

Schedule of Modifications to the Site Allocations DPD: November 2016

Site Allocations			
Main Modifications			
Modification Reference	Policy / Para / Page	Description of Change	Reason for Change
SAMod1	SA18, SA19, SA20, SA21, SA24, SA30, SA31, SA32, SA33, SA34, SA47	<p>All sites which fall within DEA- Regeneration Area, include Site Requirement stating (including deletion of similar Site Requirements where appropriate):</p> <ul style="list-style-type: none"> <u>This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.</u> 	Modification arising from Examination in Public hearings.
SAMod2	Whole Plan	Replace reference to “ eapped rents ” with “ <u>affordable rent may be sought having regard to the viability of the scheme as a whole</u> ”.	Modification arising from Examination in Public hearings.
SAMod3	Whole Plan	<p>Move from ‘Site Requirement’, and change all relevant ‘Development Guidelines’ to read:</p> <ul style="list-style-type: none"> In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial <u>compensation will contribution may</u> be required as set out in the Planning Obligations SPD. 	Modification arising from Examination in Public hearings.
SAMod4	Whole Plan	<p>Change all relevant Development Guidelines to read:</p> <ul style="list-style-type: none"> This site is identified as being in an area with potential for being part of a decentralised energy network. <u>This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network. Proposals should reference the Council’s latest decentralised energy masterplan regarding how to connect, and the site’s potential role in delivering a network within the local area.</u> 	Modification arising from Examination in Public hearings.
SAMod5	Whole Plan	When sites make reference to “subsidise/cross subsidise”, replace making reference to “using viability”.	Modification arising from Examination in Public hearings.

SAMod6	Paragraph 1.1	<p><i>Amend paragraph 1.1 as follows:</i></p> <p><u>The Strategic Policies DPD (2013), as amended, sets out the long term vision of how Haringey, and the places within it, should develop by 2026 and sets out the Council’s spatial strategy for achieving that vision. In particular, it identifies the broad locations for delivering housing and other strategic development needs such as employment, retail, infrastructure and other uses (see Table 3.1 and Appendix 2 and 4 of the Strategic Policies DPD).</u> The Site Allocations development plan document (DPD) gives effect to the spatial strategy by forms part of Haringey’s Local Plan and allocating ed sufficient sites to accommodate the objectively identified development needs of those parts of the borough. It covers sites outside the growth area of Tottenham, which is covered by the Tottenham Area Action Plan (AAP). <u>Both the Site Allocations DPD and the Tottenham AAP amend a number of town centre and employment designations in response to the Strategic Policies, updated evidence base studies, and other sources, including planning permissions and monitoring. All sites allocated for development and the revised designations are shown graphically on the adopted Policies Map.</u></p>	Modification arising from Examination in Public hearings.
SAMod7	Paragraph 1.2	<p><i>Delete the first sentence in paragraph 1.2 as follows:</i></p> <p><u>The Site Allocations DPD identifies strategic sites which will make a significant contribution to meeting the growth aspirations set out in the Local Plan Strategic Policies</u></p>	Modification arising from Examination in Public hearings.
SAMod8	Introduction to Document	<p><i>Insert a new paragraph following paragraph 1.13 to read:</i></p> <p><u>The Council has commissioned a gypsy and traveller accommodation needs assessment, taking into account the Government’s revised definition of need. The study is programmed to be completed by the end of 2016 and will be published on the Council website. The study findings will inform the next steps, which may include the identification of further</u></p>	Modification arising from Examination in Public hearings.

		sites to meet identified needs for pitch provision. The proposed further actions will be set out on the website and reported in the Authority's Monitoring Report.	
SAMod9	SA1	<p><i>Amend the first bullet point of the Policy to read:</i></p> <ul style="list-style-type: none"> • Sites required for the construction and operation of Crossrail 2 will be protected as necessary' 	For clarity. Made in response to Transport for London
SAMod10	SA2 Table 1	<i>Amend Cranford Way, N8 from Local Employment Area: Regeneration Area to Locally Significant Industrial Site</i>	Correction, to accord with evidence.
SAMod11	SA2 Table 1	<i>Add Campsbourne, N8 to the table as Local Employment Area: Regeneration Area</i>	Correction, to accord with evidence.
SAMod12	SA2 Figure 1.4	<i>Amend White Hart Lane, N17, and Queen Street, N17, Lindens/Roseberry Works, and Cranford Way N8, and the residual Harringay Industrial Area, from dual-designated Locally Significant Industrial Site and Local Employment Area: Employment Land to Locally Significant Industrial Site only.</i>	Correction, to accord with evidence/ to accord with Published Tottenham AAP.
SAMod13	SA2 Figure 1.4	<i>Amend Vale/Eade Rds, Wood Green, Hale Wharf, Ashley Rd, Campsbourne N8, Fountayne Rd, Constable Crescent, Herbert Rd, and Eade/Overbury Rds from dual designated Local Employment Area: Employment Land and Local Employment Area: Regeneration Area to Local Employment Area: Regeneration Area only.</i>	Correction, to accord with evidence/ to accord with Published Tottenham AAP.
SAMod14	SA2 Figure 1.4	<i>Amend South Tottenham Industrial area from part dual designated Locally Significant Industrial Site/ Local Employment Area: Employment Land, to Locally significant Industrial Site only.</i>	To accord with Published Tottenham AAP.
SAMod15	SA2 Figure 1.4	<i>Amend Ashley Rd employment area as per Tottenham AAP</i>	To accord with Published Tottenham AAP.
SAMod16	SA2 Figure 1.4	<i>Change Willoughby Rd from Local Employment Area: Employment Land to Locally significant Industrial Site.</i>	To accord with Published Tottenham AAP.
SAMod17	SA2 Figure 1.4	<i>Add Brantwood Rd, North East Tottenham, Marsh Lane, and Millmeade/Lockwood to the map as SIL.</i>	To accord with Published Tottenham AAP.
SAMod18	SA2 Figure 1.4	<i>Remove High Rd West and High Rd East from the map</i>	To accord with Published Tottenham AAP.
SAMod19	SA3	<i>Amend the last sentence to read:</i>	Correction. Made in response to CGMS obo Parkstock Ltd

		Primary shopping areas are designated as <u>shown in yellow as a blue dotted area</u> on the following maps.	
SAMod20	SA3 Figure 1.9 p.14	<p><i>Amend SA to delete the 11th bullet point as follows:</i></p> <ul style="list-style-type: none"> <u>Through redevelopment of Arena Retail Park, extension of the primary shopping area and secondary shopping frontage at the southern end of Green Lanes, with a reduction in the town centre boundary to reduce the envelope from that of the existing Retail Park to the Green Lane frontage.</u> <p><i>Delete Figure 1.9 in its entirety and renumber subsequent figures throughout the document</i></p>	To ensure the vitality of the District Centre is maintained in response to Representations by Sainsbury's Supermarkets Ltd and Montagu Evans obo LaSalle Investment Management
SAMod21	SA4 Table 2, page 15 and Figure 1.11	<i>Amend Table 2: Safeguarding Waste Sites as set out in the Table at the end of this schedule, and update Figure 1.11 to illustrate the existing waste site.</i>	Factual correction – consistency with the evidence base on existing waste facility capacity from the North London Waste Plan. LBH amendment. And the submission of evidence that the waste capacity of 44 White Hart Lane can be accommodated on the Brantwood House site (see Statement of Common Ground between LHB and Spurs)
SAMod22	Paragraph 2.6	<p><i>Amend paragraph 2.6 as follows:</i></p> <p>A Wood Green Area Action Plan is being prepared with the aims of enabling growth, generating increased employment and types of employment, adding new housing and redesigning public spaces. <u>It will necessarily revisit and reassess the site allocations for the Wood Green area contained within this Site Allocations DPD, which will all be superseded when the Wood Green AAP is formally adopted by the Council in Spring of 2018. This document will refresh the Site Allocations in this section.</u> The document is at an early stage of preparation, and will be subject</p>	Modification arising from Examination in Public hearings.

		to further consultation and refinement , but includes the following vision for Wood Green:	
SAMod23	Paragraph 2.22	<i>Amend the Site Allocation to read:</i> <i>...redeveloped for mixed-use development. residential-use.</i>	Modification arising from Examination in Public hearings.
SAMod24	SA6	<i>Delete Site Requirement 3.</i>	Modification arising from Examination in Public hearings.
SAMod25	SA6	<i>Amend Development Guideline 5 to read:</i> <ul style="list-style-type: none"> • Planning Obligations will be sought Opportunities to improve the public space fronting the site should be explored through any development. , and enhance its ecological credentials. 	Modification arising from Examination in Public hearings.
SAMod26	Sites SA6, SA7, SA14, SA15, SA17, SA26, SA27, SA28, SA29, SA30, SA31, SA32, SA33, SA34, SA35, SA47, SA53, SA57	<i>Update text on groundwater source protection zones within each of the site allocations listed to read:</i> This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.	For consistency. Made in response to the Environment Agency.
SAMod27	SA8, Para 2.28	<i>Amend paragraph 2.28 to read as follows:</i> ... uses at ground floor, replacement employment floorspace , and new public realm.	To clarify the intent of the allocation. Made in response to Barton Willmore on behalf of Workspace
SAMod28	SA9	<i>Add the following 'Site Requirement':</i> <ul style="list-style-type: none"> • This site will need to contribute positively to the adjoining Noel Park conservation area and its significance. 	To add clarity regarding heritage considerations in any future development. Made in response to Historic England
SAMod29	SA11	<i>Reword the second bullet point under 'Development Guidelines' as follows:</i>	To accord with a design-led approach advocated in Policy DM1. Made in response to GL Hearn Limited obo

		<ul style="list-style-type: none"> • Heights should be restricted <u>Development heights</u> on parts of the site directly opposite residential buildings on Caxton and Mayes Roads to should respect their <u>residential</u> amenity. 	Capital and Regional Plc
SAMod30	SA12	<p><i>Amend the sixth bullet point under the 'Development Guidelines' to read:</i></p> <ul style="list-style-type: none"> • The amenity of the Mayes Road side of the Mall should be improved where feasible <u>Development on parts of the site directly opposite residential buildings on Caxton and Mayes Road should respect their residential amenity.</u> 	For clarity. LBH amendment
SAMod31	SA14	<p><i>Include a new 'Development Guideline' as follows:</i></p> <ul style="list-style-type: none"> • <u>Evidence will be required to ensure proposed uses contribute positively to the vitality of Wood Green Metropolitan Town Centre.</u> 	To ensure that future development reflects changing local retail conditions. LBH amendment
SAMod32	SA15	<p><i>Amend 'Current/Previous use' to read:</i></p> <p><u>Predominantly residential Ground floor town centre uses with predominantly residential above.</u></p>	To better reflect existing conditions. Made in response to GL Hearn on behalf of Wood Green Investments Ltd.
SAMod33	SA15, Para 2.42	<p><i>Amend the paragraph 2.42 to remove the reference to Crossrail as follows:</i></p> <p>Redevelopment of existing town centre buildings to create a landmark building marking Turnpike Lane Crossrail Station, with town centre uses at ground and first floor levels and residential above.</p>	For clarity in the absence of Crossrail 2. Made in response to GL Hearn on behalf of Wood Green Investments Ltd
SAMod34	SA17	<p><i>Amend the third bullet point under 'Site Requirements' to read:</i></p> <ul style="list-style-type: none"> • <u>Consult with Thames Water regarding E</u> enhancement of the New River path <u>should be provided</u> as part of the development. 	To better reflect the management of the ownership of land along the New River. Made in response to Fairview Homes
SAMod35	SA17	<p><i>Amend the fifth bullet under 'Site Requirements' to read:</i></p> <ul style="list-style-type: none"> • Development should be used as an enabler to improve access to the bridge over the rail line between the site and 	To better reflect management of the rail station. Made in response to Fairview Homes

		<u>Hornsey station. This will involve improvements to Hampden Road and consideration of how access to Hornsey station can be made more accessible Engage in pre-application consultation with Network Rail regarding how the design of the site can benefit access improvements to Hornsey station, including through enabling works.</u>	
SAMod36	SA18	<p><i>Amend 5th Site Requirement to read:</i></p> <ul style="list-style-type: none"> <i><u>The development should demonstrate that The the maximum quantum of employment floorspace feasible should be provided on this site. has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u></i> 	Modification arising from Examination in Public hearings.
SAMod37	SA18, Paragraph 2.48	<p><i>Add the following sentence to the beginning of paragraph 2.48:</i></p> <p><u>Comprehensive redevelopment of the site for employment-led mixed use development with residential.</u></p>	For clarity of the intent of the allocation. Made in response to Rapleys LLP on behalf of LaSalle Investment Management
SAMod38	SA18, Paragraph 2.49	<p><i>Amend paragraph 2.49 to read as follows:</i></p> <p>The Wood Green Cultural Quarter represents a significant opportunity for improvement in the greater Wood Green Area. The redevelopment of the existing employment area will play a key role in supporting the realisation of new employment floorspace in the Borough through attractive and complementary employment uses with <u>ancillary enabling</u> residential use. Development will create a high quality public realm which supports opportunities to visit and gather. <u>In order to facilitate</u> a new connection from the Cultural Quarter towards Alexandra Palace Station, <u>a new pedestrian/cycle link</u> should be <u>designed created</u> as part of comprehensive <u>or otherwise phased</u> development on this site <u>to be delivered by a masterplan approach.</u></p>	For clarity. Made in response to Rapleys LLP on behalf of LaSalle Investment Management
SAMod39	SA18	<i>Amend the third bullet point of the 'Site Requirements' to read as follows:</i>	For clarity in the provision of a pedestrian and cycle link through this site. Made in response to Rapleys

		<ul style="list-style-type: none"> <u>An extension of Clarendon Road, from its current cul-de-sac, through the site, to link with Wood Green Common should be created. The opportunity to extend Clarendon Road as a pedestrian and cycle link through the site allocation to link with Wood Green Common should be explored as part of the Masterplan</u> 	LLP on behalf of LaSalle Investment Management
SAMod40	SA18	<p><i>Amend the fourth bullet point under 'Site Requirement' to read:</i></p> <ul style="list-style-type: none"> In collaboration with <u>other local neighbouring</u> sites <u>SA19 & SA20, a coordinated approach will be sought to the provision of</u> an enhanced public realm <u>will</u> to be created at the south of this site, which will act as the focal point of the Cultural Quarter around Clarendon Road. Active frontages to both sides of Clarendon Road will be required, to contribute to this vision. 	Modification arising from Examination in Public hearings.
SAMod41	SA18	<p><i>Delete the 9th bullet point under 'Site Requirement' and amend the fifth bullet point under the 'Site Requirement' to read:</i></p> <ul style="list-style-type: none"> The maximum quantum of employment floorspace feasible should be provided on this site <u>subject to viability which must be assessed looking at the mix of uses, the provision of affordable commercial rents, and the scheme as a whole.</u> 	Modification arising from Examination in Public hearings
SAMod42	SA18	<p><i>Amend the 8th bullet point under 'Site Requirement' to read:</i></p> <ul style="list-style-type: none"> Development should <u>have regard to the adjoining site allocations (SA19 & SA20) and</u> follow the principles set out in any future <u>Council-approved masterplan for the area, and /or the</u> Wood Green AAP. 	Modification arising from Examination in Public hearings.
SAMod43	SA18	<p><i>Combine first two bullet points under 'Development Guideline' to read:</i></p> <ul style="list-style-type: none"> Clarendon Road will be extended as a pedestrian and cycling link through Guillemot Place and the Job Centre site to connect the Cultural Quarter to Wood Green Common and Alexandra Palace rail station. <u>The connection of this route at the</u> 	Modification arising from Examination in Public hearings.

		<p><u>confluence of Mayes Rd and Western Rd should be carefully managed to ensure that an optimal new junction is created.</u></p> <ul style="list-style-type: none"> <u>The confluence of Mayes Rd, Clarendon Rd, and Western Rd will need to be carefully managed to ensure that a safe and efficient junction is created.</u> 	
SAMod44	SA19	<p><i>Replace Site Requirement 4 with:</i></p> <ul style="list-style-type: none"> <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	Modification arising from Examination in Public hearings.
SAMod45	SA19	<p><i>Add the following 'Site Requirements':</i></p> <ul style="list-style-type: none"> <u>This site will need to contribute positively to the adjoining Wood Green Common conservation area and its significance.</u> <u>In collaboration with neighbouring sites SA18 & SA20, a coordinated approach will be sought to the provision of an enhanced public realm to be created in the north of this site, which will act as the focal point of the Cultural Quarter around Clarendon Road. Active frontages to both sides of Clarendon Road will be required, to contribute to this vision.</u> 	First requirement adds clarity regarding heritage considerations in any future development. Made in response to Historic England. Second is for consistency between neighbour allocations. This Modification arises from the Examination in Public hearings.
SAMod46	SA20	<p><i>Replace Site Requirement 3 with:</i></p> <ul style="list-style-type: none"> <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	Modification arising from Examination in Public hearings.
SAMod47	SA20	<p><i>Add new Site Requirement as follows:</i></p> <ul style="list-style-type: none"> <u>In collaboration with neighbouring sites SA18 & SA19, a coordinated approach will be sought to the provision of an enhanced public realm to be created in the west of this site, which will act as the focal point of the Cultural Quarter around Clarendon Road. Active frontages to both sides of</u> 	Modification arising from Examination in Public hearings.

		<u>Clarendon Road will be required, to contribute to this vision.</u>	
SAMod48	SA21	<p><i>Replace Site Requirement 4 with:</i></p> <ul style="list-style-type: none"> • <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	Modification arising from Examination in Public hearings.
SAMod49	SA22	<p><i>Replace Site Allocation at 2.59 with:</i></p> <p><u>Along with other site allocations in this document the site allocation for this site is a reflection of the extant planning permission. Whilst any new planning application would have to be subject to development control considerations and be determined on its own merits, and in particular the impacts on local View 21 of Alexandra Palace from Downhills Park will need to be taken into account, the PTAL accessibility of this site (now confirmed to be PTAL 4-6) and its Central character setting applying Table 3.2 of the London Plan Density Matrix, could mean that the site could support increased scale and densities beyond that already approved, subject to achieving an acceptable overall land use mix.</u></p>	Agreed Statement of Common Ground between LBH and St Williams
SAMod50	SA23	<p><i>Add a further 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> • <u>The site adjoins a north-south ecological corridor running along the rail line, and this should be preserved and where possible enhanced through the development.</u> 	To ensure consistency with other sites. Made in response to Campaign to Protect Rural England
SAMod51	SA24	<p><i>Replace Site Requirement 2 with:</i></p> <ul style="list-style-type: none"> • <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.</u> 	Modification arising from Examination in Public hearings.
SAMod52	SA25	<i>Add additional Development Guideline:</i>	Modification arising from Examination in Public hearings.

		<ul style="list-style-type: none"> The impacts on local views from the within Alexandra Palace Park, and of Alexandra Palace from the new development should be assessed. 	
SAMod53	SA27	<p><i>Amend 4th Site Requirement to read:</i></p> <ul style="list-style-type: none"> <i>This development should help to fund an improvement investigate opportunities to improve the bridge at Harringay station, to improve...</i> 	Modification arising from Examination in Public hearings.
SAMod54	SA28	<p><i>Amend the seventh bullet point under the ‘Site Requirements’ to read:</i></p> <ul style="list-style-type: none"> The site lies within the St Ann’s Conservation Area and the development should preserve and enhance the character of the conservation area, its significance, and its setting or enhance its appearance as per the statutory requirements. 	To add clarity regarding heritage considerations in any future development. Made in response to Historic England
SAMod55	SA29	<p><i>Add an additional Planning Designation:</i></p> <ul style="list-style-type: none"> Metropolitan Open Land 	Modification arising from Examination in Public hearings.
SAMod56	SA29	<p><i>Include an additional ‘Development Guideline’ as follows:</i></p> <ul style="list-style-type: none"> Evidence will be required to ensure proposed uses contribute positively to the vitality of Green Lanes District Centre. 	To ensure that future development reflects changing local retail conditions. LBH amendment
SAMod57	Paragraph 2.83 and Figure 2.7	<p><i>Provide a better map at Figure 2.7 defining the Warehouse Living Area, covering sites SA30-34 and insert the following after the first sentence of paragraph 2.83:</i></p> <p>The location and sites that fall within the Warehouse Living Area are set out in Figure 2.7.</p>	Modification arising from Examination in Public hearings.
SAMod58	Harringay Warehouse District introduction	<p><i>Include a new paragraph following paragraph 2.85 to read as follows:</i></p> <p>Due to the inherent uncertainty regarding the existing non-conventional housing on these sites, it is not possible to assign an indicative capacity for each site in this area. For monitoring</p>	Modification arising from Examination in Public hearings.

		purposes, the indicative capacity for the area is considered to be 386 net additional residential units, and approx. 13,300m² of gross new commercial floorspace.	
SAMod59	SA30, SA31, SA32, SA33, SA34	Remove indicative capacity figure, and replace with ' not identified '	Modification arising from Examination in Public hearings.
SAMod60	SA30, SA32, SA34	Amend the first 'Site Requirement' to read as follows: <ul style="list-style-type: none"> A site-wide management plan masterplan will be required as part of any planning application in accordance with Policy DM39 and having regard to site circumstances. 	Modification arising from Examination in Public hearings.
SAMod61	SA30 paragraph 2.88	Amend the Site Allocation as follows: Potential development to increase accessibility, providing increased employment mixed use floorspace and provide including warehouse living accommodation.	Modification arising from Examination in Public hearings.
SAMod62	SA30	Replace Site Requirement 2 with: <ul style="list-style-type: none"> The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole. 	Modification arising from Examination in Public hearings.
SAMod63	SA31	Insert new Site Requirement: <ul style="list-style-type: none"> The principles of Policy DM39 apply to the site. 	To ensure consistency with surrounding sites.
SAMod64	SA32	Replace Site Requirement 3 with: <ul style="list-style-type: none"> The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole. 	Modification arising from Examination in Public hearings.
SAMod65	SA33	Replace Site Requirement 2 with: <ul style="list-style-type: none"> The development should demonstrate that the maximum 	Modification arising from Examination in Public hearings.

		quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.	
SAMod66	SA34	Update Site Size to 2.3Ha	Modification arising from Examination in Public hearings.
SAMod67	SA34	Replace Site Requirement 8 with: <ul style="list-style-type: none"> The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole. 	Modification arising from Examination in Public hearings.
SAMod68	SA36	Amend the fifth bullet point in 'Site Requirements' to read: <ul style="list-style-type: none"> Taller buildings will be permitted on either side of the new entrance which will help mark Finsbury Park as a destination. This site may be suitable for a tall building if designed in accordance with Policy DM6 	For consistency with the evidence base. Made in response to CGMS obo Parkstock Ltd
SAMod69	SA36	Amend the site allocation boundary to include the secure cycle park facility, located on the Finsbury Park side of the current site allocation, within the red line boundary.	To enable the achievement of the site requirement regarding replacement and enhancement of the existing secure cycle parking facility. Made in response to CGMS obo Parkstock Ltd
SAMod70	SA36	Delete " community " from 6 th bullet of the 'Site Requirements'.	For clarity. Made in response to CGMS obo Parkstock Ltd
SAMod71	SA36	Amend the 11 bullet point under 'Development Guideline' to read: <ul style="list-style-type: none"> New development should be of the highest quality and preserve and enhance the setting of the conservation area and registered park. 	For consistency with the Planning (Listed Buildings and Conservation Areas) Act. Made in response to CGMS obo Parkstock Ltd
SAMod72	SA37	Add a further 'Site Requirement' as follows: <ul style="list-style-type: none"> Development of the site will need to contribute positively to the adjoining Stroud Green conservation area and its 	To add clarity regarding heritage considerations in any future development. Made in response to Historic England

		<u>significance.</u>	
SAMod73	SA37	<p>Include a further 'Development Guideline' to read as follows:</p> <ul style="list-style-type: none"> • <u>The design of buildings should have regard to the long views, and prominence of the site from Finsbury Park, which is designated MOL.</u> 	To help improve design quality. Modification arising from Examination in Public hearings.
SAMod74	SA38	<p>Move the penultimate 'Development Guideline' to a 'Site Requirement' and amend it to read as follows:</p> <ul style="list-style-type: none"> • <u>New development should be of the highest quality and enhance the character and appearance of the conservation area along with demonstrable public benefit Development on this site will need to contribute positively to the adjoining Highgate conservation area and its significance.</u> 	To add clarity regarding heritage considerations in any future development. Made in response to Historic England
SAMod75	SA39	<p>Amend the second bullet point under the 'Site Requirements' to read as follows:</p> <ul style="list-style-type: none"> • The site lies within the Highgate Conservation Area and development <u>should preserve or enhance its appearance as per the statutory requirements on this site will need to contribute positively to the character of conservation area and its significance.</u> 	To add clarity regarding heritage considerations in any future development. Made in response to Historic England
SAMod76	SA39	<p>Amend the third bullet point under the 'Site Requirements' to read as follows:</p> <ul style="list-style-type: none"> • <u>Development should seek to ensure open space provision within the site links with the surrounding open space network.</u> New pedestrian access up the banking around ... 	Modification arising from Examination in Public hearings.
SAMod77	SA40	<p>Add Development Guideline:</p> <ul style="list-style-type: none"> • <u>An aim of this allocation is to optimize access through open spaces in this area. The requirement to retain or reprovide Coleridge Gardens should be considered against the value of providing improved access between open space(s) elsewhere</u> 	Modification arising from Examination in Public hearings.

		on this site.	
SAMod78	SA41	<i>Amend the site boundary to reflect the land in the School's ownership or management. Enlarge the map within the site allocation SA41: Highgate School to show all Highgate School's landholdings. The new Site Allocations map for SA41 is provided at the end of this schedule.</i>	For clarity and to accurately reflect landholder information. Made in response to CBRE on behalf of Highgate School. Also see Statement of Common Ground between LBH and Highgate School
SAMod79	SA41	<p>Add a further 'Site Requirement' to read as follows:</p> <ul style="list-style-type: none"> • Development should contribute positively to the setting of the statutorily and locally listed buildings on the site and neighbouring the School, having regard to their significance. Historic England has also highlight the potential for significant archaeology including a medieval settlement and recorded pre-school chapel. 	To add clarity regarding heritage considerations in any future development. Made in response to Historic England
SAMod80	SA 42	<i>Amend the site allocations map for Site Allocation SA42: Highgate Bowl to show the potential open space boundary within the site as set out in the Preferred Option consultation document.</i>	To correct publishing error. Made in response to Highgate Society, Savills on behalf of NHS Property Services, and the Examination in Public hearings.
SAMod81	SA42	<p>Amend the third 'Site Requirement' as follows:</p> <ul style="list-style-type: none"> • Development offers the opportunity to secure the area identified by the green line on the site allocation and Policies Map as open space Highgate Bowl itself will be redefined as Significant Local Open Land. 	<p>Modification arising from Examination in Public hearings.</p> <p>Map of open space in the context of the allocation included as Figure 1 below.</p>
SAMod82	SA42	<p>Amend the fifth 'Site Requirement' as follows:</p> <ul style="list-style-type: none"> • Enhanced access to the Bowl will be required supported through the arch of Duke's Head Yard, and through Townsend Yard. 	Modification arising from Examination in Public hearings.
SAMod83	SA42	<p>Amend the sixth 'Site Requirement' to read:</p> <ul style="list-style-type: none"> • Public routes through the various land parcels that make up 	For clarity. Made in response to Savills on behalf of NHS Property Services

		the8Bowl could be introduced to unify the open space, <u>subject to the operational requirements of existing landowners and/or occupiers.</u>	
SAMod84	SA42	<p><i>Amend the sixth 'Development Guideline' to read:</i></p> <ul style="list-style-type: none"> <u>The provision of public access to the area to be designated as open space would be supported should be within the New users of the open space will be encouraged, while generally keeping it open for public use.</u> 	Modification arising from Examination in Public hearings.
SAMod85	SA42	<p><i>Amend the third 'Development Guideline' to read:</i></p> <ul style="list-style-type: none"> Due to the proximity of public amenity offered by the newly designated open space,<u>Due to the site's backland location,</u> development should reflect<u>ing</u> a mews-typology. 	Modification arising from Examination in Public hearings.
SAMod86	SA43	<p><i>Amend the second sentence of the sixth bullet point under 'Site Guidelines' to read:</i></p> <ul style="list-style-type: none"> Development adjoining <u>Summersby Rd and</u> the properties at 28-36 Musewell Hill Rd should be designed with regard to the amenity of neighbouring properties. 	For clarity. Made in response to Anne Bentham
SAMod87	SA45	<p><i>Amend the third bullet point under the 'Site Requirements' to read:</i></p> <ul style="list-style-type: none"> <u>Vehicle and servicing access should be located off the TfL Road Network. Noting that</u> this site would benefit from a car free or low level of parking development. 	For clarity. Made in response to Transport for London
SAMod88	SA46	<p><i>Add a further 'Site Requirements' to read as follows:</i></p> <ul style="list-style-type: none"> <u>Development on this site will need to contribute positively to the adjoining Hornsey conservation area and its significance.</u> 	To add clarity regarding heritage considerations in any future development. Made in response to Historic England
SAMod89	SA47	<p><i>Replace Site Requirement 3 with:</i></p> <ul style="list-style-type: none"> <u>The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the</u> 	Modification arising from Examination in Public hearings.

		<u>mix of uses and the scheme as a whole.</u>	
SAMod90	SA48	<p>Amend the second bullet point under the 'Site Requirements' to read as follows:</p> <ul style="list-style-type: none"> • <u>Enabling development will be permissible subject to it being appropriate where the impact on the impact on the setting of the existing Town Hall building. The significance of the Town Hall should be the primary consideration when assessing the appropriateness of new enabling development in its setting.</u> 	To add clarity regarding heritage considerations in any future development. Made in response to Historic England
SAMod91	SA48	<p>Add the following additional 'Site Requirements':</p> <ul style="list-style-type: none"> • <u>Any development or disposal of the site will need to have regard to the August 2015 determination of the Town Hall and Square as an 'Asset of Community Value'.</u> • <u>The public square and mature trees should be retained and public access maintained</u> 	Factual addition. Made in response to the Crouch End Neighbourhood Forum
SAMod92	SA49	<p>Amend the final 'Site Requirement' as follows:</p> <ul style="list-style-type: none"> • No buildings need to be retained on this site <u>subject to a review of the historic merit of the old Piano Factory building.</u> 	Modification arising from Examination in Public hearings.
SAMod93	SA49	<p>Include a further 'Site Requirement' as follows:</p> <ul style="list-style-type: none"> • <u>The green space on the corner of Lynton Road and the Grove is in Council's ownership and provides local amenity and must be retained including the mature stand of trees.</u> 	Modification arising from Examination in Public hearings.
SAMod94	SA49	<p>Amend the third 'Development Guideline' to replace <u>'will'</u> with <u>'may'</u></p>	Modification arising from Examination in Public hearings.
SAMod95	SA49	<p>Delete the fourth 'Development Guideline' as follows:</p> <ul style="list-style-type: none"> • <u>Any jobs lost through development of the site should be reprovided on the site</u> 	Modification arising from Examination in Public hearings.
SAMod96	SA49	<p>Amend the fifth 'Development Guideline' to add the following to the end of the guideline:</p>	Modification arising from Examination in Public hearings.

		<u>“and the properties on Lynton Rd at the point where it becomes residential”</u>	
SAMod97	SA49	Delete the eight ‘Development Guideline’ as follows: <ul style="list-style-type: none"> <u>The site contains a number of mature trees and these should be retained on site where possible.</u> 	Replace with the new site requirement set out above. Modification arising from Examination in Public hearings.
SAMod98	SA50	Add two a further ‘Site Requirements’ to read as follows: <ul style="list-style-type: none"> <u>This site will need to contribute positively to the adjoining Muswell Hill conservation area and its significance.</u> <u>Development should contribute positively to the setting of the statutorily and locally listed buildings on the site, and their significance.</u> 	To add clarity regarding heritage considerations in any future development. Made in response to Historic England
SAMod99	SA52	<i>Remove Policy SA 52 from the document</i>	Due to having no identified development over the plan period/ designation as employment land in Strategic Policies. Modification arising from Examination in Public hearings.
SAMod100	SA54	<i>Amend the first bullet point of the ‘Development Guidelines’ to read:</i> <ul style="list-style-type: none"> Development should respect the back gardens of neighbouring properties on Winton Gardens, <u>Wroxham Gardens and Blake Rd.</u> 	For clarity. Made in response to Liz Avital
SAMod101	SA59	<i>Amend the Proposed Site Allocation to read</i> Conversion of the existing centre with potential development of the land to the rear to create residential and/or community uses <u>including potentially education.</u>	To ensure consistency with existing site requirements.
SAMod102	SA60 Paragraph 2.165	<i>Amend the Site Allocation set out at paragraph 2.165 as follows:</i> Subject to reprovision of <u>the existing nursery & day centre uses a community use</u> , redevelopment for residential.	Modification arising from Examination in Public hearings.
SAMod103	SA60 Paragraph 2.166	<i>Amend the second sentence in the site commentary at paragraph 2.166 as follows:</i>	Modification arising from Examination in Public hearings.

		This policy seeks to ensure that the loss or reprovision of <u>the existing a</u> community use is managed appropriately.	
SAMod104	SA60	<p><i>Amend the first 'Site Requirement' as follows, and delete the final 'Development Guideline':</i></p> <ul style="list-style-type: none"> • <u>No buildings need to be retained, The Keston Centre has some heritage merit, and retention of this building should be considered, but the existing uses should be reprovided prior to any development taking place. A community use should be provided on this site.</u> 	Modification arising from Examination in Public hearings.
SAMod105	SA60	<p><i>Amend the second 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> • <u>If access to the site requires ing the use of, or impacts ing-on any element of</u> MOL it will need to justify how the <u>benefits provided by the</u> benefits of the development justify any and mitigate any impact <u>by consideration against relevant policies.</u> 	Modification arising from Examination in Public hearings.
SAMod106	SA62	<i>Amend the northern boundary of SA62 to exclude the properties located between Lordship Recreation ground and Lordship Lane</i>	Modification arising from Examination in Public hearings.
SAMod107	SA62	<p><i>Amend the first 'Site Requirement' as follows:</i></p> <p>... (SPD) guiding <u>how</u> development in the area should be met.</p>	Grammatical correct. LBH amendment
SAMod108	SA62	<p><i>Add a further 'Site Requirement' setting out a list of principles that the SPD will achieve:</i></p> <ul style="list-style-type: none"> • <u>The SPD will be prepared in consultation with existing residents and will assess existing issues within the area and options to address these have regard to the following:</u> <ul style="list-style-type: none"> - <u>the form, function and quality of existing buildings on site;</u> - <u>the potential for refurbishment;</u> - <u>the principles under which demolitions would be considered;</u> - <u>the different and distinct characteristics of areas within the Allocation, including (but not limited to) Lido Square.</u> 	Modification arising from Examination in Public hearings.

		<p><u>Moira Place, and Somerset Close;</u></p> <ul style="list-style-type: none"> - <u>the management and maintenance arrangements;</u> - <u>the community groups active on the site and their aspirations and needs;</u> - <u>opportunities to further improve the urban realm across the site;</u> <p><u>Where new development is proposed:</u></p> <ul style="list-style-type: none"> - <u>the optimum quantum of development to be provided;</u> - <u>the requirement to replace affordable residential floorspace in accordance with Policy SP2;</u> - <u>the housing mix in accordance with Policy DM11 and Council’s Housing Strategy;</u> - <u>the achievement of a high quality development that integrates with its surroundings;</u> - <u>Housing decant considerations;</u> - <u>the capacity of the existing community facilities to match any development, including existing shortfalls where they exist;</u> - <u>the need to improve the transport accessibility of the site to serve the new development and the existing community, including public transport, cycling and walking, and alterations to the surrounding road network;</u> - <u>consideration of feasibility and viability constraints; and</u> - <u>the delivery/implementation plan, including phasing strategy if necessary;</u> 	
SAMod109	SA62	<i>Delete the second ‘Development Guideline’.</i>	Now covered in Site Requirement for the preparation of the SPD. Modification arising from Examination in Public hearings.
SAMod110	SA63 Paragraph 2.171	<i>Amend the Site Allocation at paragraph 2.171 as follows:</i> <u>Community use-led mixed use development including consolidation of community uses with potential housing development.</u>	Modification arising from Examination in Public hearings.

SAMod111	SA63 Paragraph 2.172	<p><i>Amend the commentary at paragraph 2.172 as follows:</i></p> <p>The site operates on a <u>long</u> lease from the Council, providing a range of community uses on a large site in the north of the Borough. As part of the Council's review of its landowning, and premises which provide community uses to determine how best use of them can be made. <u>Development that can be shown to maximise public utility while minimising land use, thereby creating space for new housing, will be supported.</u></p>	Modification arising from Examination in Public hearings.
SAMod112	SA63	<p><i>Amend the first 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> • The future consolidated re-provision of all of the existing community uses <u>on or off site</u> should be secured before redevelopment can occur. 	Modification arising from Examination in Public hearings.
SAMod113	SA63	<p><i>Amend the second 'Site Requirement' as follows:</i></p> <ul style="list-style-type: none"> • Land should be restructured to make the best use of the land, with the potential for <u>cross-subsidy from residential to achieve this re-provision/enhancement of a community use taking account of existing uses.</u> 	Modification arising from Examination in Public hearings.
SAMod114	SA63	<p><i>Add new development guideline as follows:</i></p> <ul style="list-style-type: none"> • <u>The Selby Trust should be consulted with regarding the development of future community uses on this site.</u> 	Modification arising from Examination in Public hearings.
SAMod115	SA64	<p><i>Add a further 'Development Guideline' as follows:</i></p> <ul style="list-style-type: none"> • <u>The site has potential for significant archaeology, given its location opposite Bruce Castle and within the historic medieval core, which will require assessment.</u> 	To add clarity regarding heritage considerations in any future development. Made in response to Historic England
SAMod116	SA65	<p><i>Amend the first 'Site Requirement' to read:</i></p> <ul style="list-style-type: none"> • Development will be required to be in accordance with a masterplan, prepared with <u>the involvement of</u> residents <u>and the Canal and River Trust involvement.</u> 	In recognition of neighbouring land management responsibility. Made in response to Canal and River Trust

SAMod117	SA65	Amend the fourth bullet point under 'Site Requirements to read: <ul style="list-style-type: none"> Development on this site should <u>enhance improve access to the tow</u>path along the River Lea <u>in accordance with London Plan policies 7.28: Restoration of the Blue Ribbon Network and 7.30: London's Canal's and other River and Waterspaces</u>. 	To provide clarity. Made in response to Canal and River Trust
SAMod118	Schedule 1, Table 5	<i>Table 5 (Site Allocations) to be removed and included in the Development Management DPD.</i>	To ensure accuracy and clarity. Made in response to concerns highlighted by CGMS obo Parkstock Ltd, APPCAAC and Quod obo St. William.
Minor Modifications			
SAMinor1	Whole Plan	<i>Throughout document: Replace "Consequentially" with "Consequently"</i>	Typographical error. LBH amendment
SAMinor2	Whole Plan	<i>Throughout the document: Where appropriate, include a cross reference to the relevant Strategic Policy and/or Development Management Policy within the 'Site Requirement' or 'Development Guidelines'.</i>	Modification arising from Examination in Public hearings.
SAMinor3	Whole Plan	<i>When sites require a masterplanned approach, add a cross reference in the relevant Site Requirement to Policy DM55.</i>	Modification arising from Examination in Public hearings.
SAMinor4	Figure 1.4, p.10	<i>Amend Figure 1.4 to reflect the changes to the classifications to employment land designations as set out in the Employment Land Review 2015</i>	Correction to bring into alignment with the alternations and the findings of the Employment Land Review 2015. LBH amendment
SAMinor5	Figure 2.2	<i>Amend the heading of Figure 2.2 to correct the spelling of "Heartland"</i>	Modification arising from Examination in Public hearings.
SAMinor6	Page 22	<i>Amend the heading and subsequent references to 'Tall buildings clusters' to read '<u>Potential</u> tall buildings clusters'.</i>	For consistency with Policy DM6. Made in response to Historic England.
SAMinor7	Paragraph 2.19	<i>Amend the date of the grant of approval from <u>2011</u> to <u>2012</u> at the beginning of paragraph 2.19</i>	Factual correction. Made in response to Quod on behalf of St. William
SAMinor8	Paragraph 2.21	<i>Amend the first sentence of paragraph 2.21 to read:</i>	Factual correction. Made in response to Quod on behalf of St. William

		Buildings <u>in this area are permitted</u> up to <u>nine ten</u> storeys <u>were permitted in the 2012 permission for Clarendon Square</u> .	
SAMinor9	SA15	Amend the third bullet point under 'Site Requirements' to replace the reference to " <u>Westbourne</u> " with " <u>Westbury</u> "	Factual correction. Made in response to GL Hearn on behalf of Wood Green Investments Ltd.
SAMinor10	SA18, SA19, SA20, SA21, SA24, SA30, SA31, SA32, SA33, SA34, SA47	Add a further site requirement as follows: <ul style="list-style-type: none"> <u>This site is subject to the requirements of Policy DM38-Employment-Led Regeneration.</u> 	Modification arising from Examination in Public hearings.
SAMinor11	SA21	Move the sixth 'Site Requirement' into the 'Development Guidelines' for this allocation.	For clarity. LBH amendment
SAMinor12	SA22	Amend the site's PTAL Rating as follows: <u>3-4-6</u>	Agreed Statement of Common Ground between LBH and St Williams
SAMinor13	SA39 & SA40	Swap the maps over for site allocation SA39: <i>Gonnermann Antiques Site and Goldsmith's Court</i> and that for SA40: <i>Former Highgate Rail Station</i> .	To correct publishing error. LBH amendment
SAMinor14	SA42	Amend first 'Site Requirement' as follows: <ul style="list-style-type: none"> Development proposals <u>will be required to be accompanied by a site wide masterplan should</u> showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation. 	Modification arising from Examination in Public hearings.
SAMinor15	SA43	Amend the site size to read <u>0.5 Ha</u> and not <u>1.7 Ha</u>	Factual correction. Made in response to Anne Bentham
SAMinor16	SA49	Under ownership include " <u>and LBH</u> "	Modification arising from Examination in Public hearings.
SAMinor17	SA49 paragraph 2.140	In the commentary, change " <u>five</u> storeys" to " <u>four</u> storeys".	Modification arising from Examination in Public hearings.
SAMinor18	SA53	Amend the site address to read:	Correction. Made in response to Lynne Zilkha

		Alexandra Park and Palace, Alexandra Palace Way, Muswell Hill N8	
SAMinor19	SA53	<p><i>Amend the Planning Designation to read:</i></p> <p>Listed Building: Alexandra Palace (Grade II) and Alexandra Park (Grade II Listed Park and Garden of Special Historic Interest in England).</p>	Factual correction. Made in response to Lynne Zilkha
SAMinor20	SA53 paragraph 2.150	<p><i>Amend the first sentence of paragraph 2.150 to read:</i></p> <p>Conservation of original facades, while enabling a range of uses, including but not limited to Hotel/restaurant, making use ...</p>	Grammatical correction/typo. LBH amendment
SAMinor21	SA53	<p><i>Amend the seventh bullet point under the 'Site Requirements' to read:</i></p> <ul style="list-style-type: none"> • The site Alexandra Palace is the centrepiece of the Alexandra Park and Palace Conservation Area, and development should preserve or enhance its appearance and avoid harm to the significance of the listed building as per statutory requirements. 	To add clarity regarding heritage considerations in any future development. Made in response to the Alexandra Park and Palace Conservation Area Advisory Committee, Lynne Zilkha, and Historic England
SAMinor22	SA55	<p><i>Update the section on 'Current/Previous use' to read:</i></p> <p>Football changing facilities, former hospital, former school</p>	Factual update. Made in response to Savills obo Catalyst Housing Group
SAMinor23	SA62	<p><i>Amend the 'ownership' section of the site allocation to read:</i></p> <p>LBH Mix of public and private freeholds and leaseholds</p>	Factual correction. LBH amendment

Modifications to the Policies Map	
MapMod1	Add Highgate Bowl Open Space to SA42, and Policies Map (set out below)
MapMod2	Amend SA41 as set out below
MapMod3	Amend SA31, SA33, SA 34, TH11, and TH13 to be only Local Employment Area: Regeneration Area, from dual designation as Local Employment Area: Regeneration Area and Locally Significant Industrial Site.
MapMod4	Amend Cranford Way, White Hart Lane, Queen Street, Willoughby Lane, Roseberry Works/Lindens and the residual DEA16 (apart from SA33 & SA34) to be only Locally Significant Industrial Site, from Locally Significant Industrial Site and Local Employment Area: Employment Land.
MapMod5	Amend South Tottenham from part dual designated Locally Significant Industrial Site/ Local Employment Area: Employment Land, to Locally Significant Employment Site only. TH11, 12 & 13 to be Local Employment area: Regeneration Area only as per existing/amendment MapMod3)
MapMod6	Remove High Rd West from Locally Significant Industrial Site.
MapMod7	Amend the Seven Sisters Rd Area of change boundary to be more consistent with the description in SP1.
MapMod8	Correct green chains (change some proposed to existing, and fix mapping error in the Wood Green area).

Map 1: Highgate Bowl Site Allocation & Open Space



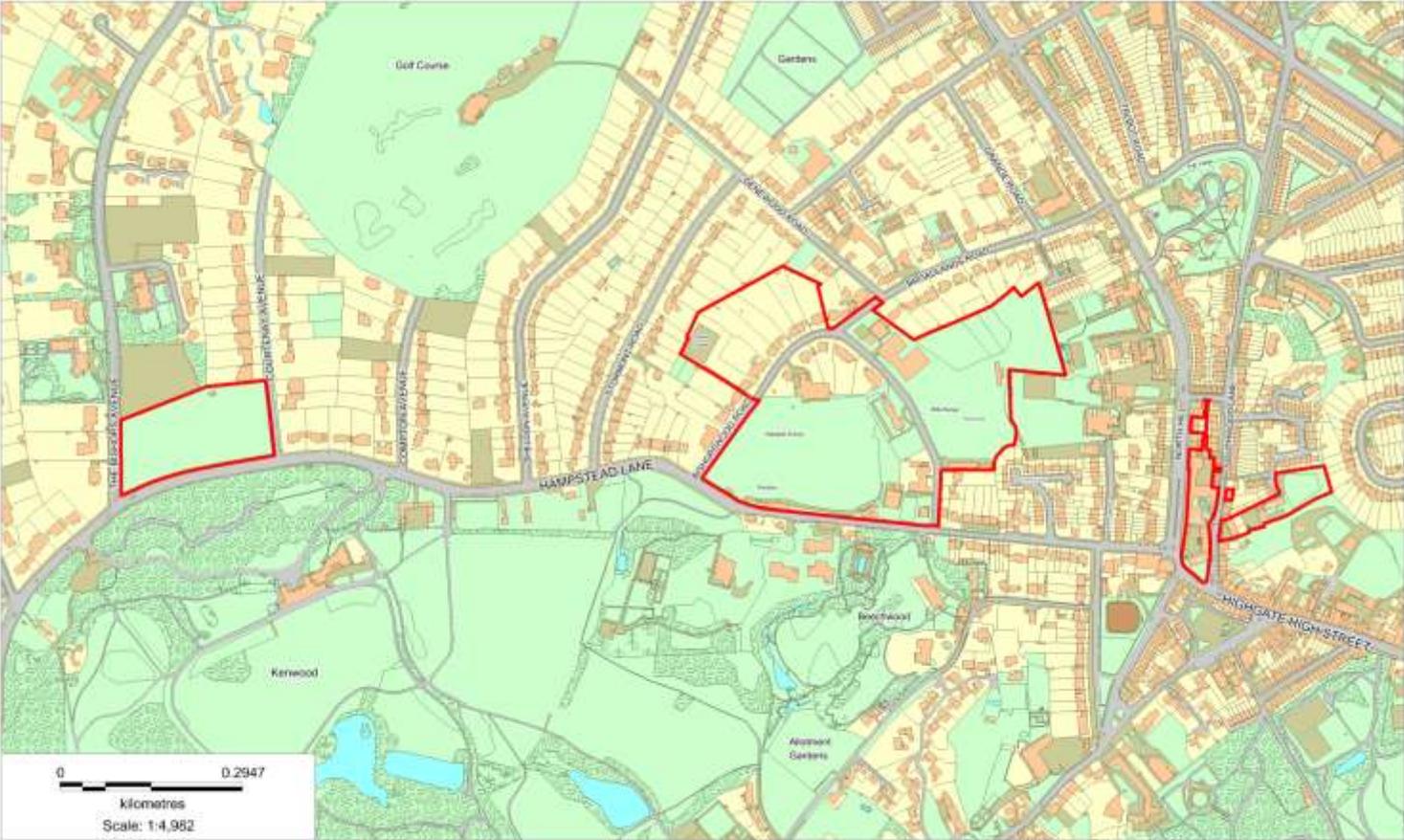
Amend Table 2 as shown below:

TABLE2: Safeguarding Existing Waste Sites

Site and address	Size	Current use	<u>Licensed waste</u> <u>Maximum</u> <u>throughput</u> capacity (tonnes/annum)
Western Road Depot, Wood Green N22	0.3	A13: Household Waste Amenity Site, Waste Transfer Station, Non- Hazardous Waste Transfer Station	24,999 <u>2,526</u>
81 Garman Road, Tottenham, N17	0.2	A11: Household, Commercial & Industrial Waste Transfer Station	75,000 <u>39,773</u>
O'Donovan, 100a Markfield Road, Tottenham, N15	0.8	A16: Physical Treatment Facility – the site is dealing with wood waste	24,000 <u>11,143</u>
<u>44 White Hart Lane,</u> <u>Tottenham, N17</u>	<u>1.1</u>	<u>A19: Metal Recycling Site (Vehicle</u> <u>Dismantler)</u>	23,852
Brantwood House, 175 Willoughby Lane, Tottenham	1.1	A19: Metal Recycling Site (Vehicle Dismantler)	36,486 <u>60,000</u>
O'Donovan, 82 Markfield Road, Tottenham, N15	0.1	A11: Household, Commercial & Industrial Waste Transfer Station	75,000 <u>31,460</u>
Civic Amenity Site, Park View Road, Tottenham, N17	0.1	A13: Household Waste Amenity Site	6,525 <u>6,326</u>
<u>Restore Community</u> <u>Projects, unit 18</u> <u>Ashley Road</u> <u>Tottenham Hale</u> <u>London N17 9LJ</u>	<u>0.2</u>	<u>Recycling (Metals)</u>	<u>2,215</u>

Amended Site Allocation SA41: Highgate School

HIGHGATE SCHOOL - SITE ALLOCATIONS



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