiple Deprivation combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation.</p>
Guidance on Tall Buildings CABE and English Heritage (2007)	<p>The aim is to 'ensure that tall buildings are properly planned'. The document is for use as a basis for assessment for specific local projects in local policy and guidance preparation. The most important issues are making sure that tall buildings of high architectural quality, that they have a positive impact on the environment and area, and that they are supported by services, transport etc.</p>
Model Procedures for the Management of Contaminated Land-Environment Agency.	<p>The Model Procedures for the Management of Land Contamination, CLR 11, have been developed to provide the technical framework for applying a risk management process when dealing with land affected by contamination. The process involves identifying, making decisions on, and taking appropriate action to deal with land contamination in a way that is consistent with government policies and legislation within the UK.</p>

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Policy or Plan	Summary of objectives and targets
Air Quality	
Clearing London's Air - Air Quality Strategy (2010)	<p>The strategy sets out a framework for improving London's air quality and measures aimed at reducing emissions from transport, homes, offices and new developments, as well as raising awareness of air quality issues. This will be delivered through a number of initiatives including:</p> <ul style="list-style-type: none"> • Age limits for taxis • Promoting low-emission vehicles (such as electric cars) • Promoting eco-driving • New standards for the Low Emission Zone • Retrofitting older buses • Targeted measures for areas where air quality is poor. • Using the planning system to reduce emissions from new developments. • Retrofitting homes and offices to make them more energy efficient.
Accessibility and Equity	
Accessible London: Achieving an Inclusive Environment. Mayor's Supplementary Planning Guidance (2004)	This provides detailed guidance on the policies contained in the London Plan to make places usable by everyone especially disabled people.
Planning for Equality and Diversity in London. Mayor's Supplementary Planning Guidance (2007)	This SPG provides guidance to boroughs, partners and developers on the implementation of policies in the London Plan, which relate to equalities issues and addressing the needs of London's diverse communities.
Culture	
Cultural Strategy: Cultural Metropolis (2010)	The Mayor's Cultural Strategy sets out his vision, priorities and recommendations for how to strengthen the cultural life of Londoners across the capital. The strategy recognises the significance of the cultural and creative sectors in making London a successful world city, and puts forward a case for its continued support and investment – particularly in the run up to the 2012 Olympics and the opportunity it presents for London to undertake a step change in cultural activity and participation.
Economy	
Mayors Economic Development Strategy (2010)	The Mayor's vision is for London to be the best big city in the world. The Strategy sets out this vision with respect to the London economy, and how it can be realised. The Mayor's ambitions are for London to be the World Capital of Business, and to have the most competitive business environment in the world; to be one of the world's leading low carbon capitals, for all Londoners to share in London's economic success and for London to maximise the benefits of the 2012 Olympic and Paralympic games.
GLA Economics-Evidence Base (2014)	The latest Economic Evidence Base document supports the public consultation drafts of the three Mayoral strategies currently being revised: the London Plan, the Economic Development Strategy and the Transport Strategy.
GLA Economics-Working Paper 39 – Borough Employment Projections to 2031 (2009)	GLA Economics has published four papers -two technical papers and two working papers -that describe its updated employment projections out to 2031 and which appeared in the recently published Economic Evidence Base.

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Policy or Plan	Summary of objectives and targets
GLA Economics-Working Paper 38 – Employment Projections for London by sector	GLA Economics has published four papers -two technical papers and two working papers -that describe its updated employment projections out to 2031 and which appeared in the recently published Economic Evidence Base.
Technical paper 1: London employment sites database (2009)	GLA Economics has published four papers -two technical papers and two working papers -that describe its updated employment projections out to 2031 and which appeared in the recently published Economic Evidence Base.
Technical paper 2: Accessibility-based employment projections (2009)	GLA Economics has published four papers -two technical papers and two working papers -that describe its updated employment projections out to 2031 and which appeared in the recently published Economic Evidence Base.
London Office Policy Review (2009)	Prepared by a consortium of independent office specialists led by Ramidus Consulting, the 2009 Review charts the relationship between office demand and supply to the end of 2008, with a mid-year update to 2009, and provides forecasts of demand for office floorspace to 2031. The report also covers other issues facing the London office market including a market view of the prospects for office markets and town centres outside of the Central Activities Zone (CAZ) including the Outer London Development Centres. The report also considers issues such as transport infrastructure, the conversion of surplus offices to other uses, mixed use development, climate change and the cumulative impact of 'mega-schemes' on the edge of or beyond CAZ.
Industrial Capacity Mayor's Supplementary Planning Guidance (2008)	The importance of integrating transport and industrial development is recognised in this document, with particular reference to improving linkages between rail connectivity and major distribution locations. It also provides guidance for freight requirements for Storage and Distribution functions.
GLA Hotel Demand Study (2006)	This study tests the hotel demand assumptions used in the 2004 London Plan to inform the draft alterations to the plan. It adds a finer grained geographic dimension, which will help develop sub regional and more local monitoring benchmarks.
Energy and Climate Change	
Climate Change Mitigation and Energy Strategy (2011)	This Strategy has a positive message on targets. The strategy shows that if all the existing policies and programmes that are already in train – whether at national or local level – actually deliver as promised, it will be possible to get very close to London's ambitious CO2 reduction target of 60 per cent against 1990 levels. The Strategy also identifies the further measures needed to close the gap.
Draft Climate Change Adaptation Strategy for London (2010)	<p>The Mayor's Climate Change Adaptation Strategy:</p> <ul style="list-style-type: none"> • identifies who and what is most at risk today • analyses how climate change will change the risk of flood, drought and heat-wave through the century • describes what action is needed to manage the changes and who is responsible. <p>The key actions proposed in the strategy are:</p> <ul style="list-style-type: none"> • To improve our understanding and management of surface water flood risk • An urban greening programme to increase the quality and quantity of green space and vegetation in London – this will buffer us from floods and hot weather • To retro-fit up to 1.2m homes by 2015 to improve the water and energy efficiency of London homes

Regional

Policy or Plan	Summary of objectives and targets
Flood Risk	
Thames Region Catchment Flood Management Plan, 2009	This plan presents what the Environment Agency considers the most sustainable direction for the management of fluvial flood risk within the region for the next 50 to 100 years. The plan is based on extensive research into the catchment characteristics of the region and the options available for managing the risk to people, properties and the environment. The likely impacts of climate change and the plans for future development are also taken into account.
Regional Flood Risk Appraisal (2009)	The Mayor published the Regional Flood Risk Appraisal (RFRA) in October 2009. The RFRA examines the nature and implication of flood risk in London and how the risk should be managed. The RFRA contains 19 recommendations, involving or lead by a range of organisations. Progress against the recommendations will be monitored annually in the London Plan Annual Monitoring Report.
Health	
The London Health Inequalities Strategy (2010)	The strategy sets out the Mayor's framework to reduce health inequalities in the capital. Key aims of the strategy include encouraging physical activity, supporting long-term investment to reduce poverty, improving access to primary care and NHS services, supporting individuals to make healthier choices and promoting well being in the workplace.
NHS London: Strategic Plan (2008-13)	A strategic plan that sets out an ambitious programme of work to deliver high-quality, value for money services.
Heritage	
Strategic Environmental Assessment, Sustainability Appraisal and the Historic Environment - English Heritage 2010	Whilst this guidance focuses on SEA/SA for development plans, including neighbourhood plans, it is equally applicable to the preparation of SEA/SAs for other types of documents such as Local Transport Plans and Water Resource Management Plans.
English Heritage's Heritage at Risk Register - London 2011	Identifies listed buildings at risk from neglect, decay, under-use or redundancy in London.
Housing	
London Housing Strategy (2010)	<p>London's first statutory housing strategy was published on 27 February 2010, embodying the Mayor's vision for housing in London to:</p> <ul style="list-style-type: none"> • Raise aspirations and promote opportunity: by producing more affordable homes, particularly for families and by increasing opportunities for home ownership through the new First Steps housing programme • Improve homes and transform neighbourhoods: by improving design quality, by greening homes, by promoting successful, strong and mixed communities and by tackling empty homes • Maximise delivery and optimise value for money: by creating a new architecture for delivery, by developing new investment models and by promoting new delivery mechanisms.
GLA Housing Design Guide 2010	The new 'interim edition' of the London Housing Design Guide sets out the Mayor of London's aspirations for the design of new housing in the capital. The Mayor is committed not just to delivering more homes in London, but also to improving the quality of our homes. The London Development Agency has published the new London Housing Design Guide, which sets a new benchmark for housing design in London. All housing built on London Development Agency land is expected to meet these standards. The standards will also start to be applied to housing schemes applying for funding from the London Homes and Communities Agency from April 2011.
GLA 2015 Round Population Projections (August 2015)	Revised Population Projections to 2036 for London Boroughs by single year of age and gender.. Includes detailed ward level population projections to support the London Plan, incorporating housing provision targets as outlined in the consultations draft of the revised London Plan.

Regional

Policy or Plan

Summary of objectives and targets

Housing Mayor's Supplementary Planning Guidance (2012)

This draft document sets out proposed guidance to supplement the housing policies in the 2011 London Plan (LP). In particular, it provides detail on how to carry forward the Mayor's view that: "providing good homes for Londoners is not just about numbers. The quality and design of homes, and the facilities provided for those living in them, are vital to ensuring good liveable neighbourhoods". The SPG is informed by the Government's draft National Planning Policy Framework and by its new Housing Strategy for England.

Infrastructure

Central London Infrastructure Study (2009)

The study aims to provide a strategic understanding of the implications of growth for the whole of Central London, with an indication of how growth, and therefore demand for infrastructure, is distributed across the study area. This analysis allows Central London Forward to build a robust case for additional infrastructure investment for Central London to achieve sustainable growth up to 2026. In particular, as well as offering local authority level information and analysis, the report provides evidence of sub-regional issues and opportunities, encouraging joint solutions wherever appropriate. This study also identifies existing gaps and shortfalls in infrastructure provision.

London Plan

London Plan (2015 with alterations)

The London Plan describes an integrated economic, social, environmental and transport framework for the development of London over the next 20-25 years. London boroughs' local plans need to work within this larger structure, and its policies guide decisions on planning applications by councils and the Mayor. The new London Plan sets out to:

- Meet the needs of a growing population with policy on new homes, including affordable housing, housing design and quality, and social infrastructure, which will promote diverse, happy and safe local communities.
- Support an increase in London's development and employment with policy on: outer London, inner and central London; finding the best locations for development and regeneration, and protecting town centres; encouraging a connected economy and improving job opportunities for everyone, so that London maintains its success and competitiveness.
- Improve the environment and tackle climate change by: reducing CO2 emissions and heat loss from new developments; increasing renewable energy; managing flood risk, ensuring water supply and quality; improving sewerage systems; improving London's recycling performance and waste management; and protecting our open spaces making London a green and more pleasant place to live and visit. Ensure that London's transport is easy, safe and convenient for everyone and encourage cycling, walking and electric vehicles.

Regional

Policy or Plan	Summary of objectives and targets
Noise	
London Agglomeration Noise Action Plan (2010)	The purpose of the Noise Action Plan is to assist in the management of environmental noise and its effects, including noise reduction if necessary, in the context of government policy on sustainable development. Noise Action Plans are based on the results of the strategic noise maps published in 2008.
Sunder City: The Mayors Ambient Noise Strategy (2004)	The aim of the Mayor's ambient noise strategy is a practical one – to minimise the adverse impacts of noise on people living and working in, and visiting London using the best available practices and technology within a sustainable development framework. Three key issues are: 1. Securing good noise reducing road surfaces 2. Securing a night aircraft ban across London 3. Reducing noise through better planning and design of new housing
Open Space and Biodiversity	
London's Natural Signatures: The London Landscape Framework – Natural England 2011	The London Landscape Framework aims to support but also go beyond existing green space policy. The Natural Signatures are a means of encapsulating and evoking the key natural characteristics of the Natural Landscape Areas.
All London Green Grid March 2012	<p>The All London Green Grid takes the principles of the East London Green Grid and applies them across London.</p> <ul style="list-style-type: none"> • The concept of a “green grid” – an integrated network of green and open spaces together with the Blue Ribbon Network of rivers and waterways – is at the centre of the London Plan's approach to the provision, enhancement and management of green infrastructure (Policy 2.18). This network of spaces functions best when designed and managed as an interdependent ‘grid’. • The ALGG SPG aims to promote the concept of green infrastructure, and increase its delivery by boroughs, developers, and communities, by describing and advocating an approach to the design and management of green and open spaces to deliver hitherto unrealised benefits. These benefits include sustainable travel, flood management, healthy living, and creating distinctive destinations; and the economic and social uplift these support.
Shaping Neighbourhoods: Play and Informal Recreation SPG - 2012	The guidance supports the implementation of the London Plan Policy 3.6 on ‘Children and Young People's Play and Informal Recreation Facilities,’ and other policies on shaping neighbourhoods (Chapter 7 of the London Plan), in particular Policy 7.1 on Lifetime Neighbourhoods. The SPG: promotes an approach that supports the presence of children and young people in the built environment/public realm and encourages the creation of ‘shared’ public and communal space used by adults and children at the same time (Chapter 3); introduces the concept of lifetime neighbourhoods and the importance of play and recreation opportunities to create places that meet the needs of all Londoners, at every stage of their lives (Chapter 3); promotes more innovative approaches to play provision in terms of facilities, locations, design and management such as the opening of schools’ play facilities to the community, the use of natural features (Chapter 3); promotes healthy lifestyles and access to nature (Chapter 3) provides benchmark standards on play requirements that can be used as a reference to guide boroughs in the development of their own local standards and to secure places to play in existing and new housing developments (Chapter 4) provides updated child yield figures for boroughs and developers to assess child occupancy and play space requirements (See 'Assessing child occupancy and play space requirements' calculator file linked below); supports community involvement and volunteering to increase the use and enhanced the quality of play provision (Chapter 5); and provides more detailed guidance on the Community Infrastructure Levy (CIL) (Chapter 5)

Regional

Policy or Plan

Summary of objectives and targets

Connecting with London's Nature. The Mayor's Biodiversity Strategy (2002)

The document details the Mayor's vision for protecting and conserving London's natural open spaces. It seeks to ensure that there is no overall loss of wildlife habitats in London, and that open spaces are created and made accessible, so that all Londoners are within walking distance of a quality natural space. The strategy is an important step in establishing a London-wide framework for maintaining London's diversity of wildlife.

Sustainability

Sustainable Design and Construction SPG, July 2013

This SPG provides guidance on the implementation of London Plan policy 5.3 - Sustainable Design and Construction, as well as a range of policies, primarily in Chapters 5 and 7 that deal with matters relating to environmental sustainability. This draft SPG includes guidance on:

- Energy efficient design
- Meeting the carbon dioxide reduction targets
- Decentralised energy
- How to off-set carbon dioxide where the targets set out in the London Plan are not met
- Retro-fitting measures
- Support for monitoring energy use during occupation
- An introduction to resilience and demand side response
- Air quality neutral
- Resilience to flooding
- Urban greening
- Pollution control
- Basements policy and developments
- Local food growing

Regional

Policy or Plan

Summary of objectives and targets

Adapting to Climate Change: A checklist for development (2005)

This guidance was published by the Greater London Authority and provides advice on designing developments in a changing climate. The main actions are summarised in a simple to use checklist, however, it is not intended to be a design manual, although it does contain signposts to more detailed guidance

Transport

Mayors Transport Strategy (2010)

The Mayor's Transport Strategy is a statutory document, developed alongside the London Plan and Economic Development Strategy as part of a strategic policy framework to support and shape the economic and social development of London over the next 20 years. It sets out the Mayor's transport vision and describes how Transport for London (TfL) and its partners, including the London boroughs, will deliver that vision. Six goals set out how the overarching vision should be implemented. The transport strategy should:

- Support economic development and population growth
- Enhance the quality of life for all Londoners
- Improve the safety and security of all Londoners
- Improve transport opportunities for all Londoners
- Reduce transport's contribution to climate change and improve its resilience
- Support delivery of the London 2012 Olympic and Paralympic Games and its legacy

Land for Industry and Transport SPG, 2012

This document sets out guidance to supplement the policies in the 2011 London Plan (LP) relating to land for industrial type activities and transport. The SPG provides advice on how to implement these policies, in particular LP Policy 2.17 on Strategic Industrial Locations, Policy 4.4 on Managing Industrial Land and Premises; and Policy 6.2 on Providing Public Transport Capacity and Safeguarding Land for Transport.

The SPG provides guidance on industrial land requirements as well as on possibilities, appropriate processes and suitable locations for release of any surplus industrial land. The SPG further discusses how the requirements of different sectors can be addressed to enhance their competitiveness, and to carrying forward the Mayor's broader concerns for improvements to the overall quality of London's environment by emphasising the importance of good design for industrial development. The SPG also provides guidance to identify and protect land for transport functions including sites and routes, which could be critical in developing infrastructure to widen transport choice.

Views

London View Management Framework. Mayor's Supplementary Planning Guidance (2012)

The London View Management Framework is a key component of the Mayor's strategy to preserve London's character and built heritage. It outlines the policy framework for managing the impact of development on key panoramas, river prospects and townscape views.

Regional	
Policy or Plan	Summary of objectives and targets
Waste	
Mayors Replacement Municipal Waste Management Strategy (2010)	<p>The Strategy is made up of six key policy chapters, outlining where the Mayor thinks he can make most difference. The six overarching policies are:</p> <ul style="list-style-type: none"> • Inform producers and consumers of the value of reducing, reusing and recycling • Provide a greenhouse gas standard for municipal waste management activities to reduce their impact on climate change • Capture the economic benefits of waste management • Achieve 50 per cent municipal waste recycling or composting performance (including anaerobic digestion) by 2020 and 60 per cent by 2031 • Catalyse municipal waste infrastructure in London, particularly low-carbon technologies • Achieve a high level of street cleanliness.
North London Waste Plan	<p>The North London Waste Plan (NLWP) will set out the planning framework for waste management in the North London Boroughs for the next 15 years. It will identify sites for waste management use and set out policies for determining waste planning applications.</p>
Water	
Securing London's Water Future (2011)	<p>This is the first water strategy for London and provides a complete picture of the capital's water needs. The strategy calls for organisations involved in the city's water management to:</p> <ul style="list-style-type: none"> • invest in a water management and sewerage system to ensure London has the water services fit for a world class city and create jobs • support and encourage Londoners to take practical action to save water, save energy and save on their utility bills (a standard package of water saving measures can save a household around 35,000 litres of water per year and £90 off their bills) • realise the potential of London's sewage as a clean energy resource to help reduce greenhouse gas emissions and improve energy security • work in partnership with the Mayor, boroughs and communities to seek and develop opportunities to manage flood risk through enhancing London's green spaces. <p>At the heart of the strategy is a six-point plan to reduce London's water demand. At a time of decreasing supply and increasing demand for water, it makes sense to use the water we have more wisely. The strategy promotes increasing water efficiency and reducing water wastage to balance supply and demand for water, safeguard the environment and help tackle water affordability problems.</p>

Regional	
Policy or Plan	Summary of objectives and targets
Thames River Basin Management Plan (2013)	The EU Water Framework Directive requires the Environment Agency to prepare and publish 10 River Basin Management Plans (RBMP) to promote the concept of sustainable water management. The purpose of this plan is: <ul style="list-style-type: none"> <input type="checkbox"/> to prevent waterbodies deteriorating <input type="checkbox"/> highlight areas of land and bodies of water that have specific uses that need special protection <input type="checkbox"/> set legally binding objectives for each quality element in every water body. <input type="checkbox"/> to provide a framework for action and future regulation.
Taking Care of Water - Our Plan for the next 25 years (Thames Water Utilities 2007)	Taking care of water describes a long-term strategy to address a series of issues. It is built around the four main themes that have emerged from public consultation: delivering for customers; planning for a sustainable future; delivering efficiently; and providing affordable services. The document set out the things that are needed to meet the challenges of the future. It also set out the costs of providing those services and the likely impact on bills.
Water Resources Management Plan (Thames Water Utilities) 2010-2035	Sets out how demand for water is balanced against the supply over the next 25-year period.
Our Plans for Water (Thames Water Utilities) 2010-2015	A five-year Plan, which sets out proposals to maintain and improve services during the period 2010 to 2015.
Local	
Policy or Plan	Summary of objectives and targets
Draft Strategic Proposals for Sludge Management (Thames Water Utilities) 2008	Thames Water Utilities Ltd. (Thames Water) has developed high-level strategic proposals for sludge management/disposal in our region for the 25 years to 2035. The decision to carry out the strategy development was taken for the following reasons: (1) to provide a broad framework for the specific investment proposals, particularly in the period 2010-2015 for the periodic review of our charges in 2009, and (2) to review the appropriateness of the current strategy (i.e. wherever possible recycle sludge to land) going forward, given the increasing costs and regulatory/other constraints arising from this outlet.
Community	
A Sustainable Way Forward - Sustainable Community Strategy 2007-16	A Sustainable Way Forward is the strategy of the Haringey Strategic Partnership and forms the overarching plan for Haringey, tackling those issues that cannot be dealt with by one agency alone. The Community Strategy provides a ten year vision for Haringey, based upon a wide ranging consultation process. The Community Strategy also addresses those issues that we know are key challenges and opportunities for Haringey. The priorities of the strategy are: <ul style="list-style-type: none"> • people at the heart of change • an environmentally sustainable future • economic vitality and prosperity shared by all • safer for all • healthier people with a better quality of life • people and customer focused

Local

Policy or Plan

Summary of objectives and targets

Community

Community Infrastructure Plan 2010

The Community Infrastructure plan incorporates an assessment of existing facilities and is developed through engagement with services providers and stakeholders. The plan serves a range of purposes including:

- Support the delivery of the outcomes envisaged in the Sustainable Community Strategy
- Support the delivery of the Local Plan and other Development Plan Documents
- Form the basis of a tariff system for defining developers' contributions to infrastructure needs, which stem from the housing growth
- Help identify the possible need for financial contributions associated with individual planning applications
- Inform relevant partners of social infrastructure requirements associated with planned housing development and population growth
- Create a corporate community of stakeholders within the borough to ensure consideration of community infrastructure in future development, planning and policy

One of the key aims of the study was to ensure that service deliverers throughout the borough are fully aware of future growth in Haringey and all stakeholders are sharing information and forward planning requirements.

The Children and Young People's Plan 2009-2020

The aim of the plan is to protect vulnerable children and young people whilst providing support so they can to enjoy the same opportunities as any other child or young person. The Plan Includes 10 priorities for Haringey's children and youth

Haringey Urban Renewal Strategy (2002-2012) – Narrowing the Gap

The Strategy sets the direction for improvement in the most deprived areas for the foreseeable future and provides a framework for reforming and reshaping public services, which reflects community needs and is owned by local residents.

Haringey's Community Safety Strategy 2011-2014

This strategy focuses on actions that address gaps in crime prevention and reduction services where a partnership approach can improve the outcome and save resources. It does not intend to replicate all ongoing activity.

Economy

Haringey Employment Study 2015

This report updates key elements of the Haringey Employment Study undertaken in 2009 and 2012. The study provided up to date analysis of the borough's overall employment land supply as well as an assessment of the likely demand for employment land and premises up to 2026. The study includes the recent changes to the strategic policy context for economic development and its implications for the supply and demand for employment land in Haringey. As part of the up date, specific consideration has been given to the appropriateness of the Council's proposed changes to eleven employment land designations.

Local

Policy or Plan	Summary of objectives and targets
Haringey Economic Development and Growth Strategy 2015	<p>The Regeneration strategy focuses on putting people, places and prosperity at the heart of regeneration in Haringey. The strategy has three key priorities:</p> <ul style="list-style-type: none">• To unlock the potential of Haringey residents through increasing skill levels and raising employment so that they can contribute to and benefit from being part of one of the most successful cities in the world• To transform Haringey into a place in which more people want to live and invest by using the opportunity of major sites and key locations to create positive change.• To develop a 21st century business economy that offers opportunities for sustainable employment and enterprise to help make Haringey a place in which people want to work, visit and invest.
Education	
School Place Planning Report 2013	School place planning ensures that there are enough school places in the correct area for parents to access them. Annual reports containing information on primary, secondary and special schools are also provided.
Children and Young People's Strategic Plan 2009-2020	<p>The CYPP is the single statutory overarching plan for all services working for children and young people in Haringey. The Children's Trust will integrate provision to improve well-being across all five Every Child Matters (ECM) outcomes and focus on specific challenges and priorities for Haringey. The five ECM outcomes are:</p> <p>Be healthy; Stay safe; Enjoy and achieve; Make a positive contribution; and Achieve economic well-being.</p> <p>This Plan sets out the long term vision for children and young people in Haringey. It also sets the strategic commissioning framework within which partners will, together and individually, ensure delivery of services which will improve outcomes for children and young people and families in Haringey.</p>
Energy and Climate Change	
Climate Change, Site Development and Energy Infrastructure Study, 2010	The study provides the evidence base for policy development in the LDF. The aim of the study was to assess the capacity for the incorporation of low and zero carbon technologies and decentralised energy generation within new developments in Haringey. Four potential policy options were reviewed, which covered targets percentage reductions in CO2 emissions, Code for Sustainable Homes (CSH) and BREEAM targets, requirements for connection to district energy networks and contribution into CO offset funds.
Decentralized Energy Masterplan 2015	This study identifies a number of key areas of high heat densities and development focus, and envisages that in the long term, networks could emerge. This shows both a number of cross-borough linkages to Enfield, Waltham Forest and Hackney and also a series of large-scale decentralised energy networks, particularly in the east of the borough.

Local

Policy or Plan

Summary of objectives and targets

Environment

Greenest Borough Strategy (2008-18)

The document identifies the key environmental issues and aims to deliver a strategy for achieving the long-term aspirations for environmental sustainability. Seven priorities are established to help achieve the vision for a more sustainable Haringey, these are:

- Improving the urban environment
- Protecting the natural environment
- Managing environmental resources efficiently
- Leading by example – managing the Council sustainably
- Ensuring sustainable design and construction
- Promoting sustainable travel
- Raising awareness and involvement

For each of the priorities the document sets out what the Council will do to implement the priorities, including a timescale for when the action will be carried out, and how they will monitor their progress.

A key target of the strategy is a 60% reduction in CO₂ levels by 2050.

Flood Risk

North London Level 1 Strategic Flood Risk Assessment, 2008

The primary aims of the SFRA were:

- Identify the areas within North London that are at risk of flooding for all Flood Zones identified
- Identify the risk of flooding due to surface water either in the form of flash flooding due to surface water run-off, rising groundwater, inadequate drain/sewer capacity or inadequate drain/sewer maintenance
- Identify the likely effects of climate change on flood risk
- Identify catchment areas and the potential for development to affect flood risk in areas beyond the individual borough boundaries
- Provide the basis for allocating sites in the LDF
- Provide a clear rationale for assessing the merits of potential development allocations based on a sequential FRA, taking into account the flood risk vulnerability of proposed uses
- Recommend policy options for dealing with the range of flood risks and provide guidance for developers.

Level 2 Haringey SFRA 2013

The Stage 2 Strategic Flood Risk Assessment (SFRA) 2013 provides an update to the Stage 1 SFRA and assesses the flood risk of the potential site allocations. A range of mitigation measures is outlined in the SFRA, which predominantly focus on surface water management, the greatest risk of flooding identified for the borough. Such mitigation measures should be considered when planning development.

Flood Risk for Sequential Test for Potential Housing Sites in Haringey

The Haringey strategic flood risk assessment was developed as a joint programme with the six surrounding boroughs of Barnet, Camden, Enfield, Hackney, Islington and Waltham Forest as part of the development of the North London Waste Plan. The data collected was the baseline data for Haringey's SFRA and is available on www.nlwp.net. There is a need for further data collation on local surface flooding to improve the baseline information. A surface water management plan will be carried out by Haringey Council and will be used to update the Sequential Test and SFRA once the information becomes available.

Local

Policy or Plan	Summary of objectives and targets
Haringey Sequential testing – Identified Areas of Development, 2015	This paper sets out the Sequential and Exception Tests relating to the key regeneration areas in the borough. The assessment identifies if it is possible to deliver all development within the borough without the need to develop within Flood Zones 2 and 3.
Flood Risk Assessment 2015	This assessment delivers requirements in the Flood Risk Regulations 2009, which define the LB of Haringey as a Lead Local Flood Authority under the Floods and Water Management Act. The regulations require the Council produce a flood risk assessment, supporting spreadsheet and GIS layer. Some of the information within this report will assist in the management of local flood risk.
Haringey Surface Water Management Plan 2011	The SWMP outlines the preferred surface water management strategy for Haringey. Surface water flooding describes flooding from sewers, drains, groundwater, and runoff from land, small watercourses and ditches that occurs as a result of heavy rainfall.
Health	
Haringey Joint Strategic needs Assessment (JSNA) 2012	The assessment pulls together the information on the health and wellbeing of the people of Haringey. It includes evidence about what works and what services are available in order to make decisions about how to commission future services. This is in line with the priorities of the Health and Wellbeing Board to encourage better working between providers, commissioners and the local authority
Heritage and Archaeology	
Conservation Area Character Appraisals	The Council will seek to preserve and enhance the character and appearance of conservation areas and will promote proposals within, adjacent to, or affecting a conservation area that preserve or enhance the appearance, character or setting of the local area. The Conservation Area Appraisals contain special guidance identifying the local distinctiveness of individual conservation areas, the types of buildings within them that are to be preserved and/or enhanced, and the weight to be given to the preservation or enhancement of these characteristics and features as against other development needs.
Urban Characterization Study 2015	The Urban Characterisation Study is one of the key evidence studies to support Haringey's Local Plan, including our emerging Tottenham AAP, Development Management policies and Sites Allocations DPD, as well as future policies such as the planned Wood Green AAP. The study helps us identify areas with high townscape or landscape value, to identify appropriate locations for tall buildings and high density, to identify issues adversely affecting the quality of townscapes, to guide the urban design of new development in regeneration areas, and to protect significant vistas and view corridors. We hope that it will also provide a useful resource for those seeking background information on some of
Housing	
Affordable Housing Viability Study 2010	The study tests the viability of affordable housing on types of site that reflect the range of sites to be included in the Council's Local Development Framework. The focus of the study is to provide evidence to support the housing planning policy. The aim of the policy is to achieve the highest level of affordable housing possible whilst not discouraging the development of private market housing.

Borough Investment Plan 2011-14

The Haringey Borough Investment Plan (BIP) is part of Haringey Council's Single Conversation with the Homes and Communities Agency (HCA). It provides a strategic framework detailing partner priorities and principles of investment to deliver the vision for Haringey of 'a place for diverse communities that people are proud to belong to'. The Haringey BIP is underpinned by local, sub regional, London and national strategies and provides a structure for future investment from the HCA and other partners that are integrated with all aspects of regeneration and growth. This comprehensive investment approach will ensure the delivery of a sustained regeneration of the borough creating places where people want to live and work.

Local

Policy or Plan	Summary of objectives and targets
Haringey's Housing Strategy 2009-19	<p>This strategy has been developed by the Integrated Housing Board (IHB) as an over-arching policy document. It sets out Haringey's approach to housing over the next ten years by identifying a vision for housing in the borough and a set of strategic objectives. The strategy is for stakeholders across the entire spectrum of housing-related activity in the borough, including the Council, registered providers of social housing, developers, private sector landlords, owner-occupiers, residents, and voluntary and community sector providers. In order to deliver this vision our five aims are:</p> <ol style="list-style-type: none">1. To meet housing need through mixed communities which provide opportunities for our residents2. To ensure housing in the borough is well managed, of high quality, and sustainable3. To provide people with the support and advice they need4. To make all homes in the borough a part of neighbourhoods of choice5. To contribute to creating the Greenest Borough
Strategic Housing Market Assessment 2010	<p>The Strategic Housing Market Assessment (SHMA), sets out an estimate of London's current and future housing requirements. Along with the Strategic Housing Land Availability Assessment (SHLAA), the SHMA forms the foundation for the housing targets in the Further Alterations to the London Plan (FALP) and Local Plans. Together they provide the basis for addressing the National Planning Policy Framework's (NPPF) needs driven requirement to boost supply significantly housing supply in the unique circumstances of London.</p>
Homelessness Strategy 2012-14	<p>The strategy sets out how the Council and its partners will work together to prevent homelessness, tackle the causes of homelessness and provide better outcomes for people who are homeless or are at risk of homelessness.</p>

The Housing Investment and Estate Renewal Strategy 2013-23	<p>This strategy sets out how the Council will create homes and communities that are fit for the 21st century, that are energy efficient and that meet tenant and resident expectations. It is set within the context of the HRA 30 year business plan but focusses on:</p> <ul style="list-style-type: none"> - Investing in the existing Council housing in an efficient manner - Reducing carbon emission and fuel poverty - Embedding and financing a Council new build programme - Making best use of HRA assets including through new build development opportunities and estate renewal - Supporting the housing renewal element of the physical regeneration of Tottenham - Creating mixed and balanced communities that contribute to positive social outcomes - Contributing to growth, including bringing jobs, apprenticeships and supply chain benefits through construction work - Engaging local residents in key investment and regeneration decisions that affect their homes and estates.
Affordable Warmth Strategy 2009-19	<p>The multi-partnership Affordable Warmth Strategy identifies how the Council intends to tackle fuel poverty and promote energy efficiency over the next ten years. There are four main aims:</p> <ol style="list-style-type: none"> 1. Engage with people to improve awareness and understanding of fuel poverty and energy efficiency 2. Increase the energy efficiency of housing across Haringey 3. Maximise resources and opportunities for tackling fuel poverty 4. Link to other strategies
Older People's Housing Strategy	<p>The Older People's Housing Strategy aims to deliver an integrated approach to the housing needs of older people in the borough, to ensure that people are not isolated and detached from the communities in which they live and have the help and support to remain independent for as long as possible..</p>
Housing Needs Assessment 2007	<p>The report provided an overview of the housing situation in Haringey, calculating an estimate of affordable housing requirements and also looking at housing demand across all tenures and property sizes.</p>

Local

Policy or Plan

Summary of objectives and targets

Open Space and Biodiversity

Haringey's Biodiversity Action Plan (2009)	<p>To protect and enhance key areas of biodiversity:</p> <ul style="list-style-type: none"> • Sites of Importance for Nature Conservation • Lordship Recreation Ground – increase SINC designation by 2014 • Local Nature Reserves – work to designate Coldfall Wood and The Paddock as new LNRs by 2014. Work to declare Alexandra Palace and Tottenham Marshes as LNRs by 2014. • Green Chains and Ecological Corridors – New River (Site of Metropolitan Importance for Nature Conservation) • Gardens and Housing Estates Land • Parks and Green Spaces • Woodlands • Allotments
Open Space and Biodiversity Study 2013/14	The Council commissioned a study to assess the quality, function, accessibility and value of the borough's parks, green spaces and other open spaces. It found there need to preserve all existing open spaces, and proposes a network of Green Grid links to facilitate better access to existing open spaces. Provision of new open space is needed especially within the urban areas of the Borough where there are currently deficits.
Open Spaces Strategy 2006-16	The Open Space Strategy provides a framework for the management and development of open spaces within the borough. The basis of this framework is contained within an overall vision statement for open space. Eight strategic objectives set out the key areas of improvement that are being prioritised and an action plan, arising out of the strategic objectives, provides the detailed route map to enable the objectives to be achieved. The strategy is due to be updated in 2012.
Planning	
Haringey Local Development Framework – Annual Monitoring Report (AMR) 2014-15	The AMR is a tool used to assess the performance and effectiveness of Haringey's planning policies and objectives as well as the achievements of other services within the Council, which contribute to the delivery of planning objectives. The report is updated annually and provides information on: The Borough's demographic and socio-economic characteristics; Outcomes of policies and projects for the monitoring year; Development Management Performance; and Progress on the preparation of the Local Development Framework.
Pollution	
Air Quality Action Plan 2010-18	The borough of Haringey is and Air Quality Management Area (AQMA) for the pollutants of nitrogen dioxide (NO2) and PM10 (particulate matter) and so the Council is required to produce an air quality action plan. The first AQMP was published in 2003. The second is aimed at reducing NO2 and PM10 emissions, primarily through transport, non-transport and awareness raising measures. The main objectives of the Action Plan are to: Demonstrate the Council's commitment to improving air quality and lead by example; Provide an overview of local key policies with respect to air quality; Improve air quality whilst maintaining economic stability and to explore wider economic opportunities; Involve all relevant Council departments and external agencies where appropriate, to ensure a balanced and integrated approach; and to improve the quality of life and health of residents and workforce in Haringey.
Contaminated Land Register	The Council maintains a public register of contaminated land within Haringey, this land is either regulated by the Council or the Environment Agency. Some information may be withheld if the site owners or persons responsible have proven that it is commercially confidential or that it is not in the public's best interest.

Local	
Policy or Plan	Summary of objectives and targets
Retail	
Retail and Town Centres Study, Nathaniel Lichfield and Partners, 2013	<p>The retail and town centres study includes an assessment of the Metropolitan and District Centres within the authority area, in line with the requirements of the National Planning Policy Framework (NPPF) (March 2012). The Study updates the Retail Study 2008 which included a retail audit/health check of Tottenham High Road (including the two district centres at Tottenham High Road/Bruce Grove and Seven Sisters/West Green Road) in 2011. This study focuses on the following centres:</p> <ol style="list-style-type: none"> 1 Wood Green Metropolitan Centre 2 Crouch End District Centre 3 Muswell Hill District Centre 4 Green Lanes District Centre 5 Retail parks and local centres in the borough
Wood Green	
Wood Green Investment Framework Character and Place Making Study - August 2015	<p>The Investment Framework for Wood Green helps establish a co-ordinated vision and approach to future development in the area. The framework guides development in the area for the next 15-20 years and forms an evidence base for the council's Area Action Plan.</p> <p>This document forms an evidence base for future work and is broadly divided into two sections, a study of the existing character of the area and a place making study.</p> <p>The character area study provides an understanding of the existing context and character of distinct places within the Investment Framework boundary. This allows an understanding of how a place could develop in the future and highlights distinctiveness that should be protected and enhanced or issues that must be addressed in future proposals.</p> <p>The place making study uses the above-mentioned research to inform a series of urban design principles and performance standards that will form an overarching 'Spatial Framework' used to inform and test future development proposals. This section also includes an assessment of the council's site allocations policy, highlighting divergence from current advice and additional sites that could be considered to realise a wider vision.</p>
Wood Green Retail Study Update 2016	<p>The update provides more robust information on future expenditure-based capacity for comparison and convenience goods floorspace in Wood Green.</p> <p>The key elements of work updated include:</p> <ol style="list-style-type: none"> 1 revised retail floorspace data for Wood Green town centre based on the latest Goad Plan data; 2 updated turnover estimates for existing and proposed retail floorspace within Wood Green town centre; 3 Experian's latest 2014 local expenditure data; 4 2011 census and GLA's 2014 round of population projections; 5 Experian's latest (October 2015) expenditure growth projections and home shopping projections; 6 update of benchmark turnovers for existing food stores (Mintel November 2015 data); 7 impact implications of commitments implemented since 2013 and pipeline proposals including Brent Cross; and 8 market commentary of recent changes and forecast for home shopping and how these will influence the demand for new floorspace and retail capacity projections.

Wood Green Parking and Circulation Study 2015	The parking and circulation study sets out the baseline transport conditions in the Wood Green Investment Framework (WGIF) study area, assesses the existing provision of parking both onstreet and off-street across Wood Green and assesses the likely impacts of three potential development scenarios on the existing parking provision and transport conditions. The scope of the Stage 1 parking and circulation study included undertaking a parking survey of the WGIF study area to help inform whether parking could be amended/rationalised as part of the proposals. The Stage 2 parking and circulation study w includes the results of a parking survey undertaken in December 2015 and updates the previous conclusions and findings established in the Stage 1 report.
Wood Green Stage 2 Parking and Circulation Study 2016	
Wood Green Social Infrastructure Study 2015	The study establishes the housing characteristics and social infrastructure requirements arising from the future regeneration of Wood Green. It found there is a need for education, health and open space provision in the area.

Local

Policy or Plan	Summary of objectives and targets
Wood Green Employment Land and Workplace Study Draft 2015	<p>The sectoral demand forecast draws upon published data to investigate employment trends in Wood Green and the wider North London area. It finds that Wood Green's current workforce is mainly locally-based; over 70% of the total workforce lives in Haringey and its neighbouring boroughs. Meanwhile, businesses in the wider North London region (Barnet, Enfield and Haringey) have a greater proportion of 'micro' businesses (up to nine employees) than the rest of London. This suggests that demand is more likely to come from smaller occupiers in this area than elsewhere. Self-employment is more predominant in North London than elsewhere in the city. Working residents of North London are over twice as likely to work either from home or in no fixed place than is observed across London. This trend is anticipated to continue; according to GLA projections, 83% of new jobs in North London from 2015-2026 will be self-employed, compared to an average of 27% across London. This indicates the presence of a large and increasing pool of potential users of flexible workspace across both Haringey and the wider PMA.</p> <p>Employment forecasts present contrasting projections for office and industrial employment: over the period 2015-2026, North London is anticipated to add an additional 7,500 office jobs; 1,300 of which will be in Haringey. This represents an increase of approximately 10% on the current level of employment. Meanwhile, industrial employment in North London is expected to contract by 10,600 jobs over the period; a loss of broadly 20% of industrial jobs.</p>

Local

Policy or Plan	Summary of objectives and targets
Transport	

Local Implementation Plan 2011-14	Haringey's Transport Strategy is called the Local Implementation Plan (LIP) and contains details of the local transport objectives and delivery proposals for 2011-14. These reflect the transport needs and aspirations of Haringey's residents and businesses and contribute towards the implementation of key priorities with the Mayor's Transport Strategy for 2011-31. The LIP outlines the Council's long-term transportation goals and provides a framework that will enable the delivery of sustainable transport projects
Waste	
North London Waste Plan	The seven north London boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest are preparing a joint Waste Plan. The Waste Plan will identify a range of suitable sites for the management of all North London's waste up to 2031 and include policies and guidelines for determining planning applications for waste developments.

Appendix 2: Monitoring Indicators

Over the life time of the Local Plan, the plan will respond to the challenges posed by population growth, land availability and sustainable growth.

Targets	Indicators
a. Meet or exceed the annual target of 820 homes from 2011/12 – 2014/15. Meet or exceed the annual target of 1,502 homes from 2015/16 – 2025/26.	COI H1 Plan period and housing targets and distribution a) completions against indicative housing figures and phases in Table 3.1 b) five year housing land supply c) updated housing trajectory against cumulative strategic housing requirement
b. Delivery of new homes at Wood Green, including Haringey Heartlands, and Tottenham Hale up to 2026	COI H2 Number of additional dwellings a. by area
c. Delivery of new homes in the identified areas of change up to 2026.	COI H3 Number of new dwellings built on previously developed land
d. Delivery of new homes in the identified areas of limited change up to 2026.	COI H5 Percentage affordable housing completions a. social housing b. intermediate housing
e. Identify new jobs targets, through Area Action Plans.	
f. Delivery of key infrastructure programmes as set out in the Infrastructure Delivery Plan.	COI BD1 Total amount of additional employment floorspace COI BD4 Total amount of additional town centre floorspace LOI 1 Percentage of vacancy rates in town centres LOI 2 Number of new jobs created, by type LOI 10 Number of relevant new infrastructure programmes completed SEI 4 Number of new businesses in the area

Over the life time of the Local Plan the plan aims to provide a sufficient amount of suitable, affordable and high quality designed housing to meet the diverse needs of the borough's residents.

Targets	Indicators
a. Meet or exceed the annual target of 820 homes from 2011/12 – 2014/15. Meet or exceed the annual target of 1,502 homes from 2015/16 – 2025/26.	COI H1 Plan period and housing targets and distribution j. completions against indicative housing figures and phases in Table 3.1
b. 40% of all residential developments delivering ten or more units will be affordable housing	k. five year housing land supply l. updated housing trajectory against cumulative strategic housing requirement
c. Of the 40% affordable housing delivered 60% will be social rented housing and 40% will be Intermediate housing.	COI H2 Additional dwellings a. in previous five years b. for the reporting year
d. 100% of residential developments over 10 units or a 100% of mixed use developments with a residential component to be assessed against Building for Life (BfL) criteria.	COI H3 Number of dwellings built on previously developed land COI H5 Percentage of affordable Housing completions
e. Meet the density levels set out in the London Plan Density Matrix within Haringey's context.	COI H6 Percentage of residential developments assessed using BfL standards
f. Meet the percentage mix of dwelling units for private and affordable housing as set out in the Housing Strategy and relevant LDD	LOI 3 Percentage of dwelling mix of housing units as set out in the Housing Strategy and relevant LDD 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.
g. 100% of new housing development to be built to Lifetime Homes Standards.	LOI 3b Number of additional student accommodation units for the reporting year and since 2011.
h. 10% of new residential development to be wheelchair accessible.	LOI 4 Number of empty homes brought back into use
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.	LOI 5 Number of applications granted for residential development in line with London Plan Density Matrix LOI 6 Percentage of housing applications approved which meet Lifetime Homes standards LOI 7 Percentage applications achieving the enhanced

Appendix 3: Equalities and Health Impacts

The SA process undertaken for the Haringey Local Plan has sought to integrate EqIA and HIA. Relevant issues have been considered through scoping work (i.e. through context and baseline review; and establishment of the SA framework) and have fed into the appraisal of the draft plan (see 'Chapter 4'). The aim of this appendix is to summarise and 'signpost'.

Appraisal on Key Objectives

Community cohesion is an important broad issue, recognising that: almost half of the population and three-quarters of our young people are from ethnic minority backgrounds, with around 200 languages are spoken; and historically, Haringey has experienced a high level of population turnover. As discussed under the 'community cohesion' heading within the draft plan appraisal (see part 4, above), the level of regeneration proposed should help to make the area a more attractive place to live with more stable and connected communities and better access to high quality public spaces, thus contributing to community cohesion. However, this level of growth and change may bring some disruption to existing communities, for example where re-housing is needed to allow for refurbishment or re-provision, or where private housing rents become an issue for some residents. Such disruption will need to be managed sensitively to ensure that existing social capital is not undermined.

Health is an important broad issue, recognising that: health inequalities are more likely amongst certain groups of residents, including those with the protected characteristics, e.g. Obesity is more prevalent amongst black and minority ethnic groups with 41.4% of BME children overweight or obese compared to 23.4% of white British children; women in Haringey live longer than men but spend more years of their lives in poor health (23 years versus 20 years); there is a distinct spatial element to health inequalities with mental illness, levels of physical activity and obesity a greater concern in more deprived parts of the borough. The needs of Haringey's ageing population will be a major consideration in planning for the borough in the next 20 years, with a view to ensuring essential services are within easy access for all. Flexible and appropriate design of housing, accessible community facilities and public realm design will be required in enabling older people to live healthier and independent lives. As discussed under the 'health' heading within the draft plan appraisal (see part 4, above), the AAP seeks to provide a strong and healthy community' through measures such as improved health care provision, the creation of a green grid, and increasing the supply of homes. Local plan policies require that development proposals demonstrate how they have proactively responded to the vision and regeneration objectives for wood green, including to improve the quality and supply of housing to meet housing needs and improve health and wellbeing.

Education is an important broad issue, recognising that: although levels of education are improving in the borough, certain groups, including those with the protected characteristics, can face greater barriers to educational achievement than others, e.g. Children who have special education needs and/or disability tend to have lower levels of attainment; as a general rule children and young people who live in the more deprived areas of Haringey have lower levels of attainment than their more affluent peers (particularly the case for children from black and other ethnic minority groups and children who are eligible for free school meals); children from gypsy Roma and Irish traveller backgrounds often have low levels of attainment in Haringey schools, although their numbers are quite small; and whilst post-16 attainment in Haringey is improving. The AAP provides allocations to deliver a new 2 form entry primary school with provision for further expansion.

Crime is an important broad issue, recognising that: there is a spatial dimension to crime within the borough, with crime incidents, particularly incidents of violent crime, concentrated in places with high deprivation; young people are more likely to be both victims and perpetrators of violent crime and those aged 13-21 are more likely to be victims of personal robbery; and there is a strong gender dimension to violent crime with 1 in 3 violent crimes an incident of domestic violence. As discussed under the 'crime' heading, as part of the appraisal of the draft plan ('part 4' above), support for regeneration in wood green could indirectly lead to reduced crime / fear of crime in the medium term through creating more high quality environments and more stable communities. Policy 05 includes requirements on urban design and character and seeks to maximise opportunities to create legible neighbourhoods, which may assist in creating safe, modern and high quality places.

Housing is an important broad issue, recognising that: housing need is high amongst certain groups of residents including those with the protected characteristics, e.g. Levels of homelessness are high amongst female lone parents; black households approach as homeless at a level which is more than twice their representation in Haringey's population; some protected groups also have high levels of housing need due to higher levels of vulnerability, with homeless acceptance due to mental or physical disability higher than would be expected given the profile of disability in the 2011 census. The rate and pattern of housing development and population change will impact on wellbeing of new and existing residents and on the demand for services, and a strategic objective of the AAP is to create a different kind of housing market with a range of high quality housing at a range of prices and tenures. Policy 02 also sets out that proposals will be expected to maximise the range of types and sizes of homes as well as to create mixed and balanced communities.

Economic inclusion is an important broad issue, recognising that: labour market disadvantage is felt particularly acutely by particular groups of residents, including those with the protected characteristics, e.g. The employment rate is lower for ethnic minorities, lone parents and women and is particularly low for those with mental illness or learning disabilities; and there is a clear spatial dimension to economic exclusion with the highest concentrations of households in income poverty (over 42% of households) found in parts of Northumberland park, wood green, wood green, west green and noel park, and unemployment and the proportion of young people who are NEET (not in education employment or training) higher in the east of the borough. As discussed under the 'economic inclusion' heading, as part of the appraisal of the draft plan ('part 4' above), wood green is expected to meet the provision for a substantial portion of the London plan's forecast growth in the borough by 2026. This scale of employment growth should help to increase local access to jobs; however, the extent of this access will depend, in part, on whether the employment offer is compatible with residents' skill sets.

Environmental quality is an important broad issue, recognising that: the environmental quality of neighbourhoods makes a major contribution to people's quality of life, and a poor quality environment can impact more severely on those with the protected characteristics (e.g. Vulnerable people, including children, older people and those with existing health conditions, may be restricted in their activities due to poor air quality); environmental issues are more concentrated in certain parts of the borough, e.g. Town centres are a particular focus for highway congestion and poor air quality, and there being higher accident casualty rates in the relatively deprived east of the borough; and open space is fairly evenly distributed across the borough. Support for regeneration through the wood green AAP will contribute to improved environmental quality, and there is also set to be a targeted approach to the protection and enhancement of open space (and access to this); however, this is a subject that should be the focus of ongoing scrutiny and monitoring to ensure that opportunities are fully realised. It will be important to ensure that the pressure to meet growth targets is not at the expense of implementing the recommendations of the 2014 open space and biodiversity study, for example around improving access to small parks and amenity green spaces and securing new open space as part of new development in wood green.

Accessibility is an important broad issue, recognising that: improved access to services and facilities is key to ensuring equality of opportunity, and certain groups may suffer particularly from reduced accessibility / activity (e.g. Those less able to travel due to mobility issues or low income); analysis has shown that access to certain services and facilities is unevenly distributed in certain parts of the borough, e.g. The NHS strategy identifies a deficiency of GP's in the south east of the borough, and a greater capacity requirement of practices in the AAP area. Further accessibility issues will arise with future population growth, especially around Wood Green and Haringey Heartlands. The Wood Green AAP includes a range of requirements to ensure that strategic transport infrastructure is appropriately integrated as part of regeneration, and that new development achieves improvements in public transport accessibility, particularly to encourage modal shift and more sustainable movements. This is likely to have beneficial effects on access to local employment opportunities, services and community facilities.

Equalities Protected Groups Analysis

The following section analyses the AAP's impacts upon specific 'protected groups'.

Sex

The percentage of female residents in the area is slightly lower than the Borough average. All residents regardless of gender will benefit from the proposals set out in the AAP including:

- The increase in jobs and training opportunities
- The provision of more homes
- The improved transport and connectivity

- The improvements to public spaces and streets
- The improved cultural offer of Wood Green
- A more sustainable, low carbon neighbourhood

Projects which impact sites used predominantly by women will require further EqIAs. As women are more likely to use council services and the Customer Service Centre as well as the Library, proposed changes to these elements will have separate EqIAs to supplement individual proposal Cabinet decisions.

Women are still more likely to be responsible for childcare and there are likely to be more female lead single parent families in the area, therefore changes to the Community Hub is likely to impact women. A new location for the TICC, Efdal Community and the community hub will need to be identified and relocation strategy agreed before the redevelopment of the sites. The AAP preferred option states adequate reprovision for space for community use should be provided prior to redevelopment. The SRF commits to working within the planning policy framework.

Positive	X	Negative		Neutral impact		Unknown Impact	
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Gender reassignment

We do not have local data regarding this protected characteristic, but there is consideration for this protected group. There are not any known services specifically for Transsexual people in Wood Green but wider LGBT services are run by Wise Thoughts from Wood Green Library. This will need to be considered and relocation sought for Wise Thoughts in the new Library proposals which require a full EqIA.

In Haringey there has been an increase of all recorded hate crime. The data for transphobic hate crime is small but we are aware that Transsexual people are impacted by hate crime. They may benefit from possible reduction of crime and anti-social behaviour, or fear of hate crime, through making public realm safer and designing out crime.

Positive		Negative		Neutral impact		Unknown Impact	X
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Age

Haringey has a young population with a quarter of the population under the age of 20 and 91% of the population aged under 65 (89% London, 83% England). The average of Noel Park and Woodside has a higher proportion of adults aged 25-39 than the Haringey average. Young people aged 16-24 also account for a more significant percentage of the population of Noel Park and Woodside than the borough average.

As the number of young people living in the study area is above the Borough average, the plans to deliver more homes and jobs will benefit these young people. All ages will benefit from the improvements in transport, community and leisure facilities, as well as the investments in open spaces, streets and public realm. There will be particular opportunities to tackle inequalities based on the 'age' characteristic.

This will include:

- Providing more homes that meet the needs of children and young people (such as family homes) and older people (such as adaptive homes)
- Increase in jobs and training opportunities, such as young people who are not in employment, education and training
- There will also be opportunities to tackle health inequalities such as childhood obesity through development of open spaces
- Creating safer, accessible communities benefitting all age groups

As there is a higher percentage of young residents in Wood Green, they are likely to be impacted negatively by the disruption caused by the construction phases of development plans.

Any schemes which include provision used by specific ages, for example Efdal Kids Club, will be required to provide adequate re-provision of space for the community use prior to redevelopment, as outlined in the WG AAP preferred option.

Older people, children and young people are more likely to use council services and the Customer Service Centre. Changes to these services require a full EqIA.

Positive	X	Negative		Neutral impact		Unknown Impact	
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4. Disability

In Haringey 14% of residents have a long-term health problem that limits their day to day activity, lower than England but in line with London. Higher proportions of residents in both Noel Park and Woodside are reported to have their day-to-day activity limited a lot by their disability as compared to the borough and London average.

16.6% of residents of the study area reported a long-term disability or health condition, which roughly reflects the proportion of people reporting some limitation to day-to-day activity in wards affected by the AAP. However, all those areas affected by the AAP are below the national average in regard to people reporting limitation of day-to-day activity.

Despite this there is a disproportionately high number of people with day-to-day activity limited a lot in Noel Park. Residents who use some of the buildings, such as the library, from Noel Park might have disabilities and therefore will be impacted by any future decision on relocation.

Disabled people are more likely to use council services and the Customer Service Centre, as well as Wood Green library. Any changes to these elements will need to undertake a full EqIA.

Improvements to public realm and open spaces should create more accessible neighbourhoods, which people with disabilities can benefit from. The Council should lobby TFL to improve the accessibility of Wood Green and Turnpike Lane stations.

Haringey has high levels of both severe and common mental illness compared to London. Improvements to green space and access to green space may be of benefit to increase mental wellbeing and reducing feelings of mental ill health.

Positive	X	Negative		Neutral impact		Unknown Impact	
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Race and ethnicity

Compared to the Haringey, London and national average, there is a smaller ‘White British’ population, but a larger ‘White Other’ population. The majority group in the area is White Other, forming 27% (22.97% Haringey). The study area has slightly larger proportions of Mixed White and Black Caribbean, Asian, Indian, Pakistani, Bangladeshi, Chinese and Arab groups than the Haringey averages.

Black African groups are broadly proportional to the Haringey average (9.05% study area, Haringey 9.04) but Black Caribbean groups are proportionally less than the Haringey average (6.9% study area, 7.10%). The proportion of Black Other is higher than the Haringey average. It can be deduced that this includes sizeable Somali and Eritrean communities.

Providing more affordable housing in line with Planning Policy will benefit those who are vulnerable, in temporary accommodation or homeless, including BAME communities. One of the objectives of the SRF is to support local people with opportunities in education, training and employment. This should benefit existing residents including BAME communities.

Positive	X	Negative		Neutral impact		Unknown Impact	
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Sexual orientation

We do not hold data at the national, borough or ward levels. However, we are aware there is a significant LGB population in Haringey compared to other places in England.

Consultations with residents over Haringey’s Housing Strategy showed concerns over exclusion of LGBT residents where homelessness is related to sexual orientation; over 50% of people who approach Stonewall Housing state that their housing problem is directly related to their sexual orientation or gender identity“. The provision of additional housing should benefit LGBT residents in temporary accommodation. Housing associations and the Council have guidelines and adhere to legislation that does not allow for sexual orientation to negatively impact on housing allocation.

Wise Thoughts, is a charity for LGBTQ (and BAME) communities, and the organiser of London’s Gaywise FESTival. The charity runs a Creative Cultural Hub in the Wood Green Library. It runs LGBT women’s and men’s separate meet ups, as well yoga sessions for all of the community.

The development proposals for Wood Green library will need a full EqlA and to consider arranging adequate space for the charity to provide its services, aimed towards not only the general LGBT community, but also the intersections of sexuality and race.

Positive		Negative		Neutral impact		Unknown Impact	X
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Religion or belief (or no belief)

Christianity is the largest religion, with the Muslim population of Wood Green higher than the borough average, higher than in London and England. There is a slightly lower Hindu population than in Haringey, and a lower Jewish population.

There are a large number of places of worship in the Wood Green area serving people of different religions. The ‘UK Turkish Islamic Centre’ situated at 10 Caxton Road, serves the Turkish community in the area, drawing in members of the community both working and living in the area. A new bigger and well-equipped mosque will be delivered.

The Alevi Centre which serves the Alevi community, will not be impacted. Close engagement and support will be required from the outset. Consideration in this process should be made to ensure that no religious groups are disproportionately affected by the plans.

The current draft of the Wood Green “Preferred Option” AAP states that adequate reprovision for space for the community use should be provided prior to redevelopment. A new location for the facilities affecting specific religious groups will need to be identified and deliverable relocation strategy agreed prior to the redevelopment of sites serving religious purposes.

Increasing employment space and drawing business from Haringey and beyond could potentially increase the price to rent employment space in the area. This could negatively impact existing small businesses which cater to religious groups, for example local halal butchers. Business relocation strategies should pay particular attention to locations of businesses which serve specific religious groups.

Positive	X	Negative		Neutral impact		Unknown Impact	
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Pregnancy and maternity

The study area has a slightly lower proportion of families with dependent children than the Haringey, England and Wales average. We do not envisage any inequalities based upon this characteristic as a result of any of the projects developed under the AAP.

There will be opportunities to tackle inequalities based on the ‘pregnancy and maternity’ protected characteristic including more homes including affordable homes as well as increased opportunities in training and jobs.

Projects which impact sites used predominantly by women will require further EqlAs. As women, who may be mothers, are more likely to use council services and the Customer Service Centre as well as the Library, proposed changes to these elements will have separate EqlAs to supplement individual proposal Cabinet decisions.

Women are still more likely to be responsible for childcare and there are likely to be more female lead single parent families in the area, therefore changes to the Community Hub are likely to impact on women. A new location for the TICC, Efdal Community and the community hub will need to be identified and relocation strategy agreed before the redevelopment of the sites. The AAP preferred option states adequate reprovion for space for community use should be provided prior to redevelopment. The SRF commits to working within the planning policy framework. Improved accessibility should benefit this protected characteristic as it makes travelling with prams easier.

Positive	X	Negative		Neutral impact		Unknown Impact	
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Marriage and Civil Partnership

There is a lower proportion of people who are in marriages compared to the Haringey and London averages. There is a slightly lower proportion of people who are in civil partnerships in the area compared to the Haringey average, but this is still higher than the London average.

We do not envisage any inequalities based on marriage or civil partnership status based on projects identified to deliver the SRF objectives.

Positive	X	Negative		Neutral impact		Unknown Impact	
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Key Actions

Impact and which protected characteristics are impacted?	Action	Lead officer	Timescale
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Wood Green and Turnpike Lane station access issues (disability)	Lobby TFL to install lifts and step free access to WG and TPL stations as part of their improvement works. An accessibility steering group is being established to develop a public realm design guide.	Head of Area Regeneration Wood Green	1-3 years
Sky City and Page High demolition (all)	The ERRPP will be extended to housing association tenants in Page High and Sky City at the point which the scheme to develop the Mall is brought forward.	Director of Regeneration Sanctuary and Metropolitan Housing	2-5 years
Ensure that due regard is paid to the Public Sector Equality Duty when making decisions as a result of proposals which deliver the SRF objectives. Library and Customer Service Centre (Age, Sex, Sexuality, Gender Reassignment)	EqIA required on the Council's preferred option for the Council Accommodation, Library and Customer Service relocation, following options appraisal for how to achieve continuous service and/or reprovision of space for key services for protected characteristics.	Project Manager for Council Accommodation project	When Cabinet considers the decision.
Community buildings/spaces (age, sex, ethnicity, religion)	For all buildings with community uses which require demolition, work with the community to identify new locations in Wood Green prior to demolition.	Director of Regeneration	Establish a new location before redevelopment.

	EqIAs required for individual proposal decisions.		
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The Wood Green Programme Board and the Council's Priority 4 Board will monitor schemes which are brought forward to deliver the objectives of the AAP. All Council led schemes which directly impact equalities groups will be developed in line with the Council's plans for engagement and consultation. The Head of Area Regeneration Wood Green will complete further EqIAs for specific programmes and projects brought forward in the delivery plan.