

Planning policy

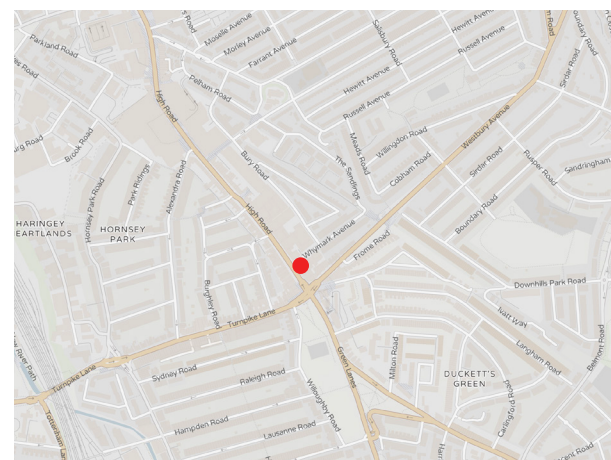
The planning policy context for the site at 12-14 High Road is contained within a series of policy documents set out within the Planning Statement that also accompanies this application. The maps shown on this page capture key policy areas and are taken from the Haringey Council interactive planning policy map.

It can be seen that the site is located within a Growth area identified in Haringey Local Plan (2017) Policy SP 1 that extends along the High Road and across Westbury Avenue to include Turnpike Lane transport interchange.

The site also is located within the Wood Green District Centre as a Primary Shopping Area and its western boundary onto High Road is identified as Primary Frontage.

From a residential point of view, the site is located within a Family Housing Protection Zone and is also identified as a Tall Building Growth Area.

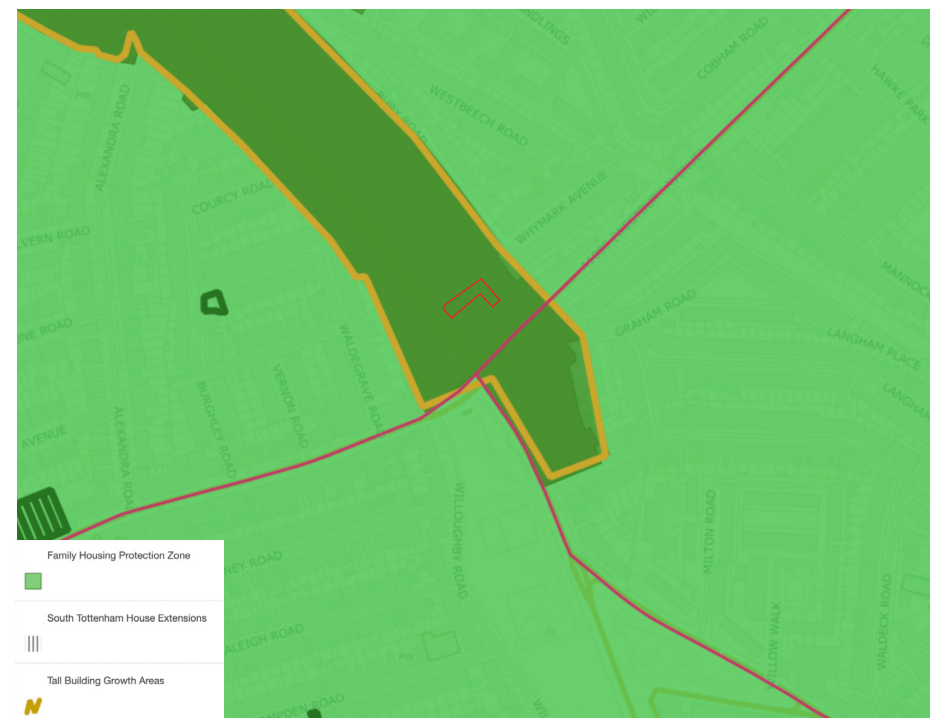
It can be seen on the Conservation maps that the site is not located within a conservation area and there are no statutorily or locally listed buildings within immediate proximity. The closest protected structures are the Turnpike Lane Station buildings the other side of Westbury Avenue.



Site location



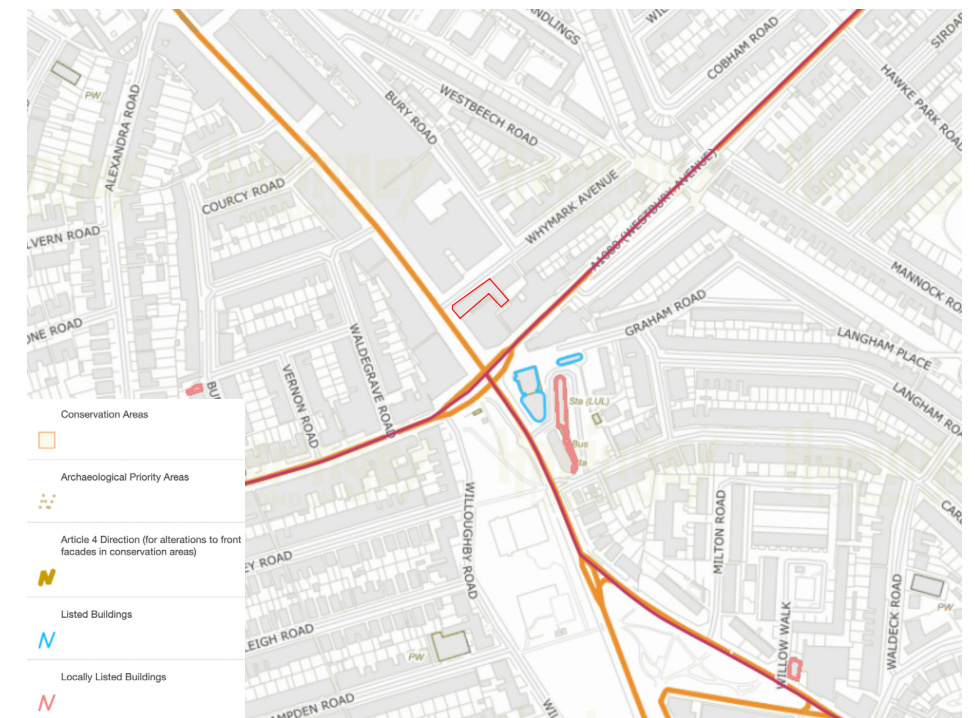
Managing growth



Other



Town centres



Conservation

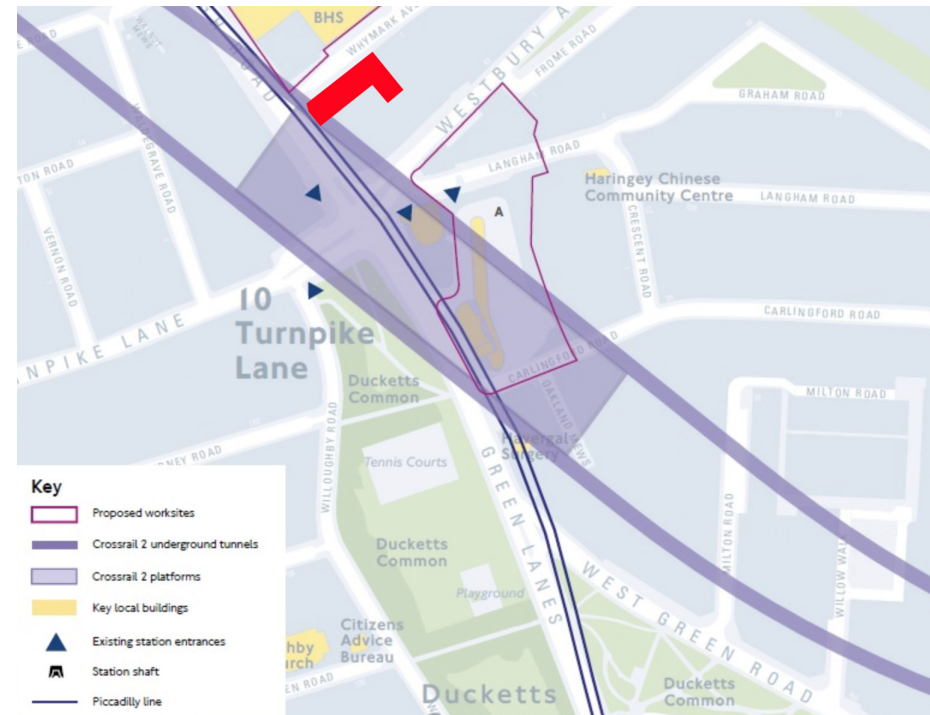
Transport - Crossrail 2 and Piccadilly Lines

The site at 12-14 High Road has a Public Transport Accessibility Level (PTAL) rating of 6b, the highest grading possible, due to its close proximity to the Turnpike Lane transport interchange serving the Piccadilly Line and major bus routes. This connectivity will be further enhanced by the potential future addition of Crossrail 2 whose route is safeguarded and where consultation is necessary for development within defined zones.

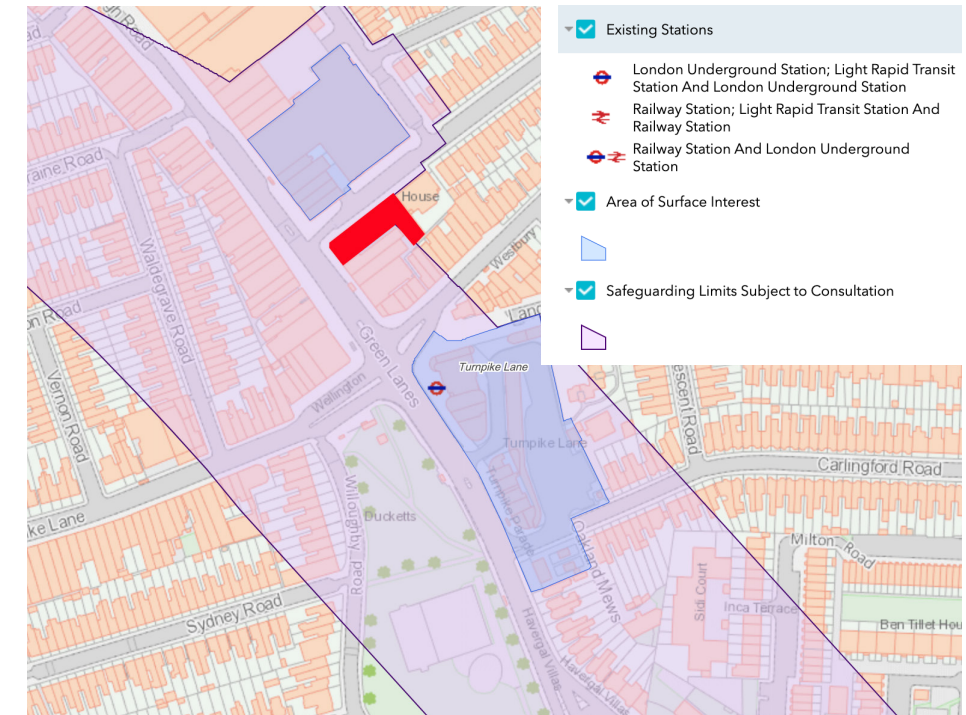
The proposed extension has been designed in conjunction with structural engineering consultancy Fairhurst to take due consideration of the proximity of underground assets from both the Piccadilly Line and Crossrail 2.

As can be seen in the plans on this page, the Piccadilly Line alignment below ground runs along High Road and is not beneath the site.

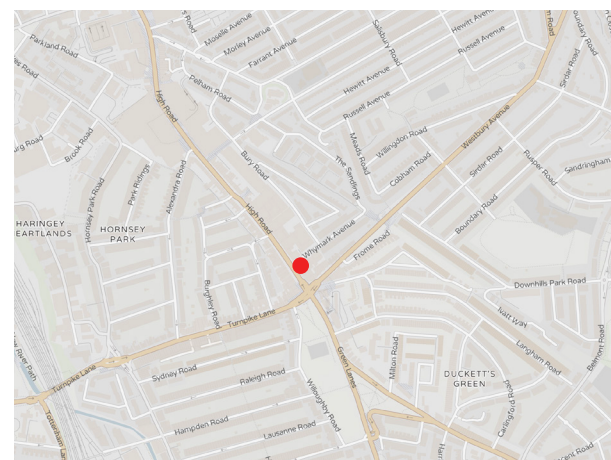
Part of the 12-14 High Road site sits within the consultation zone of the Crossrail 2 alignment.



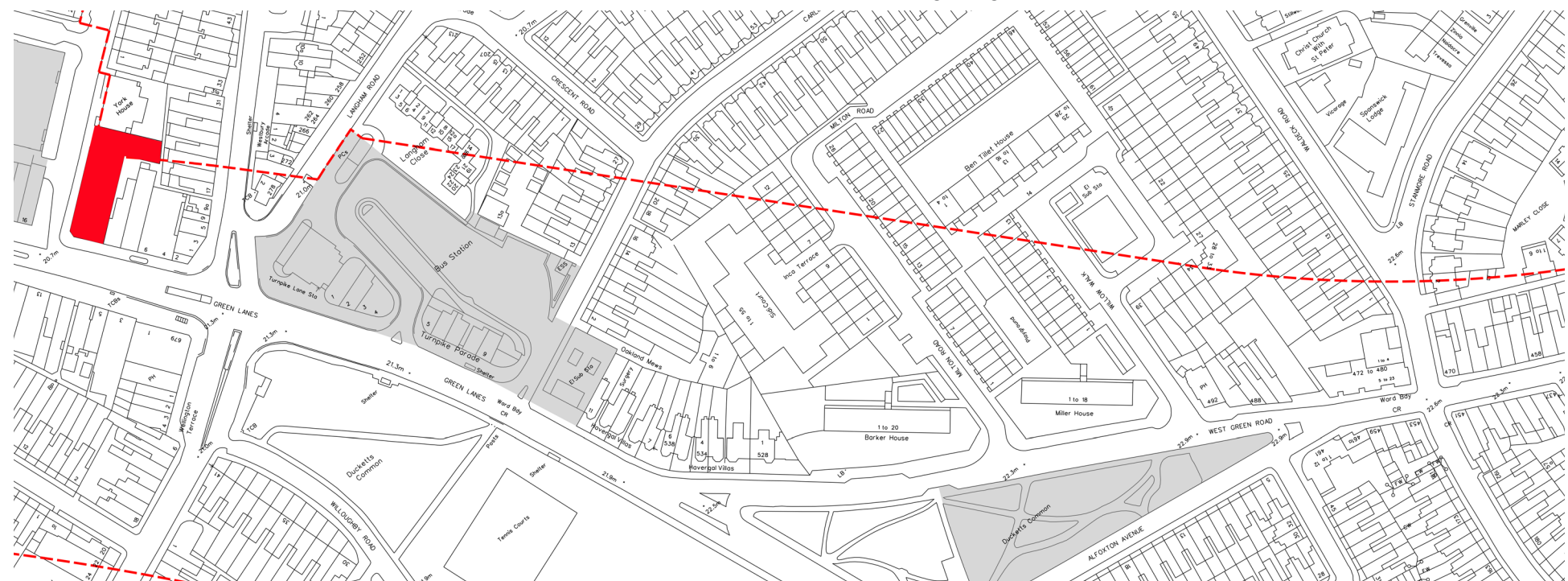
Crossrail 2 and Piccadilly Line alignments



Crossrail 2 safeguarding consultation limits



Site location



Crossrail 2 safeguarding consultation limits

Transport - Crossrail 2 and Piccadilly Lines

The plan shown on this page illustrates at a higher scale the inter-relationship of the 12-14 High Road site with the underground assets of the Piccadilly Line and Crossrail 2 and has informed the indicative masterplan options for Site Allocation SA15 included as part of this planning application.

-  12 -14 High Road
-  Site allocation 15 boundary
-  Piccadilly Line estimated tunnel location
-  Safeguarded Crossrail 2 station box & tunnels
-  Assumed TfL exclusion zone (3m offset from safeguarded tunnel extent)





Flood map for planning

Your reference <Unspecified> Location (easting/northing) 531485/189724 Created 22 Apr 2024 17:35

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is any of the following:

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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