

Opportunity Area Portrait

Wood Green/ Haringey/ Heartlands



Introduction

List of acronyms and abbreviations

- OA: Opportunity Area
- LP: London Plan
- GLA: Greater London Authority
- TfL: Transport for London
- OAPF: Opportunity Area Planning Framework
- CAZ: Central Activities Zone
- LESD: London Employment Sites Database
- SHLAA: Strategic Housing Land Availability Assessment
- LB: London Borough
- RB: Royal Borough
- AAP: Area Action Plan
- SPD: Supplementary Planning Document
- SIL: Strategic Industrial Land
- LSIS: Locally Significant Industrial Sites
- BID: Business Improvement District
- CEZ: Creative Enterprise Zone

Introduction

Purpose of this document and clarifications



What is a pen portrait:

- A strategic analysis/ summary of an OA.
- We collected a series of data on delivery of homes, jobs, town centres and high streets, transport, land use and industrial land to assess local change at a strategic level, to better understand places in the OAs, and evaluate how they are performing against the expectations in the London Plan 2021.



How will this information be used?

- This evidence base supports the OA propositions in the Towards a new London Plan document.
- The OA propositions include:
 - change in the status of the OA to reflect the housing and/or infrastructure delivery since 2019
 - highlight opportunities to review the OA boundary and/ or OA designation.



Data sources and clarifications

Homes

- The London Plan 2021 identifies indicative homes capacities (10 year, 22 year).
- The indicative homes capacities are based on the SHLAA 2017.
- The monitoring year for the London Plan 2021 starts in 2019.
- This document includes an overview on the progress against the SHLAA 2017 to understand what has happened in the OA.
- Acknowledging that a lot has changed since 2017, including the adoption of new development plans, the current document provides an overview of site allocations based on the latest publicly accessible information.
- All spatial data is available in the London Datastore, unless stated otherwise.
- All data relating to development progress is available via the Planning Data Hub, unless stated otherwise.

Introduction

Purpose of this document and clarifications

Data sources and clarifications

Jobs



- The LESD is a database that records recently completed employment developments and those in the pipeline in London to produce an estimate of London’s additional employment capacity.
- Since the adoption of the London Plan 2021, a new London Employment Sites Database was produced in 2021. This provides up to date estimates by OA.
- A jobs dashboard has been produced to monitor the jobs’ performance in the OAs.

Local Plan status



- Local Plan status information is based on publicly available data, or information received by the boroughs.

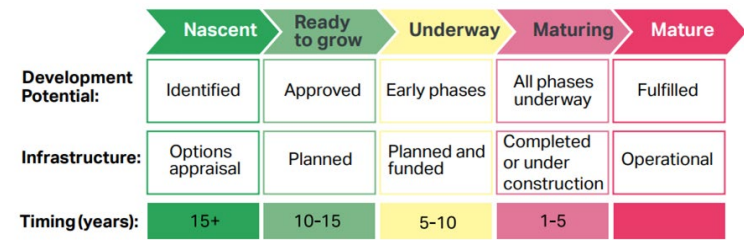
OA boundaries

- The London Plan designates OAs, whilst the boundary can be adopted through development plans. See more on [OA boundaries](#).

OA status - London Plan 2021

- The OA categorisation in the Key info refers to the London Plan 2021 Figure 2.2 - OAPF process diagram, also shown below:

Figure 2.2 - OAPF process diagram



Additional resources

- Growth Corridors: [Engagement summaries from Planning for London events \(November/December 2024\)](#)
- Opportunity Area monitoring GLA [webpage](#).

Introduction

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and
connectivity

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and 2024

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Town Centre
and High
Streets

Industrial
Land

Place
strategies*

Moving
forward

* This section refers to existing/ emerging strategies for the OA.

Wood Green/ Haringey/ Heartlands

Context

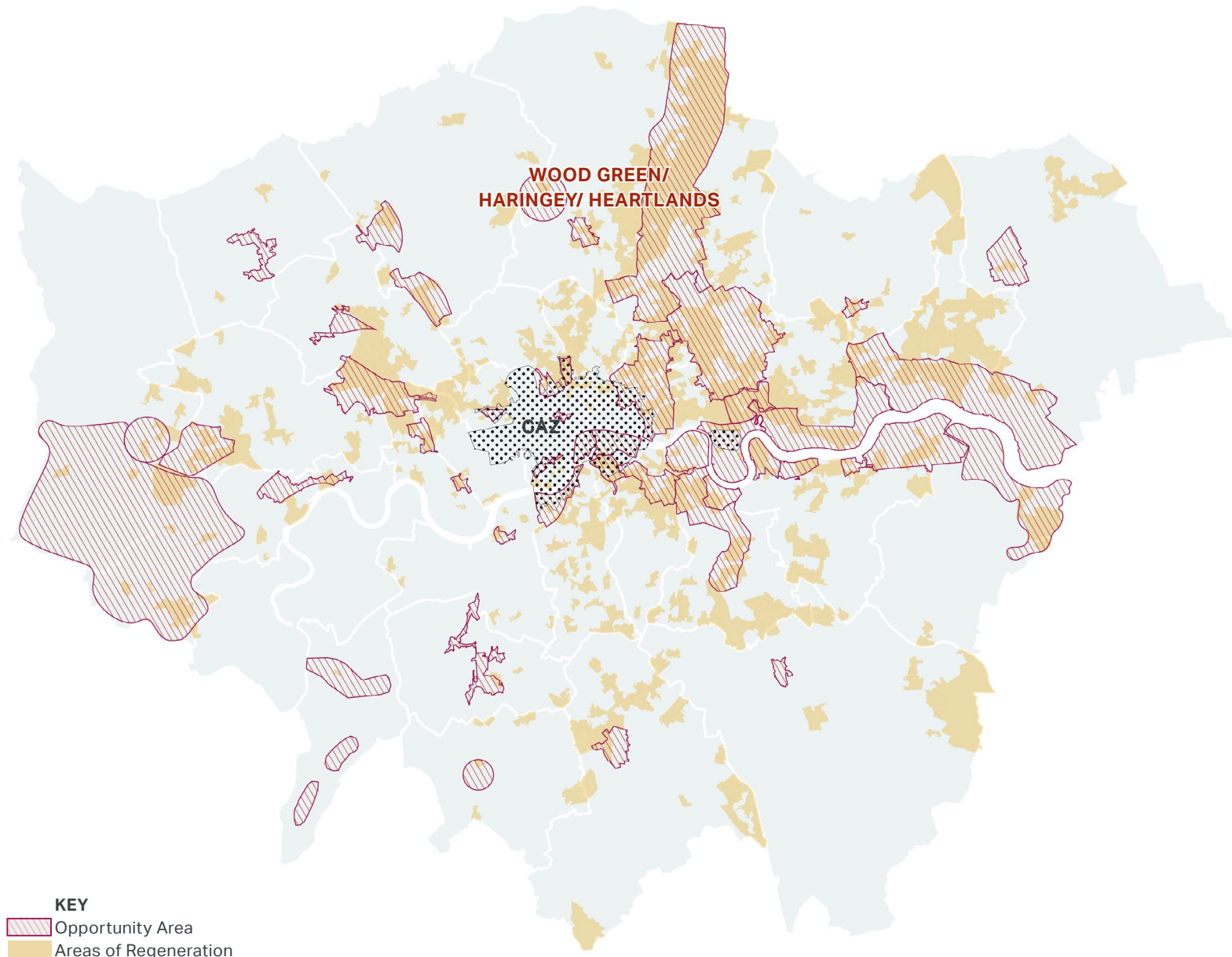
OAs in the CAZ

- King's Cross (Maturing)
- Tottenham Court Road (Maturing)
- Victoria (Maturing)
- Waterloo (Maturing)
- London Bridge/ Bankside (Maturing)
- Euston (Ready to Grow)
- VNEB (Underway)
- Elephant & Castle (Underway)
- Part of City Fringe/ Tech City (Underway)

The OA is not within the CAZ.

Areas of Regeneration

Large part in the north east of the OA is identified as area of regeneration. The OA has an emerging boundary (Draft Local Plan).

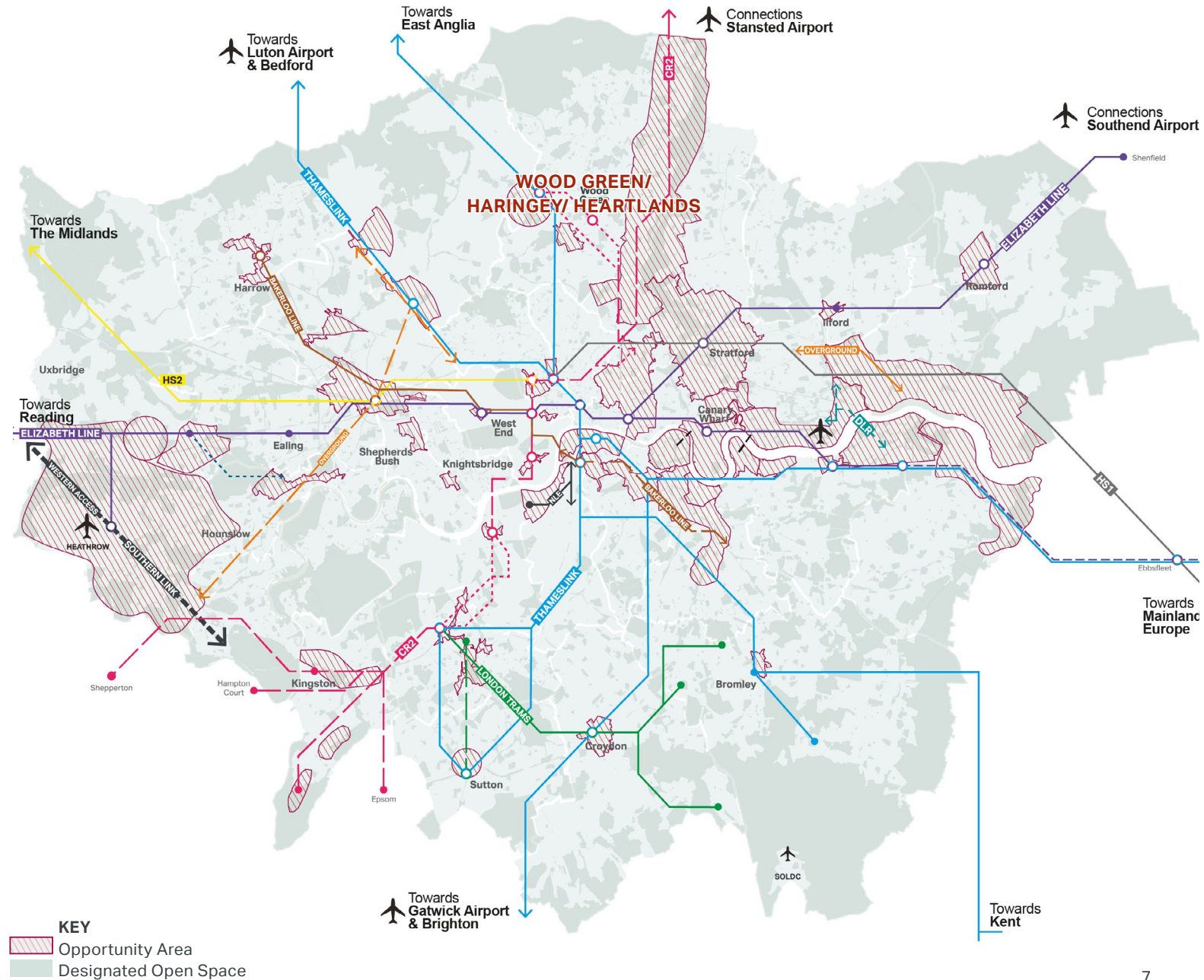


Source: Areas of Regeneration as per London Plan 2021

Wood Green/ Haringey/ Heartlands Context

Transport and Growth Corridors

- Potential delivery timescales for Crossrail 2 (a major new line connecting south west London to north east London) are now beyond 2040.
- The rail devolution in Great Northern (referenced in London's [Growth Plan](#)) could have an impact in Wood Green (improved public transport; higher frequency services).



Source: Planning Data Map

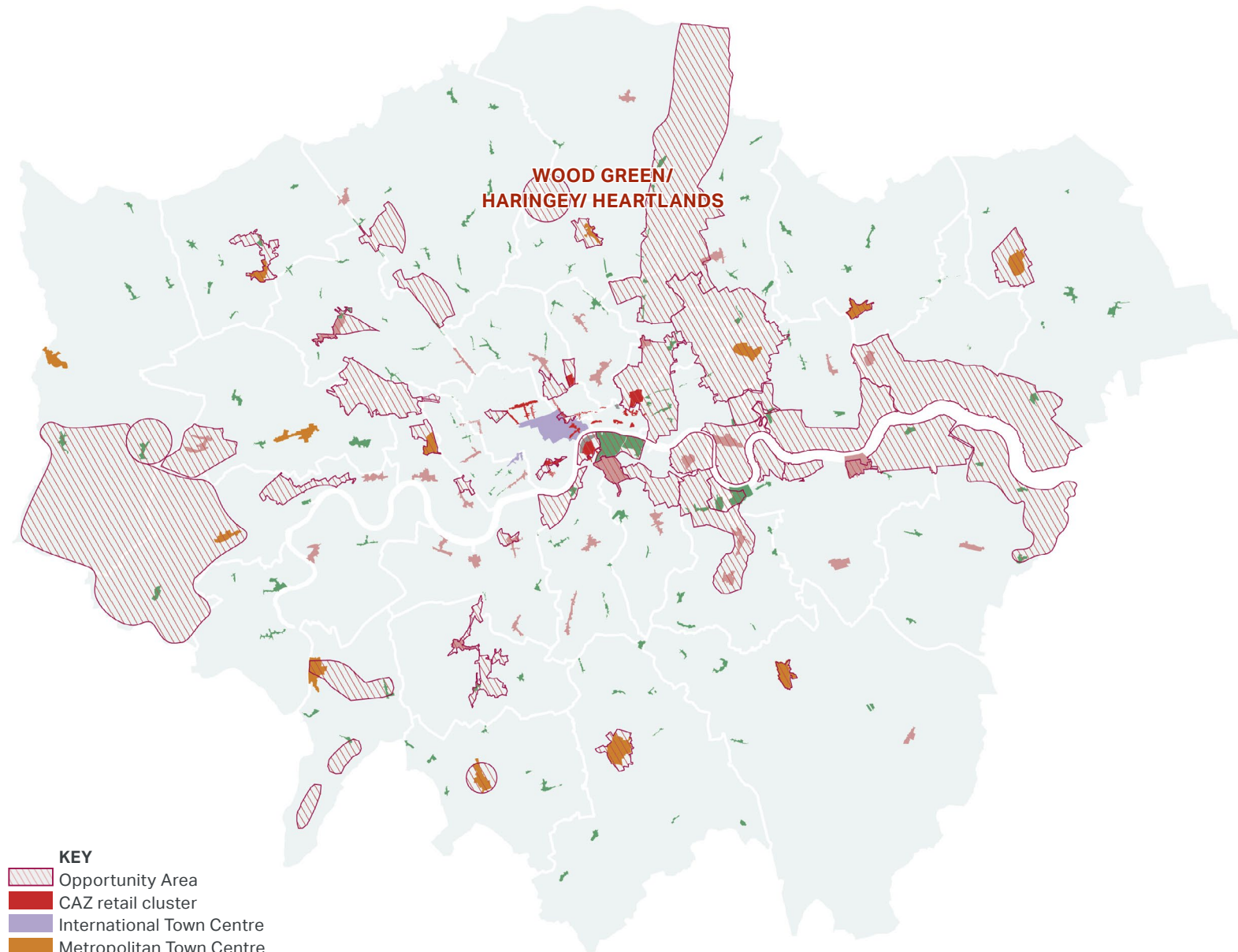
Wood Green/ Haringey/ Heartlands

Context

OAs and Metropolitan Town Centres

- Olympic Legacy (Maturing)
- Harrow & Wealdstone (Underway)
- White City (Underway)
- Croydon (Ready to grow)
- Romford (Ready to grow)
- Ilford (Ready to grow)
- **Wood Green (Nascent)**
- Kingston (Nascent)
- Bromley (Nascent)
- Sutton (Nascent)

Part of Wood Green Metropolitan Town Centre is within the Opportunity Area.



Source: Planning Data Map

Wood Green/ Haringey/ Heartlands

Key info

London Plan Designation Year

2004	2008	2011	2016	2021*
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Borough

LB Haringey

Area



OA specific plans

Wood Green AAP (in progress - to be part of new Local Plan)

Local Plan status

Early engagement (Call for sites in July 2024). Reg 18 scheduled for Spring 2025

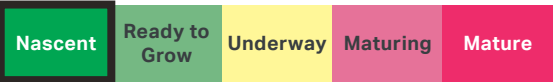
Growth Corridor

Crossrail 2 - North

Housing Delivery Test 2023

None

OA status (London Plan 2021)



London Plan 2021 capacities by 2041



Source: Google Earth

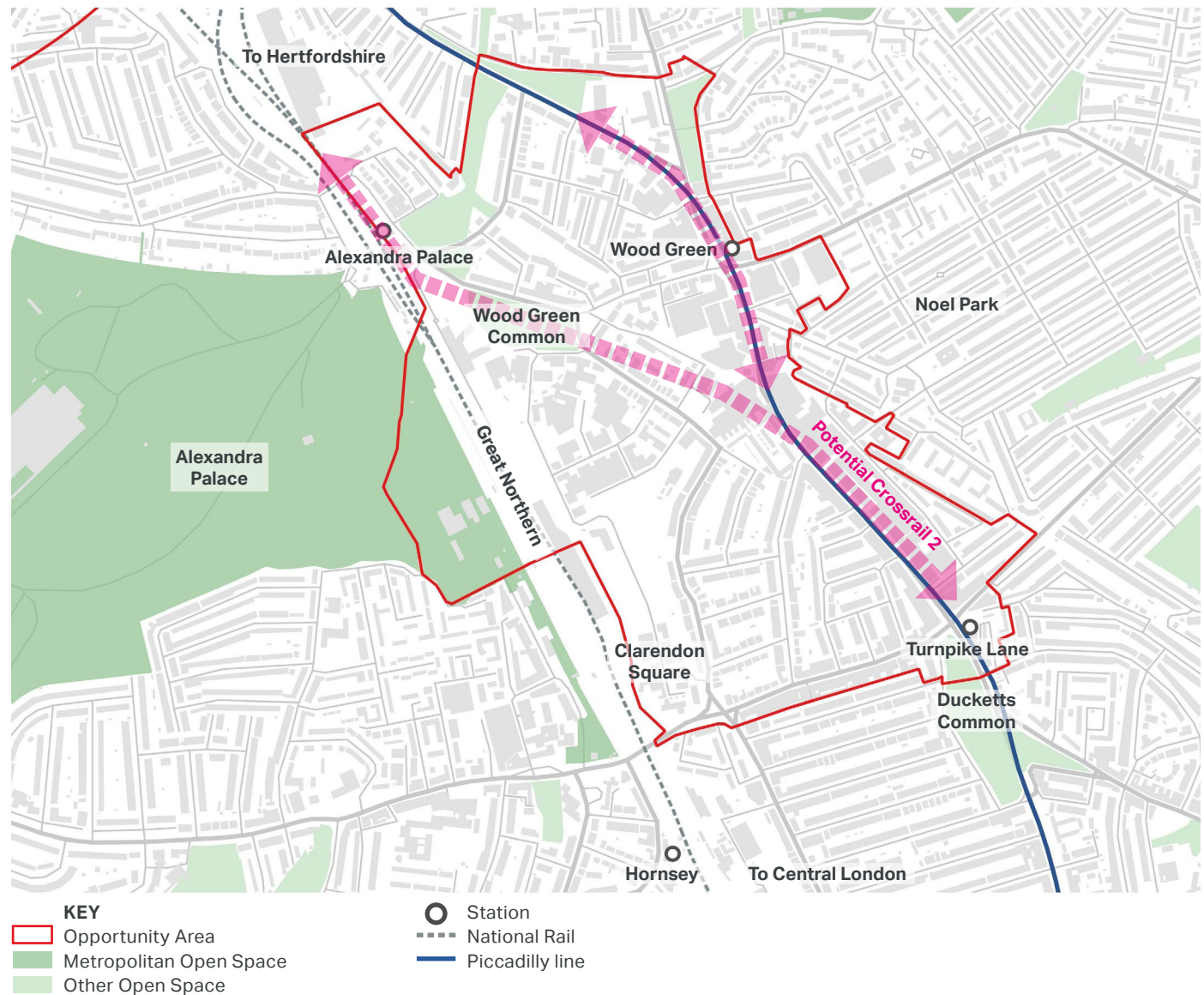
KEY
Opportunity Area

* Wood Green was introduced in the 2004 plan as an 'area of intensification'.
**Note that the LESD (2021) decreased the capacity to 700 new jobs

Wood Green/ Haringey/ Heartlands

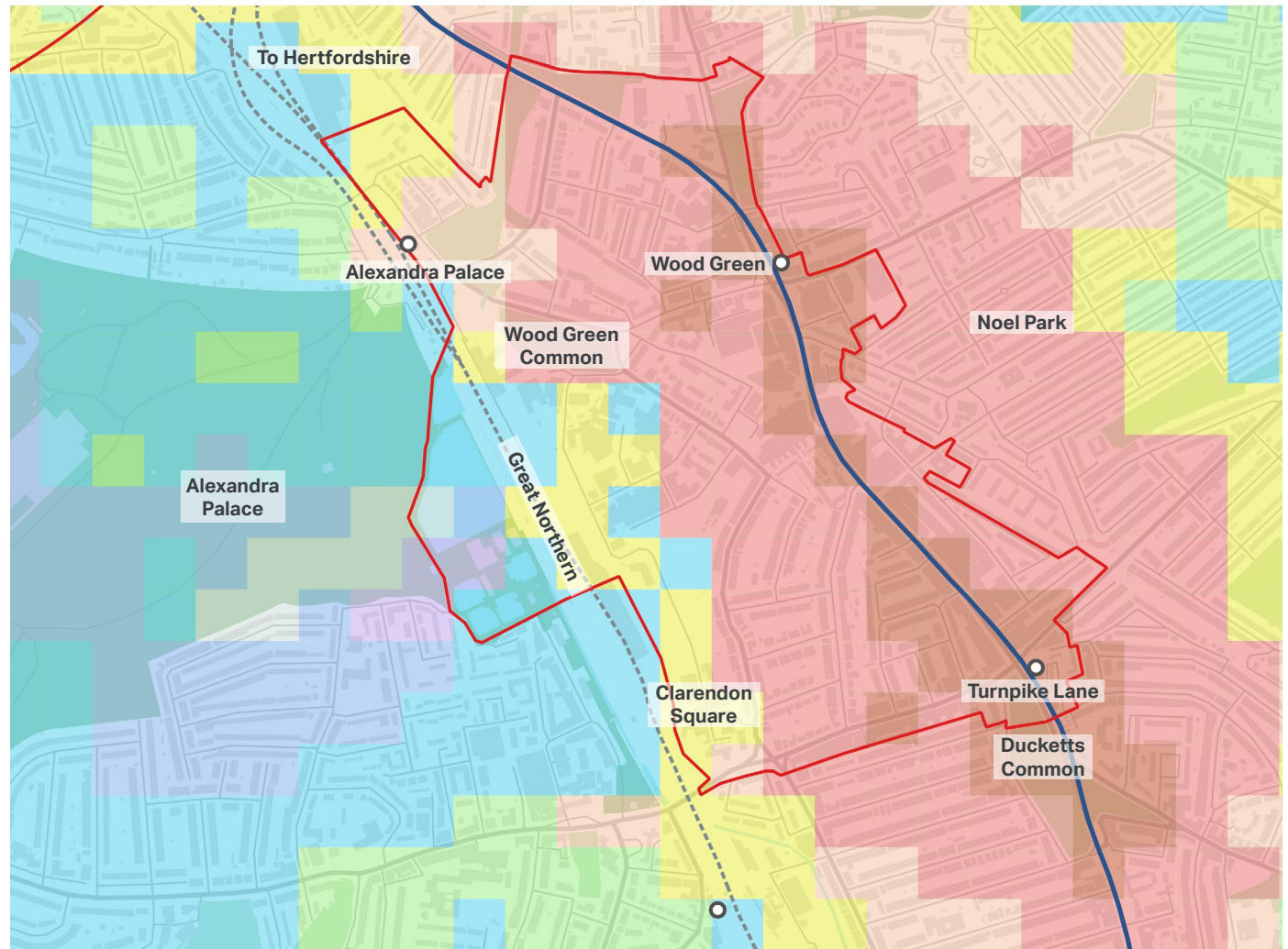
Transport and connectivity

- Two Crossrail 2 options: Alexandra Palace to Turnpike Lane, Wood Green to Turnpike Lane (shown as indicative pink dashed lines on the map).
- Potential delivery timescales for Crossrail 2 (a major new line connecting south west London to north east London) are now beyond 2040.
- Potential alternatives, i.e. devolution of Great Northern. However, this would most likely have a greater impact on Enfield.
- The OA is well served by buses.
- Piccadilly Line upgrades planned, with a fleet of 94 new trains serving the line from 2025 ([Source: Transport for London](#)).

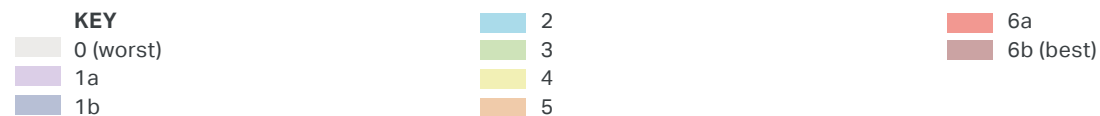


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Transport and connectivity: PTAL 2031



Source: Transport For London



Wood Green/ Haringey/ Heartlands

Delivery of homes

Delivery pre-2019

Completions since designation against capacity

LP 2004 **1,000**

LP 2008 **1,700**

LP 2016 **1,000**

Completed **2,204**

Wood Green was designated as an intensification area in the London Plan 2004. It exceeded its capacity at designation.

Delivery post - 2019 (London Plan 2021)

Progress against 22yr, 10 yr capacity

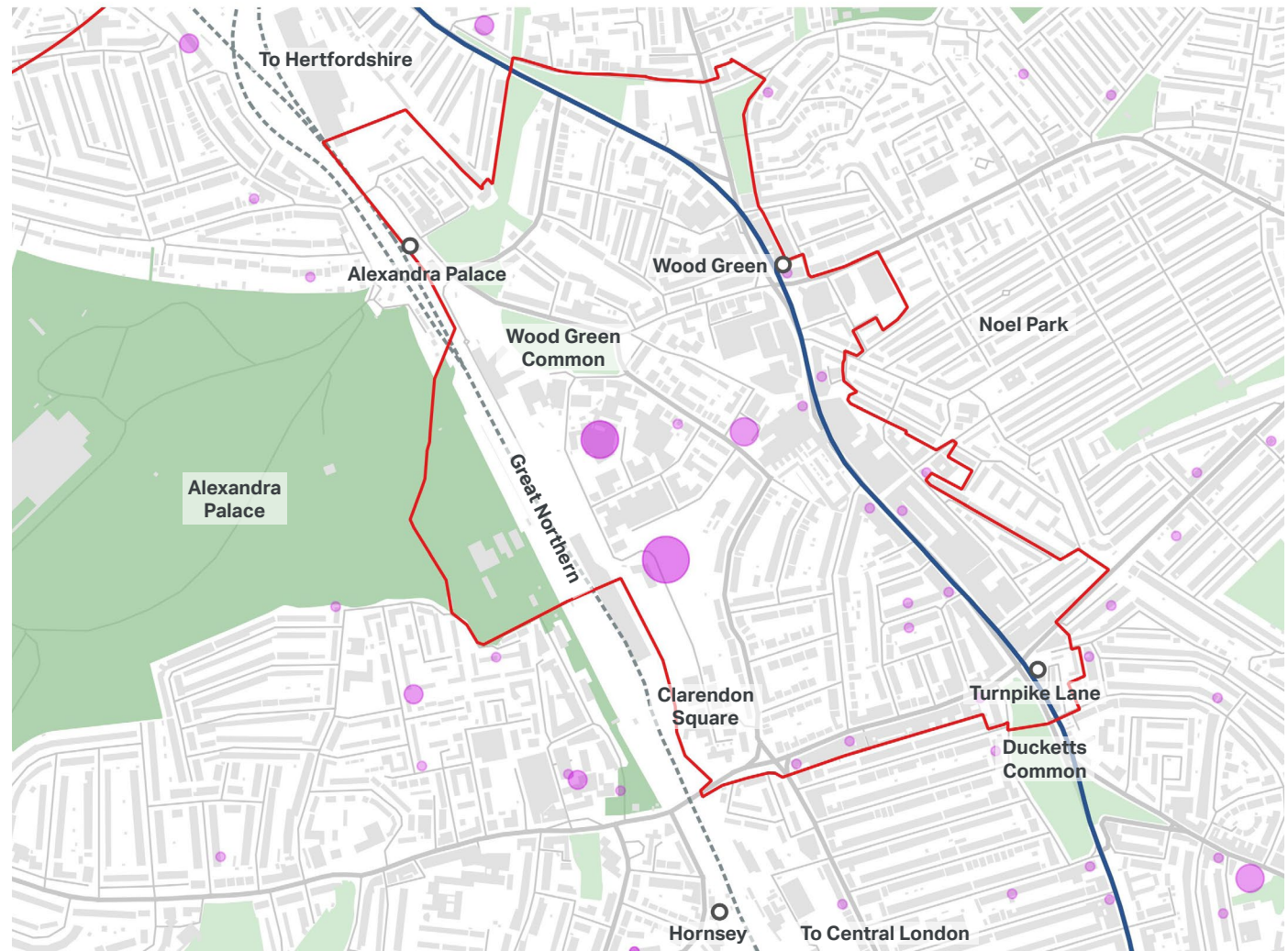
22 yr **4,500**

10 yr **3,671**

Completed **1,208**

Pipeline **1,336**

The OA is delivering at a rate of 241 homes/year, against the indicative rate of 204 homes/year. The completions and the current pipeline account for 70% of the 10 year homes capacity.



KEY
 Opportunity Area
 Pipeline (Planning Datahub, May 2023). Size of circle is proportionate to the number of homes.

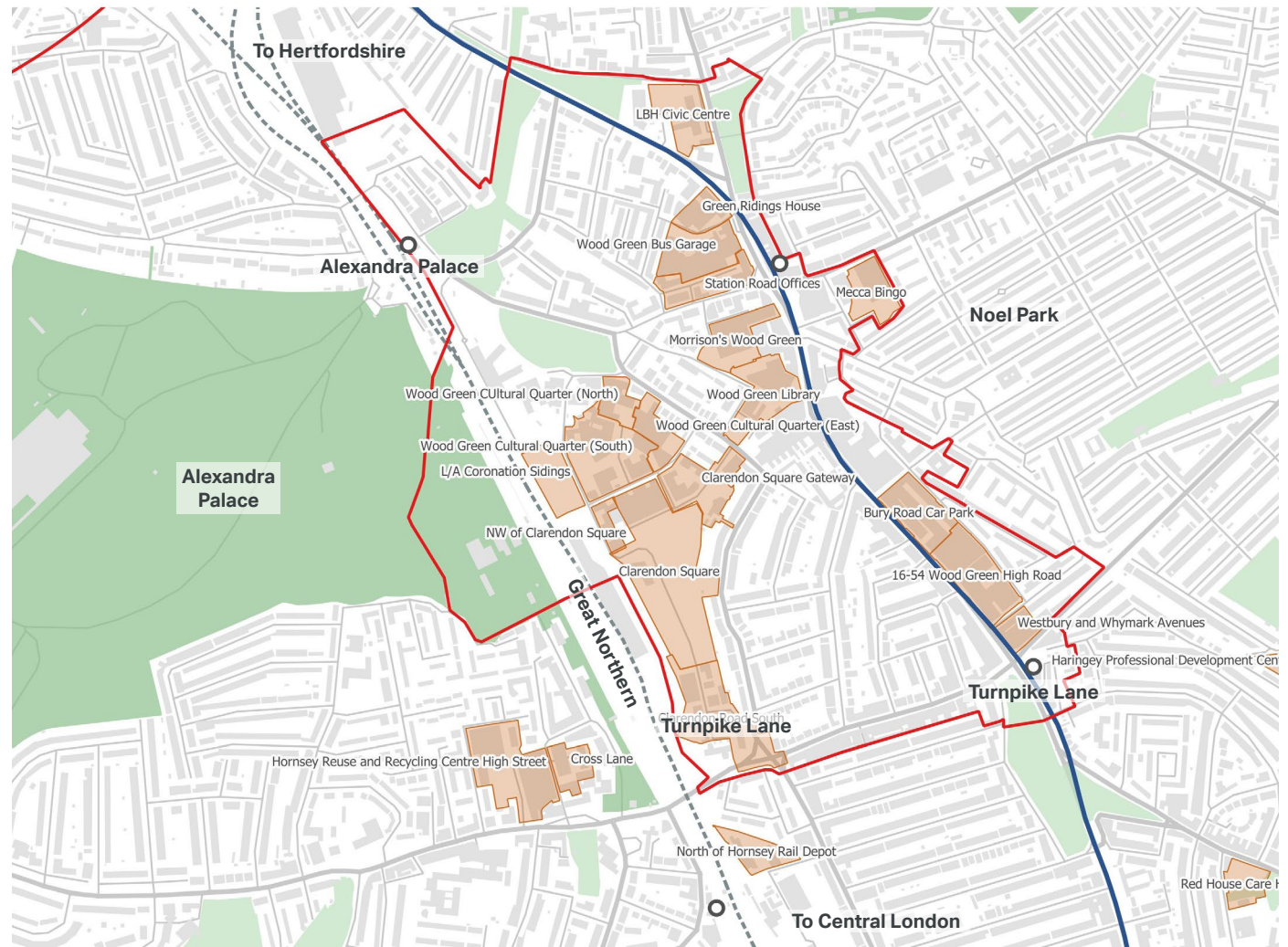
*[Completions](#) account for all types of supply between 2019/2020 to 2023/2024.

** [Residential Pipeline in 2023/2024](#)

Wood Green/ Haringey/ Heartlands

SHLAA 2017: Approvals and allocations

- Significant number of sites allocated for development.



KEY

Opportunity Area

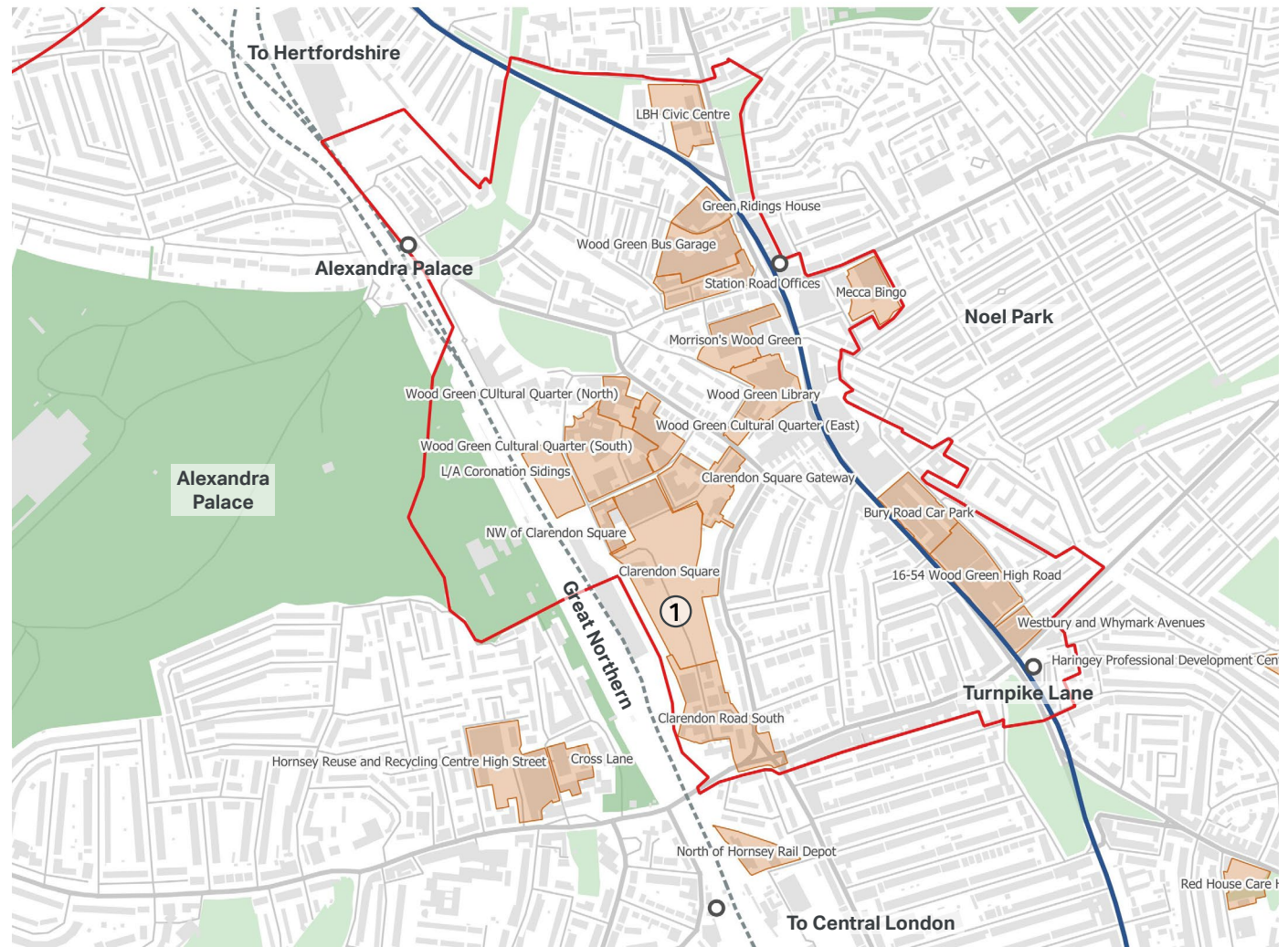
Approvals and Allocations (SHLAA, 2017)

Wood Green/ Haringey/ Heartlands

SHLAA 2017: Progress (completed)

Clarendon Square

- Phase 1 (Hornsey Park Place) is 169 units, complete and sold out,
- Phase 2 has 299 private units in Blocks A1-A4 (203 private) and B1-B4 (96 private) and completed in Q3 2023. 144 private units were bought by L&Q and for shared ownership (in Braeburn, Elan and part of Blenheim). The other 155 sold out during Q2 2023 (Lambert Mansions, Alexandra Palace Gardens).
- Note that 759 units, including 713 private have now been permitted in detail across Phases 3A, 3B and 4.
- 89 private units in other phases yet to be permitted in detail. Final phase to exceed previous capacities.



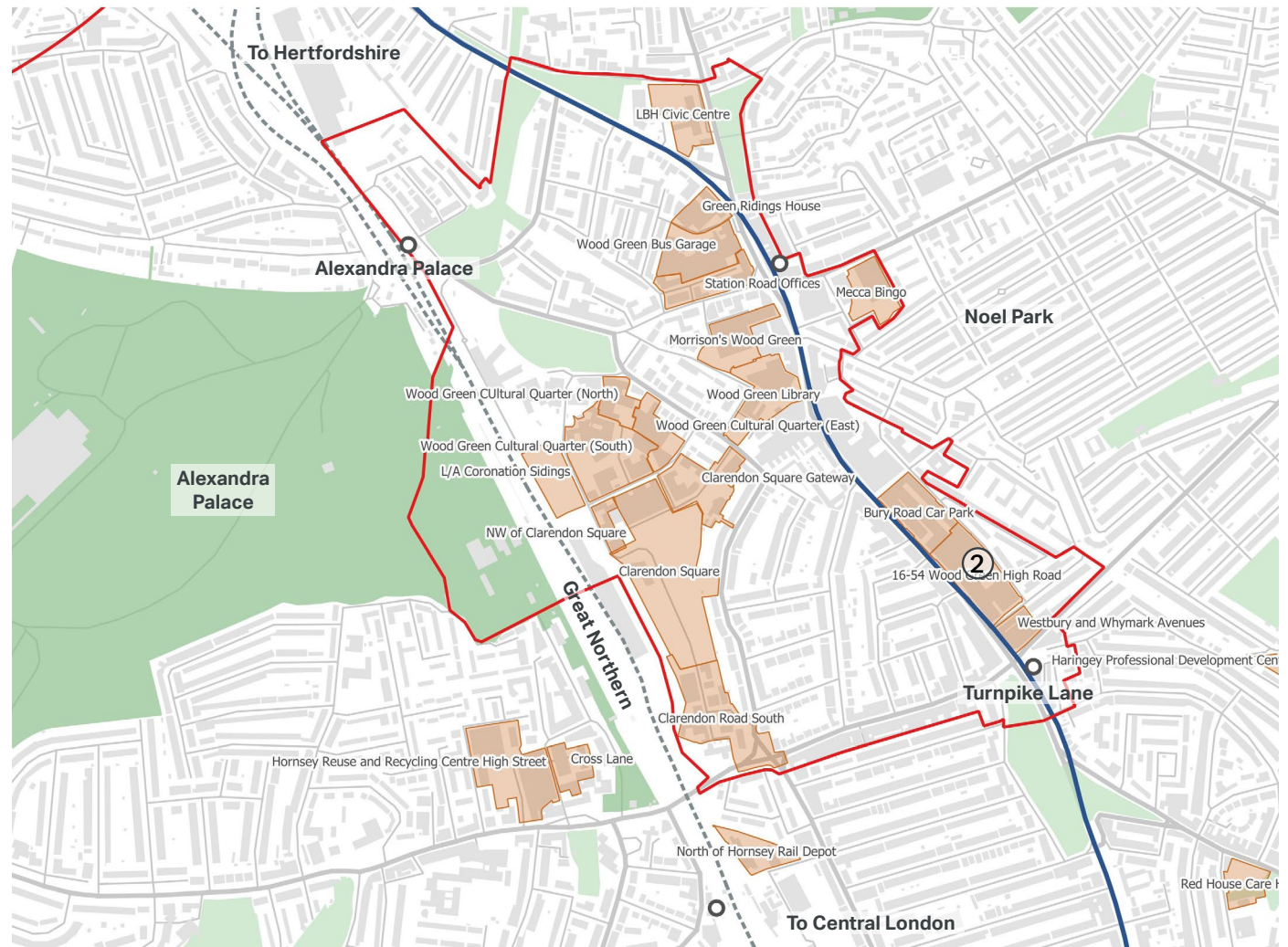
- KEY**
- Opportunity Area
 - Approvals and Allocations (SHLAA, 2017)

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SHLAA 2017: Progress (completed)

Former M&S, High Road/The Icon

- Residential-led mixed use development scheme consisting of 99 units.
- There are other recent completions at Former Petrol Station and Clarendon Road sites.



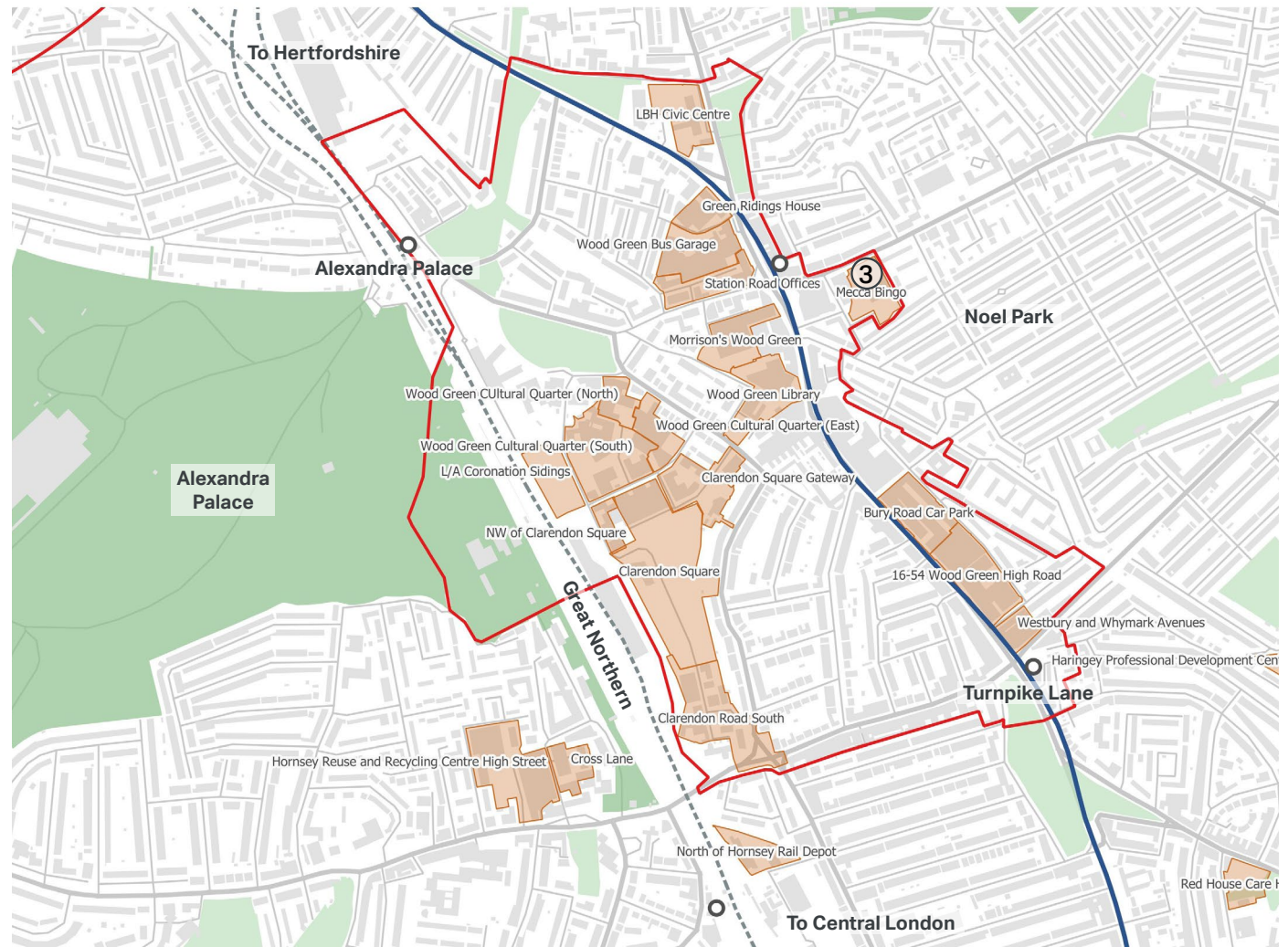
- KEY**
- Opportunity Area
 - Approvals and Allocations (SHLAA, 2017)

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SHLAA 2017: Progress (recently approved)

Mecca Bingo N22

- Tri7 was successful with application HGY/2024/0450 at planning committee on 08/07/2024.
- The new scheme will include three Class C3 apartment blocks and one PBSA block (650 units) and 77 social rent units.



KEY

□ Opportunity Area

■ Approvals and Allocations (SHLAA, 2017)

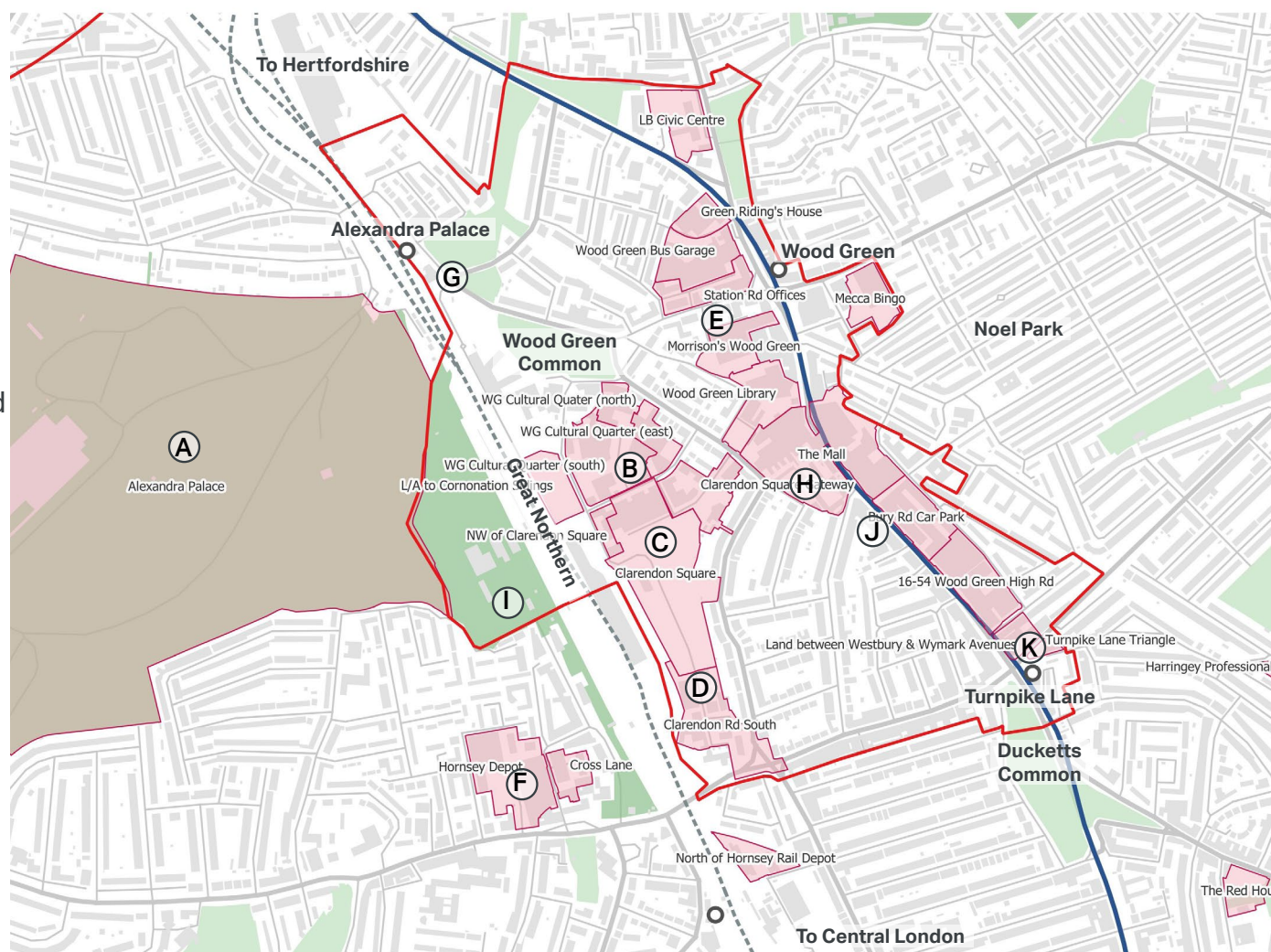


Wood Green/ Haringey/ Heartlands

Site allocations: Emerging Haringey Local Plan

Since SHLAA 2017, LB Haringey finished their call for sites in summer 2024 for their Local Plan refresh. Overall, 4,000 units are still possible on these sites. Site changes include:

- Ⓐ **Alexandra Palace:** new site allocation.
- Ⓑ **Chocolate Factory redevelopment:** Residential units completed. Capacity for other non-residential uses.
- Ⓒ **Clarendon Square:** Approvals exceeded SHLAA, 2017, mostly completed in the southern section.
- Ⓓ **Clarendon Road:** Advanced pre-apps and site interest in allocations to deliver 400 more homes.
- Ⓔ **Station Road Offices, Morrisons, Hollywood Green, Green Ridings House, Aviva Bus Garage:** On going work and active developer interest in all the sites allocated in this area. Over 1,000 residential units possible here.
- Ⓕ **Hornsey Depot (Smithson Square):** Mostly completed with 440 homes completed.



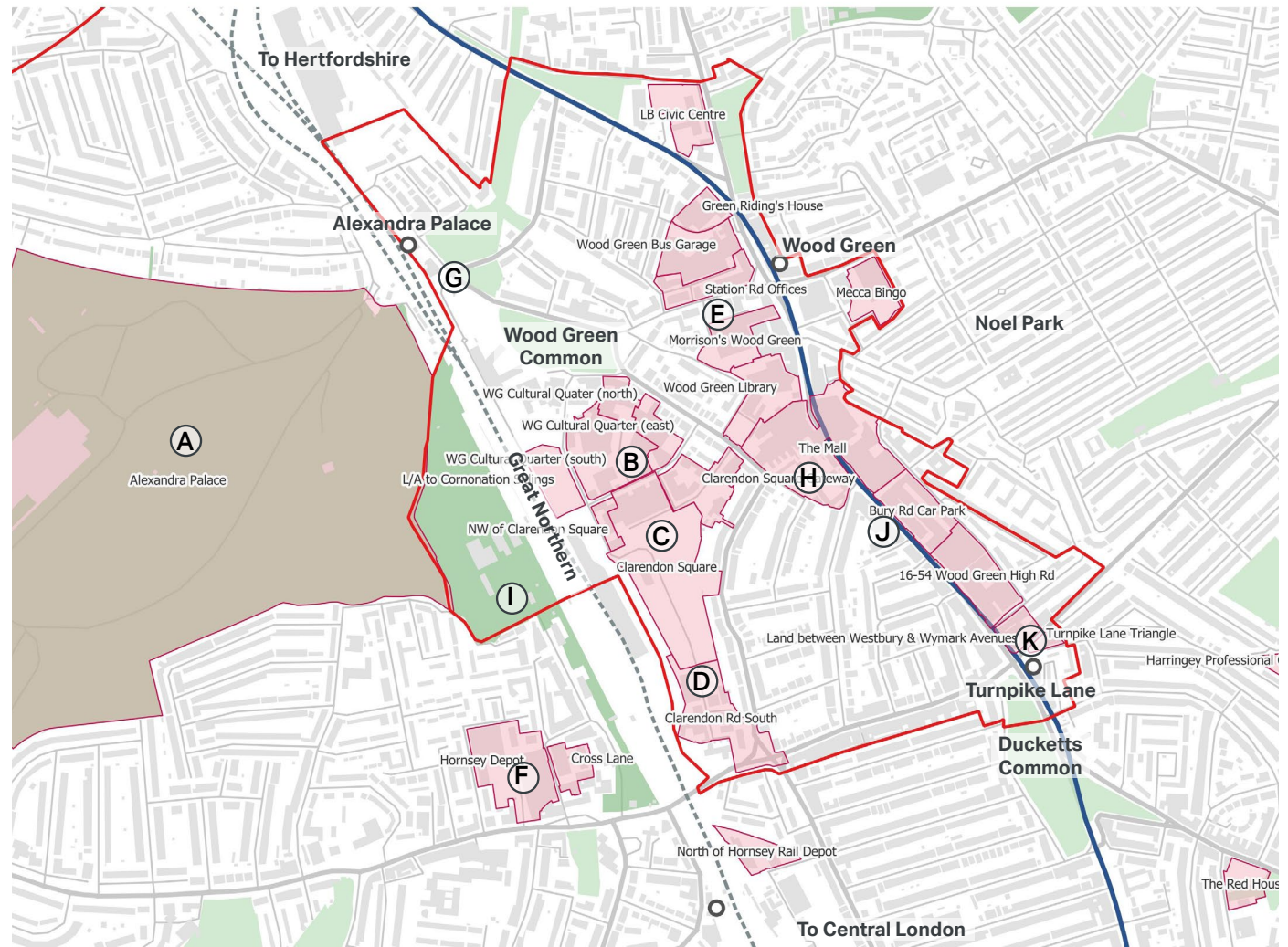
KEY
 [Red outline] Opportunity Area
 [Pink fill] Draft Site Allocations (LB Haringey, 2025)

Wood Green/ Haringey/ Heartlands

Site allocations: Emerging Haringey Local Plan



- Ⓒ This SHLAA 2017 'low probability site' is now put forward as a site allocation.
- Ⓗ The Mall: LB Haringey consider the site unlikely to be fully redeveloped in medium term. Infill development, refurbishment and use of excess car parking space is supported.
- Ⓘ This SHLAA 2017 'potential development' site is to be allocated by LB Haringey with potential for limited redevelopment of circa 160 units.
- Ⓙ This SHLAA 2017 'to be deleted' site has been allocated as further redevelopment of this part of the High Road is supported.
- Ⓚ Allocated. TfL have put forward Turnpike Lane Bus Station.



- KEY**
- Opportunity Area
 - Emerging Site Allocations (LB Haringey, 2025)

Wood Green/ Haringey/ Heartlands

Development activity 2021



Source: vu.city

KEY

- Consented
- Under construction
- Completed
- Opportunity Area

Wood Green/ Haringey/ Heartlands

Development activity 2024



Source: vu.city

KEY

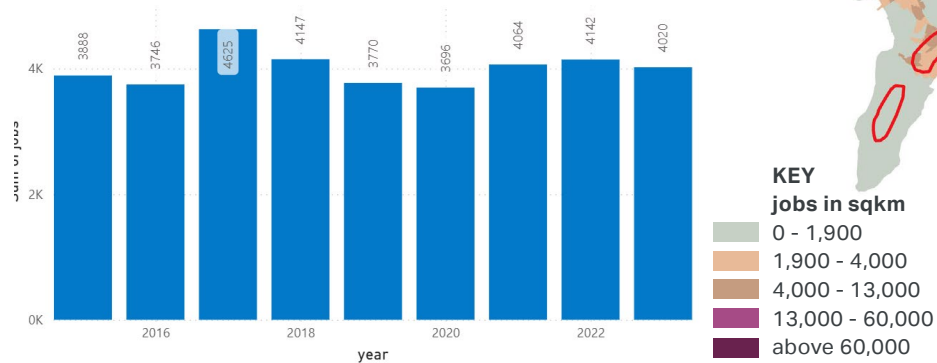
- Consented
- Under construction
- Completed
- Opportunity Area

Wood Green/ Haringey/ Heartlands Jobs

- Relatively low density.
- Positive trend in jobs in the OA since 2019. 4,020 jobs in the OA in 2023.
- For reference, in 2023 there were 74,000 jobs in LB Haringey. 6 per cent are in the OA.



Jobs by year in the OA



Find more information on jobs in OAs, including types of industries, in the [GLA OA webpage](#).

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Town Centres and High Streets

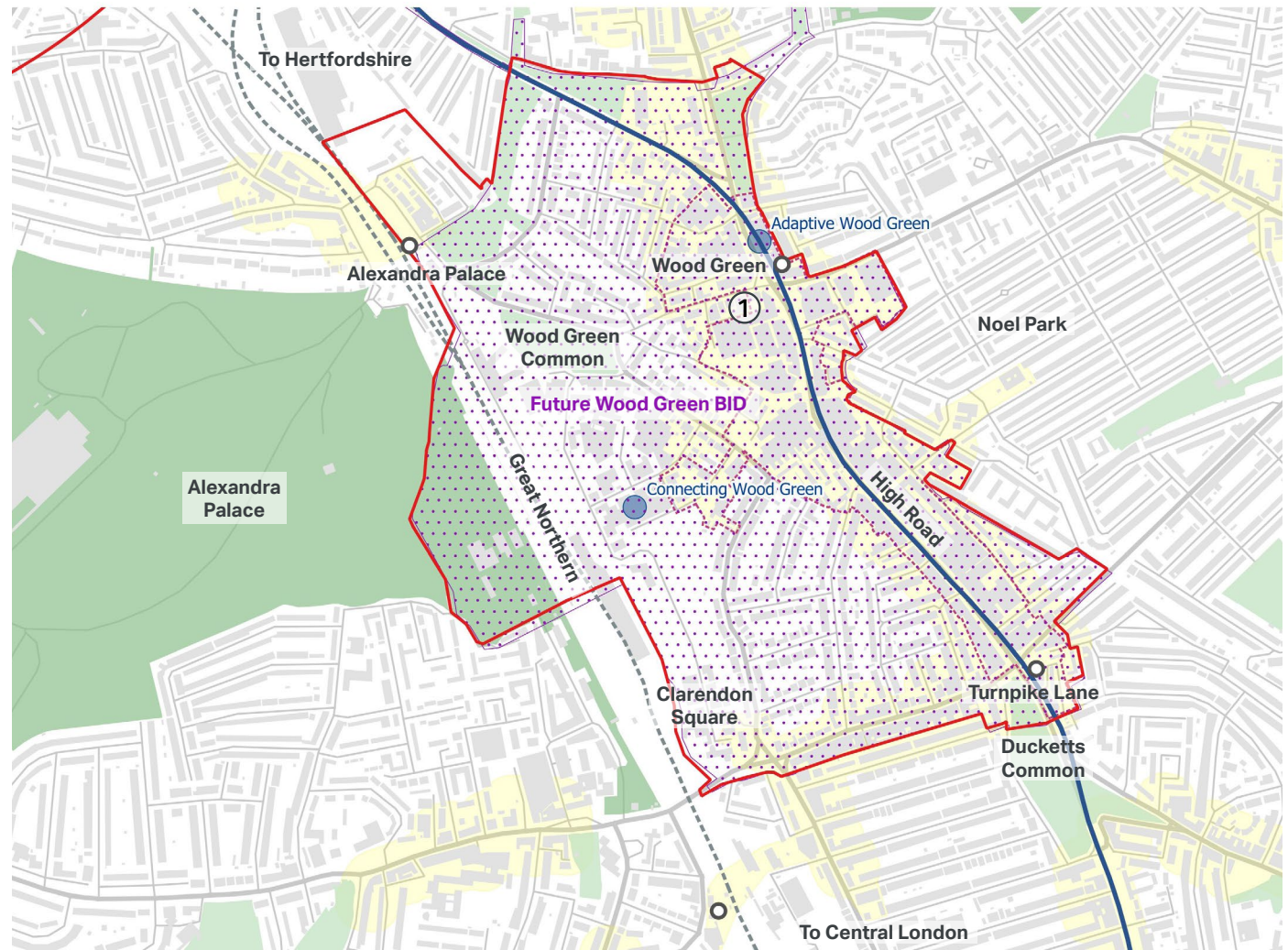
- Significant investment in the High Streets, including 'Shaping Wood Green vision' and related projects.

5 pillars:

1. Making Wood Green a welcoming place,
2. Culture at the heart of Wood Green,
3. Putting the green in Wood Green,
4. Living well
5. North London's town centre for all
6. An economy to benefit everyone



Shaping Wood Green; Library site.



- KEY**
- Town Centre
 - High street
 - Business Improvement District (BID)
 - Good Growth Funded project (Round 1 to 3)



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High Streets: Young people

- Social and community infrastructure are essential to delivering good growth in OAs, and in the high streets and town centres.
- **Wood Green OA is home to many young people.** The area's population is very diverse with significant Turkish and other European and Middle Eastern communities.
- Responding to the needs of young people in Wood Green's town centre, [The Rising Green Youth Hub](#) has emerged as an inspiring story of co-creation and high street transformation
- Located in Wood Green, the Rising Green Youth Hub is a place where our young people can relax, socialise, enjoy themselves and learn through a wide variety of activities and projects.

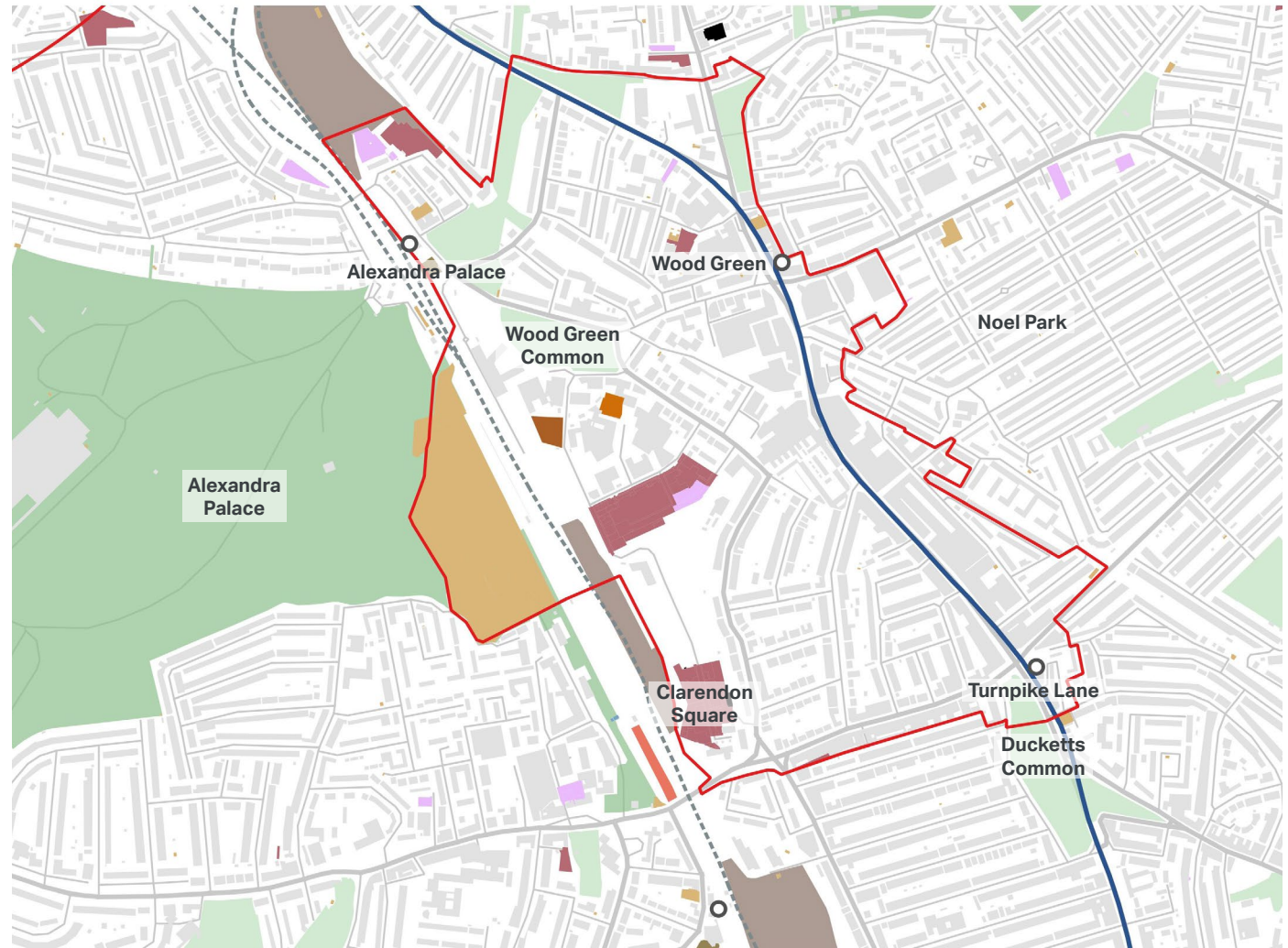


Opportunity for the OA: Haringey will be the [London Borough of culture in 2027](#).



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Industrial land

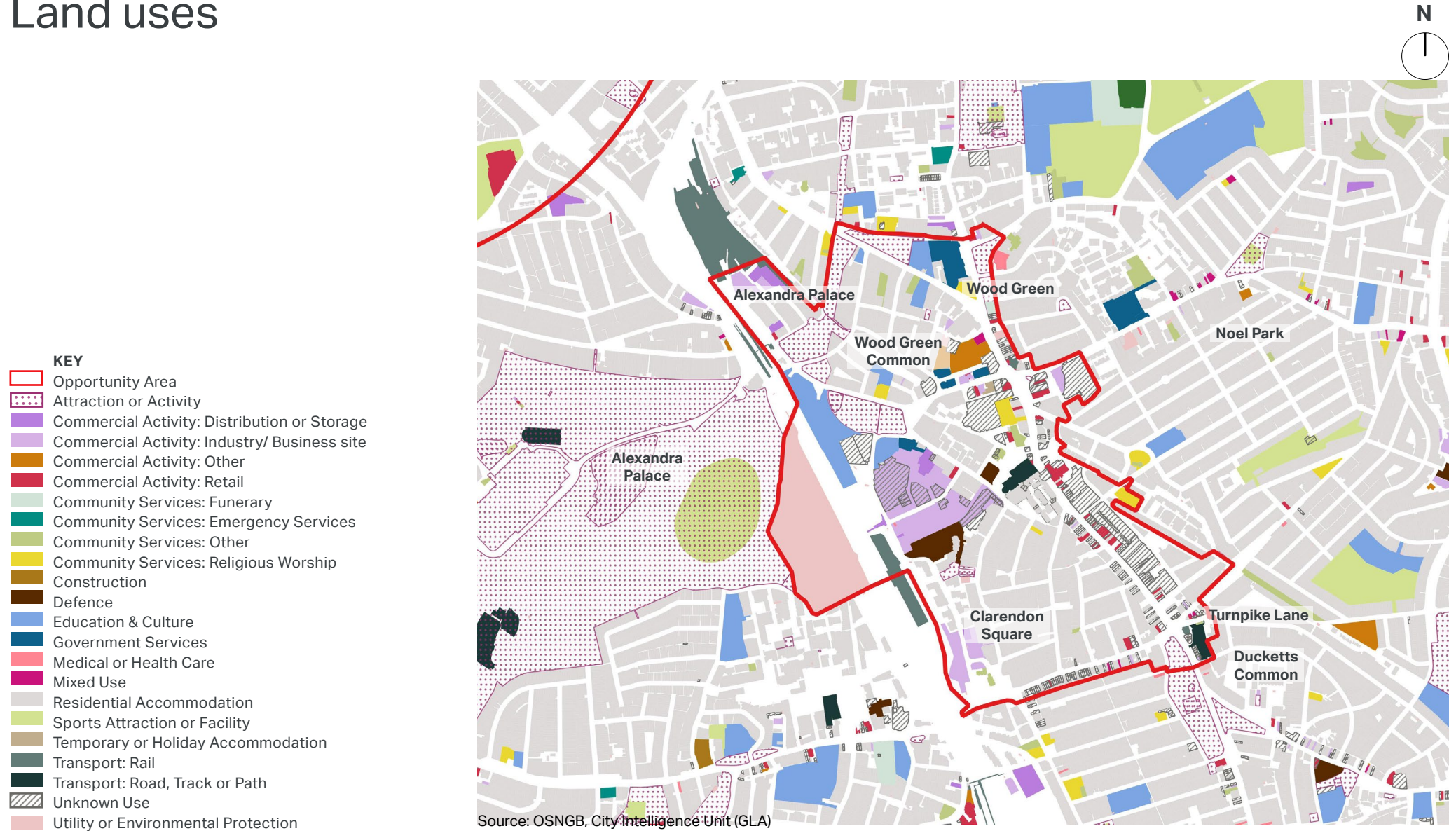


Source: London Industrial Supply Study

- KEY**
- General Industry
 - Community Services
 - Land for buses
 - Land for rail
 - Land with vacant buildings
 - Light Industry
 - Open storage
 - Self storage
 - Utilities
 - Vacant industrial land
 - Warehouse
 - Waste management and recycling

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Land uses



Wood Green/ Haringey/ Heartlands

Place strategies: Area Action Plan

- Wood Green started working on an Area Action Plan in 2016. Regulation 18 was out for consultation in 2018.
- Since then ambitions and allocations with the Wood Green AAP are being incorporated into one new single document which will be the new Haringey Local Plan (scheduled for consultation in Spring 2025).
- Updates to the AAP, based on resident feedback in 2018, include:
 - the potential for a leisure option at Hornsey Filter Beds
 - 2 additional open spaces
 - improved cycling and walking options
 - plans that are not dependent on the arrival of Crossrail 2 to Wood Green
 - the removal of homes on Caxton, Mayes, and Coburg roads from our plans. We re-assessed our plans, and believe we can still deliver our ambitious proposals without including these homes in the AAP.

- 1.8** The opportunities for Wood Green as well as the challenges it faces as a town centre, are set out in Sections 3 & 4 of this document. These will help to meet the following set of objectives, as set out in section 5:
1. A bigger Metropolitan Town Centre with more employment space, delivering 4,000 new jobs
 2. A well-connected, lively destination which draws people from Haringey and beyond
 3. 6,000+ new homes of varying rents and values in high quality, low carbon neighbourhoods
 4. Maximise opportunities for local residents through education, training, skills, employment
 5. Celebrate and build on Wood Green's heritage so people are proud of their diverse communities
 6. Secure investment in social and community infrastructure, including parks and a new library
 7. A place where new businesses will set up, existing ones will grow and people will be proud to live
 8. Make Wood Green a destination of choice, with a strong cultural offer both day and night
 9. An accessible urban environment with welcoming spaces where people will enjoy spending time

Purpose and Scope of this document

- 1.9** This document forms the principal Local Planning document for the Wood Green area. These policies should be read alongside other borough-wide policies included in the Local Plan: Strategic Policies, and Development Management DPD. It covers the Wood Green area as shown adjacent.



Figure 1.1: Wood Green AAP Area

The AAP will be rolled into the new Haringey Local Plan.

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Place strategies: Area Action Plan

- Updates to the AAP, as part of the local Plan refresh include:
 - revised capacities and additional sites
 - options for wholesale redevelopment of a number of sites to deliver new civic spaces and routes through the neighbourhood
 - plans not dependent on Crossrail 2
 - new civic and office quarters
 - support for new leisure and community floorspace in the heart of the Metropolitan Centre
 - improved east-west and north-south connectivity



Wood Green/ Haringey/ Heartlands

Place strategies: Design manual

- In 2021, Haringey introduced the design manual for Wood Green.
- Although not related to growth in the form of new homes and jobs, the manual promotes and supports good growth by providing guidance on placemaking, including **connectivity and public realm improvements in Wood Green.**
- Acknowledging existing communities in the area, the manual is also promoting actions and principles to ensure **community wealth building and places for young people.**



4. MAKING CONNECTIONS AND FACILITATING ACTIVE TRAVEL

IMPROVING NORTH AND SOUTH LINKS

Enhancements to existing streetscapes focusing on promoting wayfinding and legibility whilst also considering cycling infrastructure:

- 1 Alexandra Rd
- 2 Mayes Rd and Hornsey Park Rd
- 3 Pelham Rd and Glynn Rd
- 4 Western Rd and Mary Neuner Rd
- 5 Wood Green High Road

IMPROVING EAST AND WEST LINKS

Enhancements to existing streetscapes focusing on promoting wayfinding and legibility whilst also considering cycling infrastructure:

- 6 Bridge over Alexandra Palace Station
- 7 Bridge Turnpike Lane
- 8 Coburg Rd, part of Mayes Rd, Caxton Rd
- 9 Malvern Rd and Brampton Park Rd
- 10 Station Rd
- 11 Turnpike Lane (being developed)

SECURING ACCESSIBLE CROSSINGS AND JUNCTIONS

Improvements to existing crossings and junctions to ensure all people are able to use it safely:

- ✂ Junctions improvements
- ★ Improved crossing points
- ✱ Accessibility Audit improvements

ENHANCING PEDESTRIAN LINKS

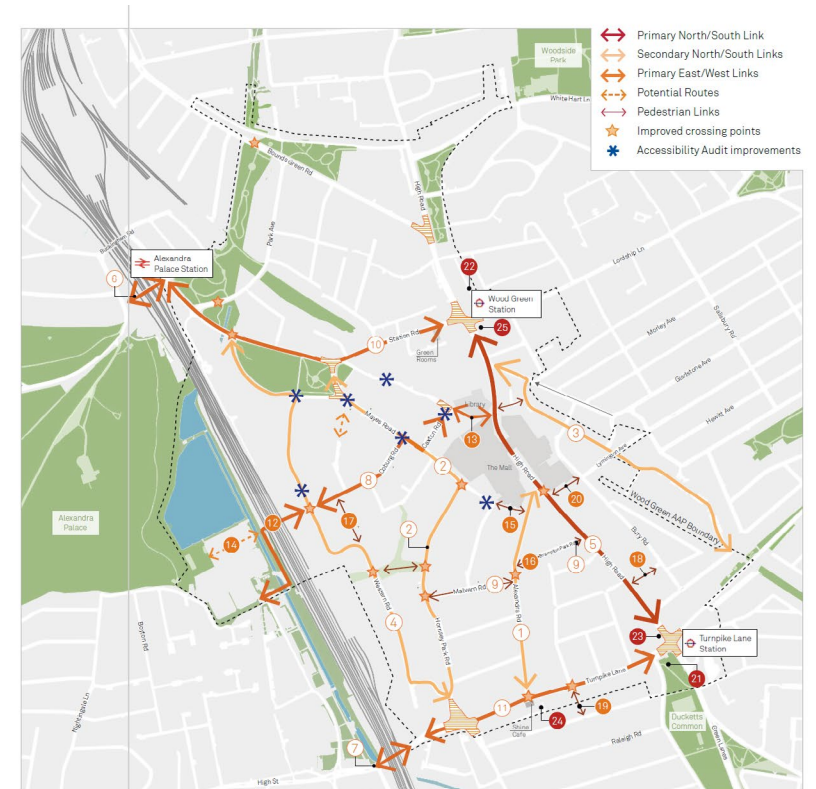
Improvements in wayfinding, signage and public realm, incorporating designing out of crime and lighting, supporting safer and more accessible links:

- 12 Penstock Tunnel (being developed)
- 13 Library Alleyway (being developed)
- 14 Route from Penstock Tunnel to Alexandra Palace
- 15 St Martin's Walk
- 16 Arnold Bennet Way
- 17 St William Pedestrian Link
- 18 Old D115 Site
- 19 Harringay Passage
- 20 Lynton Ave Pedestrian Link

DESIGNING OUT OF CRIME

Improvements in areas considered hotspots for crime and anti-social behaviour:

- 21 Ducketta Common Café (being developed)
- 22 Hardy's Passage/Berners Road
- 23 Turnpike Lane Junction
- 24 Turnpike Lane Mews
- 25 Vue Cinema Public Realm



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WOOD GREEN & TURNPIKE LANE

DESIGN MANUAL

MUF / ROBERT BEVAN / ROBERT BRAY ASSOCIATES / STUDIO DEKKA / CIVIC ENGINEERS

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- Haringey are also developing a **Wood Green Central Public Realm Framework** to look at public space, uses, connectivity and character in the town centre.

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Moving forward

- Wood Green Central is **North London's Metropolitan town centre**.
- Data from Molior and Planning Data Hub suggest that **there is a number of allocated sites in Wood Green Town Centre** that have are being developed.
- There is a **positive trend in terms of jobs creation** that should be acknowledged and supported.
- **Wood Green will continue to be an area of growth**, and in need of connectivity and public realm improvements, next to new homes, jobs and social infrastructure catering for its diverse and young population. Opportunities should be explored to redevelop parts of Wood Green Town Centre for high-density, mixed-use schemes.
- Opportunities:
 - **Arriva bus garage and Green Ridings House** (potential for a minimum of 700 homes and up to 22,600m² commercial, business and managed space). Council is looking to procure a town centre masterplan.
 - **Smaller scale opportunities include several council owned buildings** being transformed from office spaces to accommodate residential.
 - In light of the emerging Haringey Local Plan site allocations, there is still scope for over 4,000 new homes and 2,500 new jobs, above those schemes that have already completed.

Proposition

- OA status to be changed from 'Nascent' to Ready to Grow':
- Opportunities to create new homes and jobs through the town centre masterplan aspiration, emerging site allocations and the transformation of council owned office buildings into homes.
- Potential for a boundary and relevant policies to be adopted through the Local Plan review.

