

NOTICE OF MEETING

STRATEGIC PLANNING COMMITTEE

Monday, 7th July, 2025, 7.00 pm - George Meehan House, 294 High Road, Wood Green, London, N22 8JZ (watch the live meeting [here](#), watch the recording [here](#))

Councillors: Lotte Collett, Sean O'Donovan, Barbara Blake (Chair), Reg Rice, Nicola Bartlett, John Bevan (Vice-Chair), Cathy Brennan, Scott Emery, Emine Ibrahim, Alexandra Worrell and Amin

Quorum: 3

1. FILMING AT MEETINGS

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the 'meeting room', you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

2. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

3. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. (Late items will be considered under the agenda item where they appear. New items will be dealt with under item 10 below).

4. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

(i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and

(ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

5. DEPUTATIONS / PETITIONS / PRESENTATIONS / QUESTIONS

To consider any requests received in accordance with Part 4, Section B, paragraph 29 of the Council's constitution

6. MINUTES (PAGES 1 - 4)

To confirm and sign the minutes of the Strategic Planning Committee meeting held on 24th February as a correct record.

7. PLANNING AND BUILDING CONTROL 2024/25 Q4 UPDATE (PAGES 5 - 30)

A report on the work of the Planning and Building Control services from January to March 2025.

8. HARINGEY AUTHORITY MONITORING REPORT 2020-2024 (PAGES 31 - 104)

This report provides an overview and brief summary of the Haringey Authority Monitoring Report 2020-2024 which was published in April 2025.

9. HARINGEY INFRASTRUCTURE FUNDING STATEMENT 2023/24 (PAGES 105 - 148)

This report provides an overview and brief summary of the Haringey Infrastructure Funding Statement 2023/24 which was published in May 2025.

10. NEW ITEMS OF URGENT BUSINESS

11. DATES OF FUTURE MEETINGS

To note the dates of future meetings:

TBC

Kodi Sprott, Principal Committee Coordinator
Tel – 020 8489 5343
Fax – 020 8881 5218
Email: kodi.sprott@haringey.gov.uk

Fiona Alderman
Assistant Director of Legal & Governance (Monitoring Officer)
George Meehan House, 294 High Road, Wood Green, N22 8JZ

Friday, 27 June 2025

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MINUTES OF MEETING

Strategic Planning Committee held on 7:00 – 8:20

1. FILMING AT MEETINGS.

The Chair referred to the notice of filming at meetings and this information was noted.

2. APOLOGIES

Apologies were received from Councillor Collett and Councillor Ibrahim.

3. URGENT BUSINESS

There were no items of urgent business.

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. DEPUTATIONS / PETITIONS / PRESENTATIONS / QUESTIONS

There were no deputations/petitions/presentations/questions.

6. MINUTES

Minutes 17th October. RESOLVED

Officers noted that following discussion in the previous meeting, the infrastructure funding statement would be brought to the next committee in July. In the meantime, officers would organise a meeting for members to catch up on this.

7. PLANNING AND BUILDING CONTROL 2024/25 Q3 UPDATE

National Planning Reform and Development Management -

Catherine Smyth, Head of Development Management and Planning Enforcement introduced the report as set out in the agenda pack.

The following was noted in response to questions from the committee:

- The planning fee increase coming in, on April 1st, is a national increase, however in the longer term the government would give the ability to set local fees.
- Performance on 'Majors', 'Minors' and 'Others' planning applications was very good, with 100%, 91% and 93% determined on time
- None of the 45 planning appeal decisions were overturned by the Planning Inspectorate
- There was pressure on the enforcement team, the number of HMO applications meant their case load had increased dramatically. Officers were in discussions with the HMO team, and it had been agreed that the HMO team would send planning officers a pack of information regarding each license request.

- The proposal of three to five members on the planning committee was quite small for a borough with as many residents as Haringey.
- Clarity was given that the years reported were financial years.
- Clarity was given that the 'portal' referred to was the planning webpages.
- The Government proposals for including unelected independent experts on Committees included them having a vote
- Officers were continuing to actively seek removal of redundant phone boxes where they are unnecessary street clutter
- Officers had not completed a Haringey Council response to Government proposals, but they had been feeding into industry responses through groups such as London Councils, the Local Government Association and The Royal Town Planning Institute. The issues and concerns raised by members were the same as those officers had raised in these industry responses.
- Officers had an independent peer review last year and it was noted that Haringey had a well ran planning committee.
- Only approximately 1-2 applications per year in Haringey would meet the Government's proposed new threshold for needing to be decided by 'strategic' Committees. Whilst that threshold may be appropriate for areas with new towns / urban extensions, it may not be appropriate for an urban borough such as Haringey
- There was general support for training for Committees
- Officers were happy to have a discussion with the cabinet member to discuss forming a Haringey specific response to Government proposals. This consultation is just an initial 'working paper' consultation, there will be further, more formal, consultations from the Government in due course as the proposals evolve.

Spatial Planning –

Bryce Tudball, Head of Spatial Planning introduced the report as set out in the agenda pack.

The following was noted in response to questions from the committee:

- In regard to the housing delivery test measurement, the government had an annual measurement. This looked at how housing delivery compared to housing targets and Haringey was performing well in this regard; the measurement over the last reported three years was 99%.
- Officers were proposing that their affordable housing targets and policies would be consistent across the entire borough. There would be no variation between the West, the centre of the borough and the East. Officers sought to increase social housing delivery in the West of the borough through identifying more sites and more opportunities. In relation to the Gypsy and traveller need, the housing delivery team had recently consulted on three new gypsy/traveller sites. There could be difficulty in identifying further sites, particularly the large scale, but nonetheless that was a challenge the team would take on fully.
- Currently there was a different tenure mix policy between the Tottenham Area Action Plan area and the rest of the borough and officers proposed to have a single tenure mix. That tenure mix would be either 60/40 in favour of social rent or possibly 70/30. The Council would be moving in direction of more social housing rather than less in terms of the affordable housing policy itself.
- The housing target requirement in 2021 and 2022 was lower than the Council's ordinary housing target. The reason for this was because of an allowance the government made for COVID, this partly explained the current figure of 99%. There was no longer any grace due to COVID. Next year's completions figure is likely to drop from the currently-reported 99%.

- It was noted that the Local Plan engagement had happened a while ago and there was a need for the Local Plan to be updated to reflect the current priorities of the borough.
- There had been an extensive amount of work in relation to the Local Plan. Officers were now in a position where they could commit to an early summer date for cabinet.

Building Control –

Rob Krzyszowski introduced the report as set out in the agenda pack.

The following was noted in response to questions from the committee:

- Officers would inform members of new staffing posts, in terms of the team structure for the direct 'building control' service there were three directly-employed permanent staff members. Officers would seek to increase that to 10-15.
- There had been delays across the country in terms of applications being determined by the Building Safety Regulator. The BSR took its formal powers around April last year. Concerns had been raised to Government and since, the Government have announced an extra £1,000,000 for the building safety regulator [post meeting correction: the figure is actually £2,000,000].
- There were planning policies which required developers to provide microclimate assessments. This would look at things such as wind and the comfort level as a pedestrian walking or cycling. The Council had some existing policies on that, but through the new Local Plan, officers would be enhancing policies and using London plan policy and guidance which would strengthen the requirements for developers.

RESOLVED

That the report be noted.

8. Internal Audit - Planning

Rob Krzyszowski, Assistant Director for Planning, Building Standards and Sustainability introduced the report as set out in the agenda pack.

The following was noted in response to questions from the committee:

- With regard to the Authority Monitoring Report (AMR), up until four years ago, the GLA carried out monitoring via something called the London Development Database. This system pulled large amounts of data out of the planning portal and enabled officers to easily understand what was happening in the borough. The decision about five years ago to move from that to a new planning London data hub had some issues in terms of how the new system communicated with their own planning system; this took a further three years to resolve, at which point the team had a backlog of three years of planning information. The issues had now been fixed, so the team were in a position to move forward with that.
- In addition, there was a vacant role in the team that officers were hoping to repurpose to be a full-time monitoring and data role.

RESOLVED

That this report be noted

9. Haringey Local Development Scheme

Bryce Tudball, Head of Spatial Planning introduced the report as set out in the agenda pack.

- Officers had gone down the route of having a comprehensive Local Plan for the entire borough. There was a lot of work undertaken from 2013 to 2018 on the Wood Green Area Action Plan but this was delayed due to Crossrail 2. There was no longer work happening on that, which would have had significant implications for Wood Green, officers made the decision that Wood Green would be folded into the Local Plan.

RESOLVED

That this report be noted and agreed.

10. ITEMS OF URGENT BUSINESS.

There were no new items of urgent business.

11. DATES OF FUTURE MEETINGS.

The date of the next meeting is TBC

Report for: Strategic Planning Committee 7 July 2025

Title: Planning and Building Control 2024/25 Q4 Update

Report authorised by: Rob Krzyszowski, Director of Planning & Building Standards

Lead Officers: Catherine Smyth, Head of Development Management & Planning Enforcement

Bryce Tudball, Head of Spatial Planning

Denis Ioannou, Head of Building Control

Ward(s) affected: N/A

**Report for Key/
Non Key Decision:** For information

- 1. Describe the issue under consideration**
A report on the work of the Planning and Building Control services from January to March 2025.
- 2. Recommendations**
That this report be noted.
- 3. Reasons for decision**
Not applicable.
- 4. Alternative options considered**
This report is for noting and as such no alternative options were considered.
- 5. Planning and Building Control 2024/25 Q4 Update**

National Planning Reforms

Green Belt Reviews

- 5.1 In December 2024 the Government announced **funding to support Green Belt Reviews¹** as part of strategic/local plan-making.
- 5.2 Haringey was part of a consortium of London Boroughs led by the Greater London Authority (GLA) in submitting an Expression of Interest for the funding.
- 5.3 On 27 February 2025 the Government **awarded £770,000 to the Greater London Authority consortium², including Haringey**, for a strategic Green Belt Review to support the emerging new London Plan and Local Plans.
- 5.4 In March 2025 the GLA appointed Land Use Consultants (LUC) as lead consultant for the Green Belt Review, supported by WeMadeThat and Douglas Edwards KC.
- 5.5 Haringey officers are represented on the project steering group and have provided input in relation to the method statement for the work.

Statutory Consultees

- 5.6 On 13 February 2025 the Prime Minister announced an extra **£1million funding for statutory consultees³** on planning applications, specifically: National Highways, Natural England and the Environment Agency.
- 5.7 On 10 March 2025 the Government announced plans in the form of a Press Release⁴ and Written Ministerial Statement⁵ for a consultation to take place regarding **streamlining the statutory consultee process** for planning applications. The proposals include:
- Potentially **removing the statutory consultee roles** of Sport England, the Theatres Trust and The Gardens Trust.
 - **Reducing the type and number of applications** which require statutory consultees to be consulted.
 - Making **better use of standing guidance** in place of case-by-case responses.
 - Clarifying that **decisions should not be delayed** beyond the 21 day statutory deadline.

¹ www.gov.uk/government/publications/local-plan-delivery-and-green-belt-reviews-expression-of-interest

² www.gov.uk/government/publications/funding-to-support-local-authorities-with-the-costs-of-local-plan-delivery-and-green-belt-reviews-successful-local-authorities/funding-to-support-local-authorities-with-the-costs-of-green-belt-reviews-successful-local-authorities

³ www.gov.uk/government/news/government-unveils-plans-for-next-generation-of-new-towns

⁴ www.gov.uk/government/news/bureaucratic-burden-lifted-to-speed-up-building-in-growth-agenda

⁵ <https://questions-statements.parliament.uk/written-statements/detail/2025-03-10/hcws510>

- Introducing a **new performance framework** for which Chief Executives of key statutory consultees report on their performance directly to Ministers of the Treasury and Ministry of Housing, Communities and Local Government.

Funding for Local Plans

- 5.8 On 14 February 2025 the Government announced **funding to support Local Plans**⁶ at their first statutory stage ('Regulation 18' stage).
- 5.9 Haringey submitted an Expression of Interest for the maximum amount of funding at £100,000.
- 5.10 On 18 March, the Government **awarded £227,962.50 to Haringey**⁷ to support its Local Plan. This funding has been earmarked to:
- employ an additional experienced officer within the Planning Policy Team
 - fund additional evidence base work around maximising delivery of new homes and employment floorspace including looking in detail at opportunities for employment intensification and co-location of homes and employment uses on employment land

Speeding up and simplifying Local Plans

- 5.11 On 27 February the Government announced a number of measures intended to **speed up and simplify Local Plans**⁸, including a Written Ministerial Statement⁹ and a 'Create or Update a Local Plan'¹⁰ guidance resource.

Planning & Infrastructure Bill

- 5.12 On 11 March 2025 the Government introduced the **Planning & Infrastructure Bill**¹¹ into Parliament.
- 5.13 The Bill is accompanied by a number of Explanatory Notes¹², a Guide¹³ and Factsheets¹⁴.
- 5.14 The key planning provisions that the Bill will introduce primary legislation for include:

⁶ www.gov.uk/government/publications/new-funding-to-support-local-authorities-with-the-costs-of-local-plan-delivery

⁷ www.gov.uk/guidance/funding-to-support-local-authorities-with-the-costs-of-local-plan-delivery-successful-local-authorities

⁸ www.gov.uk/government/news/planning-overhaul-to-speed-up-and-simplify-local-plans

⁹ <https://questions-statements.parliament.uk/written-statements/detail/2025-02-27/hcws480>

¹⁰ www.gov.uk/government/collections/create-or-update-a-local-plan

¹¹ <https://bills.parliament.uk/bills/3946/publications>

¹² <https://bills.parliament.uk/bills/3946/publications>

¹³ www.gov.uk/government/publications/the-planning-and-infrastructure-bill/guide-to-the-planning-and-infrastructure-bill

¹⁴ www.gov.uk/government/publications/the-planning-and-infrastructure-bill/guide-to-the-planning-and-infrastructure-bill

- The power for Local Planning Authorities to **set their own planning application fees**, which are currently set nationally, based on cost recovery. This is to help address an estimated national annual overall funding shortfall for development management services of £362 million.
 - Requiring **members to hold a valid certificate of completion of training** for their exercise of planning functions, to be published on the authority's website.
 - A **national scheme of delegation** to determine/inform what planning decisions should be made by a relevant planning committee, sub-committee or officer of the authority.
 - Allowing regulations to **prescribe the size and composition of a planning committee** or sub-committee of the authority.
 - Requiring **strategic plans, known as Spatial Development Strategies (SDSs)**, to be prepared for strategic authorities outside of London. London will continue to produce its SDS, the London Plan.
- 5.15 All or most of these provisions will require further secondary legislation or regulations, policy and guidance, and will be subject to more detailed consultations. Some consultations have already commenced and are set out in this report.
- 5.16 The Bill is expected to receive royal assent and become an Act in late 2025 / early 2026.

Speeding up 'build out' rates

- 5.17 On 25 May 2025 the Government published a **Working Paper¹⁵** and **Technical Consultation¹⁶ on Speeding Up Build Out**.
- 5.18 To address slow build out of developments with planning permission and to provide stronger incentives and local authority tools to respond to this the key proposals include:
- On large sites, increasing the role of strategic master-planning and encouraging greater tenure diversity
 - Supporting the growth of SME developers building small sites by tackling the key barriers they face
 - Requiring a range of transparency and accountability measures for developers including submitting a 'Build-Out Statement' with planning applications and supplying a commencement notice and annual progress reports on housing delivery
 - Giving local planning authorities the powers to: 1) revoke planning permissions where they are not completed within a set timeframe ("use it or lose it") and 2) refuse planning applications from developers (or connected

¹⁵ www.gov.uk/government/publications/planning-reform-working-paper-speeding-up-build-out/planning-reform-working-paper-speeding-up-build-out

¹⁶ www.gov.uk/government/consultations/implementing-measures-to-improve-build-out-transparency-technical-consultation/technical-consultation-on-implementing-measures-to-improve-build-out-transparency

parties) who previously failed to build out land at a reasonable rate thereby targeting speculative developers who repeatedly apply without intent to build.

- As a last resort to address significant delays in housing delivery, allowing local planning authorities to charge a developer/landowner per delayed home where delays cannot be justified

Reform of Planning Committees

5.19 On 28 May 2025 the Government published a **Technical Consultation on the Reform of Planning Committees**¹⁷. This follows up from the previous publication from December 2024 which was an earlier **Working Paper on Planning Committees**¹⁸ which was reported to the last Strategic Planning Committee meeting in February 2025.

5.20 This consultation seeks views on proposals around the delegation of planning functions, the size and composition of planning committees and mandatory training for members of planning committees.

5.21 After consideration of the responses to the working paper, the Government has included the following measures in the Planning and Infrastructure Bill which was introduced into Parliament on 11 March 2025:

- a new power for the Secretary of State to set out which planning functions should be delegated to planning officers for a decision and which should instead go to a planning committee or sub-committee;
- a new power for the Secretary of State to control the size and composition of planning committees; and
- a new requirement for members of planning committees to be trained, and certified, in key elements of planning.

Delegations of Planning Functions

5.22 The Planning and Infrastructure Bill will, subject to parliamentary approval, give the Secretary of State the power, through regulations, to set out which planning functions should be delegated to planning officers for a decision and which should go instead to a planning committee or subcommittee for decision. Currently all local planning authorities have their own scheme of delegation to officers, and these vary widely, with a lack of consistency across the country. With Government noting that they see some committees unnecessarily considering large numbers of applications consisting of largely minor and technical details, they are proposing to change this approach and build on the good practice of many councils in introducing a national scheme of delegation.

5.23 The measure is intended to ensure that planning committees can work as effectively as possible and focus on those applications for complex or

¹⁷ www.gov.uk/government/consultations/reform-of-planning-committees-technical-consultation/reform-of-planning-committees-technical-consultation

¹⁸ www.gov.uk/government/publications/planning-reform-working-paper-planning-committees/planning-reform-working-paper-planning-committees

contentious development where local democratic oversight is required. It is also intended to give greater clarity and consistency about who in a local planning authority will make planning decisions.

- 5.24 The Government is proposing to introduce a scheme of delegation which categorises planning applications into two tiers:
- Tier A – which would include types of applications which must be delegated to officers in all cases; and
 - Tier B – which would include types of applications which must be delegated to officers unless the Chief Planner and Chair of Committee agree it should go to Committee for decision, based on a gateway test
- 5.25 Examples of Tier A applications include householder development, minor commercial and minor residential development, applications for reserved matters applications, non-material applications, approval of conditions applications, prior approvals, certificates of lawfulness.
- 5.26 The starting point for Tier B applications is that all applications should be delegated to officers, subject to a gateway test with the chief planning officer and chair of planning committee must mutually agree that they should go to committee for decision if they are to depart from the assumed delegation. For example, a large scale development that will have a lasting impact on the community would benefit from democratic debate and scrutiny. For other applications it may not be so clear, and a triage process may be an effective tool to ensure that planning committee members spend appropriate time on development that most impacts the community.
- 5.27 The Government proposes that the following types of applications should be in Tier B:
- Applications for planning permission not in Tier A
 - Notwithstanding Tier A any application for planning permission where the applicant is the local authority, a councillor or an officer
 - Section 73 applications to vary conditions
- 5.28 In triaging applications the Government are considering setting criteria by which decisions to take applications to committee should be considered. For example where an application raises an economic, social or environmental issue of significance to the area or where an application raises a significant planning matter having regard to the development plan.
- 5.29 Agreeing Section 106 (S106) obligations are not executive functions and therefore fall into the remit of planning committees. The Government proposes that agreeing S106s should follow the treatment of its associated planning application, for example if the application is within Tier A, so too should be the S106.
- 5.30 In terms of planning enforcement the Government found that these decisions are largely already, in practice, delegated to officers; however they consider that

there are some large scale, high profile locally contentious enforcement cases which may warrant additional democratic oversight through planning committee.

Size and Composition of Committees

- 5.31 The Government is, however, seeking a power in the Planning and Infrastructure Bill for the Secretary of State to set out requirements on the size and composition of committees. The Government states that engagement and best practice indicate a committee of between 8 and 11 members is optimal for informed debate on applications.

Mandatory Training for Members

- 5.32 The Government recognises that many local planning authorities already train their members. However, they have found the approach to training inconsistent across the country. Their working paper sought views on mandatory training, and this was strongly supported, so they are taking this forward through the Planning and Infrastructure Bill. In terms of content it is expected that the training would have a national context (NPPF) and also cover the local development plan.
- 5.33 A key feature is the need for a member to have some form of training certification to ensure that they can only make decisions if they have been trained. Government is considering two options – a national certification scheme, which would be procured by MHCLG, or a local based approach, where the local planning authority provides certification; with their preference being for the former approach, as it would assure independence and reduce the burden on local authorities.

Delegated Decision Making

- 5.34 The Government is committed to ensuring that delegated decision making is effective and as consistent as possible across the country. They are therefore taking steps to:
- Introduce an overhaul of the local plan system to ensure that each area has an up to date local plan
 - Consult on a set of National Development Management Policies and a revised NPPF later this year, to create a clearer policy framework for decision making
 - Support skills and resourcing local planning authorities to set their own planning fees to cover the costs of delivering a good planning applications service
- 5.35 There is an existing framework to measure the decision making performance of local planning authorities, by looking at the quality of decision through measuring the proportion of total decision overturns at appeal (as well as the speed of decision making). As part of their work to modernise the planning system the Government is considering reviewing (lowering) the thresholds in the performance regime to support high quality decision making across both committee and officer decision.

Site Thresholds

5.36 On 28 May 2025 the Government published a **Working Paper on Reforming Site Thresholds**¹⁹. This sets out that the planning process has become disproportionate for SME housebuilders in bringing forward sites for development and seeks views on reforming site size thresholds in the planning system to better support housing delivery on small and medium-sized sites

5.37 The key proposals include creating the following categories of development in regulations:

- minor – will be taken to be anything which does not fall within either medium or major definitions (i.e. sites under 10 dwellings or less than 0.5ha if no number is known)
- medium – where the number of dwellings to be provided is between 10 and 49; and the site is less than 1 hectare (and if there is no known number of dwellings, the site is between 0.5 and 1 hectares)
- major – where the number of dwellings to be provided is 50 or more or the site is more than 1 hectare

5.38 For small sites of fewer than 10 homes/up to 0.5 hectare

- streamlining requirements on Biodiversity Net Gain (BNG)
- retaining the position that affordable housing contributions are not required on minor development – other than in limited circumstances where this is justified
- retaining the position that sites of fewer than 10 units are exempt from paying the proposed Building Safety Levy
- retaining the shorter statutory timeframe for determining minor development at 8 weeks
- requiring that all schemes of this size are delegated to officers and not put to planning committees as part of the National Scheme of Delegation.

5.39 For very small sites – of under 0.1ha

- Going even further in streamlining the planning process

¹⁹ www.gov.uk/government/publications/planning-reform-working-paper-reforming-site-thresholds/planning-reform-working-paper-reforming-site-thresholds

5.40 For medium residential development of between 10-49 homes/up to 1 hectare

- introducing a new medium development threshold as a new category that would sit above the current minor development threshold and be accompanied by a related increase in the major development threshold to sites of 50 homes and above.
- for this category, simplifying BNG requirements
- exploring exempting these sites from the Building Safety Levy
- exempting from build out transparency proposals
- maintaining a 13-week statutory time period for determination
- including the delegation of some of these developments to officers as part of the National Scheme of Delegation
- streamlining section 106 negotiations

Biodiversity Net Gain (BNG)

5.41 On 28 May 2025 the Government published a consultation on Improving the Implementation of Biodiversity Net Gain for Minor, Medium and Brownfield Development²⁰. This sets out that the consensus is that BNG is working well as a whole, but there is emerging evidence that some smaller developments and specific types of development are finding the operation of BNG is not as effective as could be.

5.42 The key proposals to ensure the framework is simple and proportionate for SME developers whilst delivering on its potential for nature include:

- A full exemption for all minor developments from the statutory BNG requirement
- An exemption for temporary planning permissions
- Increasing flexibility to go off-site for minor development

²⁰ www.gov.uk/government/consultations/improving-the-implementation-of-biodiversity-net-gain-for-minor-medium-and-brownfield-development

Development Management & Enforcement

Performance overview

5.43 An overview of performance is as follows. **Appendix One** explains the categories of applications.

- Applications received during April to March 2024/25: **2,888**
- Applications received during same period 2023/24: **2,750**
- Number of valid cases on-hand end of March 2025: **800**
- Number of valid cases on-hand end of March 2024: **693**
- Appeals decided during April to March 2024/25: **64**
- Appeals decided during same period 2023/24: **56**
- Appeals dismissed (won) during April to March 24/25: **46 (72%)**
- Appeals dismissed (won) during same period 2023/24: **32 (57%)**
- Cumulative performance (applications in time) 2024/25
 - **Majors: 100%**
 - **Minors: 91%**
 - **Others: 94%**
 - **PS1 Only: 95%**
 - **Decisions excluded from statutory figures: 71%**

5.44 As set out above performance is at 100% for 'Majors' applications. Our performance for 'Minor' and 'Other' applications shows a significant improvement on this time last year. Appeal performance has also improved.

	2020/21	2021/22	2022/23	2023/24	2024/25
Majors	100%	100%	100%	100%	100%
Minors	95%	90%	80%	88%	91%
Others	97%	91%	87%	88%	94%
PS0+ PS1	91%	91%	87%	98% (PS1 only)	95% (PS1 only)
PS Excluded			73%	60%	71%

Cumulative Performance. As of Sept 2022/23 'PS1' and 'PS Excluded' figures are reported separately within the new Arcus system. Prior to that both PS1 and PS Excluded were reported as a single return under 'PS0'

5.45 This table gives a further breakdown on the numbers of appeals:

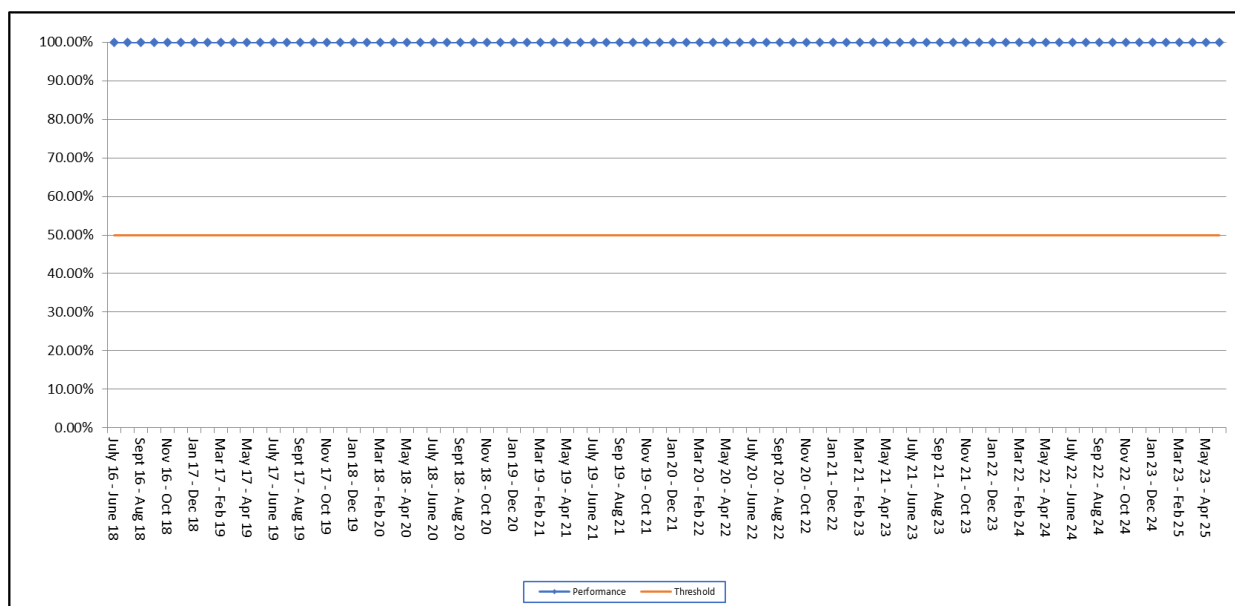
	2020/21	2021/22	2022/23	2023/24	2024/25
Appeals received	84	117	103	77	77
Appeals decided	56	106	106	56	64
Appeals allowed	13	23	20	24	18
Appeals dismissed	41	78	86	32	46
Appeals split Decision	2	5	0	0	0
% Appeals won	77%	78%	81%	57%	72%

5.46 The Government has three measures of application performance which the Council must remain within thresholds for. If we breach these thresholds we

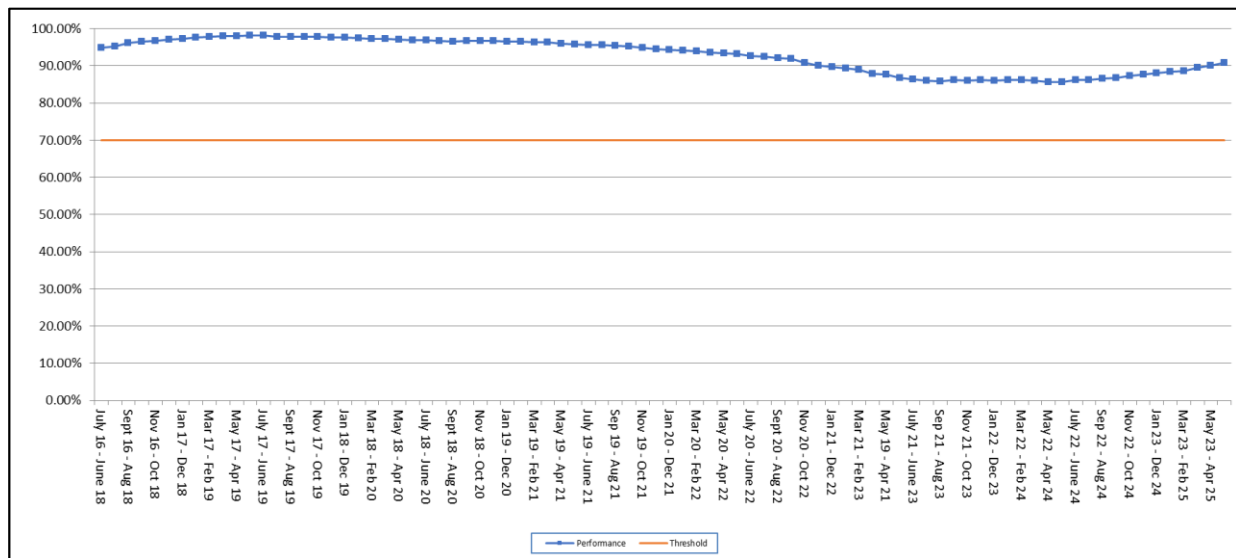
may be designated as a poorly performing planning authority and developers will then have the option of applying directly to the Planning Inspectorate for planning permission. This would mean that we don't get the fee income for that application but we are still required to undertake the consultation. In addition we lose the democratic right to determine the application. These are (assessed over a two-year rolling period):

- Major applications performance at least 50%
- Minor and Other applications performance at least 70%
- Appeals lost (below 10% in both categories)

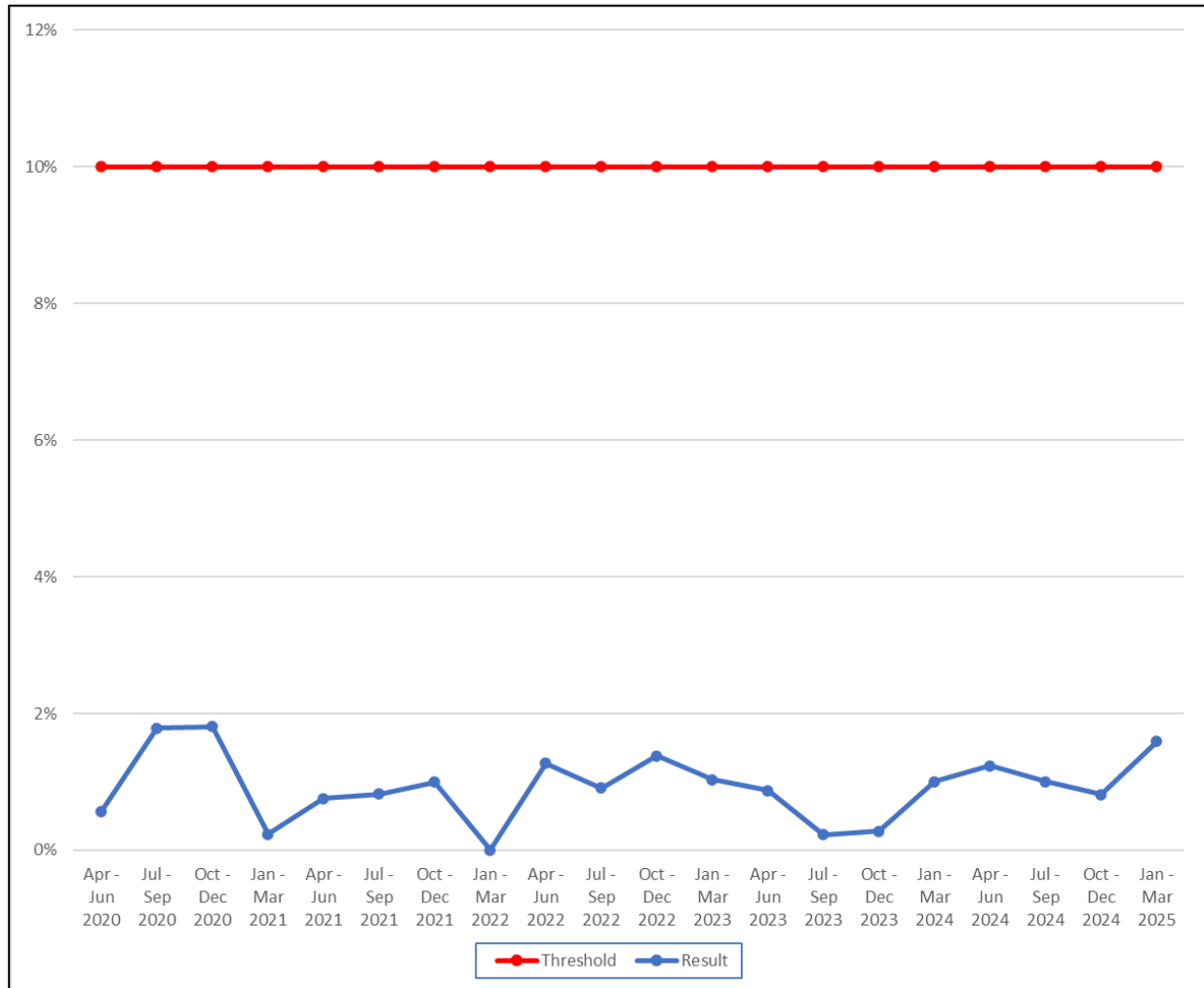
5.47 Major planning applications are assessed within a rolling 2-year period. A major application is deemed as 'within time' if the application is determined within the statutory 13-week deadline, or within the agreed Extension of Time (EOT) / Planning Performance (PPA) agreement. We are consistently at 100% performance within this area. Our current rolling figure reflects the period of June 2023 – May 2025 and is at 100% performance based on 38 out of 38 Major applications determined within time.



5.48 Minor and other planning applications are assessed as a combined decision count within a rolling 2-year period. A planning minor / other application is deemed as 'within time' if the application is determined within the statutory 8-week deadline, or within the agreed extension of time. We are consistently performing well above the 70%. Our current rolling figure reflects the period of June 2023 – May 2025 and is at 91% performance based on 2,712 out of 2,989 minor / other applications determined within time.



5.50 Decisions on Minor / Other planning applications overturned at appeal within a 2-year period is currently at 0%, which is also below the threshold of 10%. This figure is monitored on a quarterly basis. We must also note that the Planning Inspectorate has a lag of 6 – 12 months to when a decision is made on an appeal, and therefore our last 6 – 12 months' data is subject to change. There are currently approximately 50 minor / other planning appeals pending with the Planning Inspectorate which could potentially increase our result line from January 2025 onwards, however we are well below the 10% threshold and are not expecting these decisions to significantly affect our performance.



5.51 For April 2024 to March 2025 we decided the following:

- **19 'Major'** applications (compared to the **22** in 2023/24)
- The average time of decision has increased from 405 to 419 days but all have been subject to planning performance agreements or extensions of time due to the need for S106 agreements to be negotiated and concluded on applications of this scale.

	20/21	21/22	22/23	23/24	24/25
Major Apps decided	20	15	16	22	19

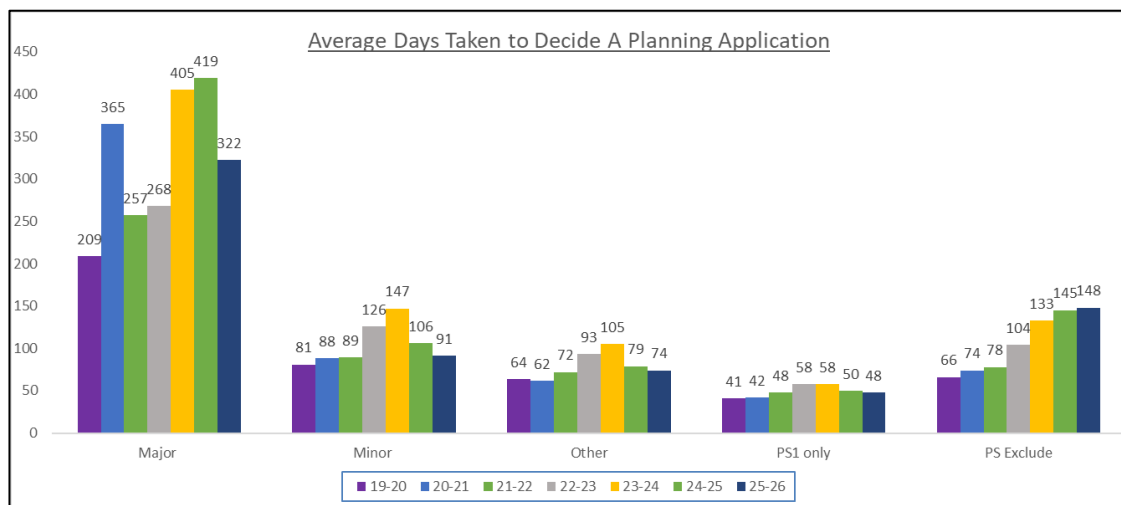
Major applications decided over past five years

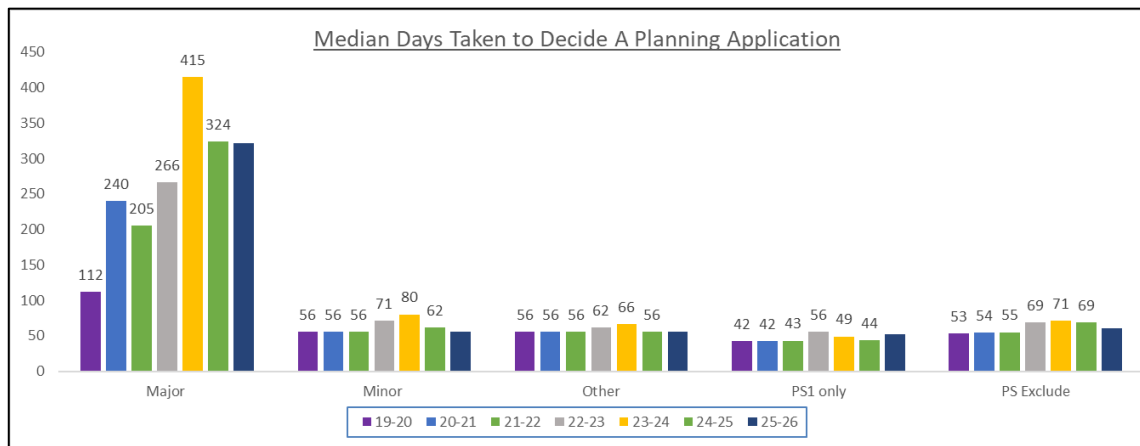
- **578 'Minor'** applications (compared to the 573 'Minor' applications in 2023/24)
- The average decision time has decreased from 148 days to 106 days
- **830 'Other'** applications (compared to the 968 'Other' applications in 2023/24 year)
- The average decision time has decreased from 106 days to 79 da

5.52 The end-to-end times for different types of applications are set out below. The average times have largely decreased in the current year but 'Excluded' applications average times have increased due to work clearing backlogs on other types of applications.

Average and Median days to decision 2024/25

	Average Days to Decision	Median Days to Decision
Major	419	324
Minor	106	62
Other	79	56
PS1 only	50	44
Excluded	145	69



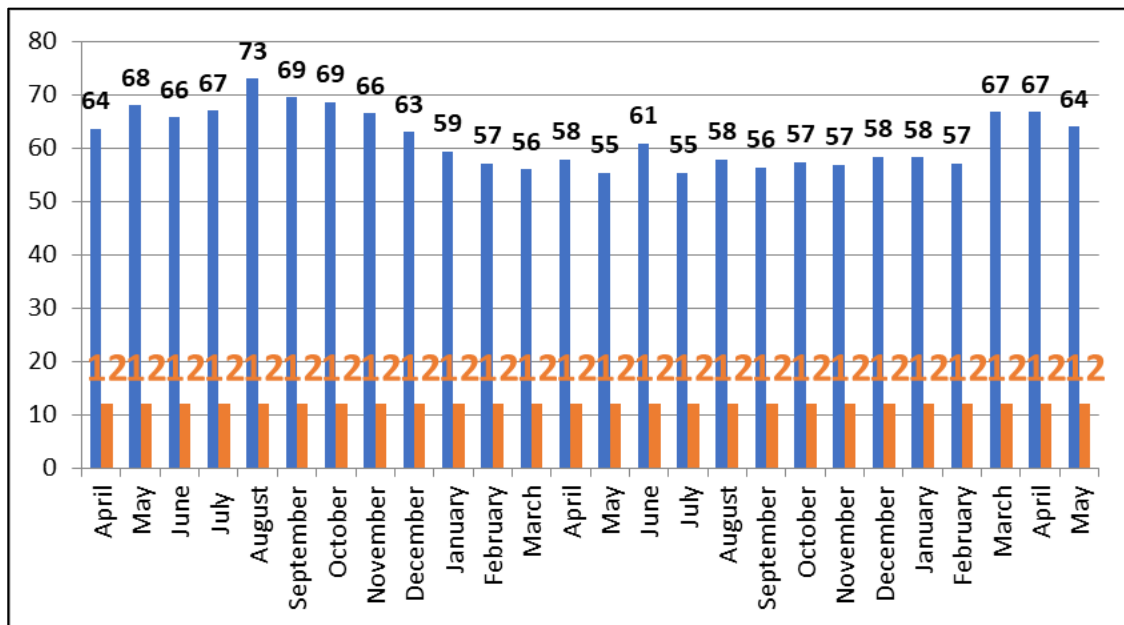


5.53 The overall numbers of applications received, approved, and refused over recent years is set out below:

	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Received	3359	3522	3140	2750	2888)
Approved	2590 (85%)	2535 (84%)	2533 (88%)	2421 (88%)	2261 (87%)
Refused	475 (15%)	499 (16%)	333 (12%)	340 (12%)	334 (13%)
Total decided	3,065	3,034	2866	2761	2595

5.54 The length of time taken to validate an application is at an average of 17 days, decreased from 20 days from the previous financial year due to processes improving.

5.55 Officer caseloads are at around 67 per officer at the end of March 2025, which has increased from 56 last year due to an increase in applications received particularly towards the end of March. This is strongly linked to the increase in nationwide planning application fees, which went live at the beginning of April this year.



Planning Advice Services

5.56 In April 2024 the Development Management Service worked with stakeholders to develop a Planning Advice Service Action Plan. This involved a review of the Council's Planning Advice Services internally and with customers to create an action plan for improvement. Several actions were taken including:

- A new portal for the submission of planning advice requests
- Improving monitoring to ensure timely responses
- Providing clarity of processes for fast-track applications
- Improving internal procedures to improve the quality of feedback

5.57 This has so far had a positive impact on pre-application income.

5.58 During April 2024 to March 2025 there were:

- 249 pre-application meetings (same period last year: 145) generating a total of £380,008 in income (same period last year: £284,079)
- 81 householder pre-application meetings (same period last year: 79) generating £69,222 in income (same period last year: £36,355)

5.59 The use of Planning Performance Agreements (PPAs) has generated £744,138 in income over the financial year to date, compared to £760,872 last year.

5.60 For express householder written advice, fast-track certificate of lawfulness and fast-track application services in April to December 2024 we received the following:

- 71 Express Pre-applications (same period last year: 32) generating a total of £43,333 (same period last year: £10,325)

- 10 Fast Track Certificate of Lawfulness applications (same period last year: 15) generating a total of £4,846 (same period last year: £10,201).
- 24 instances of Fast Track Householder applications (same period last year: 13) generating a total of £8,934 (same period last year: £10,176).

Planning Decisions

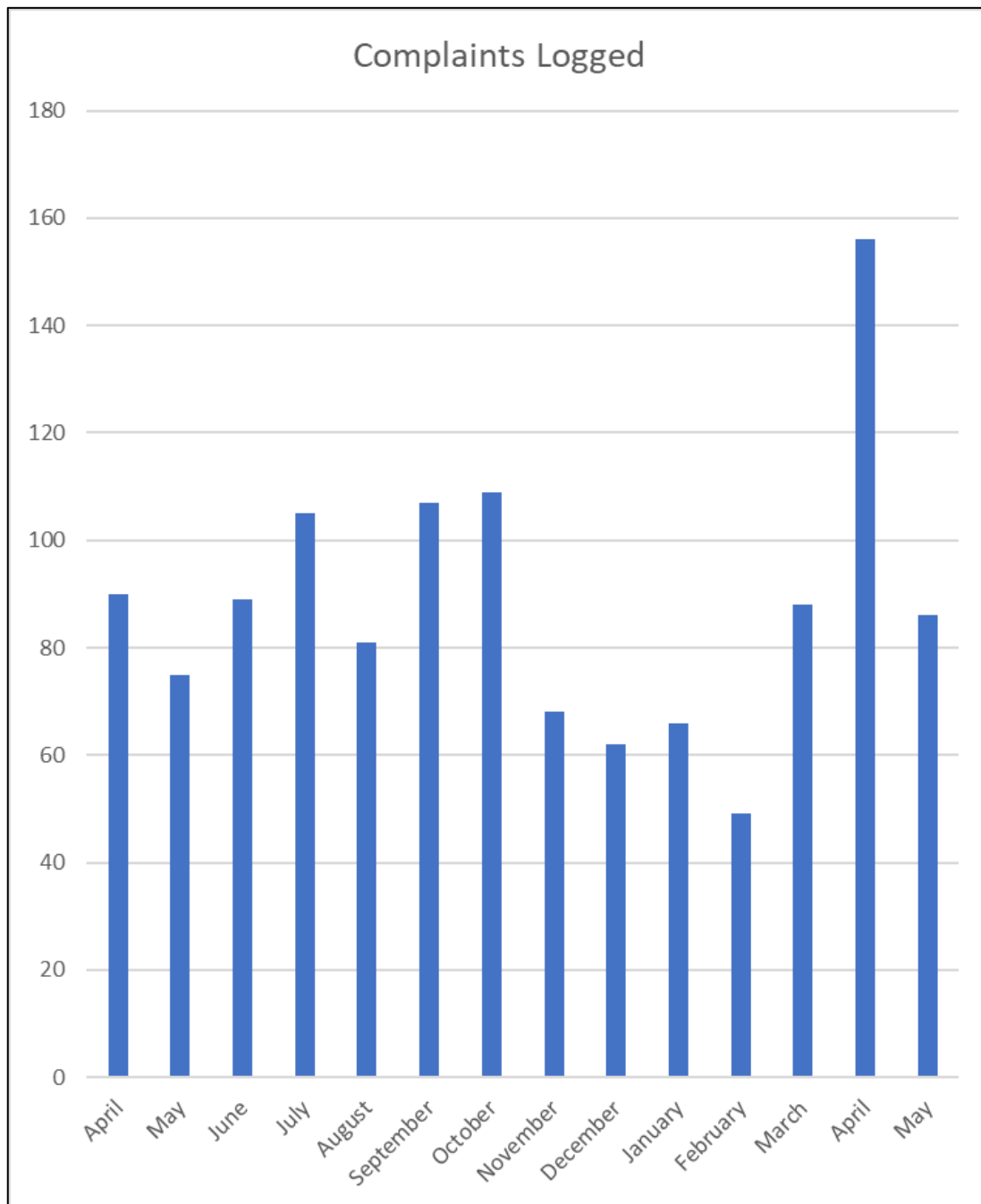
- 5.61 The final Government threshold relates to overturns of refusals (officer and committee) of applications on appeal. We are at 0% on minor / other applications.
- 5.62 For major applications the measure for quality of planning decisions is the percentage of the total number of decisions made that are then subsequently overturned at appeal, once nine months have elapsed following the end of the assessment period.
- 5.63 The nine months specified in the measure enables appeals to pass through the system and be decided for the majority of decisions on planning applications made during the assessment period. The assessment period for this measure is the two years up to and including the most recent quarter for which data on planning application decisions are available at the time of designation, once the nine months to be allowed for beyond the end of the assessment period is taken into account. The average percentage figure for the assessment period as a whole is used.
- 5.64 The threshold for designation on applications for both major and non-major development, is 10% of the total number of decisions on applications made during the assessment period being overturned at appeal. This is calculated as an average over the assessment period.
- 5.65 For the 2025 designation period (2023-25) we will not be designated.
- 5.66 Haringey's performance is as follows:

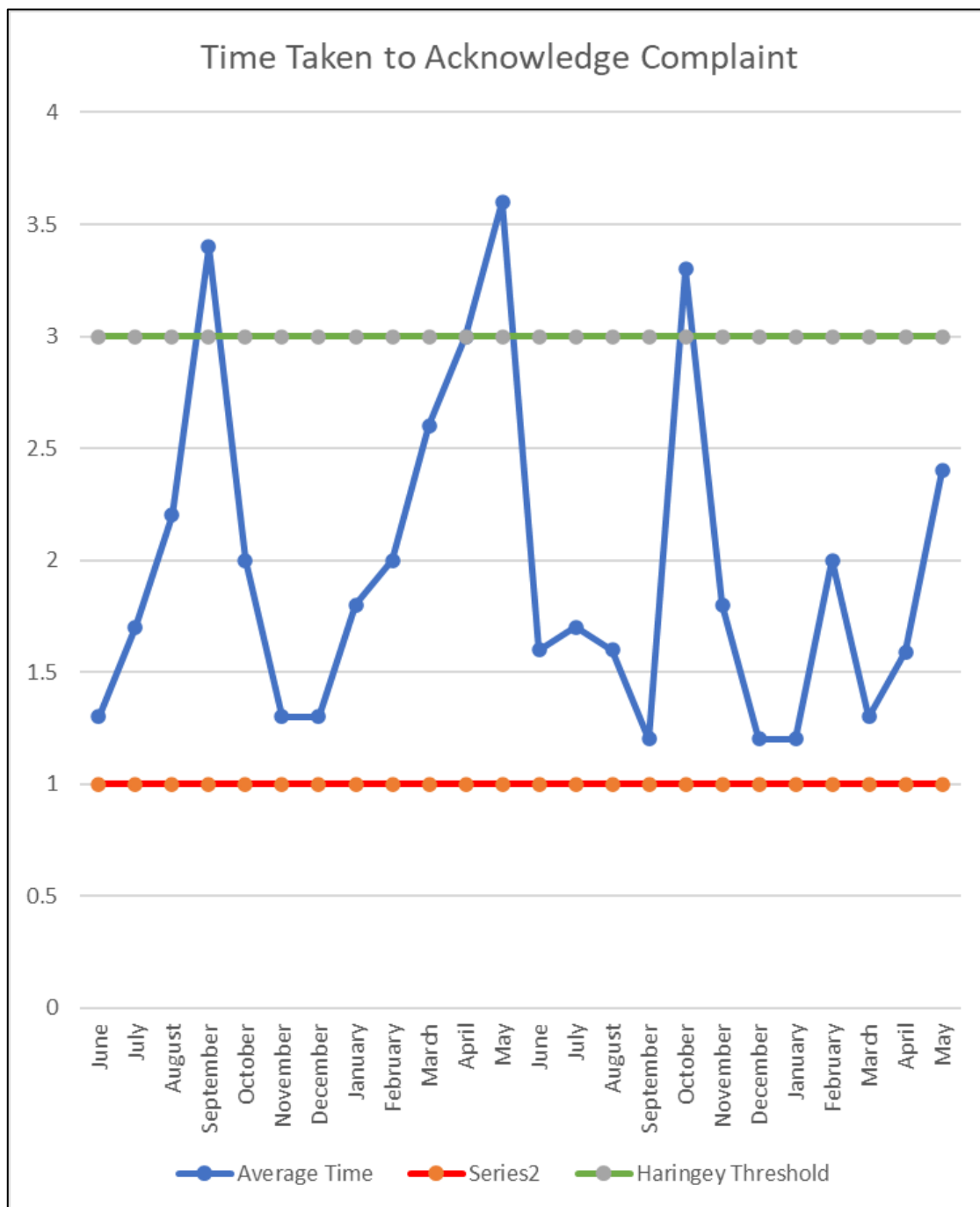
Type of application	Number of appeals	Number of overturns by PINS	% (Threshold 10%)
Majors 2024/25	3	0	0%

Planning Enforcement

- Enforcement complaints received during April to March 2025: 1028 (compared to the 614 Enforcement complaints received in 2023/24).
- Enforcement notices served during 2024/25: 45 (compared to the 51 Enforcement notices served during 2023/24).

5.67 For 2024/25 enforcement complaints were acknowledged within an average of 2 days of receipt. The Planning Enforcement Team has a target to make a decision on enforcement complaints within 8 weeks.





	2022/23	2023/24	2024/25
Cases received	632	605	1028
Cases decided within 8 weeks	68/176 (39%)	121/258 (47%)	286/546 (52%)
Cases decided not within 8 weeks	28/176 (16%)	14/258 (5%)	61/546 (11%)
Cases with no decision past 8 week target date	80/176 (45%)	123/258 (48%)	199/546 (37%)

5.68 There is an ongoing issue with high caseloads that has been significantly exacerbated by high numbers of HMO referrals. Changes in the Private Sector

Housing referrals procedure has meant almost all their applications are now being referred to planning. To put this into context the team received about 54 HMO referrals in 2022/23 for the whole of the year but received over 200 HMO referrals in 2024/25. Officers continue to work with Private Sector Housing on a process that will help to prioritise HMO cases that should be progressed and to create efficiencies to improve the overall service.

- 5.69 The Planning Enforcement Team continues to seek prosecutions against owners who have failed to comply with existing enforcement notices which can in turn lead to confiscation orders for ill gotten gains under the Proceeds of Crime Act (POCA) 2002.
- 5.70 An ongoing BT phone box project has so far resulted in the successful removal of five boxes and BT have earmarked a further 10 boxes for removal. Officers are looking to engage further with BT and to open a dialogue about voluntarily removing redundant problem boxes.

Member Training & Site Visits

- 5.71 A site visit took place on 30 May 2025 to the newly completed Council housing scheme on the former Ashley Road Depot site, now known as Wingspan Walk.
- 5.72 A learning visit to the Queen Elizabeth Olympic Park took place on 28 February 2025.
- 5.73 Any suggestions are welcome for visits and training.

Spatial Planning

New Local Plan

- 5.74 Approval will be sought from Cabinet on 16 September 2025 to consult on the Council's Draft Local Plan. A special meeting of Strategic Planning Committee will be arranged in early September for the Committee to consider the Draft Local Plan and to enable it to provide its comments to Cabinet. In advance of this there will be ward member engagement on the neighbourhood sections of the Draft Local Plan.

Authority Monitoring Report (AMR)

- 5.75 In April 2025, Haringey's Authority Monitoring Report for 2020-2024 was published. It highlights the impacts of the Council's Planning Service and the effectiveness of implementing Haringey's local planning policies for the four-year period 1st April 2020 to 31st March 2024. The AMR 2020-2024 is subject to a separate report for consideration of Strategic Planning Committee.

Infrastructure Funding Statement (IFS) 2023/24

- 5.76 In May 2025, Haringey's Infrastructure Funding Statement 2023/24 was published. An Infrastructure Funding Statement (IFS) is an annual report that local authorities are required to publish. It provides a summary of all financial and non-financial developer contributions, primarily from Section 106 agreements and the Community Infrastructure Levy (CIL), secured, received, and spent for infrastructure projects. The IFS clarifies how developer contributions are used to support new development and helps ensure transparency and accountability. The IFS 2023/24 is subject to a separate report for consideration of Strategic Planning Committee.

Next London Plan

- 5.77 On 9 May 2025, the Mayor of London published a high-level consultation document on the next London Plan called "Towards a new London Plan".
- 5.78 The Mayor of London/Greater London Authority has recently begun the process of preparing a new London Plan which will look to 2050 and replace the current London Plan approved in 2021.
- 5.79 In this regard, the consultation document was seeking views on how to address some of the key challenges facing London in coming decades including a Government requirement to deliver substantially more homes.
- 5.80 The document did not contain any policies or specific proposals but rather gave a series of indications about how such challenges might be addressed including delivering at increased densities, delivering large scale urban extensions in the Green Belt, delivering improved transport infrastructure to unlock growth and development of golf courses and swapping of industrial capacity.

- 5.81 In advance of the consultation closing on 22 June 2025, a Haringey Council response was submitted on behalf of the Cabinet Member for Housing and Planning. This was informed by Strategic Planning Committee following an email request from officers for any comments or concerns.

Building Control

Performance Overview

- 5.82 The applications to date this year have increased from previous years (mainly due to a number of Council thermal upgrade schemes), and market share has risen slightly, partly as a result of the new Regulatory regime and the uncertainty it has caused with regards to private Registered Building Control Approvers. Building Control has received a significant number of new housing schemes and continue to work on the majority of schemes within the Borough and are currently working on a number of high rise schemes as the Building Control advisor for the Building Safety Regulator. The team currently has a number of vacancies, and recruitment has proved difficult as a result of low supply of Registered Building Inspectors.

Building Control	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Applications	1996	2323	1717	2645	2069	1517	1900
Fees	604k	600k	561k	766k	698k	584K	608K
Site visits	6817	6278	5603	6243	5674	3800	2821
Market share	54%	62%	53%	57%	40%	40%	45%
Dangerous Structures	190	162	159	225	204	188	153
Demolition Notices	13	29	20	18	22	15	18

2024/25 - from 1 April to 31 March 2025

Dangerous structures

- 5.83 There have been 153 dangerous structure calls to date this year. It should again be noted that where we request the help of our dangerous structure contractor, there is a cost attached to this that initially comes out of Building Control's budget until we can invoice the owner. Additionally, we are part of a consortium with a number of other London Boroughs which improves efficiency and is more cost effective. Due to limited resources in Building Control, there will be extreme pressure to continue to cover the out of hours dangerous structures rota.

Building Control reforms

- 5.84 The Government continues to implement reform of the Building Control regime. In April 2025 the Government announced the formation of a Building Control Independent Panel. This delivers on a Grenfell Tower Inquiry recommendation, accepted by the government, to set up a panel to carry out a review of whether to change the way in which building control is delivered in England. The service will continue to monitor this and the Government's response to the Grenfell Tower Inquiry Phase 2 Report and wider reforms to Building Control to ensure Haringey continues to be fully compliant.

- 5.85 On 13 February 2025 the Prime Minister announced an extra £2million of funding for the national Building Safety Regulator (BSR)²¹. This was required due to the difficulties the BSR are experiencing with regards to the number of High Risk Building applications slowing down the Gateway 2 process, and therefore the number of residential developments over 18m.
- 5.86 The Building Control restructure for the Building Regulations inspectors has now been concluded, and adverts are now out to begin the recruitment process.
- 5.87 One of the Apprentice building control surveyors at Haringey, as part of the Local Authority Building Control (LABC) Academy has recently become a permanent member of the team recently applying and securing the post as a Registered Building Inspector. Our other apprentice will be taking his level 2A competency exam in July, and we are also hoping to secure him as a permanent member of the team.

²¹ www.gov.uk/government/news/government-unveils-plans-for-next-generation-of-new-towns

6. Contribution to strategic outcomes

- 6.1 The Planning and Building Control services contribute to the Corporate Delivery Plan's focus on tackling inequality, climate justice and health across all of the various themes.

7. Local Government (Access to Information) Act 1985

Planning Applications are on the Planning Register on the Council's website and the Local Plan documents are also on the Council's website.

Appendices

Appendix One – Definitions of Categories of Development

APPENDIX ONE

Definitions of Categories of Development

Major Development

- 10+ dwellings / over half a hectare / building(s) exceeds 1000m²
- Office / light industrial - 1000+ m² / 1+ hectare
- General industrial - 1000+ m² / 1+ hectare
- Retail - 1000+ m²/ 1+ hectare
- Gypsy/traveller site - 10+ pitches
- Site area exceeds 1 hectare

Minor Development

- 1-9 dwellings (unless floorspace exceeds 1000m² / under half a hectare)
- Office / light industrial - up to 999 m²/ under 1 hectare
- General industrial - up to 999 m²/ under 1 Hectare
- Retail - up to 999 m²/ under 1 hectare
- Gypsy/traveller site - 0-9 pitches

Other Development

- Householder applications
- Change of use (no operational development)
- Adverts
- Listed building extensions / alterations / demolition
- Application for relevant demolition of an unlisted building within a Conservation Area
- Certificates of Lawfulness (191 and 192)
- Prior Notifications
- Permissions in Principle (PiP) and Technical Detail Consent (TDC)

Report for: Strategic Planning Committee 7 July 2025

Title: Haringey Authority Monitoring Report 2020-2024

Report authorised by: Rob Krzyszowski, Director of Planning & Building Standards

Lead Officers: Bryce Tudball, Head of Spatial Planning
Philip Crowther, Principal Planning Officer

Ward(s) affected: N/A

**Report for Key/
Non Key Decision:** For information

1. Describe the issue under consideration

This report provides an overview and brief summary of the Haringey Authority Monitoring Report 2020-2024 which was published in April 2025.

2. Recommendations

That this report be noted.

3. Reasons for decision

Not applicable.

4. Alternative options considered

This report is for noting and as such no alternative options were considered.

5. Haringey Authority Monitoring Report 2020-2024

- 5.1 The Council is required by section 35 of the Planning and Compulsory Purchase Act 2004, as amended by section 113 Localism Act 2011, to prepare an annual report providing information on the implementation of the Local Development Scheme (the Council's timetable for preparing or new or reviewed Local Plan documents) and the extent to which the policies set out in the adopted Local Plan documents are being achieved. This document is known as the "Authority Monitoring Report" (AMR).
- 5.2 In April 2025, the Council published its AMR 2020-2024 covering the monitoring period 1st April 2020 to 31st March 2024. This responds to recommendations of the Planning Service 2024/25 Internal Audit to publish an Authority Monitoring Report for the period 2021 – 2024 as soon as possible.
- 5.3 The AMR 2020-2024 addresses key plan and policy performance outcomes across a range of policy topic areas, including housing, employment, environmental sustainability and infrastructure funding. A summary is provided below.
- 5.4 **Overall housing delivery:** Over the period 2020-2024, housing delivery in the borough was generally strong with conventional completions (net) of 1,244 in 20/21, 1,103 in 21/22, 656 in 22/23, and 1,168 in 23/24. This is despite evidenced impacts of the covid-19 pandemic on housing delivery. Since

2021/22, the Council's housing target has been 1,592 homes per annum per the London Plan 2021. Due to delivery in the past 3 years falling short of this new target and also a shortfall against the previous target of 1,502 homes in 20/21, there is now an increased shortfall against the cumulative housing target 2011-2024. The shortfall over the period 2011-2024 stands at 4,574 which equates to 26.8% of the total required amount

- 5.5 **Housing Delivery Test:** notwithstanding the above shortfall of new homes, the Council's Housing Delivery Test performance has improved significantly over the period 2018 to 2023. As of 2023, delivery in Haringey was 99% of the required target and as such the Council is not currently subject to any consequences due to its housing delivery performance.
- 5.6 **Affordable homes:** Over the four year period, 993 (gross) affordable homes were delivered in the borough. 151 were delivered in 2020/21, 205 in 2021/22, 211 in 2022/23 and 426 in 2023/24. Due to losses this equated to 982 affordable homes net representing 23.5% of total net homes delivered in the borough over the same period.
- 5.7 **Housing land supply:** The National Planning Policy Framework requires local authorities to 'identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement... The supply of specific deliverable sites should in addition include a buffer'. As at 31 March 2024 the Council had an evidenced housing land supply of 5.18 years.
- 5.8 **Employment floorspace:** Over the four year period, there was a small loss of employment floorspace in the borough. Since 2011, there has been a loss of over 100,000 sqm of employment floorspace as a result of planning decisions.
- 5.9 **Town centres:** Haringey's town centre vacancy rates have decreased in recent years. When surveys were carried out in 2013, the overall local vacancy rate was 7%, in 2020 it was 6.7%, and is now down to 4.3% which is much lower than national (14%) and London (9%) averages
- 5.10 **Carbon emissions:** Carbon management information is regularly published in Haringey's Annual Carbon Report. The Annual Carbon Report 2022 concluded that the borough had already delivered a 43% reduction in carbon emissions since 2005 exceeding the Local Plan target of 40%
- 5.11 **Sustainable travel:** Transport for London's Travel in London Annual Overview 2024 estimates that 76% of trips originating in Haringey were carried out by methods other than the car over the two year period 2022/23-2023-24. This is above the London average of 67.2% and the Great Britain average of 41%.
- 5.12 **Infrastructure funding and delivery:** Over the period 2020-2024, the Council received over £16m in Community Infrastructure Levy and £12m in Section 106 funds.
- 5.13 Going forward, the Council will revert to publishing an AMR each year. The Planning Policy Team is currently recruiting to a newly created data and

monitoring role to help enable a deeper and more responsive planning monitoring function to meet our statutory requirements.

6. Contribution to strategic outcomes

- 6.1 The Council's Planning Service contributes to the Corporate Delivery Plan's focus on tackling inequality, climate justice and health across all of the various themes.

7. Local Government (Access to Information) Act 1985

The AMR is available on the Council's website.

Appendices

Appendix 1 – Haringey Authority Monitoring Report 2020-2024

Authority Monitoring Report

2020/21 to 2023/24

April 2025



Executive Summary

This is Haringey's Authority Monitoring Report (AMR) for 2020-2024. It highlights the **impacts of the Council's Planning Service** and the effectiveness of implementing **Haringey's** local planning policies for the four-year period 1st April 2020 to 31st March 2024.

In doing so it draws upon data gathered since 2011 – the start of **Haringey's** Local Plan period – enabling trends to be identified and conclusions to be reached about whether the planning policies have been achieving their intended outcomes or whether they, or our processes, need to be re-considered or modified.

The AMR also monitors progress in the preparation of the **Council's new** Local Plan as well as **the Council's performance in processing planning applications and appeals**.

Consistent with previous AMRs, this report sets out information across three key areas:

- **Local Plan making updates**, along with highlights of key changes in the regional planning framework;
- **Performance outcomes for key planning policy objectives** covering a range of topic areas including housing delivery, employment land management, environmental sustainability and strategic infrastructure; and
- **Performance on deciding planning applications**, appeals and enforcement

Performance of Haringey Planning Service recognised regionally and nationally

In June 2024, Haringey's Planning Service was named Local Authority Team of the Year at the 2024 Planning Awards. In the same month, Haringey also won the Planning Authority of the Year 2024 Award at the Royal Town Planning Institute London regional awards.



This follows a Peer Challenge of the Planning Service in October 2023, led by a team of local government peers and facilitated by the Local Government Association (LGA) Planning Advisory Service (PAS), which provided generally positive feedback on the Council's Planning Service, although noting some areas for prioritisation and improvement. Some headline quotes from the [Peer Challenge report](#) are provided below:

"regarded positively by developers and agents... community groups"

"genuine passion for the service"

"good and dedicated group of staff"

"Committee is a very good example of how public facing planning committees are run" "been on a dramatic journey of improvement over the last 10 years with unrecognisable improvement in planning performance and the delivery of high-quality large development sites in the borough"

"performing well against the national planning performance regime for speed and quality of planning decision making, with a very low number of appeals and complaints compared to other local authorities"

"The council needs to recognise how it can attract new development... actively promoting what the council wants to achieve over the next 10 or 15 years... This comes from the Council's long-term vision and the new Local Plan"

Key facts infographic for 2020-2024



New Local Plan due for adoption in February 2027

4451 new homes completed over period 2020-2024, of which **993** were **affordable**



5.18 year housing land supply at 31/03/2024



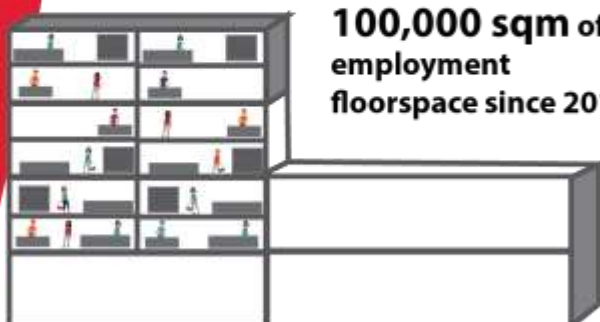
99% measurement on 2023 Housing Delivery Test



At October 2024 **vacancy** rates of all major town centres **under 8%**



Over 20% reduction in carbon emissions since 2015



Loss of over 100,000 sqm of employment floorspace since 2011



Over period 2022/23-2023-24, **76% of trips** originating in Haringey were carried out by methods other than cars

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1 Introduction

1.1 What is the Authority Monitoring Report (AMR)?

- 1.1.1 The Council is required by section 35 of the Planning and Compulsory Purchase Act 2004, as amended by section 113 Localism Act 2011, to prepare an annual report providing information on the implementation of the Local Development Scheme (the **Council's** timetable for preparing or new or reviewed Local Plan documents) and the extent to which the policies set out in the adopted Local Plan documents are being achieved.

1.2 The reporting period

- 1.2.1 This AMR covers the monitoring period 1st April 2020 to 31st March 2024. Information beyond this date is included where it helps to provide a more complete picture of planning performance.

1.3 What is being monitored?

- 1.3.1 The 2020-2024 **AMR assesses performance of Haringey's adopted planning policies**, as set out in the Haringey Local Plan (2017).
- 1.3.2 **Haringey's Strategic Policies Local Plan** - first adopted in March 2013 and updated in July 2017 - includes a collection of monitoring indicators and targets. These have been used as the basis for assessing policies in this AMR.
- 1.3.3 The AMR uses the most relevant and up-to-date information available to the Council at the time of report preparation, including outcomes from non-planning services which contribute to delivering planning objectives.
- 1.3.4 The AMR does not attempt to measure and monitor each planning policy individually but focuses on monitoring key policy objectives for which data is currently available to assess overall outcomes in plan delivery.

1.4 Who is this report for?

1.4.1 The AMR serves multiples audiences and purposes. It:

- Publicises to residents, communities and stakeholders the achievements and progress of the planning service in Haringey and contains key data relating to **the borough's environment, social and economic wellbeing**.
- Helps local Councillors in their scrutiny function by providing them with an overall view of the performance of the planning service.
- Allows Planning officers to see good performance in implementing planning policies and to assess how and where improvements can otherwise be made to performance.
- Provides important information for the Greater London Authority (GLA) and other stakeholders to inform their own strategic plans.

1.5 Structure

1.5.1 The AMR 2020-24 presents information across three key areas:

1. **Local Plan making updates**, along with highlights of key changes in the national and regional planning framework;
2. **Performance outcomes for key planning policy objectives** covering a range of topic areas (including housing delivery, employment land management, environmental sustainability and strategic infrastructure); and
3. **Performance on deciding planning applications**, appeals and enforcement.

2 Plan making update

The following section responds to all six calls to action in the Council's vision for Haringey in 2035¹, reflecting the importance of an up-to-date Local Plan that sets out a vision for placemaking and a comprehensive framework for how, when and where new homes, jobs and supporting infrastructure will be delivered.

2.1 Haringey's Development Plan

Strategic Policies, Site Allocations, Development Management, Tottenham Area Action Plan

2.1.1 Haringey's existing Local Plan was adopted on 24th July 2017 and covers the period until 2026. It comprises four separate documents:

- [Strategic Policies Development Plan Document](#) (DPD)
- [Site Allocations Development Plan Document](#) (DPD)
- [Development Management Development Plan Document](#) (DPD)
- [Tottenham Area Action Plan](#) (AAP)

2.1.2 The Local Plan is a document that sets out the vision and objectives for future development of the borough. It provides a positive strategy and policies to enable significant growth such as new homes, employment, leisure and cultural facilities and infrastructure, while protecting and enhancing our heritage and natural environment. The Local Plan is used to decide planning applications for new buildings and changes of use in the borough.

North London Waste Plan

2.1.3 On 18 July 2022, the Council adopted the [North London Waste Plan](#), a joint waste plan prepared with 6 other north London boroughs (Barnet, Camden, Enfield, Hackney, Islington and Waltham Forest).

2.1.4 The waste plan identifies a range of suitable sites for the management of all north London's waste up to 2031, and includes policies and guidelines for determining planning applications for waste developments.

¹¹ <https://www.haringey.gov.uk/council-elections/council-policies-plans/haringey-2035-our-vision>

Highgate Neighbourhood Plan

- 2.1.5 The [Highgate Neighbourhood Plan](#), adopted in July 2017, is the Council's only adopted Neighbourhood Plan. It forms part of Haringey's statutory development plan and is used alongside the Local Plan and the Mayor of London's London Plan in determining planning applications.

London Plan

- 2.1.6 [The London Plan 2021](#) came into force on 2 March 2021 replacing the 2016 version of the plan. The 2021 plan sets the overarching framework for how London will develop over the next 20-25 years. Following adoption of the new London Plan, Haringey's annual housing target increased from 1,502 to 1,592 homes.

2.2 Local Development Scheme

- 2.2.1 All local planning authorities are required to have a Local Development Scheme (LDS) showing the Local Plan documents they propose to prepare and the timetable for doing so.
- 2.2.2 The LDS is required to be regularly reviewed to take into account the changes to the national and regional planning framework, local priorities and the need to programme local evidence base studies and public consultation into the plan production process.
- 2.2.3 On 18 March 2025, the Council adopted an updated Local Development Scheme setting out the timeframes expected for preparation of the new Haringey Local Plan. Haringey's adopted Local Development Scheme is available to view here: www.haringey.gov.uk/planning-building-control/planning/planning-policy/local-plan/local-development-scheme-lds
- 2.2.4 The adoption of the Council's new Local Plan will support the delivery of the Council's Borough Vision – providing a spatial expression of it – as well as the delivery of key outcomes in the Corporate Delivery Plan 2024-2026. Not only will it enable the Council to better manage development in the borough, but it will assist in the delivery of other corporate priorities around placemaking, climate change, economic development and housing delivery. The new Local Plan is being prepared with significant input and engagement from the borough's residents and communities in line with the Haringey Deal.

Table 2.1: Timetable for Preparing the Haringey Local Plan in LDS (March 2025)

Preparation stage	Regulation	Date
New Local Plan First Steps Engagement consultation	Reg 18	November 2020-February 2021
Draft Local Plan consultation	Reg 18	July-September 2025
Proposed Submission Local Plan consultation	Reg 19	May-June 2026
Submission to the Planning Inspectorate & Examination	Reg 22-25	July-November 2026
Adoption	Reg 26	February 2027

New Local Plan

- 2.2.5 The Council is currently preparing a new Local Plan which will replace all existing Local Plan documents within a single document. A Draft Local Plan (Regulation 18) is at an advanced stage of preparation and will be consulted on in Summer 2025, subject to Cabinet approval. The Draft Local Plan has been informed by a **comprehensive evidence base and will build upon the Council's First Steps Engagement** delivered in late 2020/early 2021 which won regional and national awards in 2022 and was described by the Royal Town Planning Institute as “an example of an imaginative, innovative, inclusive industry leading approach to **planning consultation**”.
- 2.2.6 The Draft Local Plan will have a focus on delivering high-quality placemaking and will **provide a spatial expression of the Council's ambitious new vision for Haringey** which was adopted in October 2024.
- 2.2.7 The Council has not met the original timetable envisaged to produce a New Local Plan. The Planning Service Peer Challenge, which took place in October 2023 and was facilitated by the Local Government Association (LGA) Planning Advisory Service (PAS), made recommendations to address progress on the New Local Plan which were subsequently agreed by Cabinet in March 2024 as part of an associated Action Plan. These were:

Recommendation 2: There should be a dedicated officer lead for the local plan. The unfilled position of Planning Policy Team Manager and the combined responsibilities of the Head of Planning Policy, Transport & Infrastructure is not giving enough priority to the production of the local plan. This must be seen as key going forward.

Recommendation 4: A detailed and resourced programme for the production of the new local plan should be produced, with specific project management support, recognising the resources required, the timetable for delivery and confirming the proposed timescales are deliverable.

- 2.2.8 These recommendations have both been implemented and the timetable in Table 2.1 above reflects expected progress to adoption.
- 2.2.9 The Council has not progressed the Wood Green Area Action Plan (AAP) since 2019 and policies and proposals for Wood Green will be incorporated into the new Local Plan which will cover the entire borough. Key reasons for not progressing the Wood Green AAP have been the considerable uncertainty around Crossrail 2 and a need to **focus limited resources on the preparation of the Council's New Local Plan**. The **approach of having a New Local Plan is consistent with the Government's preference for consolidated Local Plans**.

2.3 Neighbourhood Planning

- 2.3.1 The Localism Act 2011 enables local communities, through neighbourhood forums, to prepare neighbourhood development plans. Once adopted, neighbourhood plans **form part of Haringey's statutory development plan and can be used in the determination of planning applications**. There are currently three designated forums in Haringey.

Highgate Neighbourhood Forum

- 2.3.2 The Highgate Neighbourhood Forum was first designated in 2012 and subsequently re-designated in 2018 and 2023 (forum designations last for a period of only 5 year). The neighbourhood forum area covers land in both Haringey and Camden. The Highgate Neighbourhood Plan produced by the forum was adopted in July 2017 following a successful independent examination and local referendum and forms **part of Haringey's statutory development plan**.

Crouch End Neighbourhood Forum

- 2.3.3 The Crouch End Neighbourhood Forum and Area was first designated in 2015. The Forum was re-designated on 7 May 2021. The Forum has indicated they wish to proceed to prepare a Neighbourhood Plan and the Council will support the Forum in the preparation of it.

Finsbury Park and Stroud Green Neighbourhood Forum

- 2.3.4 Finsbury Park and Stroud Green Neighbourhood Forum and Area was designated in 2018 covering land in Haringey, Islington and Hackney. The designation has since expired but it is expected a re-designation application will be received in the future.

3 Plan and policy performance outcomes

3.1 Background

- 3.1.1 This section of the AMR discusses key plan and policy performance outcomes across a range of policy topic areas, including housing, employment, environmental sustainability and infrastructure funding.

3.2 Housing

*The following section responds the **Safe and affordable housing** call to action in the **Council's Vision for Haringey** as well as the **Homes for the Future** theme in the Council's Corporate Delivery Plan.*

Housing delivery

Objective / Policy	Indicator COI H1	Target	On Target
SP/1/ CP4/5	Number of net additional dwellings built each year as monitored through the AMR	Deliver 20,252 net new dwellings over the plan period to 2026	Red

- 3.2.1 Haringey needs to provide a minimum of 20,252 homes (net) over the period from 2011 – 2026 to meet existing and previous London Plan targets for housing delivery. Table 3.1 below shows Haringey's annual housing delivery performance since 2011.

Table 3.1: Housing Delivery April 2011 to March 2024

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
Conventional ² Completions (net)	709	746	461	636	606	741	1,176	568	865	1,244	1,103	656	1,168
Non-Conventional ³ (net)	646	492	-19	-40	0	-17	-16	25	1	64	-14	13	8
Vacant homes brought back into use	55	52	59	44	54	50	50	51	53	47	50	51	56
Overall Completions (net)	1,410	1,290	501	640	660	774	1,210	644	919	1,355	1,139	720	1,232
Annual target	820	820	820	820	1,502	1,502	1,502	1,502	1,502	1,502	1,592	1,592	1,592
Performance against annual target	+590	+470	-319	-180	-842	-728	-292	-858	-583	-147	-453	-872	-360
Cumulative Completions	1,410	2,700	3,201	3,841	4,501	5,275	6,485	7,129	8,048	9,403	10,542	11,262	12,494
Cumulative target	820	1,640	2,460	3,280	4,782	6,284	7,786	9,288	10,790	12,292	13,884	15,476	17,068
Performance against cumulative target	+590	+1,060	+741	+561	-281	-1,009	-1,301	-2,159	-2,742	-2,889	-3,342	-4,214	-4,574

3.2.2 Over the period 2020-2024, housing delivery in the borough was generally strong with conventional completions (net) of 1,244 in 20/21, 1,103 in 21/22, 656 in 22/23, and 1,168 in 23/24. This is despite evidenced impacts of the covid-19 pandemic on housing delivery.

3.2.3 Since 2021/22, the Council's housing target has been 1,592 homes per annum per the London Plan 2021. Due to delivery in the past 3 years falling short of this new target and also a shortfall against the previous target of 1,502 homes in 20/21, there is now an increased shortfall against the cumulative housing target 2011-2024. The shortfall over the period 2011-2024 stands at 4,574 which equates to 26.8% of the total required amount.

² 'Conventional' = normal homes

³ 'Non-Conventional' = e.g. student accommodation, hostels etc.

Housing Delivery Test

- 3.2.4 Since 2018, the Government has carried out an annual measurement of housing delivery for plan-making authorities. This is known as the Housing Delivery Test. The test comprises a percentage measurement of the number of net homes delivered against the number of homes required, as set out in the relevant strategic policies for the area covered by the Housing Delivery Test, over a rolling 3 year period.
- 3.2.5 Where housing delivery falls below certain levels, the National Planning Policy Framework (NPPF) provides that plan-making authorities will be subject to consequences as follows:
- where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;
 - where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites, in addition to the requirement for an action plan;
 - where delivery falls below 75% of the requirement over the previous three years, **the ‘presumption in favour of sustainable development’ applies, as set out in footnote 8 of the NPPF**, in addition to the requirements for an action plan and 20% buffer.
- 3.2.6 Table 3.2 below shows Haringey’s Housing Delivery Test results since 2018. It should be noted that there are slight discrepancies in the **Government’s** homes delivered figure **and the Council’s**. This is due to differences between the MHCLG and GLA methodologies for calculating annual housing completions. In addition, it should be noted that the Government reduced annual delivery targets for authorities in 2020, 2021 and 2022 having regard to the impacts of covid-19 pandemic on housing delivery.

Table 3.2: Housing Delivery Test results 2018 to 2023

Housing Delivery Test year	Total homes required	Total homes delivered	Measurement	Consequence
2018	4,506	2,149	48%	Housing land supply buffer and action plan
2019	4,506	2,488	55%	Housing land supply buffer and action plan
2020	4,379	2,636	60%	Presumption in favour of sustainable development, housing land supply buffer and action
2021	3,877	2,902	75%	Housing land supply buffer
2022	3,877	3,827	99%	None
2023	4,066	4,032	99%	None

- 3.2.7 As can be seen from the table, the Council's Housing Delivery Test performance has improved significantly over the period 2018 to 2023. As of 2023, delivery in Haringey was 99% of the required target and as such the Council is not currently subject to any consequences due to its housing delivery performance.

Housing Delivery in Detail

- 3.2.8 Over the four-year period 2020-2024, gross residential development of conventional homes plus non-conventional housing amounted to 4,536 homes. This netted to 4,242 completions when accounting for losses. Adding in vacant units bought back into use this resulted in an overall completion figure for the 2020-2024 period of 4,446 homes.
- 3.2.9 There were 4,171 conventional homes (net) delivered over the period 2020-2024 which included 3,366 homes from 23 major development schemes (i.e. developments delivering 10 or more homes)
- 3.2.10 Major developments that completed new homes over the monitoring years are set out in Table 3.3:

Table 3.3: Major Scheme Completions over 2020/24

Planning Application Reference	Homes Completed	Completed Year(s)	Primary Street Name
HGY/2015/2321	32	2021/22	255, Lordship lane
HGY/2015/2517	25	2020/21	191-201, Archway Road
HGY/2015/2915	163	2020/21	Apex House, 820, Seven Sisters Road
HGY/2016/0828	125	2020/21	500, White Hart Lane
HGY/2016/1719	249	2020-2023	Hale Wharf, Hale Wharf, Ferry Lane
HGY/2016/1807	133	2021/22	Former Hawes and Curtis Warehouse, 590 594 Warehouse, 590-598, Green Lanes
HGY/2016/2184	54	2022/23	Monument Way, and South of Fairbanks Road
HGY/2016/2621	11	2021/22	Adjacent to 52, Templeton Hall and Garages, 52, Templeton Road
HGY/2016/2824	47	2020/21	Mono House 50 - 56, Lawrence Road
HGY/2016/3482	77	2021/22	Former Coppetts Wood Hospital, Coppet's Wood Hospital, Coppet's Road
HGY/2016/3932	128	2021/22	1 Station Square, Station Road
HGY/2016/4095	32	2021/22	St John's Church and Hall, Acacia Avenue
HGY/2017/0426	48	2022/23	52-68, Stamford Road
HGY/2017/2005	279	2020/21	Hale Village, Gateway Tower, Plot SW Gateway Tower (Former GLS Depot), Ferry Lane

HGY/2017/ 2044	164	2020/21	The Gessner Apartments (Berol House, Berol Yard), Ashley Road
HGY/2017/ 3117	808	2020-24	Clarendon Square development, Former Gas Works, Mary Neuner Way
HGY/2018/ 0076	15	2020/21	168, Orchid House, 168, Park View Road
HGY/2018/ 1823	10	2021/22	326, Dukes Mews
HGY/2018/ 1874	26	2021/22	163, Tottenham Lane
HGY/2018/ 2223	410	2023/24	Image House, Strategic Development Partnership (SDP) Sites Welbourne, Station Road
HGY/2017/ 2045 HGY/2019/ 2804	423	2022-24	Ashley Gardens, Ashley Road
HGY/2020/ 0795	75	2023/24	76, Mayes Road
HGY/2020/ 2794	32	2021/22	Land to the North of Ermine Road London N15 6DD (Homeless temporary accommodation)
TOTAL HOMES	3,366		

3.2.11 In the east of the borough, completed schemes included:

- Phase 1 of the Hale Wharf development
- the final phase of the Hale Village development with the completion of the Hale Village Gateway Tower, which at over 30 storeys forms a significant marker to the Tottenham Hale Area
- redevelopment of various other sites in Tottenham Hale along Ashley and Station roads, including the completion of the design award winning ‘Gessner’ apartment complex
- the delivery of Apex House in Seven Sisters, another notable tall building which forms a visual gateway to Seven Sisters.

3.2.12 In the centre of the borough, in Wood Green, a significant number of new homes were delivered as part of the multi-year delivery at the Clarendon Square (former gas works) site.

3.2.13 In the west of the borough, the development of the former Coppetts Wood hospital also completed resulting in the finalization of a well-designed new neighbourhood in Fortis Green ward.

3.2.14 The **Council’s ambitious housebuilding programme** to build 3,000 new-quality council homes by 2031 included completions on major sites at Templeton Road and Ermine Road, both delivering 100% social rent homes.

3.2.15 Table 3.4 sets out the breakdown by development type of net completions of conventional and non-conventional housing over the period 2020-2024.

Table 3.4: Breakdown by Development Type 2020-24

Permission Type	Homes (net)	% of Total Net Homes
Full / Reserved Matters	3,555	79.9%
Lawful Development Certificate	111	2.5%
Prior Approval	50	1.1%
Conversion/ Extension/ Other	735	16.5%
Totals	4,451	100%

3.2.16 As shown above, the bulk of new homes were derived from full planning applications (3,555 homes net). Most of the homes derived from major developments.

3.2.17 As with previous years, there continues to be a significant number of new dwellings created through conversions and extensions (735 homes net).

3.2.18 Prior approvals and lawful development certificates, even if classified as a major development, are not required to provide affordable housing or to mitigate the impact of these new homes with physical or social infrastructure via s106 obligations.

Housing Mix

3.2.19 Table 3.5 provides the net housing mix of conventional housing over the plan period to the end of March 2024. The most common size of home delivered is a 2 bed home closely followed by a 1 bed home. There has been an overall loss in 4 or more-bedroom homes as losses from conversions has exceeded gains from new development.

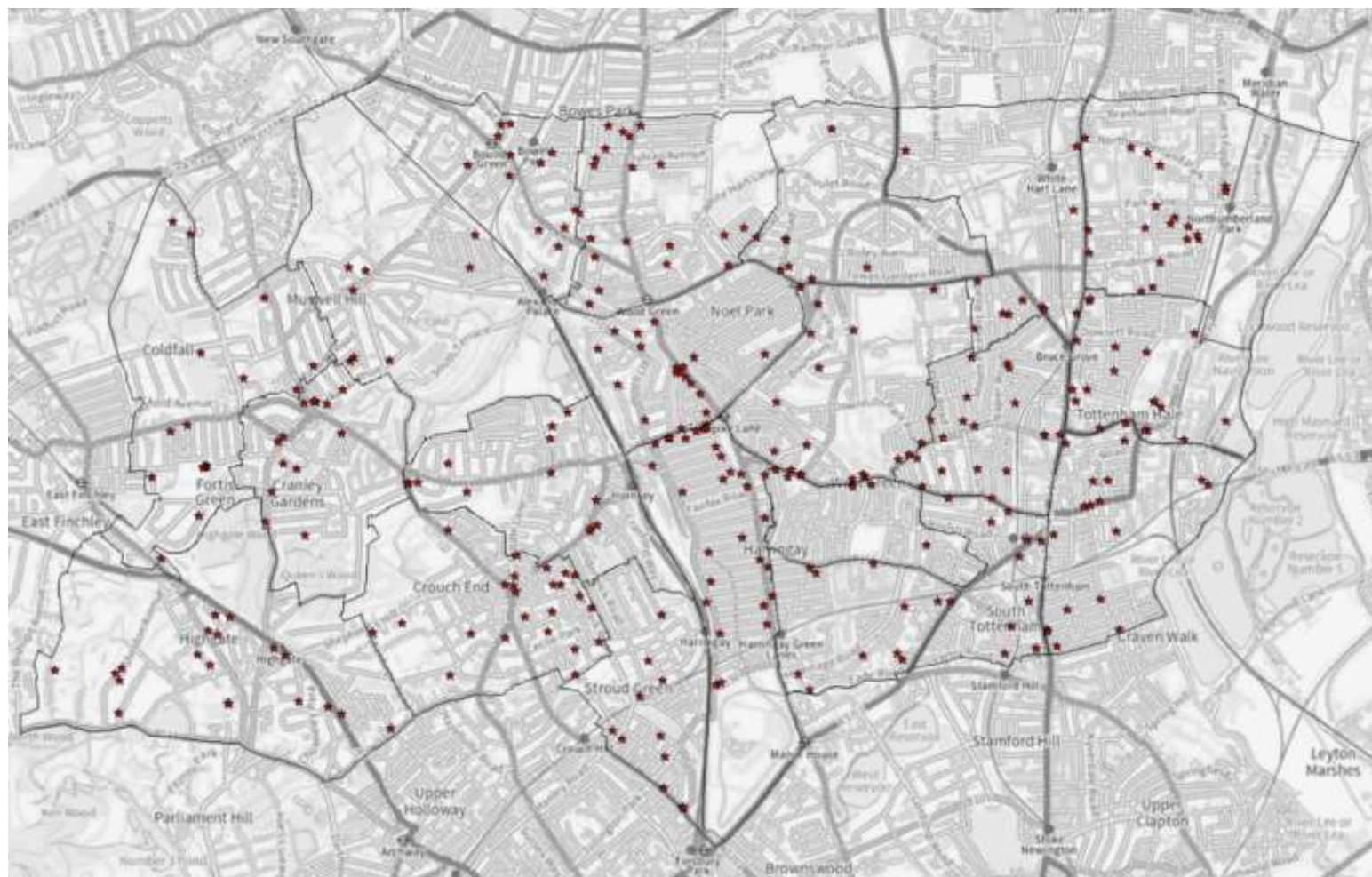
Table 3.5: Housing Mix Delivered (Conventional only) (Net) 2011 - 2024

Year	Net Homes	Bedsit / Studio	1 Bed	2 Bed	3 Bed	4 Bed +
2011/12	709	-101	389	384	120	-83
2012/13	746	-18	297	382	107	-22
2013/14	461	25	195	235	60	-54
2014/15	636	14	282	285	92	-37
2015/16	606	103	221	237	38	7
2016/17	741	60	310	311	84	-24
2017/18	1,176	80	362	623	111	0
2018/19	568	144	224	125	68	7
2019/20	865	99	376	294	77	19
2020/21	1,244	52	439	527	218	9
2021/22	1,103	67	654	279	104	-1
2022/23	656	26	241	333	47	9
2023/24	1,168	186	293	476	207	6
Total	10,679	737	4,282	4,491	1,333	-164
		6.9%	40.1%	42.0%	12.5%	-1.5%

Distribution of Housing

3.2.19 Map 1 below shows the distribution of schemes delivering new homes over the period 2020 to 2024.

Map 1: Distribution of housing completions 2020-2024



Affordable housing

Objective / Policy	Indicator COI H4	Target	On Target
SP1 / CP4/5	Percent of dwellings that are affordable (social/affordable rent and intermediate housing)	40% of net new dwellings over the plan period to 2026, with an overall split of 60/40 social/intermediate	Green

3.2.20 Table 3.6 below provides a summary of affordable housing completions over the plan period. Since 2011, new development has delivered 3,083 affordable homes in the borough (gross). This figure comprises 28.9% of net homes delivered in the borough over the same period.

3.2.21 Over the four year period 2020/21 and 2023/24, development has delivered 993 (gross) affordable homes in the borough. 151 were delivered in 2020/21, 205 in 2021/22, 211 in 2022/23 and 426 in 2023/24. Due to losses this equated to 982 affordable homes net representing 23.5% of total net homes delivered in the borough over the same period.

Table 3.6: Affordable Housing delivered against Conventional Homes completed 2011 – 2024

Year	Total Homes (net)	Affordable Homes (gross)	% of Affordable Homes
2011/12	709	458	64.6%
2012/13	746	407	54.6%
2013/14	461	134	29.1%
2014/15	636	365	57.4%
2015/16	606	62	10.2%
2016/17	741	211	28.5%
2017/18	1,176	250	21.3%
2018/19	568	12	2.1%
2019/20	865	191	22.1%
2020/21	1,244	151	12.1%
2021/22	1,103	205	18.6%
2022/23	656	211	32.2%
2023/24	1,168	426	36.5%
Totals	10,679	3,083	28.9%

3.2.22 While the above demonstrates the position against all conventional housing delivered, the actual monitoring requirement, and therein, the target of 40%, is in respect of the portion of habitable rooms secured as affordable from major developments (i.e. those schemes delivering 10 or more homes). Table 3.7 below provides the breakdown of the portion of affordable homes secured on major developments over the plan period by both homes and habitable rooms basis.

Table 3.7: Affordable Housing Completions by Major Development Schemes
2011 – 2024*

Year	Net homes all Majors	Habitable Rooms all Majors	Gross AH homes on Majors	AH by Hab Rooms on Majors	AH % by Homes	AH % by Hab Rooms
2011/12	463	1,652	451	1,390	97.4%	84.1%
2012/13	547	1,553	407	1,161	74.4%	74.8%
2013/14	177	540	134	406	75.7%	75.2%
2014/15	428	1,269	357	1,130	83.4%	89.0%
2015/16	321	955	62	197	19.3%	20.6%
2016/17	281	1,975	188	568	66.9%	28.8%
2017/18	730	2,254	230	666	31.5%	29.6%
2018/19	213	353	12	26	5.6%	7.4%
2019/20	485	1,305	177	430	36.5%	32.9%
2020/21	1,056	2,960	151	425	14.3%	14.4%
2021/22	840	1,974	201	505	23.9%	25.6%
2022/23	525	1,179	189	485	36.0%	41.1%
2023/24	945	2,712	419	1,159	44.3%	42.7%
Totals	7,011	20,681	2,978	8,548	42.5%	41.3%

3.2.23 Over the plan period so far, 42.5% of conventional home completions within major schemes have been provided as affordable homes. This decreases slightly to 41.3% on a habitable room basis, which is principally due to the volume of smaller intermediate affordable homes that have been delivered.

3.2.24 With respect to the tenure mix and size of the affordable housing secured over the period 2020-24, the breakdown is set out in Table 3.8 below.

Table 3.8: Affordable Housing Tenure Split 2011 – 24 (net)

Year	Social Rent	Affordable Rent	Intermediate Inc. Shared ownership & Intermediate Rent	Total Affordable Housing Completions (net)
2011/12	189	0	269	458
2012/13	170	0	237	407
2013/14	38	9	87	134
2014/15	79	117	169	365
2015/16	0	27	35	62
2016/17	32	129	50	211
2017/18	50	60	140	250
2018/19	0	0	12	12
2019/20	14	42	135	191
2020/21	23	59	69	151
2021/22	150	6	49	205
2022/23	42	12	157	211
2023/24	91	104	231	426
Totals	878	565	1640	3,083
	28.5%	18.3%	53.2%	

3.2.25 Over the plan period to date, the council has secured through new development 3,083 affordable homes. 28.5% of affordable housing has been delivered as Social Rented housing, 18.3% as Affordable Rented housing and 53.2% as Intermediate.

3.2.26 Table 3.9 sets out the development schemes that delivered affordable housing over the period 2020 to 2024

Table 3.9: Affordable Housing Completions 2020/21-2023/24

Reference	Scheme	Total Homes	Affordable Homes	% of affordable homes
HGY/2015/2321	255, Lordship Lane	32	3	9.4
HGY/2015/2915	Apex House, 820, Seven Sisters Road	163	59	36.2
HGY/2016/0828	500, White Hart Lane	125	29	23.2
HGY/2016/1807	Former Hawes and Curtis Warehouse, 590-598, Green Lanes	133	16	12.0
HGY/2016/2184	Land North of, Monument Way, and South of Fairbanks Road	54	54	100.0
HGY/2016/2621	Adjacent to 52, Templeton Hall and Garages	11	11	100.0
HGY/2016/2824	Mono house 50 - 56, Lawrence Road	47	5	10.6
HGY/2016/3482	Former Coppetts Wood Hospital, Coppetts Road	77	42	54.5

HGY/2016/3932	1 Station Square, Station Road	128	117	91.4
HGY/2016/4095	St John's Church and Hall, Acacia Avenue	32	16	50.0
HGY/2017/2005	Hale Village, Gateway Tower, Plot SW	279	43	15.4
HGY/2017/2044	The Gessner Apartments (fmr Berol House, Berol Yard), Ashley Road	164	15	9.1
HGY/2017/3117	Haringey Heartlands, Coburg Road, Western Road *	808	99	12.3
HGY/2018/2223	Image house, sites Welbourne, Station Road	410	239	58.3
HGY/2017/2045 HGY/2019/2804	Ashley Gardens, Ashley Road	423	137	32.4
HGY/2019/3273	Harvey House, Pembroke Road, London,	1	1	100.0
HGY/2019/3281	43, Finsbury road, London,	1	1	100.0
HGY/2020/0159	Garages opposite the Nightingale, Brook Road,	3	3	100.0
HGY/2020/0181	Garages off, St Margarets Avenue, London, N15,	4	4	100.0
HGY/2020/0182	4-6, Poynton road, London,	2	2	100.0
HGY/2020/0183	Land adjacent to, 1-6, Romney Close, London,	3	3	100.0
HGY/2020/0795	76, Mayes road	75	25	33.3
HGY/2020/1460	Land rear of Tudor Close London	6	6	100.0
HGY/2020/1809	22-24 Scales Road	4	4	100.0
HGY/2020/2393	Land adjacent to 1 Lealand Road London N15 6JS	3	3	100.0
HGY/2020/2794	Ermine Road	32	32	100.0
HGY/2021/0059	Garages Adjacent to, 67, Bury Road, London, N22 6HS,	1	1	100.0
HGY/2022/0035	Land at, Watts Close, London, N15 5DW, 11, Watts Close	18	18	100.0
HGY/2022/0238	Land to the Rear of, 163-173, The Roundway, London, N17 7HE	5	5	100.0
TOTALS		3044	993	32.6%

*For these schemes affordable housing completions were spread over years not covered by this AMR, and so the overall percentage of affordable housing delivered within these schemes will be different that that shown in the table.

3.2.27 As shown above, 29 schemes contributed towards the provision of new affordable housing over the period 2020-2024. In recent years, delivery of social housing has primarily been driven by 100% affordable housing schemes **within Haringey's** ambitious Council Housing Delivery programme.

Empty homes

Objective / Policy	Indicator LOI 4	Target	On Target
SP2	Number empty homes bought back into use	No set target	N/A

3.2.28 Empty homes data is drawn from Council records and reflects empty homes brought back into use through targeted enforcement action. This data is distinguished from that which is published by the Ministry of Housing, Communities and Local Government (MHCLG), which is based on Council tax records. The MHCLG figures are used by the GLA in its annual monitoring, however the Council uses its own records draw on local evidence in accordance with its Empty Homes Policy 2020, as well as to ensure timely and consistent information in its AMR. During the 2020-24 monitoring period, 204 empty homes were brought back into use.

Brownfield Land

Objective / Policy	Indicator COI H3	Target	On Target
SP2 / CP4/5	Percent of dwellings built on previously developed land (excluding sites where the allocation allows for an exception)	100% of new dwellings to be delivered on previously developed land	Green

3.2.29 All housing completed over the period 2020-2024 was delivered on previously developed land or site allocations in line with the Local Plan's approach to managing growth and protecting open spaces.

Housing supply

Objective / Policy	Indicator COI H6	Target	On Target
SP1 and 2	Number of homes delivered per year, and identified capacity within the five and 15 year housing trajectory.	Meet or exceed the annual target of 1,592 homes from 2021/22 (1502 from 2015/16 and 802 from 2011/12). Sufficient capacity identified within the housing trajectory to meet housing target.	Amber

3.2.30 Paragraph 78 of the NPPF requires local authorities to 'identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement... The supply of specific deliverable sites should in addition include a buffer'.

3.2.31 The Council monitors the supply of sites on an annual basis as part of the AMR

review process and as at 31 March 2024 the Council has a housing land supply of 5.18 years. Further details are set out in Appendix 1.

- 3.2.32 In addition to the 5 year supply of sites, paragraph 78 of the NPPF requires **strategic policies to ‘include a trajectory illustrating the expected rate of housing delivery for specific sites’**. A housing trajectory has been prepared, with further details set out in Appendix 2.
- 3.2.33 As part of the new Local Plan, the Council will be publishing a new five year housing supply plus an updated housing trajectory. This will include new sites not listed in Appendix 1.

Gypsy and traveller accommodation

Objective / Policy	Indicator LOI 8	Target	On Target
SP2	Gypsy and Traveller accommodation	To meet identified need	Amber

- 3.2.34 The Local Plan sets out that the Council will protect existing lawful gypsy and traveller sites, plots and pitches. There are currently two permanent gypsy and traveller sites in Haringey, providing capacity for 10 pitches
- 3.2.35 There was no net addition to the stock of Gypsy and Traveller pitches over the reporting period.
- 3.2.36 In late 2024, the Council consulted on proposals to deliver 6 new permanent gypsy and traveller pitches on 3 separate council owned sites as part of the Council’s ambitious council house building programme.

3.3 Employment and town centres

*The following section responds mainly to the **Place and Economy** theme in the Council's Corporate Delivery Plan which, among other things, seeks to build an inclusive economy*

Employment land management

- 3.3.1 Haringey's Local Plan aims to accommodate jobs growth by safeguarding key employment locations and seeking a greater intensity of uses on sites, so as to increase business and job numbers.
- 3.3.2 The [Town and Country Planning \(Use Classes\) Order 1987 \(as amended\)](#) puts uses of land and buildings into various categories known as 'Use Classes'. In 2020, the Use Classes Order was substantially amended. As part of this, the former B1 use class - covering offices, research and development and light industry - was merged into a new broader Class E – covering a wide range of commercial, business and services including shops, gyms, cafes and GPs . Notwithstanding this, the Council continues to monitor gains and losses of the former B1 use class.

Objective / Policy	Indicator LOI BD1	Target	On Target
SP1	Total amount of additional employment floorspace (within the former B Use Classes)	Delivery of 32,000sqm of floorspace	Red

- 3.3.3 Table 3.10 below provides a summary of gains and losses of employment floorspace realised since 2011. Over the plan period to date, there has been a loss of over 100,000 sqm of employment floorspace as a result of planning decisions. The above target has not been met.

Table 3.10: Losses and Gains in Employment Floorspace (B Use Classes)

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
B1 (a,b,c) (Business) (sqm)	8,700	-30,986	-4,687	-4,605	-10,317	-3,252	-7,346	6,069	4,824	-241	3,941	-2,990	0
B2 (General Industrial) (sqm)	-20,200 (B2/B8)	-730 (B2/B8)	-1,101	-2,456	-90	-4,003	-3,281	-8,824	0	-923	-6,025	-1,380	-240
B8 (Storage & Distribution) (sqm)			1,717	-564	-334	-3,940	-8,330	-9,802	-192	-222	-354	-444	-0
Yearly +/-	-11,500	-31,716	-4,071	-7,625	-10,741	-11,195	-18,957	-12,557	4,632	-1,386	-2,438	-4,814	-240

- 3.3.4 Over the period 2020 to 2024 new developments delivered a small uplift in former B1 uses comprising offices, research and development and light industry.
- 3.3.5 In 2020/21, new development completing resulted in a total of 2,163sqm sqm of new floorspace in these categories, and 2,404sqm being lost, resulting in a net deficit of 241sqm.
- 3.3.6 In 2021/2022 new development completing resulted in a total of 8,961 sqm of new floorspace in these categories, 5,047sqm being lost, resulting in a net increase of 3,914sqm.
- 3.3.7 In 2022/2023 new development completing resulted in a total of 14,997 sqm of new floorspace in these categories, 17,987 sqm being lost, resulting in a net decrease of 2,990 sqm.
- 3.3.8 In 2023/24 there were no losses or gains of offices, research and development and light industry.
- 3.3.9 Key gains in offices, research and development and light industry office stock over the period 2020-2024 were from eleven major sites. This included 9,414sqm at the redevelopment of Chocolate Factory site in Wood Green, 5,282 sqm of new office and workspace in the Alexandra Gate redevelopment scheme, 1,140sqm through redevelopment for a mixed use scheme at 52-68 Stamford Road, 3,131 sqm of additional mezzanine floorspace as a result of redevelopment and extension of units 1-3 Clyne Road, 505sqm of new flexible office floorspace as part of a large redevelopment scheme at 500 White Hart Lane.
- 3.3.10 Losses of such floorspace occurred on 17 schemes, including at the Chocolate Factory, Overbury Road and 191-201 Archway Road, which netted off the gains on these sites, including an overall loss of 3,268 sqm at the Chocolate Factory, a loss of 2,000sqm of existing floorspace at Clarendon Square relating to former uses there being redeveloped, 1,304 sqm at Lawrence Road, through redevelopment primarily to residential, alongside losses of 1,397sqm of office floorspace as a result of prior approval schemes from office to residential.
- 3.3.11 In 2020/21 there was a loss of 923 sqm of B2 (General Industry) floorspace, with a loss of 682sqm at Cline Road as a result of a redevelopment scheme and 241sqm at the Goods Yard, Tottenham. There was a loss of 222sqm of B8 (storage and distribution) floorspace at four schemes, notably a loss of 131sqm at 11, South Grove by way of prior approval to residential.

3.3.12 In 2021/2022 there was a loss of 923 sqm of B2 (General Industry) floorspace, with a loss of 6,025sqm at Ashley Gardens Tottenham, with 1,211 sqm of Class E floorspace and residential replacing the demolished floorspace. There was a loss of 354sqm of B8 (storage and distribution) floorspace at three schemes, notably a loss of 198sqm at Block B, 326 Dukes Mews as part of a redevelopment scheme.

3.3.13 In 2022/23 there was a loss of 1,380 sqm of B2 (General Industry) floorspace at the Chocolate Factory redevelopment scheme, and a loss of 444sqm of B8 (storage and distribution) floorspace at two schemes - 558 Lordship Lane (by way of Prior Approval).

3.3.14 In 2023/24 there was a loss of 240sqm of General Industrial Floorspace as part of ongoing redevelopment of the Chocolate Factory.

Objective / Policy	Indicator	Target	On Target
SP10	Loss of Office (B1a) via prior approvals	N/A	N/A

3.3.15 Prior approvals completed over the period 2020-2024 resulted in a loss of 903sqm of office space on six schemes.

Town centres

Objective / Policy	Indicator LOI BD1	Target	On Target
SP10	Total amount of additional town centre floorspace (formerly A Use Classes)	Delivery of at least 24,000 net floorspace to 2026	Green

3.3.16 In 2020 the Use Classes Order was substantially amended with the former A use classes – covering shops, financial and professional services such as banks and buildings societies, restaurants and cafes, drinking establishments such as bars and pubs, and hot food takeaways – merged into a new broader Class E covering a wide range of commercial, business and services uses. Notwithstanding this, as far as practicable, the Council continues to monitor gains and losses of the former A use classes.

3.3.17 Table 3.11 provides a breakdown of the gains and losses of such floorspace realised over the plan period to date which have occurred as a result of planning decisions.

3.3.18 Over the plan period to date (2011 – 2024), a net gain 32,254 sqm of new floorspace has been realised. The majority of this has come forward in the Tottenham area of the Former GLS site and as part of the Hale Village and Tottenham Hotspur F.C redevelopments, including a large format supermarket and thus the overall target is being met.

- 3.3.19 Between 2020 and 2024 there was a net gain of commercial floorspace of 6,920sqm which is significantly up from previous years. This is primarily down to the delivery of 3,546sqm of new floorspace throughout the Alexandra Gate scheme in Wood Green, 1,504 sqm as part of the final stages of the Hale Village Development, including a new small supermarket at Hale Village Gateway tower, and 1,211 sqm of floorspace including a new pub at Ashley Gardens Tottenham Hale.

Table 3.11: Change in A Class (Retail and Food and Beverage) Floorspace - Completions

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
Change In Floorspace (Completions)	2,086	153	-2,643	23,601	-50	-48	3,482	-617	-630	2,156	4,376	645	-257

Objective / Policy	Indicator LOI 1	Target	On Target
SP10	Percentage Vacancy Rates in Town Centres	No more than 10% over more than two monitoring periods	Green

- 3.3.20 Vacancy rates can be used as an indicator of the health of a town centre. Government planning guidance suggests that vacant property data should help to inform strategic decisions on the role and function of town centres. For instance, persistently high vacancy rates may signal the need for more flexible approaches to development, such as allowing for a greater diversification of uses or other targeted measures to ensure town centre vitality.
- 3.3.21 Table 3.12 details the vacancy rates of Haringey's major town centres. Haringey's town centre vacancy rates have decreased in recent years. When surveys were carried out in 2013, the overall local vacancy rate was 7%, in 2020 it was 6.7%, and is now down to 4.3% which is much lower than national (14%) and London (9%) averages⁴.

Table 3.12: Vacancy Rates in Haringey Town Centres

Town Centre	August 2020	October 2024
Wood Green	7.8%	4.3%
Crouch End	10%	7.8%
Bruce Grove / Tottenham High Road	9.8%	6.7%
Green Lanes	9.2%	2.1%
Muswell Hill	5.4%	4.4%
West Green Road / Seven Sisters	10.2%	5.3%
Tottenham Hale	0%	0%

⁴ Localdataonline.com

Managing the retail offer and overconcentration of uses

Objective / Policy	Indicator LOI 1	Target	On Target
SP10	Proportion of Non A1 (Shops) Uses in Town Centres	No more than 35% within Primary Shopping Frontages and 50% in Secondary Frontages	Amber

3.3.22 On 1 September 2020, the former A Use Classes - covering shops, financial and professional services such as banks and buildings societies, restaurants and cafes, drinking establishments such as bars and pubs, and hot food takeaways - were merged with a number of other uses including offices, and certain leisure uses into a new Class E (Commercial Businesses and Services). This means that these uses can now be interchanged without the need for planning permission e.g. retail shops can now change to financial and professional services, offices, restaurants or certain leisure uses without planning permission. As a consequence, the Council has lost a significant degree of control over changes of use in town centre, and so this indicator is somewhat redundant. Below are summaries of the concentration of different types of uses within town centres. These changes reflect the evolving natures of town centres away from predominantly retailing centres and towards leisure and cultural destinations. Comparison retail stores are those which sell comparison goods (like electronics or clothing) which require more time and effort for purchase decisions, while convenience stores (like grocery stores or corner shops) are those which focus on frequently purchased, low-cost items with ease of access and longer hours.

Table 3.13: Town Centre Composition at August 2024

Town Centre	Comparison	Convenience	Leisure	Services
Wood Green	35.16%	12.97%	25.94%	22.19%
Crouch End	21.57%	10.59%	25.88%	34.12%
Bruce Grove / Tottenham High Road	23.08%	18.27%	22.60%	29.33%
Green Lanes	21.72%	15.98%	27.05%	33.20%
Muswell Hill	33.33%	9.18%	24.15%	28.99%
West Green Road / Seven Sisters	15.79%	23.68%	26.32%	28.95%

Community and Leisure Infrastructure

Objective / Policy	Indicator LOI 74/80	Target	On Target
SP15/16	Retention of Community Uses	No net loss of community facilities unless justified	Green

3.3.23 During the period 2020-2024, there was a loss of 105 sqm community space as part of the redevelopment of Watts Close to deliver 18 new social rent homes.

- 3.3.24 There was also the loss of a community centre at Ashley Gardens, however the redeveloped site includes replacement community floorspace. Similarly, replacement community floorspace was secured as part of the redevelopment of St John's Church. In 2023/24 there was the loss of a 442sqm psychotherapy centre, however this use is now classed as Class E use and is not strictly a community use. Notably during this period, an additional 2,414 of community and associated floorspace was delivered including a 2,300sqm Mental Health facility at **St Ann's** Hospital, a 940sqm new GP Surgery (West Green Surgery) on Green Lanes, and a new Nursery in the Clarendon Square development. Additionally, a 1,810sqm Gym was delivered in Northumberland Park.

3.4 Environmental Sustainability

- 3.4.1 This part of the AMR covers environmental sustainability topics, focussing on open space and biodiversity as well as climate change adaptation and mitigation, including waste management and carbon reduction. Overall, the indicators help to **assess the Council's performance in managing its environmental resources and tackling the challenge of climate change.**

*The following section responds mainly to the **Supporting Greener Choices Call to Action** in the Borough Vision and the **Responding to the Climate Emergency** theme in the Corporate Delivery Plan*

Open space

- 3.4.2 Haringey has a good amount of open space compared to other London boroughs, with open space making up more than a quarter of **the borough's** total area.
- 3.4.3 There are 17 areas designated as Metropolitan Open Land (MOL) which help to shape the physical character of the borough. The Lee Valley also makes a key contribution, particularly with Metropolitan Green Belt, as well as other parks, recreation grounds and green open spaces which are of significant amenity value. In addition, the borough has three rivers: the River Lee, New River and the Moselle Brook.

Objective / Policy	Indicator COI E2	Target	On Target
SP13	Loss and addition of areas of open space by category	No net loss of any areas of open space	Green

- 3.4.4 During the monitoring period no losses of open spaces were reported. There was however a gain with a new park and playground opening at the Clarendon Square development in 2023, called Clarendon Play Area.

Objective / Policy	Indicator SEI 8	Target	On Target
SP13	Number of Parks maintained to Green Flag Standard	Maintain the 20 Parks at Green Flag standard	Red

- 3.4.5 The Green Flag award and Community Green Flag award recognises high quality green spaces managed by Councils and voluntary and community groups. There were 22 parks maintained to Green Flag Standard including four community gardens in Haringey with Green Flag status in 2020. This was maintained until 2023. However, **eleven of Haringey's parks** no longer have their Green Flag status. This is because due to the unprecedented financial challenges faced by the Council and the cost of getting Green Flag accreditation it was determined in 2024 not to submit them for judging.

Nature conservation

- 3.4.6 Although Haringey is a highly urbanised borough, it supports a variety of habitats providing significant benefits for wildlife and people.
- 3.4.7 In terms of nature conservation designations, the borough supports 59 Sites of Importance for Nature Conservation (SINCs) which are given protection through planning policy. This is made up of five sites of Metropolitan importance, 9 of Borough Grade I importance, 13 of Borough Grade II and 32 of Local importance.

Objective / Policy	Indicator COI E2	Target	On Target
SP13	Loss or addition of Sites of Importance for Nature Conservation	No loss of any of the borough's 60 SINCS Identify 3 New Nature Reserves	Green

- 3.4.8 Haringey currently supports 5 Local Nature Reserves: Parkland Walk, Railway Fields, Queens Wood, Coldfall Wood and Alexandra Palace Park. These statutory sites are protected by an Act of Parliament. A new Biodiversity Action Plan was published in 2023 which identifies the Paddock Community Nature Park as a potential new Nature Reserve.
- 3.4.9 There are 27 allotments in Haringey that are managed by the Council and a further three allotment sites are managed by others. The list of allotments can be found online at the Council's website: www.haringey.gov.uk/leisure-parks-culture/parks-greenspaces/allotments-haringey
- 3.4.10 The Lee Valley Regional Park is an especially significant ecological asset, providing Sites of Special Scientific Interest (SSSIs), as well as a Special Protection Area and Ramsar site, the latter two being identified habitats of international importance. It is imperative that the ecological value of these sites continues to be considered in plan making or on individual planning applications, whether through Habitats Regulations Assessment or Environmental Impact Assessments, as appropriate. The Development Management DPD and Tottenham AAP set out further requirements to ensure their protection.
- 3.4.11 Within the borough, there was no identified loss of designated Metropolitan Open Land, Significant Local Open Space, SINC, allotments or green chains in the

monitoring period.

Waste management

- 3.4.12 Haringey is committed to the sustainable management of waste, in line with national and regional policy, through prioritising waste reduction, re-use and recycling.
- 3.4.13 The responsible authority for the disposal and treatment of waste generated in Haringey is the North London Waste Authority (NLWA). It receives and manages the disposal of waste from the 7 constituent North London boroughs, as well as making arrangements for the recycling collected by all but one of the boroughs. Waste management monitoring information for this AMR is drawn from NLWA Annual Strategy Monitoring Reports which can be accessed online using this link: [North London Waste Authority](#).

Objective / Policy	Indicator COI W2	Target	On Target
SP6	Reduce Municipal Waste sent to landfill to 15% of arising	Reduction to 15% of waste arising	Green

- 3.4.14 Local authority collected waste (previously termed municipal waste) includes all waste collected for recycling, composting, recovery and disposal from households in the North London area by the boroughs in their capacity as waste collection authorities. The NLWA Monitoring Data shows that in the year 2023/24 no municipal waste was sent to landfill. This was achieved through treating all residual waste through the **authority's Energy Recovery Facility, the greenest in the country.**

Objective / Policy	Indicator COI W2	Target	On Target
SP6	Amount of municipal waste recycled and composted	50% of municipal waste recycled and composted by 2020	Red

- 3.4.15 Household recycling rates in Haringey are currently at 30% and the Council is working with partners to increase this to 50%, **and be London's number one borough for recycling, in line with the Mayor of London's target for 2030.**
- 3.4.16 **Haringey's Development Management DPD** helps give effect to Policy SP6 and includes policies to ensure that all new development contributes to sustainable waste management, where appropriate.

Objective / Policy	Indicator LOI 21-26	Target	On Target
SP6	Safeguarding and delivery of sufficient waste management sites within North London to meet the North London Waste Plan	All sites identified within Haringey for waste management purposes safeguarded or under development for waste	Green

	apportionment targets	management purposes	
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- 3.4.17 Haringey worked jointly with other North London boroughs on the preparation of the North London Waste Plan which was adopted in 2022. This document will ensure North London provides sufficient capacity to manage waste generated in North London, including the achievement of recycling targets. Safeguarded sites are set out in Appendix 1 and can be viewed at the [North London Waste Plan Website](#)

*The following section responds to **the Council's declaration of a Climate Emergency** and the need to manage the impact of growth by reducing carbon emissions across the borough.*

Carbon management

- 3.4.18 Haringey's Local Plan sets policies to ensure that new development proposals meet, and seek to exceed, the minimum required reductions in carbon emissions. It also aims to enable more options for developers to deliver energy efficient buildings, such as by facilitating decentralised energy network development in key growth locations (including Tottenham Hale, North Tottenham and Wood Green).

Objective / Policy	Indicator COI 16	Target	On Target
SP4	Per capita carbon dioxide emissions in the borough	Reduce by 40% on the 2005 baseline by 2020	Green

- 3.4.19 Carbon management information is regularly published in Haringey's Annual Carbon Report, which can be accessed online using this link: [Annual Carbon Report](#). The AMR signposts key information relevant to the Local Plan monitoring framework whereas the Carbon Report sets out the full complement of information on carbon monitoring, including details of local projects and initiatives.
- 3.4.20 The Annual Carbon Report 2022 concluded that the borough had already delivered a 43% reduction in carbon emissions since 2005 exceeding the Local Plan target of 40%.
- 3.4.21 The [Annual Carbon Report 2024](#) published in the March 2025 reports on the latest production-based carbon emissions dataset from London Energy and Greenhouse Gas Inventory (LEGGI) for 2022. Due to the complexity of the data collected by the GLA and Government, there is an approximate 2-year delay from actual performance to publication. The report measures 2021 emissions versus a 2015 baseline and finds a 21% reduction in emissions over that period. **Haringey's** emissions have reduced by 4% versus 2021.
- 3.4.22 Haringey outperforms neighbouring boroughs and the national average, and **Haringey's emission reduction rate was the second highest among the** neighbouring boroughs in 2022. The per capita emissions in 2021 (2.216 kilo tonnes of carbon emissions (ktCO₂)) are lower than the London average (3.29 kilo tonnes). However, the current emission reduction rate falls short of the necessary 47% to achieve the target of a Net Zero Carbon Borough by 2041 for 2022.
- 3.4.23 Domestic emissions of 274 ktCO₂ continue to comprise almost half of the borough's total emissions, emphasising the need for a reduction in fossil fuel-based energy consumption in dwellings. 87% of transport emissions stem from any fossil-fuel-based road transport. So, there is a need to focus on encouraging active travel and the use of electric vehicles on our highways.
- 3.4.24 Vigilant efforts are crucial to meeting the ambitious 2041 target and ensuring sustained progress in Haringey's climate action initiatives. Current progress to reduce emissions in six key areas as set in the HCCAP is as follows:

Council: The Council achieved a 73% reduction in its carbon footprint, moving from 12,840 tCO₂ in 2014/15 to 3,489 tCO₂ in 2023/24. This is a 10% reduction from the previous financial year.

Housing: Domestic emissions reduced by 11% in 2022, mirrored by the higher Standard Assessment Procedure (SAP) score that measures energy efficiency in our homes. The % of properties in SAP Band B has slightly increased by 1.3% in 2024 compared to 2023. This is due to new energy efficient homes being delivered and retrofit pilot projects, but the retrofit market should become accessible to more householders.

Workplace: Emissions from industry and commerce have decreased by 16% between 2015 and 2022. However, there was a 6% increase in 2022 from 2021, indicating a need for asset management strategies to align with the target of

achieving an EPC B on average in all non-domestic buildings by 2041. We need to work with the large number of small and medium enterprises located in Haringey.

Transport: Emissions in this sector have increased since 2021 due to rebound post-pandemic. The rebound has tapered off to a 1% increase in 2022, from 4% in the previous year. Transportation projects often take time to demonstrate a reduction and the effects from School Streets and Low Traffic Neighbourhoods are expected to be seen in the next few reports.

Energy: The number of Council homes served with low-carbon heat has increased to approximately 2,000 from 1,700 last year with an additional 600 further new homes in the pipeline. Plans for a potential broader low-carbon Heat Network are being considered.

Community: As part of council's commitment to foster a collective approach toward achieving broader climate action goals, Haringey Climate Partnership has been set up in 2024, and the Community Carbon Fund has increased the number of applicants. These aim to bring together the council, residents, businesses, and partners to explore practical climate action.

3.5 Design and Conservation

The following section responds to the Thriving Places call to action in the Haringey Vision and the Culturally Rich and Place and Economy themes in the Corporate Delivery Plan

Haringey's Quality Review Panel

Objective / Policy	Indicator LOI 57	Target	On Target
SP11	Number of major applications considered by the Quality Review Panel	No target	N/A

- 3.5.1 Design review by independent experts is recognised as an important part of the pre-application planning process, specifically in the NPPF paragraph 138 and the National Design Guide. Haringey set up its Quality Review Panel (QRP) in March 2015 and has been referring proposals to the Panel for review ever since.
- 3.5.2 Frame Projects is appointed to manage the panel on behalf of the Council. The Chair of the QRP reports its **advice to both the applicant and Haringey's** planning officers. **QRP Reports are included in the planning officers' reports** to Planning Sub-Committee, along with a description of responses by the applicants to the panel's comments. Member's comments in Committee show that QRP observations are treated with high respect in informing their decisions. Further details on the panel including the number of schemes dealt with can be found on the QRP web page of the [Council's web site](#) within the QRP Annual Report documents.

Design Awards

- 3.5.1 The Haringey Design Awards is one of the ways in which the Council seeks to encourage good quality design of buildings and neighbourhoods. The Awards recognise excellence in design in developments across the borough. The first Haringey Design Awards were held in 2004, and they have subsequently been held in 2008, 2012, 2016, 2018 and 2021.

Haringey Development Charter

- 3.5.2 The Development Management DPD established the Haringey Development Charter as part of Policy DM1. This sets out criteria which development proposals will be **expected to meet and reinforces the Council's commitment to design excellence** and aims to promote high quality and sustainable development. The Development Charter represents the core set of questions the Council poses to all applicants to **demonstrate their understanding and appreciation of the site's context and to robustly justify their design rationale.**

- 3.5.3 An Urban Characterisation Study and a Tall Building Location Validation Study are being prepared as evidence to support the new Local Plan. In addition to informing plan preparation, the studies will function as key reference documents to assist the Council and the public in delivering high quality development that is sensitive to Haringey's local character, including the many unique aspects of the urban fabric.

Strategic views

Objective / Policy	Indicator HE1	Target	On Target
SP11	Applications granted adversely affecting a protected strategically important or local view	None	Green

- 3.5.4 In Haringey, the view of St Paul's Cathedral and the City from Alexandra Palace is identified in the London Plan and the London View Management Framework as a strategically important view. The Council seeks to promote this view and protect it against the harmful impact of development proposals. No applications were approved that harmed this view between 2020-2024. **Haringey's Development** Management DPD sets out policies to protect identified locally significant views and vistas, as per policy DM5. No applications were approved that resulted in conflict with this policy.

Historic Environment

- 3.5.5 Haringey has a rich and diverse local heritage. The Historic Environment Record consists of:
- 288⁵ Statutory Listed Buildings of Architectural or Historic Interest
 - Over 1150 Locally Listed Buildings of Merit
 - 28 Conservation Areas
 - 2 Historic England Registered Parks & Gardens of Special Historic Interest
 - 34 Local Historic Green Spaces
 - 23 Designated Sites of Industrial Heritage Interest
 - 22 Archaeological Priority Areas

Objective / Policy	Indicator LOI 60	Target	On Target
SP11	Change in the number of statutory listed buildings	No reduction in the number of listed buildings	Green

⁵ The statutory List is administered by Historic England, which currently holds 282 List entries in Haringey. Some List entries held by Historic England cover more than one building. Haringey's previously published figure (471) reflected the number of individual buildings covered by these Listings. For clarity, consistency, and ease of monitoring we are aligning our approach with Historic England.

- 3.5.6 Between 2020 and 2024 two new buildings have been added to the statutory list. **These are Shepherd's Cottage at 36a Highgate High Street N6** – listed in 2021, <https://historicengland.org.uk/listing/the-list/list-entry/1476633>, and Mosaic mural at now demolished Tangmere House, Broadwater Farm – listed in 2022 <https://historicengland.org.uk/listing/the-list/list-entry/1482419>
- 3.5.7 The Council is currently working on a comprehensive review of the 1150 buildings and structures on the Local List.

Objective / Policy	Indicator LOI 59	Target	On Target
SP12	Number of Conservation Area Appraisal and Conservation Management Plans (CAAMPs) completed	100% of Conservation Areas to have a CAAMPs in place by 2020	Red

- 3.5.8 Haringey currently has 14 adopted Conservation Area Character Appraisals which have been performing well. The Council has a programme for preparing up-to-date appraisals for all the conservation areas across the borough.
- 3.5.9 Additional controls are applied to applications within certain conservation areas in the form of Article 4 Directions. There are currently 4 conservation areas covered by Article 4 Directions: Rookfield, Tower Gardens, Noel Park and Peabody Cottages. On 17 December 2020 the Council confirmed new Article 4 Directions for Noel Park, Peabody Cottages and Tower Gardens. These came into effect on 21 December 2020 and the existing Directions for these areas were cancelled on the same date.
- 3.5.10 Archaeological Priority Areas are locations where there is significant known archaeological interest or particular potential for new discoveries. The borough currently has 22 adopted Archaeological Priorities Areas (APAs).
- 3.5.11 In 2020, Haringey commissioned Oxford Archaeology Ltd to undertake an expert **review of the borough's APAs. The Archaeological Priority Area Appraisal (March 2021)** recommends 30 areas for designation as APAs as part of the New Local Plan. These 30 areas include two Tier 1 areas, which are strongly suspected to contain heritage assets of national importance.
- 3.5.12 The emerging draft New Local Plan proposes to adopt these 30 Archaeological Priority Areas, in accordance with the recommendations of the APA Appraisal.

Heritage Led Regeneration

Objective / Policy	Indicator LOI 61	Target	On Target
SP12	Number of buildings, structures and conservation areas on the	Reduce to 0 by 2026	Red

	Historic England 'Heritage at Risk' Register		
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3.5.13 In Haringey, there are currently 5 conservation areas and 15 buildings and historic structures on the Historic England Heritage at Risk Register (2024).

Conservation Areas at Risk
Bruce Grove
Clyde Circus
Hornsey Water Works and Filter Beds
North Tottenham High Road
Scotland Green

Buildings and Historic Structures at Risk		
Church of St Bartholomew	Listed Building grade II*	Arts and Crafts parish church designed by WD Caroe, completed in 1904. Plain tiled roofs and mass soft red-brick walls contain a finely carpentered roof and original interior furnishings including some by Gibbons from St Bartholomew by the Bank. Vicarage on north side of the church also by Caroe. The roof batten fixings to the boards are failing in some areas, especially to chancel and Lady Chapel roofs, causing the battens and tiles to creep down the roof with resultant leakage. This condition needs to be addressed urgently in order to prevent roof decay.
Parish Church Of All Hallows	Listed Building grade II*	This medieval church incorporates a C14 tower with C18 battlements. The north aisle was rebuilt in 1855. The chancel, east end extensions and raised clerestories were by William Butterfield in 1875-7. In 2017 the roofs and valley gutters were repaired with a grant from the Listed Places of Worship Roof Repair Fund. Much C14 and C15 architectural fabric survives internally but is suffering from dampness and requires repair. In 2020 Historic England awarded a Covid-19 Emergency Heritage at Risk Response Fund grant for repairs to the vestry roof. The felted tower roof is ponding and a big risk.
Mecca Bingo Hall	Listed Building grade II	The former Tottenham Palace Theatre was built in 1908 by Wylson and Long as a variety theatre and is good example of its type. Since 1997 it is in use for worship. It is suffering from water ingress, which is causing significant damage to both the structure and interior plasterwork. Some repairs were carried out to the front roofs in 2015 but considerable further work is required. A condition survey was carried out by the Local Authority funded by the HSHAZ programme. Discussions between the Local Authority and the congregation are ongoing to secure the necessary repairs.
Top Rank Club	Listed Building grade II*	The former Gaumont Cinema was built in 1934, designed by architects William Edward Trent and Ernest F Tulley. It is constructed with a steel frame clad in brick. The facade combines artificial stone with brick and is in the Moderne style. In 2018 access scaffolding was erected for inspection and emergency repairs. In 2020 it was discovered that the steels supporting the high-level upper and lower cornices were extensively corroded. A repair solution is in the final stages of preparation, with grant funding being sought and applications are due to be submitted in summer 2024.
Church Of St Augustine of Canterbury	Listed Building grade II	The Art Workers Guild background of the three architects involved in this late C19 church is very apparent. JF Sedding started the work, was succeeded by his pupil Henry Wilson (west nave and Lady Chapel) and Harold Gibbons, who in 1916 completed the Arts and Crafts facade with its Calvary. The London stock brickwork is dressed in Bath stone and red brick under a plain tiled roof.

		Internal fittings are of a high quality. The tower roof was repaired in 2017 and the Calvary Statuary in 2018, with grants from the National Lottery Heritage Fund. There remain repairs needed to roofs and gutters.
Public Toilet	Listed Building grade II	Public toilet circa 1920, with fine external ironwork. The Council secured funding for repair and renovation of the building. Planning and Listed Building Consent applications were approved in 2022 and to refurbish the toilets as a community arts cafe was completed in early 2025
Alexandra Palace Including Former Alexandra Palace Station to North	Listed Building grade II	Entertainment complex including exhibition halls and theatre, built 1868-75. From 1935 part of Alexandra Palace was leased to the BBC. Repairs to the loggia on the south terrace (western end) and south-east roofs were completed in 2013. Repairs to the eastern part of the building, including the theatre, were completed in 2018, as part of a National Lottery Heritage Fund project. However, large parts of the building remain in a derelict condition. Historic England funded project development and a repair grant in 2023 towards stabilisation of the north-east office building; works are underway.
810, High Road, N17 0dh	Listed Building grade II*	Fine house built circa 1715 as part of a symmetrical pair. Planning Permission and Listed Building Consent have been granted for the refurbishment and re-use of the building as part of Tottenham Hotspur Football Club's wider redevelopment proposals. Works started on site in 2023 and are progressing.
7, Bruce Grove, N17 6ra	Listed Building grade II	One of a pair of early C19 houses. The building is vacant and has suffered substantial internal collapse. A scheme of refurbishment and conversion to flats was approved. A proposal to amend the approved scheme in order to optimise the configuration of the second and top floors is under discussion. The building was sold to a new owner in 2020. The Council took enforcement action in 2021 to obtain access and carry out a condition survey and are considering further enforcement action.
Porters And Walters Almshouses, St Leonard's Almshouses	Listed Building grade II	Four two-storey almshouses, circa 1904, which form a group with a commemorative stone and front railings. The buildings have suffered from a lack of proper maintenance over a number of years and there was a partial collapse of the boundary wall in 2018. Listed Building Consent has been granted for partial demolition and rebuilding, and work is in progress.
Wall Along Western Boundary of Grounds Of Bruce Castle	Listed Building grade II	C17 red brick boundary wall to Bruce Castle Park. In urgent need of essential repairs as the brickwork is deteriorating. An initial programme of repairs has been undertaken, but further works are needed. Comprehensive repair works are in preparation and a Listed Building Consent application has been submitted (March 2024) for comprehensive repair works with works intending to start in 2024.
South Boundary Wall to Bruce Castle Park	Listed Building grade II	Red brick wall of probable early C17 date in Flemish bond, with tall sloped coping and plinth. The wall is ramped gently up at intervals towards the west. It is now seriously deteriorating with open decayed pointing, loose and unstable brickwork, previous re-pointing damage, and extensive ivy/creeper and frost damage. A programme of urgent repairs has been undertaken, but further repairs are required. A condition survey was planned to be undertaken in 2024 to understand the full extent of deterioration and recommended works.
662, High Road, N17 0ab	Listed Building grade II	Early C18 building of three storeys, in stock brick with stone coped parapet, lower than the neighbouring properties with which it has group value. The building was badly fire damaged during the 2011 riots. The upper floors and roof of the building have been renovated and repaired. Listed Building Consent was granted in 2019 for renovations to the ground floor of the building with restoration of the shop frontage, and works are in progress.
37-43, North Road N6	Listed Building grade II	Early C19 house of two storeys and basement, part of two pairs linked by recessed porches. The building is built of red brick, with cement detailing including pilaster strips, entablature and cornice. The condition of the property and front garden is deteriorating. In 2022 the Council took enforcement action and issued a s215 notice

		in relation to the surrounding site. Some recent temporary works have been implemented to prevent water ingress, but there is an outstanding enforcement notice,
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- 3.5.14 Since 2020 there has been no change in the number of conservation areas and buildings Risk Register but there have been two removals and two additions. Highgate Hill (The Bank), Highgate, N6 and Hornsey Town Hall, Broadway, N8 have been removed from the register and Church of St Bartholomew, Craven Park road, N15 and Former Gaumont Palace Cinema, Broadway, N22 have been added.
- 3.5.15 [Publicly funded renovation works of the Grade II Listed Public Conveniences at Bruce Grove](#) were recently completed and High Street Heritage Action Zone funding has been secured and is delivered improvements of Bruce Grove Conservation Area.

3.6 Sustainable Transport

*The following section responds to the **Supporting Greener Choices** call to action in the Borough Vision and the **Responding to the Climate Emergency** theme in the Corporate Delivery Plan which includes an outcome to expand active travel*

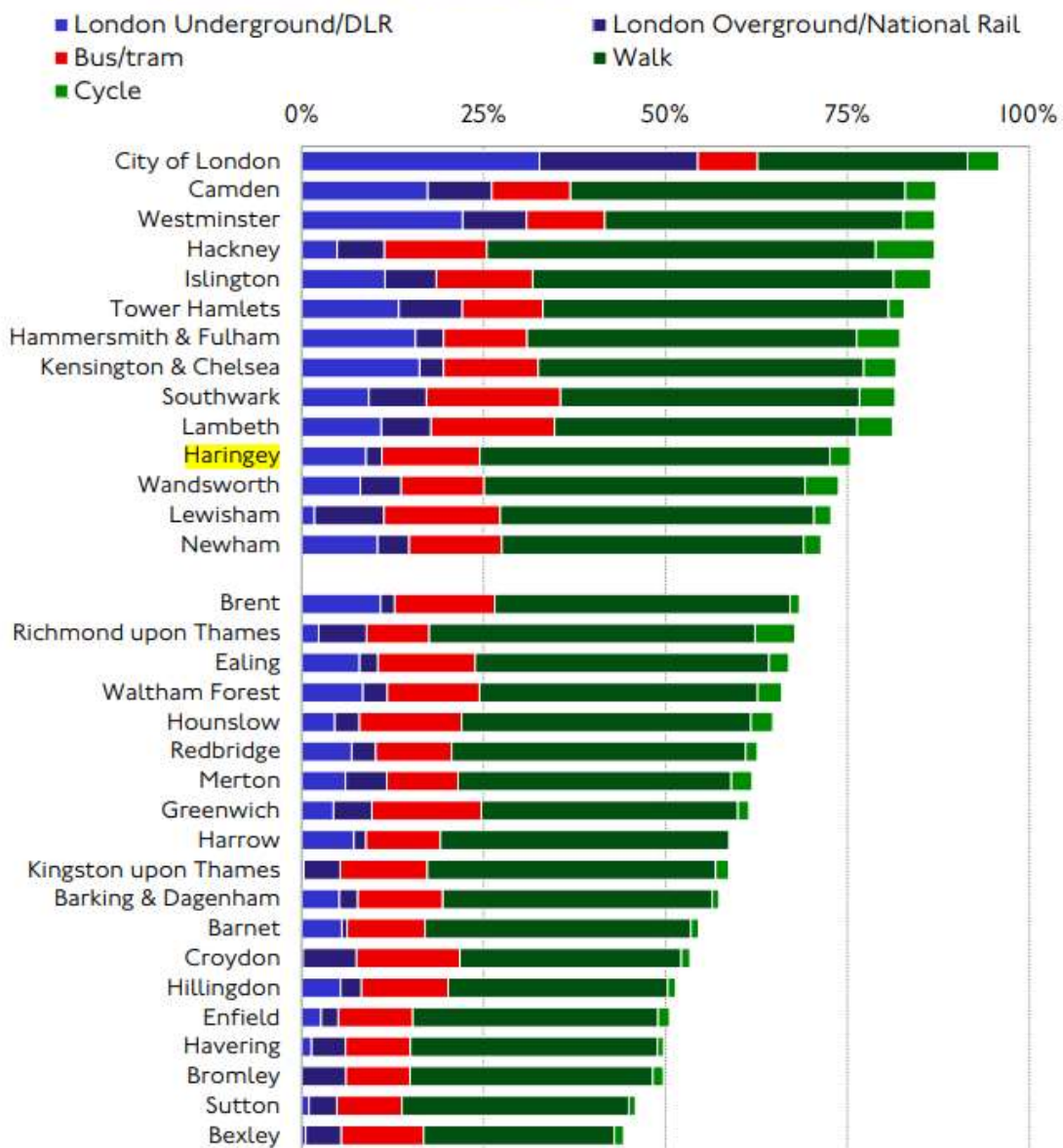
- 3.6.1 Haringey's Local Plan seeks to promote more sustainable travel ensuring that all development appropriately exploits opportunities to encourage modal shift away from private vehicles towards greater use of public transport and active travel, including walking and cycling.

Transport modes

Objective / Policy	Indicator LOI 376	Target	On Target
SP7	Proportion of trips made by methods other than car where origin is in Haringey	More than the national average	Green

- 3.6.2 [Transport for London's Travel in London Annual Overview 2024](#) estimates that 76% of trips originating in Haringey were carried out by methods other than the car over the two year period 2022/23-2023-24. This is above the London average of 67.2% and the Great Britain average of 41%. Of the 76% for Haringey, 9% were London Underground trips, 2% London Overground/National Rail, 14% bus/tram, 48% walk and 3% cycle.
- 3.6.3 Figures 7 from TfL's Annual Overview is copied below showing the breakdown of active, efficient and sustainable trip-based mode share by London borough:

Figure 7 Active, efficient and sustainable trip-based mode share by borough of trip origin (inner London boroughs followed by outer London boroughs), LTDS, 2022/23-2023/24 two-year average.



Source: TfL Strategic Analysis, Customer & Strategy.

Cycle parking

Objective / Policy	Indicator LOI 31	Target	On Target
SP7	Number of off-street and on-street public cycle parking spaces	Increase	Green

3.6.4 As part of the Council's ambitious Streets for People programme, the Council has been undertaking a significant programme of delivering bike hangars in the borough. Partially funded by Community Infrastructure Levy receipts, the details of the programme can be viewed on the Council's website here:

<https://www.haringey.gov.uk/streets-roads-travel/travel/cycling/cycle->

[parking/proposed-bikehangars-202425](#). Each bike hangar provides secure parking for residents, with spaces for six bikes, and occupies less than one car parking space.

Cycle route improvements

- 3.6.5 In 2022 the Council adopted an ambitious [Walking and Cycling Action Plan](#) to drive its active travel agenda, improve the health and wellbeing of residents and tackle climate change by reducing reliance on private cars. The Council wants Haringey to be a borough where walking and cycling is a default choice of travel and is currently investing to deliver major improvements in cycle infrastructure across the borough. Further information can be found here: <https://www.haringey.gov.uk/streets-roads-travel/haringey-streets-people>

Objective / Policy	Indicator LOI 33	Target	On Target
SP7	Number of Car Club Bays across the borough	80 bays delivered by 2026	Green

- 3.6.6 There are currently 77 car club bays in operation in the borough. The Council is seeking to increase this to 160 linked to the procurement of a new car club provider.

Electric vehicle charging facilities

Objective / Policy	Indicator LOI 34	Target	On Target
SP7	Number of electric vehicle charging points on and off street	Increase year on year	Green

- 3.6.7 The council has a policy to promote the uptake of electric vehicles through the implementation of charging infrastructure off-street in public car parks and on-street parking. Consultation has recently taken place on a programme to install 64 additional charging points. Further information is available here: www.haringey.gov.uk/streets-roads-travel/travel/electric-vehicles/current-proposals-electric-vehicle-charging-points

3.7 Infrastructure funding and delivery

The following section responds to the Thriving Places call to action in the Borough Vision and the Place and Economy theme in the Corporate Delivery Plan.

- 3.7.1 It is important that existing communities and new development are appropriately supported by infrastructure, community facilities and services. The Council expects developers to contribute to the reasonable costs of new infrastructure made necessary by their development proposals.

Community Infrastructure Levy

- 3.7.2 The Council adopted its first Community Infrastructure Levy (CIL) Charging Schedule on 21 July 2014 and started collecting CIL upon its implementation on 1 November 2014. In 2016 the Council commenced a partial review of its CIL rates and a revised charging schedule was subsequently subject to examination in late 2021. The Revised Charging Schedule, approved on 14 March 2022, increased CIL rates for residential uses in the parts of the borough and took effect on 1 September 2022.
- 3.7.3 From 1 November 2014 to 31 March 2024 the Council collected over £35.5m of Haringey CIL. As at 31 March 2024, over £28.5m of this had been allocated to deliver infrastructure improvements in the borough. Full details of money collected, **money allocated and money spent are available in the Council's Infrastructure Funding Statements** which are published on the Council's website here: www.haringey.gov.uk/planning-building-control/planning/planning-applications/pre-application-guidance/community-infrastructure-levy-cil/spending-cil-annual-reports-infrastructure-funding-statement-ifs

Planning Obligations

- 3.7.4 The Council uses planning obligations (sometimes known as legal agreements or Section 106 agreements, S106s), where appropriate, to influence the nature of a development or to mitigate its potential effects. S106 obligations are negotiated with developers and can only be required where they meet 3 legal tests:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and in kind to the development.
- 3.7.5 The Council seeks to ensure that S106 agreements are only entered into where conditions cannot be used to overcome issues associated with a proposed development. Applications are assessed individually and on their own merits in order to determine if planning obligations are needed, and if so, the matters they should address.
- 3.7.6 Planning obligations remain an important tool to ensure adequate provision of infrastructure across the borough, particularly for affordable housing, as noted

above.

- 3.7.7 When planning permission is granted, applicants/developers are required to commence their development within a specified expiry date (normally 3 years), failing which the permission shall have no effect. Planning obligation contributions or physical benefits are usually triggered when development commences or when the new development is occupied.
- 3.7.8 Over the period 2020-2024, the Council received over £12m in Section 106 funds. Full details of money collected, money allocated and money spent are available in the Council's Infrastructure Funding Statements which are published on the Council's website here: <https://www.haringey.gov.uk/planning-building-control/planning/planning-applications/pre-application-guidance/community-infrastructure-levy-cil/spending-cil-annual-reports-infrastructure-funding-statement-ifs>

Infrastructure Delivery Plan (IDP)

- 3.7.9 The Council's existing Infrastructure Delivery Plan (IDP) was published in 2016 and supports Haringey's Local Plan adopted in 2017. To support the Council's new Local Plan a new live, digital IDP has been prepared and will be published later in 2025.

4 Development management performance

*The following section responds to the **Place and Economy** theme in the Corporate Delivery Plan including the outcome to implement the Planning Service Peer Challenge.*

4.1 Planning applications

4.1.1 The overall numbers of applications received, approved and refused over the period 2020-2024 is set out in Table 4.1.

Table 4.1 Planning application totals

	2020/21	2021/22	2022/23	2023/24
Received	3,359	3,522	3,140	2750
Approved	2,590 (85%)	2,535 (84%)	2,533 (88%)	2,421 (88%)
Refused	475 (15%)	499 (16%)	333 (12%)	340 (12%)
Total decided	3,065	3,034	2,866	2,761

Objective / Policy	Indicator LOI 82-84	Target	On Target
SP17	Percentage of Planning Applications determined within target timeframe	65% of Major Applications within 13 weeks 65% of Minor Applications determined within 8 weeks 80% of other applications determined within 8 weeks	Green

4.1.2 The Council's performance for determining planning applications is set out in table 4.2.

Table 4.2 Planning application performance

	2020/21	2021/22	2022/23	2023/24
Majors	100%	100%	100%	100%
Minors	95%	90%	80%	88%
Others	97%	91%	87%	88%

4.1.3 The Government has three measures of application performance which the Council must remain within thresholds for. If we breach these thresholds we may be designated as a poorly performing planning authority and developers will then have the option of applying directly to the Planning Inspectorate for planning permission.

These are (assessed over a two-year rolling period):

- Major applications performance at least 50%
- Minor and Other applications performance at least 70%
- Appeals lost (below 10% in both categories)

4.1.4 Major planning applications are assessed within a rolling 2-year period. A major application is deemed as 'within time' if the application is determined within the statutory 13-week deadline, or within the agreed Extension of Time (EOT) / Planning Performance (PPA) agreement. We are consistently at 100% performance within this area. Our current rolling figure reflects the period of January 2023 – December 2024 and is at 100% performance based on 45 out of 45 Major applications determined within time.

4.1.5 Planning minor / other applications are assessed as a combined decision count within a rolling 2-year period. A planning minor / other application is deemed as 'within time' if the application is determined within the statutory 8-week deadline, or within the agreed extension of time. We are consistently performing well above the 70%. Our current rolling figure reflects the period of January 2023 – December 2024 and is at 88% performance based on 2,651 out of 3,011 minor / other applications determined within time.

4.2 Planning Appeals

4.2.1 Planning appeals are conducted by the Planning Inspectorate, an independent national body which is separate from the Council. An applicant whose planning application has been refused by the Council has the right to make an appeal to the Inspectorate within six months of the application decision date.

Objective / Policy	Indicator	Target	On Target
SP17	Number of applications allowed on appeal	N/A	N/A

4.2.2 Table 4.3 below sets out the number of appeals decided over the period 2020 to 2024 and the outcomes of those.

Table 4.3 Appeal performance 2020 to 2024

	2020/21	2021/22	2022/23	2023/24
Appeals received	84	117	103	77
Appeals decided	56	106	106	56
Appeals allowed	13	23	20	24
Appeals dismissed	41	78	86	32
Appeals split decision	2	5	0	0
% Appeals won	77%	78%	81%	57%

- 4.2.3 Major planning application refusals overturned at appeal within a 2-year rolling period is currently at 0%, which is below the 10% Government threshold. The figure is monitored on a quarterly basis. We must also note that the Planning Inspectorate have a lag of 6 – 12 months to when a decision is made on an appeal, and therefore our last 6 – 12 months' worth of data is subject to change. We currently have 3 Major pending appeals awaiting determination by the Planning Inspectorate, which could affect our performance if the appeal/s are allowed.
- 4.2.4 Decisions on Minor / Other planning applications overturned at appeal within a 2-year period is currently at 0%, which is also below the threshold of 10%. This figure is monitored on a quarterly basis. We must also note that the Planning Inspectorate has a lag of 6 – 12 months to when a decision is made on an appeal, and therefore our last 6 – 12 months' worth of data is subject to change. There are currently approximately 50 minor / other planning appeals pending with the Planning Inspectorate which could potentially increase our result line from January 2024 onwards, however we are well below the 10% threshold and are not expecting these decisions to significantly affect our performance

4.3 Enforcement

- 4.3.1 Enforcement of planning rules plays a key role in delivering policy objectives. Planning enforcement deals with breaches of planning controls, including where:
- building work requiring planning permission is undertaken without permission
 - conditions attached to a planning condition are not complied with
 - the use of a building or site is changed without planning permission. The Council is committed to reversing and preventing unauthorised uses and non-permitted development.
- 4.3.2 The Council has a [Local Planning Enforcement Plan](#) (2018) which details its service standards and information on how it deals with enforcement complaints.
- 4.3.3 Table 4.4 details enforcement activity over the monitoring period. It should be noted that from 2023/24 the Council monitors enforcement actions in a different way hence the substantial increase in numbers recorded.

Table 4.4 Enforcement activity over 2020-2024

	2020/21	2021/22	2022/23	2023/24
Complaints received	953	902	808	698
Enforcement notices served	60	82	57	64
Enforcement actions taken	3	18	38	268

5 Appendices

Appendix A: 5-year housing land supply

5.1.1 Paragraph 78 of the NPPF requires local planning authorities to:

“identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies... The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of the Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance”

5.1.2 The NPPF Annex 2 Glossary states that to be considered 'deliverable' sites should be available now; offer a suitable location for development now; and be achievable with a realistic prospect that housing development will be delivered on the site within five years.

5.1.3 The NPPF Glossary goes on to specify that:

“a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

5.1.4 Haringey's 5YHLS includes net additional dwellings at deliverable sites in accordance with the NPPG on **Housing Supply and Delivery (paragraph 007)**'s definition of deliverable, for the five-year period between April 2024 and March 2029. The Council has identified sites which meet these requirements and these include:

- All sites for homes under construction as at 31/03/2024 which are expected

to complete within the specified five-year period (these developments include new build, changes of use to homes and conversions);

- All sites with planning permission where construction has not yet started as at 31/03/2024 which are expected to complete within the specified five-year period (these developments include new build, changes of use to homes and conversions);
- Sites where permission has been granted, subject to legal agreement, as at 31/03/2024 which are expected to complete within the five-year period and those with outline permissions;
- Deliverable sites (i.e. without planning permission as at 31/03/2024 but where pre-application discussions have been held or masterplans prepared and consulted upon) likely to complete within the five-year period.

5.1.5 To demonstrate a 5 year housing land supply the Council must have land available to deliver 10,127 net additional homes over the five-year period April 2024 to March 2029. This is composed of the following constituent parts:

7,960 (5 years of London Plan 2021 annual housing target of 1,592 homes)

+ 1,685 (existing shortfall since London Plan adopted in 2021)

+ 482 (allowing for 5% buffer in accordance with NPPF paragraph 78)

5.1.6 Overall, Haringey has a supply of deliverable sites over the next five years to deliver 10,504 homes. This equates to a housing land supply of 5.18 years.

Table A1: Haringey 5YHLS 2024 – 2029

Annual Housing Target	5 Year Requirement	Shortfall	Buffer 5%	5YHLS Target	Deliverable Sites (See schedule)
1,592	7,960	1,685	482	10,127	10,504
= Excess of 377 Units					

Planning Reference	Total proposed residential	Remaining Residential	5YHLS	Site Type	Description	Address
HGY/2015/3000	585	585	585	Full planning permission	Proposed demolition and comprehensive phased redevelopment for stadium (Class D2) with hotel (Class C1), Tottenham Experience (sui generis), sports centre (Class D2); community (Class D1) and / or offices (Class B1); housing (Class C3); and health centre (Class D1); together with associated facilities including the construction of new and altered roads, footways; public and private open spaces; landscaping and related works. Details of appearance and landscape are reserved in relation to the residential buildings and associated community and / or office building. Details of appearance and scale are reserved in relation to the sports centre building. Details of appearance are reserved in relation to the health centre building. Proposal includes the demolition of 3 locally listed buildings and includes works to a Grade II Listed building for which a separate Listed Building application has been submitted (Ref: HGY/2015/3001). The proposal is EIA development.	Tottenham Hotspur Stadium, Tottenham Hotspur Football Club 748, High Road, N17 0AP
HGY/2016/1212	76	76	76	Full planning permission	Demolition of the existing buildings and redevelopment of the site to provide a 7 storey building fronting Lawrence Road which includes a recessed top floor and four storey mews block to the rear, comprising 69 residential units (use class C3) and seven live work units on ground and first floor level, including 7 disabled parking spaces and associated works (Revised parking and landscaping arrangement)	67, Lawrence Road, N15 4EY
HGY/2016/1213	80	80	80	Full planning permission	Demolition of the existing buildings and redevelopment of the site to provide one interconnected new building ranging from the to seven storeys in height which includes a recessed top floor comprising 80 residential units (use class C3) and	45-63, Lawrence Road, N15 4EN

					566sqm of commercial floor space (Use class B1/A2) on ground and first floor level, including 8 disabled parking spaces, 1 car club space including associated works (Revised parking and landscaping arrangement)	
HGY/2016/4165	265	265	265	Outline planning permission: Some matters reserved	Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works. (Outline planning application).	Cannon Factory and Ashley House, Ashley Road, N17 9LZ
HGY/2017/2220	146	146	146	Full planning permission	Refurbishment and change of use of the Hornsey Town Hall from B1 Use and Sui-Generis Use to a mixed use scheme comprising a hotel (Use Class C1), food and beverage uses (Use Classes A3 and A4), community uses (Use Class D1, D2 and Sui-Generis Use) and co-working use (Use Class B1). Use of the Town Hall roof terrace as a bar (Use Class A4). Removal of east wing extension and erection of east wing roof extensions to the Town Hall. Change of use of the ground floor of Broadway Annex Building East to food and beverage use/drinking establishment use (Use Class A3/A4). Provision of 146 residential units (including 11 affordable) comprising: the erection of a 7 storey building; the erection of a part 4, part 5, part 6, part 7 storey building and associated car parking at basement level; change of use of the first and second floors of the Broadway Annexe to residential use and the erection of an extension to the rear of the Broadway Annex; the erection of a residential mews block to the rear of the Broadway Annexe. Alterations and landscaping improvements to the town hall square and open spaces. Provision of cycle parking. Demolition of the Weston Clinic building; courtyard infill extension to the Town Hall; Hornsey Library garage; Library annex and energy centre. Demolition and replacement of metal stairwell to the rear of the Assembly Hall and demolition and replacement of stage hoist structure adjoining the Assembly Hall.	Hornsey Town Hall, The Broadway, London, N8 9JJ
HGY/2017/2036	72	72	72	Full planning permission	Erection of 72 residential units in four buildings ranging from 5 - 6 storeys, comprising of 20 x 1 bed flats, 34 x 2 bed flats, 14 x 3 bed flats and 4 x 4 bed flats; including 29 parking spaces at semi-basement level, 130 bicycle spaces and associated infrastructure and landscaping scheme together	Land near Plevna Crescent, Plevna Crescent, N15 6DW

					with the regeneration and enhancement of the existing ecological corridor	
HGY/2017/3020	230	230	230	Full planning permission	Partial demolition, change of use and extension of the Chocolate Factory buildings. Demolition of the remaining buildings and redevelopment to create four new build blocks ranging in height from three up to 18 storeys. Mixed use development comprising 10,657 sq.m (GIA) of commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), 230 Class C3 residential units together with associated residential and commercial car parking, public realm works and access. This application is accompanied by an Environmental Impact Assessment.	Land at the Chocolate Factory and Parma House 5 Clarendon Road London N22 6XJ
HGY/2017/3117 HGY/2023/2357	1,697	836	836	Outline planning permission: Some matters reserved	Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 163,300sqm GEA Use Class C3 Residential; 7,168sqm to 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A5; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D2 Leisure; New Basement Level; Two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works. Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings H1, H2 and H3, forming Phase 4, including the construction of residential units (Use Class C3), commercial floorspace, basement, and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.	Haringey Heartlands, Abbeville Road, Coburg Road, Western Road, N8 0FD
HGY/2018/0187	316	316	316	Outline planning permission: Some matters reserved	Hybrid Application with matters of layout, scale, appearance, landscaping and access within the site reserved for residential-led mixed use redevelopment to comprise the demolition of existing buildings/structures and associated site clearance and erection of new buildings/structures and basement to provide residential units, employment (B1 Use), retail (A1 Use), leisure (A3 and D2 Uses) and community (D1 Use) uses, with associated access, parking (including basement parking) and servicing space, infrastructure, public	Goods Yard, The Goods Yard 36 and 44-52, White Hart Lane, N17 8DP

					realm works and ancillary development. Change of use of No. 52 White Hart Lane (Station Master's House) from C3 use to A3 use. N.B. Access to the Site is sought for approval in this application. This proposal is accompanied by an Environmental Statement. The Environmental Statement is available in full on the Council's website, but can also be inspected at River Park House, 225 High Road, N22 8HQ between the hours of 10:00-16:00 Monday to Friday. If any consultee or interested person requires hard copies of the Environmental Statement, please contact the case officer.	
HGY/2018/1806	88	88	88	Full planning permission	Demolition of existing buildings and erection of three buildings up to a maximum 6 storeys in height, and extension and conversion of former public house for use of the relocated Church and nursery plus a cafe, to provide a total of 88 residential units (including 46 social rented units), associated car and cycle parking spaces (including within new basement) and improvements to adjacent park.	423 The Red House, West Green Road, N15 3PJ
HGY/2020/1615	24	24	24	Full planning permission	Demolition of existing buildings; erection of a part 3 and part 4 storey building comprising 23 flats; erection of 1 detached dwelling to the rear with 1 parking space, provision of 3 disabled parking spaces at the front; cycle, refuse and recycling storage	26-28, Brownlow Road, London, N11 2DE, ,
HGY/2020/1724	50	50	50	Full planning permission	Demolition of existing buildings and erection of two buildings of six storey (Block B) and five storey (Block A) comprising flexible commercial floorspace (Use Class A1, A2, B1(a-c), B8, D1 and D2) at ground floor level of Block A and housing including as	7, Cross Lane, London, N8 7SA, ,
HGY/2021/2031	14	14	14	Full planning permission	Partial demolition of rear extensions and construction of 5 x part two, part three storey mews dwellings. Demolition of three storey front projection, demolition and re-construction of existing top floor of Social Club building and change of use of first	Wood Green Social Club, 3 & 4, Stuart Crescent, London, N22 5NJ,
HGY/2021/2075	23	23	23	Full planning permission	Redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility.	Land at the junction of Partridge Way and Trinity Road London N22 8DW
HGY/2021/2304	431	431	172	Planning Permission	Redevelopment of site including demolition of existing buildings to provide a part 7, part 24 storey building of purpose-built student accommodation [PBSA] (Sui Generis);	29-33, The Hale, London

					with part commercial uses [retail] (Use Class E(a)) at ground and first floor; and associated access, landscaping works, cycle parking, and wind mitigation measures	
HGY/2021/2727	41	41	41	Full planning permission	Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recyc	Cranwood, 100, Woodside Avenue, London, N10 3JA, Woodside Avenue, N10 3JA
HGY/2021/2882	46	46	46	Full planning permission	Redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities.	Land adjoining Remington Road and Pulford Road London N15
HGY/2021/3175	2,929	2,929	400	Outline planning permission: Some matters reserved	Hybrid Planning application seeking permission for 1) Outline component comprising demolition of existing buildings and creation of new mixed-use development including residential (Use Class C3), commercial, business & service (Use Class E), business (Use	High Road West, High Road West, London, N17, ,
HGY/2021/3352	13	13	13	Full planning permission	Use of rear part of ground floor and all of first and second floors as 1 x split level 2 bedroom unit (Apartment 10), 1 x studio apartment (Apartment 5S), 3 x 1 bedroom units (Apartments 2, 5 and 9A), 8 x 2 bedroom units (Apartments 1, 3, 4, 6A, 6B, 7, 8	Flats 1, 2, 3, 4, 5, 5S, 6A, 6B, 7, 8, 9, 9A and 10, Whymark House, 14, Whymark Avenue, London, N22 6DJ, ,
HGY/2022/0752	272	272	272	Full planning permission	Full planning application for the erection of 272 homes including 50% socially rented homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace along with a new vehicular access to the site, car parking and two pedestrian north south routes.	Council Depot, Ashley Road, London, N17 9DP, ,
HGY/2022/0823	294	294	294	Full planning permission	Demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis)	Broadwater Farm Estate, London, N17, Broadwater Farm Estate, N17
HGY/2022/0859	14	14	14	Full planning permission	Demolition of existing eight bungalows and the construction of a part one, two and three-storey building to provide supported living accommodation (Use Class C2) comprising 14 one-bedroom homes, a support office and communal garden. Provision of two wheel	Barbara Hucklesbury Close, Barbara Hucklesbury Close, London, N22 6PQ, Barbara Hucklesbury Close, N22 6PQ

HGY/2022/0967	76	76	76	Full planning permission	Demolition of existing buildings and erection of a three to five storey building with new Class E/F1 floorspace at ground floor and residential C3 units with landscaping and associated works.	313 The Roundway and, 8-12, Church Lane, London, N17 7AB, The Roundway and Church Lane, N17 7AB
HGY/2022/1833	239	239	239	Full planning permission (Phase 1A)	<p>Hybrid Planning Application for:</p> <p>(1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces;</p> <p>(2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and</p> <p>(3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.</p>	St Ann's General Hospital, St Anns Road, London, N15 3TH, St Anns Road, N15 3TH
HGY/2023/3250	464	464	80	Approval of reserved matters (Phases 1b and 2)	Application for reserved matters seeking approval of appearance, landscaping, layout and scale in respect of Phases 1b and 2 of the site pursuant to Condition 61 of Planning Permission Reference HGY/2022/1833 dated 10 July 2023 for "outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham	St Ann's General Hospital, St Anns Road, Tottenham, London, N15 3TH, St Anns Road, N15 3TH

					Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces". Details are provided to partially satisfy Conditions 63, 65, 66, 67, 68, 69, 70, 71, 72 and 73 for Phases 1b and 2 of the site of Outline Planning Permission Reference HGY/2022/1833.	
HGY/2022/2250	25	25	25	Full planning permission	Redevelopment of the car park, commercial unit and open space at the junction of Kerswell Close and St. Ann's Road and provision of 25 new Council rent homes and an Adult Care Hub in two, four and five-storey buildings. Provision of associated amenity spa	Land Rear Of, 2-14, Kerswell Close, London, N15 5RP, Kerswell Close, N15 5RP
HGY/2022/2354	33	33	33	Full planning permission	Redevelopment of the derelict undercroft car park behind Woodridings Court and provision of 33 new Council rent homes in four and five storey buildings. Provision of associated amenity space, cycle and wheelchair parking spaces, and enhancement of existin	Woodridings Court, Crescent Road, London, N22 7RX, Crescent Road, N22 7RX
HGY/2022/2723	45	45	45	Full planning permission	Redevelopment of Brunel Walk to provide 45 new Council rent homes in four buildings ranging from 3 to 4-storeys high including 39 apartments and 6 maisonettes. Provision of associated amenity and play space, cycle and refuse/recycling stores and 4 wheelch	Brunel Walk, London, N15 5HQ, Brunel Walk, N15 5HQ
HGY/2022/3858	15	15	15	Full planning permission	Redevelopment of the car park adjacent to Wat Tyler House to provide 15 new Council rent homes in a part 4, 5 and 7 storey building. Provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and en	Boyton Road, Wat Tyler House, Boyton Road, Hornsey, London, N8 7AU, Boyton Road, N8 7AU
HGY/2023/2306	282	282	70	Full planning & listed building consent	Full planning application for the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses.	The Printworks, 819-829 High Road, Tottenham, London, N17 8ER, High Road, N17 8ER
HGY/2024/1107	10	10	10	Prior Approval	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA	718-722 Seven Sisters Road, Tottenham, London, N15 5NH, Seven Sisters Road, N15 5NH

HGY/2024/2213	35	35	35	Prior Approval	Application to determine if prior approval is required for the change of use of the existing building from commercial use (Class E Use) to residential use (Class C3 Use) to provide 35 flats. Application made under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This application is a resubmission of the previous application (Ref: HGY/2024/1521) that was refused prior approval.	Parma House, Clarendon Road Off Coburg Road, Wood Green, London, N22 6UL, Clarendon Road Off Coburg Road, N22 6UL
Pre-APP	14	14	14	Pre-Application	14 units to the rear of Block B of approved scheme	Parma House, Clarendon Road
Site Allocation	1,500	1500	200	Allocation	Long-term potential for redevelopment of the existing retail park to produce a new high street frontage, access improvements to Harringay Green Lanes station and Finsbury Park, reconfigured road layout, and new residential and commercial development.	Arena Retail Park, Green Lanes, Harringay
Site Allocation	992	992	100	Allocation	Comprehensive redevelopment to form part of the new Tottenham Hale District Centre along with adjoining sites to the north. New road layout, including a fine graining of the street layout, creating town centre uses at ground and first floor levels, with residential and commercial uses above.	Tottenham Hale Retail Park, Corner of Broad Lane and Ferry Lane, London
<u>HGY/2024/2851</u>	202	202	202	Planning Application	Community use-led mixed use development including consolidation of community uses with housing development.	Selby Centre, Selby Lane
<u>HGY/2018/2223</u>	1030	482	482	Planning Permission	Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m ² of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.	Ferry Island, Station Road, London
<u>HGY/2018/2351</u>	505	256	256	Planning Permission	Application for the approval of reserved matters for Buildings C, D, E, F, H, I and J of Hale Wharf to provide 245 homes, non-residential uses, public realm, private amenity space, play space, car parking and associated works pursuant to Conditions B4, B6, B7 and B15 of planning permission HGY/2016/1719, concerning appearance, landscaping,	Land north of Ferry Lane from Pymmes Brook to the River Lea, including Hale Wharf and "The Paddock"

					layout, scale and access (Haringey Planning Reference HGY/2018/2351)	
HGY/2024/0450	714	410	410	Planning Permission	Demolition of the existing building and redevelopment to provide 78 affordable homes, 636 purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3 – 9 storeys, public realm and landscaping works, cycle parking, and associated works	Mecca Bingo, Lordship Lane, Wood Green
Site Allocation	260	260	40	Allocation / Capacity Work	Redevelopment of the supermarket and car parks to create mixed use development comprising of town centre uses on the ground floor, with residential above, and improved pedestrian connections within Wood Green.	Morrison's, Wood Green High Road
<u>HGY/2023/0261</u>	210	210	210	Planning Permission	Full planning permission for the refurbishment and extension of Berol House to include Use Class E floorspace; and the redevelopment of 2 Berol Yard to provide new residential homes and Use Class E floorspace; with associated landscaping, public realm improvements, car and cycle parking, and other associated works.	Berol Quarter, Ashley Road, London
Site Allocation	100	100	100	Allocation	The site is currently of a mixed character that includes a mix of community, employment and residential uses. There is potential for the site to be used more intensively for the creation of new mixed use development including community, employment and residential uses, and complement the development at Clarendon Square to the north.	West Indian Cultural Centre, Clarendon Road, Wood Green
HGY/2018/3145	197	197	197	Planning Permission	Demolition of the existing buildings and redevelopment to provide part 3-8 storey buildings providing mixed use development, comprising residential accommodation (197 units), flexible retail units, flexible workspaces, a hotel, and a public courtyard, with associated site access, car and cycle parking, and landscaping works.	Former BHS, 22-42 High Road
Site Allocation	670	670	50	Allocation	Redevelopment of existing bus garage and office buildings to create new residential led mixed use development with town centre uses at ground floor, replacement employment floorspace, and new public realm.	225 High Road, 10-48 Station Road, 40 Cumberland Road, Wood Green, Arriva Bus Garage, Levene's High Road
Site Allocation	196	196	40	Allocation	Redevelopment of existing telephone exchange and offices for residential and employment mixed use development.	Green Ridings House, High Rd, Wood Green
Site Allocation	195	195	44	Allocation	Subject to reprovision of the existing library use, redevelopment to create enhanced town centre uses, a new library, residential development, and a new urban square with	Wood Green Library and Shopping Centre, Wood

					pedestrian and cycle route linking Wood Green High Road to Alexandra Palace.	Green High Rd; Asian Centre, Caxton Rd, Wood Green,
Site Allocation	191	191	50	Allocation	Comprehensive mixed use redevelopment in accordance with a site wide masterplan providing new employment space and residential use	Land South of Seven Sisters Road extending west of the Mainline Railway and East to the junction of Seven Sisters Road and St. Ann's Road, London
Site Allocation	190	190	190	Allocation	This and adjacent sites along Coburg Road present a unique opportunity to extend Wood Green town centre westwards into the Heartlands area. The site is suitable for employment led mixed-use development establishing the northern edge of a new east-west link along Coburg Road Civic Boulevard linking Wood Green and the west of the Borough via the Penstock Foot Tunnel, with active frontages and a mix of employment uses above and to the rear of the site.	Kingfisher Place, Coburg Road,
HGY/2017/2886	161	161	161	Planning Permission	Demolition of existing building and erection of a 6-9 storey building providing 161 residential flats (Use Class C3), medical centre (Use Class D1), retail (Use Classes A1-A4) and a flexible retail / office unit (Use Classes A1-A4 and B1), plus associated	Land off Brook Road and, Mayes Road, London, N22, London
Site Allocation	153	153	20	Allocation	Comprehensive redevelopment enhancing the Wood Green Cultural Quarter, including creation of a new north south link between Clarendon Rd and Wood Green Common.	Haringey Job Centre, Guillemot Place, Coburg Rd, Mayes Rd, Wood Green
Site Allocation	145	145	145	Allocation	Potential for comprehensive mixed-use development with replacement leisure, town centre or employment floorspace and residential above, establishing an enhanced public plaza fronting Wood Green High Rd and Lordship Lane	Hollywood Green, 180 Wood Green High Road, Wood Green
Site Allocation	135	135	135	Allocation	Extension of Wood Green Town Centre Westwards, including mixed use development comprising predominantly civic uses with a mix of residential and commercial above, the establishing of a new east-west link to Heartlands, including the creation of the eastern portion of a new Civic Boulevard.	Bittern Place, Coburg Road, Wood Green
Site Allocation	125	125	125	Allocation	The site has planning permission at the former BHS and M&S buildings, with the development known as Icon Heights at 42-44 High Road now complete. The remaining buildings along this frontage are suitable for comprehensive redevelopment for mixed use development consisting of town centre uses at ground and first floor level, with residential above.	16-54 High Road, Wood Green, N22

HGY/2024/0466	32	32	32	Planning Permission	Demolition of existing structures and erection of two buildings to provide residential units and Class E floorspace; and provision of associated landscaping, a new pedestrian route, car and cycle parking, and refuse and recycling facilities. 32 flats, 96.7sq m commercial	157 – 159 Hornsey Park Rd, N22
HGY/2023/0728	40	40	40	Planning Permission	Construction of two new buildings to provide new warehouse living accommodation (Sui Generis (warehouse living)), ground floor café/ workspace (Use Class E) and associated waste collection and cycle parking. Erection of 10 stacked shipping containers (two storeys) to provide workspace/ artist studios (Use Class E), toilet facilities and associated waste collection and cycle parking. Landscape and public realm enhancements including the widening of and works to an existing alleyway that connects Seven Sisters and Tewkesbury Road, works to Tewkesbury Road, the creation of rain gardens, greening, seating, signage and artworks and all other associated infrastructure works. A total of 101-bedroom spaces are provided across the development	341-379 Seven Sisters Rd, 6-46 Tewkesbury Rd
<u>HGY/2022/2731</u>	36	36	36	Planning Permission	Demolition of existing dwellings and redevelopment to provide a 66 bed care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 4 no. trees; amended boundary treatment; and associated works	44-46, Hampstead Lane
<u>Pre-App</u>	16	16	16	Pre-Application	Council-led affordable housing scheme	Wellington Gyratory, Archway Road
Site Allocation	30	30	30	Allocation	Potential mixed used development	Wedge House, White Hart Lane, Tottenham
<u>HGY/2017/3584</u>	99	99	99	Planning Permission	Demolition of existing buildings and erection of a part 1,3,4,5,6,7 storey mixed use development comprising 25 Commercial Units (B1/B2), music rehearsal space (Sui Generis), café (A3), exhibition space (Sui Generis) (commercial spaces totalling 2446.9m2 gross), and 99 Residential Units (C3) including 12 apartments tethered to the commercial space, plus site access, replacement open space, landscaping, plant and other associated development.	Bernard Works, Bernard Road, London

<u>HGY/2022/2354</u>	33	33	33	Planning Permission	Redevelopment of the derelict undercroft car park behind Woodridings Court and provision of 33 new Council rent homes in four and five storey buildings. Provision of associated amenity space, cycle and wheelchair parking spaces, and enhancement of existing amenity space at the front of Woodridings Court, including new landscaping, refuse/recycling stores and play space	Woodridings, Crescent Road
<u>HGY/2019/1183</u>	30	30	30	Planning Permission	Demolition of the existing buildings, retention of slab level, perimeter wall along northern boundary of site, and wall adjacent to Dagmar Road gardens, and redevelopment of the site to provide two 3 storey blocks fronting Crescent Mews, a part 1/part 2 storey block adjacent to Dagmar Road and a 4 storey building to the rear comprising 30 residential units (Use Class C3), including 3 disabled car parking spaces, associated landscaping and cycle parking within the development and a new paved and landscaped lane at the front of the development with street lighting. Installation of vehicle and pedestrian access gates at entrance to mews and erection of boundary treatment to the rear of the commercial units.	1-6, Crescent Road, London
<u>HGY/2022/2116</u>	29	29	29	Planning Permission	Retention of existing Police Station building (Block A) with internal refurbishment, rear extensions and loft conversions to create 6 terrace houses and 4 flats. Erection of two buildings comprising of Block C along Glebe Road and Harold Road to create 8 flats and erection of Block B along Tottenham Lane and towards the rear of Tottenham Lane to create 7 flats and 4 mews houses including landscaping and other associated works	Hornsey Police Station, 98, Tottenham Lane
<u>HGY/2024/3240</u>	59	59	29	Planning Application	Demolition of existing buildings and redevelopment to provide a new care home and rehabilitation clinic (Class C2 - Residential Institution) fronting View Road and including up to 50 beds, hydro pool, salon, foyer/central hub, gym/physio room, lounge and dining rooms and consulting rooms, together with a new residential building (Class C3 - Dwelling Houses) fronting North Hill providing 9 flats (5 x1 bed, 3 x 2 bed and 1 x 3 bed), car and cycle parking, refuse/recycling storage, mechanical and electrical plant, hard and soft landscaping, perimeter treatment and associated works.	103-107 North Hill
<u>HGY/2020/1615</u>	24	24	24	Planning Permission	Demolition of existing buildings; erection of a part 3 and part 4 storey building comprising 23 flats; erection of 1 detached dwelling to the rear with 1 parking space, provision of 3	26-28 Brownlow Road, London, N11 2DE

					disabled parking spaces at the front; cycle, refuse and recycling storage	
<u>HGY/2024/1456</u>	56	56	56	Planning Permission	Alterations and extension to existing building (Class E) and erection of residential building (Class C3) including ground floor commercial (Class E), cycle and car parking, hard and soft landscaping, and all other associated works.	30-48 Lawrence Road
<u>HGY/2022/3858</u>	15	15	15	Planning Permission	Redevelopment of the car park adjacent to Wat Tyler House to provide 15 new Council rent homes in a part 4, 5 and 7 storey building. Provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and play space to the rear on the Campsbourne Estate.	Wat Tyler House, Boyton Road
<u>HGY/2020/0847</u>	13	13	13	Planning Permission	Redevelopment of the site comprising the demolition of existing buildings and the erection of a new building ranging in height from 3 to 6 storeys to accommodate 13 residential units (Use Class C3), employment floorspace (Use Class E(g)(i)) at upper ground	Lock Keepers Cottages, Ferry Lane, London
HGY/2022/3846	51	51	51	Planning Permission	Demolition of the existing buildings and construction of a part two, six, eight and eleven storey building plus basement mixed use development comprising 51 residential units and 560 sqm of commercial floorspace, with access, parking and landscaping.	Jessica Buttons 30-36, Clarendon Road Off Hornsey Park Road, Wood Green, London, N8 0DJ
HGY/2024/0692	25	25	10	Planning Application	Full planning application for the demolition of existing buildings and the erection of a replacement building of up four storeys to include purpose-built student accommodation (Sui Generis) and flexible commercial, business and service uses (Class E)	807 High Road, Tottenham, London, N17 8ER
HGY/2024/2279	222	222	123	Planning Application	Demolition of existing buildings and delivery of a new co-living development with 222 rooms (123 homes on LP ratio) and affordable workspace, alongside public realm improvements, soft and hard landscaping, cycle parking, servicing and delivery details and refuse and recycling provision.	25-27 Clarendon Road, Hertie, Off Hornsey Park Road Wood Green London N8 0DD
Allocation	76	76	76	Allocation	Redevelopment of the site for a mixed-use scheme	Omega Works A, Hermitage Road, N4

Allocation	36	36	36	Allocation	Redevelopment of the site for a mixed-use scheme	Omega Works B, Hermitage Road, N4
Pre-APP	43	43	43	Pre-Application	Mixed use commercial and residential redevelopment scheme	Timber Merchants, 289 High Road, Wood Green
Pre-APP	161	161	161	Pre-Application	Redevelopment for mixed use workspace and residential. Council led scheme.	Mallard Place
Planning Application	66	66	66	Planning Application	Council scheme – 66 units infill scheme	Sir Frederick Messer House
SMALL SITES			1,600			
TOTAL 5YHLS						
10,504						

5.2 Appendix B: Housing Trajectory

- B1. Paragraph 78 of the NPPF requires strategic policies to ‘include a trajectory illustrating the expected rate of housing delivery over the plan period’. The housing trajectory is set out in the figure below.

Table B1: Housing Trajectory

Year	Past completions	Projected completions	Cumulative Completions	London Plan Target	Cumulative adjusted target
2011/12	1,410		1,410	820	820
2012/13	1,290		2,700	820	1,640
2013/14	501		3,201	820	2,460
2014/15	640		3,841	820	3,280
2015/16	660		4,501	1,502	4,782
2016/17	774		5,275	1,502	6,284
2017/18	1,210		6,485	1,502	7,786
2018/19	644		7,129	1,502	9,288
2019/20	919		8,048	1,502	10,790
2020/21	1,355		9,403	1,502	12,292
2021/22	1,139		10,542	1,592	13,884
2022/23	720		11,262	1,592	15,476
2023/24	1,232		12,494	1,592	17,068
2024/25		2,297	14,791	1,592	18,660
2025/26		2,111	16,902	1,592	20,252
2026/27		1,986	18,888	1,592	21,844
2027/28		2,163	21,051	1,592	23,436
2028/29		2,250	23,301	1,592	25,028

For further information please contact

planning.policy@haringey.gov.uk

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Report for: Strategic Planning Committee 7 July 2025

Title: Haringey Infrastructure Funding Statement 2023/24

Report authorised by: Rob Krzyszowski, Director of Planning & Building Standards

Lead Officers: Bryce Tudball, Head of Spatial Planning

Ward(s) affected: N/A

**Report for Key/
Non Key Decision:** For information

1. Describe the issue under consideration

This report provides an overview and brief summary of the Haringey Infrastructure Funding Statement 2023/24 which was published in May 2025.

2. Recommendations

That this report be noted.

3. Reasons for decision

Not applicable.

4. Alternative options considered

This report is for noting and as such no alternative options were considered.

5. Haringey Authority Monitoring Report 2020-2024

5.1 An Infrastructure Funding Statement (IFS) is a factual document that Councils must publish each year summarising the amount of developer contributions obtained, allocated and spent in the previous financial year. Developer contributions are monies the Council receives from developers through both:

- Community Infrastructure Levy (CIL)
- Section 106 planning obligations (S106)

5.2 In May 2025, the Council published its IFS 2023/24 covering the monitoring period 1st April 2023 to 31st March 2024. The IFS is split into two main sections: the first provides a report on CIL and the second provides a report of S106. A summary of each report is provided below.

Community Infrastructure Levy

5.4 **Collection:** Up to 31 March 2024 the Council had collected £35.5m of CIL. Within the 2023/24 financial year a total of £3.2m was received.

5.5 **Allocation:** As at 31 March 2024 the Council had allocated £28.4m of CIL. This comprised of three separate Strategic CIL allocation rounds of £1.9m, £14.6m and £9.7m and one NCIL allocation round of £2.2m.

5.6 **Spend:** As at 31 March 2024 the Council had spent £8.9m of allocated CIL. The majority of unspent CIL is allocated to capital projects on the Council's capital

programme which have a spend profile of multiple years e.g. walking and cycling projects. Projects delivered to date which have utilised Strategic CIL funding include Rising Green Youth Hub in Wood Green and 34 School Streets and 3 Low Traffic Neighbourhoods as part of the Council's ambitious Streets for People programme. Later in 2025 there will be consultation on Neighbourhood CIL Allocation Round 2.

Section 106

- 5.4 **Collection:** Up to 31 March 2024 the Council held £12.1m of unspent S106 contributions. Within the 2023/24 financial year a total of £5m S106 was received.
- 5.5 **Allocation:** As at 31 March 2024 the Council had allocated over half of the contributions held meaning that spend has been earmarked on a specific project or programme.
- 5.6 **Spend:** Within the 2023/24 financial year a total of £6.4m S106 was spent. Key areas of spend included £4.3m towards a council housing scheme on the former Ashley Road Depot site in Tottenham Hale which will deliver 272 new council homes and £627k towards open space improvements in the borough including £276k towards the transformation of The Paddock in Tottenham Hale from an underused and overgrown space into a welcoming local nature reserve
6. **Contribution to strategic outcomes**
- 6.1 The collection and spend of developer contributions contributes to the Corporate Delivery Plan's focus on tackling inequality, climate justice and health across all of the various themes.

7. **Local Government (Access to Information) Act 1985**

N/A

Appendices

Appendix 1 – Haringey Infrastructure Funding Statement 2023/24

2023/24

Infrastructure Funding Statement



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1. What is the Infrastructure Funding Statement (IFS)?

1.1. What is the IFS?

1.1.1. The Council is required by law to publish an **Infrastructure Funding Statement (IFS)** by December every year.

1.1.2. National Planning Practice Guidance (PPG) states:

The IFS should identify infrastructure needs, the total cost of this infrastructure, anticipated funding from developer contributions, and the choices the authority has made about how these contributions will be used

(PPG CIL paragraph 017)

and

The IFS... will not dictate how funds must be spent but will set out the local authority's intentions

(PPG CIL paragraph 177 and
PPG Planning Obligations paragraph 034)







1.1.3. **'Developer contributions'** are monies the Council receives from developers through both:

- **Community Infrastructure Levy (CIL)**
- **Section 106 planning obligations (S106s)**

1.1.4. The legal requirement for IFSs is set out in Part 10A of the CIL Regulations 2010 (as amended) titled 'Reporting and monitoring on CIL and planning obligations'.

1.2. What are CIL & S106s?

- 1.2.1. **Community Infrastructure Levy (CIL) and Section 106 planning obligations (S106s)** are different mechanisms for securing financial contributions from developers known as '**developer contributions**'. S106s can also secure non-monetary obligations from developers too.
- 1.2.2. **CIL** is a charge based on the floorspace of new buildings to help fund infrastructure needs arising from new development.
- 1.2.3. **S106s** are legal obligations between developers and the Council (and sometimes other parties) relating to planning permissions which may require monies to be paid to the Council or direct delivery of other infrastructure or actions.

CIL	S106
 <p>Non-negotiable – calculated based on net increase in floorspace (£/m²)</p>	 <p>Negotiable</p>
 <p>Pooled & spent anywhere in the borough on infrastructure to generally support development</p>	 <p>Only if necessary to mitigate an impact from a site-specific new development, directly related to the development, and fairly and reasonably related in scale and kind to the development</p>
 <p>Paid by developer upon commencement of development</p>	 <p>Paid by developer upon agreed triggers e.g. completion, occupation etc</p>
<p>Strategic CIL Infrastructure List</p> <ul style="list-style-type: none"> • Educational Facilities • Further Education Facilities • Health and wellbeing Facilities • Parks and Open Spaces • Social and Community Facilities • Transport and Highways excluding works that are required as part of a development proposal to be secured through a Section 278 Agreement. • Enterprise Space • Sports and Leisure Facilities • Public Realm Improvements • Community Safety Measures • District Energy Network and associated infrastructure 	<p>S106 Planning Obligations Supplementary Planning Document (SPD)</p> <ul style="list-style-type: none"> • Affordable housing • Economic development, employment, skills & training • Transport & highways • Open space & public realm • Heritage • Environmental sustainability (inc. carbon offsetting, biodiversity) • Telecommunications (broadband) • Social & community infrastructure

1.3. Haringey's Borough Vision & Corporate Delivery Plan

- 1.3.1. The Council's Borough Vision sets out a vision of what it wants for Haringey by 2035: *A place where we can all belong and thrive*. To achieve this vision, it identifies 6 'calls to action'. These are the priorities that our residents, communities and partners have indicated are the foundations of the future that we want to build.



- 1.3.2. The Council's **Corporate Delivery Plan 2024 to 2026** sets out the outcomes the Council is currently working towards as an organisation, the activity planned to deliver these outcomes, how it will work to deliver it, and the key delivery dates.



- 1.3.3 S106 and CIL monies can be spent on a wide variety of themes within the Corporate Delivery Plan including **Responding to the Climate Emergency** and **Place and Economy**. The Corporate Delivery Plan includes specific outcomes regarding placemaking in Wood Green and Tottenham and contains the following outcome which is directly relevant to spend of CIL monies:

Allocate funding received from developers through Neighbourhood Community Infrastructure Levy (NCIL) to enable delivery of local infrastructure projects, potentially through a participatory budgeting approach

1.4. Haringey's Local Plan, IDP & Capital Programme

How does the Local Plan inform the IFS?

1.4.1. National Planning Practice Guidance (PPG) states:

The IFS should set out future spending priorities on infrastructure and affordable housing in line with up-to-date or emerging plan policies

(PPG CIL paragraph 177 and
PPG Planning Obligations paragraph 034)

and

The information in the IFS should feed back into reviews of plans to ensure that policy requirements for developer contributions remain realistic and do not undermine the deliverability of the plan

(PPG CIL paragraph 181 and
PPG Planning Obligations paragraph 037)

and

Information on the charging authority area's infrastructure needs should be drawn from the infrastructure assessment that was undertaken when preparing the relevant plan (the Local Plan and the London Plan in London) and their CIL charging schedules. This is because the plan identifies the scale and type of infrastructure needed to deliver the area's local development and growth needs

(PPG CIL paragraph 017)

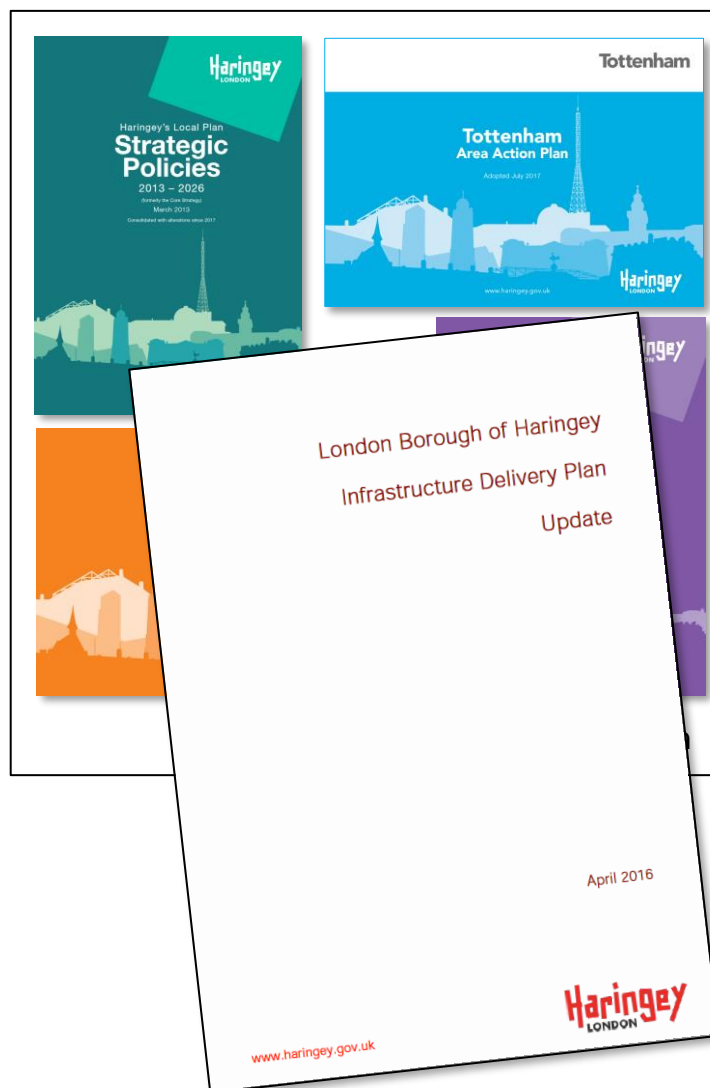


Local Plan & Infrastructure Delivery Plan (IDP)

1.4.2. Haringey has an **existing adopted Local Plan** (July 2017) supported by an **Infrastructure Delivery Plan (IDP)** (April 2016). This 2023/24 IFS is based on the adopted Local Plan and IDP.

1.4.3. The **IDP** sets out how the Council will deliver local and strategic development needs including housing, employment, leisure and retail provision to support the implementation of the Local Plan. It considers infrastructure needs for the following categories:

- **Education**
- **Health**
- **Libraries & museums**
- **Open space, leisure & sport**
- **Transport**
- **Waste facilities**
- **Surface water management measures**
- **Water quality**
- **Electricity network**
- **Decentralised energy infrastructure**
- **Emergency services**



1.4.4. The Council has started work on an emerging **New Local Plan**. A **Draft Local Plan will be published for consultation later in 2025** with adoption anticipated in 2027. In support of the New Local Plan, a new digital IDP is being prepared with a draft due to be published alongside the Draft Local Plan. Future annual IFSSs will be joined-up with the New Local Plan and associated infrastructure evidence.

Capital Programme

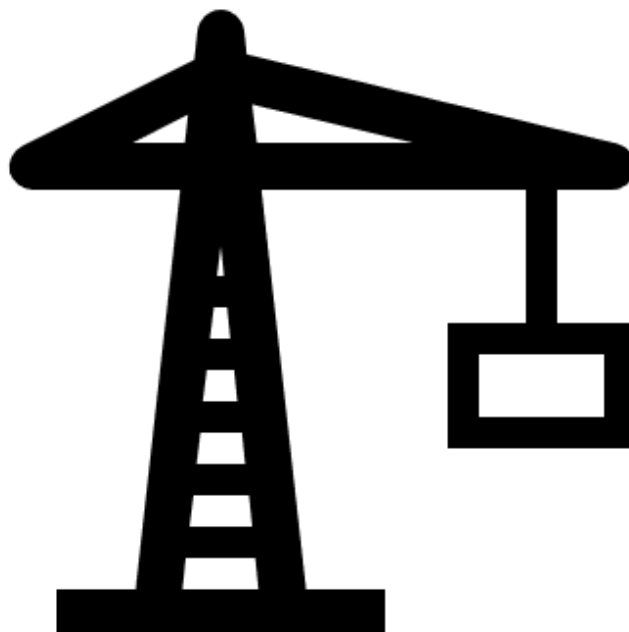
1.4.5. The Council publishes a **Capital Programme** every year, listing the main capital investment projects. The Capital Programme for 2024/25 was approved in February 2024¹.

¹ [Appendix 4 - GF Capital Programme 2024-29 06022024 Cabinet.pdf](#)

1.5. Structure of the IFS

- 1.5.1. The structure of the IFS is based on the **CIL Regulations Part 10A 'Reporting and monitoring on CIL and planning obligations'** as follows:

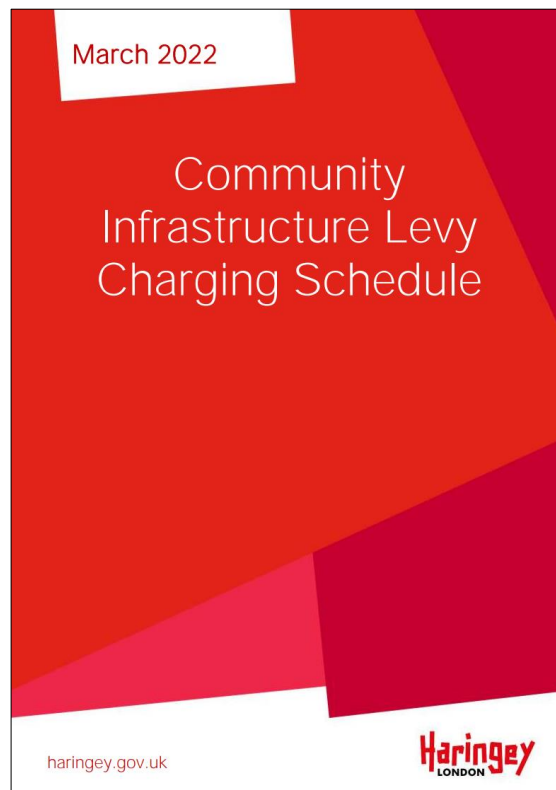
Regulations		IFS Section
Regulation 121A IFSs	Schedule 2	
(a) Infrastructure List a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL	N/A	Section 2.4 Spending Strategic CIL (SCIL) → Adopted Haringey policy → SCIL Infrastructure List
(b) CIL Report a report about CIL, in relation to the previous financial year...	Regulations 1-2	Section 2.3 CIL Report
(c) Section 106 Report a report about planning obligations, in relation to the reported year...	Regulations 3-5	Section 3.3 S106 Report



2. Community Infrastructure Levy (CIL)

2.1. What is CIL?

- 2.1.1. The Community Infrastructure Levy (CIL) is a charge based on the floorspace of new buildings to help fund infrastructure needs arising from new development.
- 2.1.2. CIL must be spent as follows:
- Up to **5%** of CIL may be spent on the **administrative expenses** incurred by the Council in administering the collecting and spending of CIL.
 - **15%** of CIL may be spent on **Neighbourhood CIL (NCIL)** projects, that is projects identified in consultation with local neighbourhoods. The 15% figure increases to 25% where there is an adopted Neighbourhood Plan.
 - The remaining **70-80%** of CIL may be spent on **Strategic CIL (SCIL)** projects.
- 2.1.3. More detail on CIL is available at www.haringey.gov.uk/cil

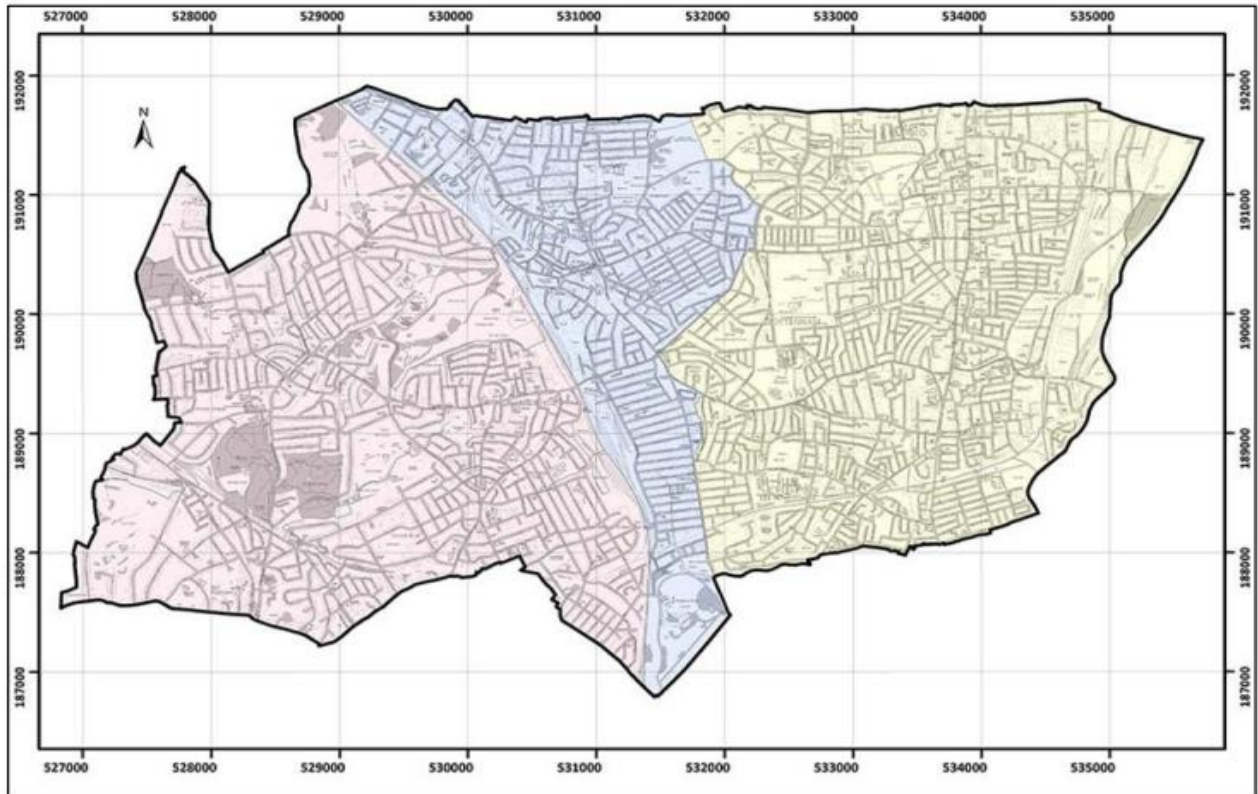


2.2.1. On 21 July 2014 the Council approved the first **Haringey CIL Charging Schedule (HCIL1)**. HCIL1 took effect on 1 November 2014. On 14 March 2022 and following a CIL Partial Review, the Council approved the **Haringey Revised CIL Charging Schedule (HCIL2)**. This took effect on 1 September 2022 and on the same date HCIL1 ceased to have effect.

2.2.2. The rates in HCIL2 are set out below:

Use ² and CIL Charge £/m ²	Western	Central	Eastern
Residential	£368.12	£229.21	£50
Student accommodation			£85
Build to Rent housing			£100
Supermarkets	£131.97		
Retail warehousing	£34.73		
Office, industrial, warehousing, small scale retail	Nil		
Health, school and higher education			
All other uses			

2.2.3. The rates in the above tables are subject to annual indexation and indexed rates are set out in the Council's annual CIL Rate Summary available at www.haringey.gov.uk/cil



Haringey Charging Zones

Western		Central		Eastern		Borough Boundary	
---------	--	---------	--	---------	--	------------------	--

2.3. CIL Report

2.3.1. Haringey's CIL Report for the reported year 2023/24 required by Regulation 121A(b) of the CIL Regulations 2010 is as follows:

Letters in brackets (n) refer to CIL Regulations Schedule 2(1)	Total to March 2023	2023/24	Total to March 2024
(a) total value of CIL set out in demand notices†	N/A	10,474,600.91	N/A
(b) total CIL receipts†	32,330,890.00	3,203,373.97	35,534,263.97
'Haringey CIL' (less administrative expenses but inc NCIL)	30,714,345.48	3,043,205.27	33,757,550.75
Strategic CIL (SCIL)	25,810,518.52	2,535,650.21	28,346,168.73
(c) CIL receipts‡ not allocated	11,920,080.48	5,263,285.75	5,263,285.75
(d) CIL receipts‡ allocated†	18,794,265.00	9,700,000.00	28,494,265.00**
(e) total CIL expenditure†	6,693,829.52	4,039,113.70	10,732,943.22
(f) CIL receipts‡ allocated but not spent† & (h) details of items	13,716,980.00	19,538,035.00	19,538,035.00
(g) summary details of CIL expenditure†			
(i) items of infrastructure & amount	5,077,285.00	3,878,945.00	8,956,230.00
(ii) repaying money borrowed	0	0	0
(iii) administrative expenses (regulation 61) and %	1,616,544.52	160,168.70	1,776,713.22
(j) summary details of receipt & expenditure of NCIL†			
(i) total Neighbourhood CIL(NCIL) receipts	4,903,826.96	507,555.06	5,411,382.02
(ii) NCIL projects & amounts allocated/spent	2,249,265.00***	0	2,249,265.00
(l) CIL receipts retained at end of year	25,637,060.48	24,801,320.75	24,801,320.75
(i) SCIL receipts for this year retained at end of year	N/A	2,535,650.21	N/A
(ii) SCIL receipts from previous years retained at end of year	N/A	18,285,005.52	N/A
Total SCIL receipts retained at end of year	20,850,542.52	20,820,655.73	20,820,655.73
(i) NCIL receipts for this year retained at end of year	N/A	507,555.06	N/A
(ii) NCIL receipts from previous years retained at end of year	N/A	3,473,109.96	N/A
Total NCIL receipts retained at end of year	4,786,517.96	3,980,665.02	3,980,665.02

Notes

All figures £

† Reported year i.e. 2023/24

‡ From any year

** Strategic CIL allocations: In 2016/17 £1.9m was allocated and spent on Bounds Green Primary School. In 2020/21 £14.645m was allocated on various projects (see below). In 2034/24 £9.7m was allocated to various transport and travel projects (see below).

***Neighbourhood CIL allocation: In 2019/20 £2.249,265 was allocated on various projects (see below)

2.4. Spending Strategic CIL (SCIL)

National legislation, policy & guidance

- 2.4.1. Legislation requires SCIL to be spent on “funding the provision, improvement, replacement, operation or maintenance of **infrastructure to support the development of its area**”³. Infrastructure is defined as including:
- Roads & transport facilities
 - Flood defences
 - Schools & educational facilities
 - Medical facilities
 - Sporting & recreational facilities
 - Open spaces
- 2.4.2. National Planning Practice Guidance (PPG) on CIL states that SCIL “can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development”⁴.



³ Planning Act 2008, CIL Regulations 2010

⁴ National Planning Practice Guidance: CIL

Adopted Haringey policy

CIL Governance document

- 2.4.1. Haringey's CIL Governance document⁵ states that SCIL **“will be spent on CIL eligible projects with [sic] the Capital Programme, taking into account the Regulation 123 List and the IDP”**. The Capital Programme and the IDP are introduced in section 1 of this IFS, and the Regulation 123 List is now known as the SCIL Infrastructure List and is set out below.

SCIL Infrastructure List

- 2.4.1. This SCIL Infrastructure List replicates and replaces the list which was adopted in the Council's CIL Governance document adopted in November 2017 following consultation.
- 2.4.2. Haringey SCIL funding may be applied in whole or in part to the provision, improvement, replacement or maintenance of the following infrastructure:
- **Educational Facilities**
 - **Further Education Facilities**
 - **Health and wellbeing Facilities**
 - **Parks and Open Spaces**
 - **Social and Community Facilities**
 - **Transport and Highways** excluding works that are required as part of a development proposal to be secured through a Section 278 Agreement
 - **Enterprise Space**
 - **Sports and Leisure Facilities**
 - **Public Realm Improvements**
 - **Community Safety Measures**
 - **District Energy Network** and associated infrastructure

SCIL spending criteria

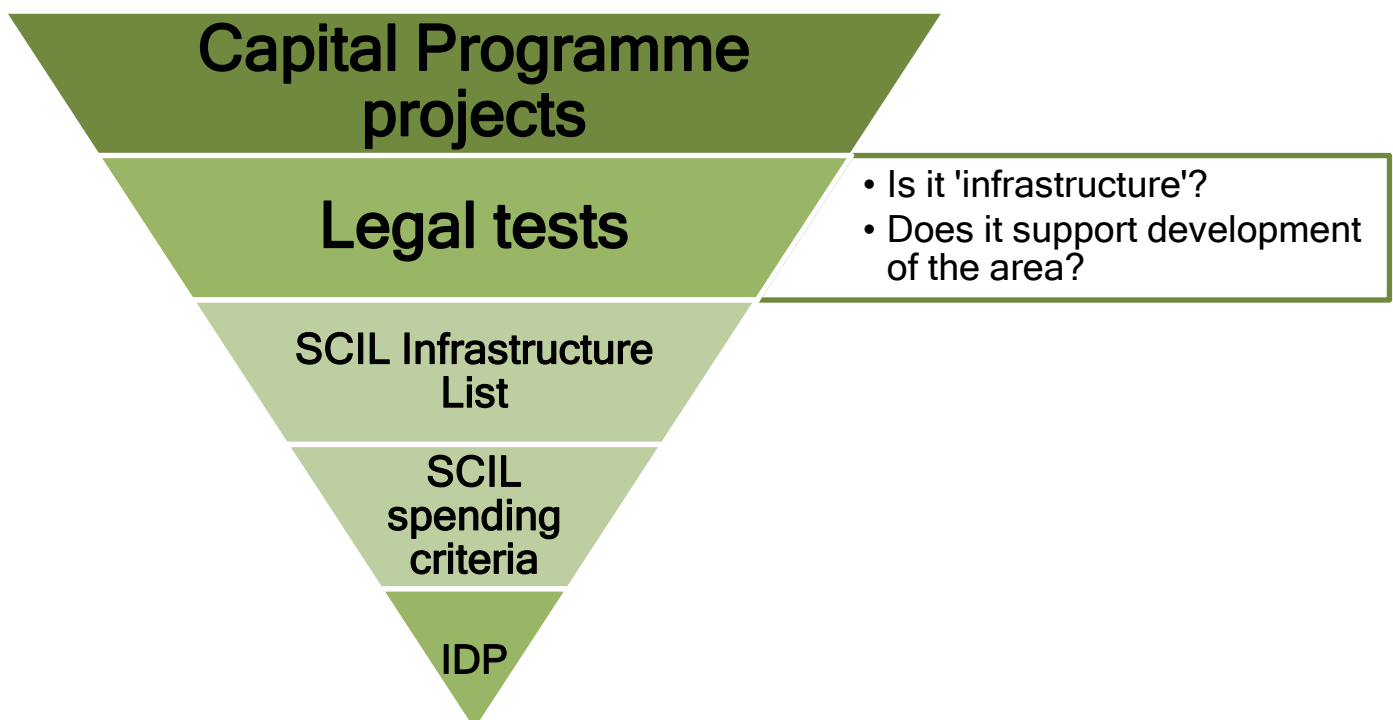
- 2.4.3. The Council's CIL Governance document makes clear “there will be competing demands” for SCIL and sets the following prioritisation guiding criteria:
- a. The proposed project has the **support of the service provider or operator**;
 - b. The use of CIL funding is necessary as **no alternative funding sources** are available to deliver the proposed infrastructure, including funding that may be made available in a later funding period (the exception is where there is an urgent need for the infrastructure and the Council can secure the CIL funds to be reimbursed at specified later date);
 - c. The proposed infrastructure will promote a **sustainable form of development** and will not give rise to **local impacts**;
 - d. The use of CIL funding can help to optimise the delivery of identified infrastructure through the ability to **leverage other sources of funding**, such as match or gap funding, or to reduce borrowing costs;
 - e. The use of CIL funding can provide **additionality to a capital infrastructure** project that maximises the benefits of the parent project where mainstream funding does not provide for this;

⁵ www.haringey.gov.uk/cil

- f. The use of CIL funding can **increase the capacity of existing strategic infrastructure**;
- g. The use of CIL funding can help to deliver **coordinated improvements** within the area;
- h. The use of CIL funding can help to **accelerate the delivery of regeneration initiatives**;
- i. The use of CIL funding will help further **sustainable economic growth** for the benefit of the area or the borough;
- j. The proposed infrastructure is of a **sufficient scale or scope** so as to positively impact the local area;
- k. The proposed infrastructure can be **delivered within 24 months** of authorisation;
- l. The use of CIL funding represents **value for money** and will not give rise to long-term liabilities that place a financial burden on the service provider or operator.

SCIL allocations

- 2.4.4. The CIL Governance document requires SCIL to be spent on projects within the Capital Programme.
- 2.4.5. To decide on how to spend SCIL, the Council must take into account the above listed documents and criteria. To do this, projects from the Capital Programme must be 'filtered' or 'shortlisted' as follows:



- 2.4.6. In 2016 **£1.9m** SCIL was allocated and spent on the expansion of Bounds Green Primary School in response to the increasing number of children requiring primary school places in the local area.
- 2.4.7. In December 2020⁶ Cabinet approved **£14.645m** of SCIL monies being spent on the projects listed below.

⁶ www.minutes.haringey.gov.uk/ielssueDetails.aspx?IId=71778&PlanId=0&Opt=3#A166290
www.minutes.haringey.gov.uk/documents/s133478/22-06-28%20-%20CIL%20report%20for%20HRSP%20V3.pdf

SCIL Ref	Capital Programme		SCIL contribution
	Ref	Project	
1	109	Youth Services (Wood Green Youth Space) New temporary youth space in Wood Green – raising attainment and aspirations for all young people who use the centre. £1m total capital cost + £150k x3 years revenue = £1.45m total: <ul style="list-style-type: none"> £100k GLA Good Growth Fund £100k Haringey Young People at Risk Strategy fund £60k Wood Green capital fund £250k NCIL (agreed March 2020) £940k SCIL 	£940,000
2	119	School Streets A set of physical measures and interventions around the school gates. Making the space safer, more active travel friendly, and unsuitable for drivers to park and drive through. Measures may include pavement widening, planters for urban greening and chicanes, cycle parking, enforcement cameras, temporary gates to close roads to vehicular traffic.	£1,500,000
3	313	Active Life in Parks Outdoor gyms, children's playgrounds, MUGAs, tennis courts, pitch improvements (£901k NCIL for wider parks projects across other capital lines was agreed March 2020)	£500,000
4	474	Tottenham High Road Strategy Deliver a number of public realm infrastructure, open spaces, workspace and mixed used sites projects across Seven Sisters, Tottenham Green and Bruce Grove. Proposal for SCIL is for the Tottenham Green project element as part of High Streets Recovery Action Plan.	£342,000
5	411	Tottenham High Road & Bruce Grove station Delivery of employment workspace and public realm improvements in Bruce Grove Ward	£569,000
6	480	Wood Green Regen	£600,000
6.1		Turnpike Lane Improvement Project Community-led regeneration to contribute to a safer environment; enhance public spaces; improve safety and design out anti-social behaviour; secure a legacy of good design; and promote and support recovery of the local economy. Working closely with the Turnpike Lane Traders Association. Total capital cost £1.2m: <ul style="list-style-type: none"> £600k Council capital £600k SCIL 	
6.2		Penstock Tunnel and Public Space Public realm improvements to Penstock Tunnel in Wood Green. The tunnel forms a strategic link connecting Wood Green town centre and Cultural Quarter with Alexandra Palace and Park and Hornsey to the west. The proposals will seek to create better connections between the east and west of the borough with improvements including drainage, wayfinding, lighting and landscaping, along with an integrated artwork commission. £700k total capital cost: <ul style="list-style-type: none"> £100k TfL funding no longer available, propose to replace with SCIL, and top up with extra £34k £566k GLA/S106/Wood Green capital fund 	
6.3		Wood Green Common / Barratt Gardens / Tower Terrace	
			£750,000

SCIL Ref	Capital Programme		SCIL contribution
	Ref	Project	
		Sustainable drainage to take water from neighbouring roads and facilitate infiltration in areas with mature trees, increase tree planting and biodiversity. Key outcome is it created play and amenity spaces for the three neighbouring schools that connect onto this space. £1.25m total capital cost: <ul style="list-style-type: none"> £500k GLA Good Growth Fund 3 Accelerator £750k SCIL 	
7	4008	Wood Green Decentralised Energy Network (DEN) To support the delivery of a DEN around Wood Green. This may include funding towards the delivery of the energy centre where the low carbon heat is generated, air quality mitigation, the pipework around Wood Green to take the heat from the energy centre to the buildings that will then use it, and the connections into the buildings which would replace individual boiler systems.	£650,000
8	4007	Tottenham Hale Decentralised Energy Network (DEN) Funding to support the delivery of a DEN around Tottenham Hale. This may include funding towards the delivery of the energy centre where the low carbon heat is generated, the pipework around Tottenham Hale to take the heat from the energy centre to the buildings that will then use it (2021/22), heat storage facility and the connections into the buildings which would replace individual boiler systems. SCIL £1.5m for pipes at Ashley Road	£1,500,000
9	465	District Energy Network (DEN) To support the strategic delivery of the DEN programme sites across the borough (such as North Tottenham DEN and linking it to Edmonton Energy from Waste Plant).	£1,400,000
10	NE W1	Good Economy Recovery Plan: Making High Streets Fit for purpose Building on short-term Reopening High Streets Safely interventions and targeting high streets not covered by that grant. Funding for socially distant provision of attractive meeting/dwelling spaces in town centres including maintenance and provision of pavement expansion/street trading for local SMEs to allow for more customers	£500,000
11	NE W2	Good Economy Recovery Plan: Market trading investment £30k capital investment for Tottenham Green Market, £30k for Crouch End / other TCs. Providing trading opportunities for dozens of traders, providing a focal point and regular event to promote each town centre and encourage further investment. Signage, electricity points, water points, public realm, storage.	£60,000
12	NE W3	Good Economy Recovery Plan: Streetspace Plan projects for Walking & Cycling Those projects that are as yet un-funded by TfL/DfT. Includes £200k for 2020/21 financial year.	£5,100,000
13	NE W4	Good Economy Recovery Plan: 'Welcome Back' to town centres – signage / commissions at key gateways Act as place-branding for areas, clearly delineating town centres, used to promote the town centre for further investment and development	£100,000

- 2.4.8. To date, these allocations have made a major contribution to new and improved infrastructure in Haringey including to the delivery of:
- Rising Green Youth Hub, which via an exciting process of co-creation turned a high street retail unit into a youth space in the centre of Wood Green (note: this project has also benefited from NCIL funding)

- 34 School Streets and 3 Low Traffic Neighbourhoods as part of the Council's ambitious Streets for People programme for thriving local streets that are greener, safer and cleaner
- Public realm improvements to Tottenham High Road and its surrounds



Image above showing street frontage of Rising Green Youth Hub in Wood Green



Image above showing publicity for a new School Street restricting vehicular movements outside a Haringey school at the start and end of the school day



Image above showing public realm improvements to St Mark's Church on Tottenham High Road

- 2.4.9. In February 2024⁷ Cabinet approved **£9.7m** of SCIL monies being spent on three schemes within the Council's Capital Programme 2024-2029: Walking and Cycling Action Plan delivery, Road Casualty Reduction, and School Streets.



⁷ <https://www.minutes.haringey.gov.uk/documents/s144073/2024.25Budget%20and%202024.29MTFFS%20Ver5.029Jan24FINAL.pdf>

2.5. Spending Neighbourhood CIL (NCIL)

National legislation, policy & guidance

- 2.5.1. Legislation allows **15%** of CIL to be spent on **infrastructure or 'anything else that is concerned with addressing the demands that development places on an area'**. In places with an adopted Neighbourhood Plan, this increases to **25%** of CIL. This is called Neighbourhood CIL (NCIL).

Adopted Haringey policy

- 2.5.2. The process for deciding how the Council spends NCIL is set out in the Council's CIL Governance document available at www.haringey.gov.uk/cil.
- 2.5.3. Haringey is currently split into 9 NCIL areas as set out in the table on the next page. An interactive map is available at www.haringey.gov.uk/ncil.
- 2.5.4. There are different NCIL spend arrangements where a community has an adopted Neighbourhood Plan in place. In Haringey there are 3 Neighbourhood Forums in Highgate, Crouch End and Finsbury Park & Stroud Green. Currently only Highgate has an adopted Neighbourhood Plan which means that 25% of CIL may be spent on NCIL projects. The Finsbury Park and Stroud Green Neighbourhood Forum is not currently recognised in the CIL Governance document.
- 2.5.5. Following consultation, in March 2020 the Council agreed⁸ to:
- **Change the CIL Governance document** to allow a fairer approach and spend NCIL in a different area to where it was raised.
 - **Allocate NCIL via a new methodology** as follows:
 - The Neighbourhood Forum area amounts remain ringfenced. Of the remaining NCIL available:
 - 15% is allocated to areas based on the amount of development in an area⁹
 - 10% is allocated proportionally to the Tottenham areas (Areas 5 and 7) based on the number of wards in the areas
 - 75% is allocated proportionally to Areas 1 to 7 based on the number of wards in each area
 - **Spend NCIL on a list of 41 'Round 1' projects totalling £2.2m**
- 2.5.6. Approved NCIL Round 1 projects are set out below.

⁸ www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=435&MId=9371&Ver=4

⁹ The amount of development is based on the NCIL collected as the simplest and most reliable and relevant proxy but adjusted so that the effect of the varying CIL rates across the borough is neutralised to ensure fairness. Each area's percentage share of the overall amount of development is then applied to the topslice amount. This effectively distributes the topslice proportionally based on the amount of development.

NCIL Round 1 Projects by Area¹⁰

Area	Project	Ref #	Cost
Area 1 Fortis Green, Muswell Hill and Alexandra	Muswell Hill Library Accessibility Improvements	1	£271,459 contribution (to £357,000 full cost)
Area 2 Hornsey and Stroud Green	Re-deployable cameras x1	2a	£11,000
	On-street waste containment x2	2b	£10,000
	Bike hangars x1	2c	£5,000
	Priory Park Sports and Play Area Enhancements	2d	£100,000
	Stroud Green and Harringay Library Accessibility Improvements	2e	£55,806 contribution (to £180,000 full cost)
Area 3 Bounds Green and Woodside	Re-deployable cameras x2	3a	£22,000
	On-street waste containment x2	3b	£10,000
	Bike hangars x2	3c	£10,000
	Woodside Parks Play Area and landscaping improvements	3d	£46,000
	Chapman's Green New Play Area	3e	£20,000
	Springfield Park enhancements	3f	£10,000
	Wood Green Youth Space Contribution	3g	£50,000
Area 4 Noel Park and Harringay	Re-deployable cameras x2	4a	£22,000
	On-street waste containment x2	4b	£10,000
	Bike hangars x2	4c	£10,000
	Wood Green Common Playground Update	4d	£50,000
	Wood Green Youth Space Contribution	4e	£150,000
Area 5 White Hart Lane and Northumberland Park	Re-deployable cameras x2	5a	£22,000
	On-street waste containment x2	5b	£10,000
	Bike hangars x2	5c	£10,000
	Bruce Castle Park Landscape Enhancement	5d	£50,000
	Bruce Castle Renovate Multi Use Games Area for various sports	5e	£140,000
	Tower Gardens Landscape Improvements to go pesticide free	5f	£30,000
	LGBT+ Crossing The Roundway and Lordship Lane	5g	£10,000
Area 6 West Green, St Ann's and Seven Sisters	Re-deployable cameras x3	6a	£33,000
	On-street waste containment x3	6b	£15,000
	Bike hangars x3	6c	£15,000
	Lordship Recreation Ground- Changing Places Accessible Toilet	6d	£65,000
	Downhills Park- Tennis Courts	6e	£100,000
	Wood Green Youth Space Contribution	6f	£50,000

¹⁰ Detailed project summaries can be viewed the Council's 2021/22 IFS here:

https://www.haringey.gov.uk/sites/haringeygovuk/files/infrastructure_funding_statement_-_2021-22.pdf

Area	Project	Ref #	Cost
Area 7 Bruce Grove, Tottenham Green and Tottenham Hale	Re-deployable cameras x3	7a	£33,000
	On-street waste containment x3	7b	£15,000
	Bike hangars x3	7c	£15,000
	Hartington Park- Landscape Improvements	7d	£30,000
	Tree Planting	7e	£24,000
	Bruce Grove Youth Space Improvement Project	7f	£400,000
	Zebra crossing at Shelbourne Road	7g	£35,000
Highgate Neighbourhood Forum and Plan Area	BMX Track	8a	£170,000
	Parkland Walk Play Area	8b	£90,000
	Tree Planting	8c	£24,000

2.5.7. To date, these allocations have made a major contribution to new and improved local infrastructure in Haringey including to the delivery of:

- Enhancements to Springfield Park, Bruce Castle Park, Hartington Park, Woodside Parks and the tennis courts in Downhills Park
- A new pedestrian crossing by the junction of The Roundway and Lordship Lane
- 13 bike hangars as part of a much wider programme of installing bike hangars on residential streets in Haringey with over 200 bike hangars delivered so far to meet the demand for secure residential cycle parking
- 13 re-deployable CCTV cameras to help capture and deter crimes such as fly-tipping and anti-social behaviour with cameras located in areas where these types of crimes are known to regularly happen
- 14 on-street waste containment schemes to keep busy streets kept clean of rubbish



Image from the opening of Haringey's third rainbow crossing at the Junction of the Roundway and Lordship Lane

Ward changes in May 2022

2.5.8. Following a review by the Local Government Boundary Commission of the number of councillors, wards and ward names for the London Borough of Haringey, changes came into effect from 5 May 2022¹¹ including an increase in the number of wards from 19 to 21. The new Haringey ward map can be viewed on the Council's website: <https://new.haringey.gov.uk/council-elections/elections-voting/where-to-vote/haringey-ward-boundaries>

2.5.9. As the 9 NCIL areas referred to on page 21 and the associated NCIL allocation methodology operates based on the old ward arrangements, the Council's existing policy approach needs to be reviewed. The policy approach was effective until 31 March 2022 therefore the Council therefore proposes to:

- Freeze re-allocated NCIL amounts at 31 March 2022 and allocate this money as part of **NCIL Round 2** later in 2025. Round 2 project spend will be informed by public consultation.
- Consult on a revised NCIL policy approach in 2025 which will apply from NCIL Round 3 and will utilise NCIL monies accrued from 1 April 2022.

Re-allocated monies available for spend as part of NCIL Round 2

2.5.10. The monies available for spend as part of NCIL Round 2 are set out in the right most column of the table on the following page. The total across 9 NCIL areas is **£1.73m**

Monies currently available for spend as part of NCIL Round 3

2.5.11. Across the 2022/23 and 2023/24 financial years the Council's NCIL receipts amounted to **£1.42m**. This money will be available for spend as part of NCIL Round 3.



¹¹ <https://www.lgbce.org.uk/all-reviews/haringey>

Re-allocated monies available for spend as part of NCIL Round 2

NCIL	Total NCIL collected to March 2020	NCIL reallocation for period to March 2020	March 2021 Approved NCIL Round 1 Projects	Remaining NCIL at March 2020	2020/21 NCIL collected	Reallocation for period March 2020 to March 2021	2021/2022 NCIL collected	Reallocation for period March 2021 to March 2022	Total re-allocated NCIL at March 2022 (remaining NCIL at March 2020 + reallocations for 20/21 and 21/22)
Area 1 - Alexandra, Fortis Green & Muswell Hill	£231,801.05	£294,926.16	£271,459.00	£23,467.16	£212,199.64	£48,014.22	£61,403.59	£89,892.01	£161,373.38
Area 2 - Hornsey & Stroud Green	£144,790.14	£196,292.60	£181,806.00	£14,486.60	£20,454.83	£25,883.20	£27,562.36	£59,432.96	£99,802.76
Area 3 - Bounds Green & Woodside	£131,595.77	£198,511.58	£168,000.00	£30,511.58	£16,381.58	£26,179.61	£9,201.55	£58,959.73	£115,650.93
Area 4 - Harringay & Noel Park	£1,256,627.10	£258,748.52	£242,000.00	£16,748.52	£0	£24,847.66	£459,657.08	£85,739.96	£127,336.14
Area 5 - White Hart Lane & Northumberland Park	£32,420.34	£297,357.88	£272,000.00	£25,357.88	£2,195.14	£38,075.24	£2,630.36	£86,613.27	£150,046.39
Area 6 - Seven Sisters, St. Ann's & West Green	£12,288.81	£294,436.14	£278,000.00	£16,436.14	£13,669.75	£49,497.51	£989.99	£88,266.45	£154,200.10
Area 7 - Bruce Grove, Tottenham Green & Tottenham Hale	£360,420.51	£629,670.84	£552,000.00	£77,670.84	£16,705.90	£69,109.41	£100,565.55	£193,106.09	£339,886.33
Highgate Neighbourhood Forum	£303,351.45	£303,351.45	£284,000.00	£19,351.45	£5,369.96	£5,369.96	£36,684.01	£36,684.01	£61,405.42
Crouch End Neighbourhood Forum	£336,677.78	£336,677.78	£0.00	£336,677.78	£180,019.06	£180,019.06	£8,467.15	£8,467.15	£525,163.99
Total	£2,809,972.95	£2,809,972.95	£2,249,265.00	£560,707.95	£466,995.86	£466,995.86	£707,161.64	£707,161.64	£1,734,865.45

3. Section 106 planning obligations (S106s)

3.1. What are S106s?

- 3.1.1. Section 106 planning obligations (S106s) are **legal obligations** based on Section 106 of the Town and Country Planning Act 1990 between developers and the Council (and sometimes other parties) relating to planning permissions.
- 3.1.2. S106s may require “sums to be paid to the authority”¹² and these must meet the legal S106 tests¹³:
- **Necessary** to make the development acceptable in planning terms;
 - **Directly related** to the development; and
 - **Fairly and reasonably related in scale** and in kind to the development.
- 3.1.3. S106s must be spent in accordance with the specific terms in each individual S106 agreement for each individual planning permission.
- 3.1.4. More detail on S106s can be found at www.haringey.gov.uk/section106.



¹² S106 of the Town and Country Planning Act 1990

¹³ Regulation 122 of the CIL Regulations 2010

3.2. Haringey S106s

- 3.2.1. Haringey's policies on S106s are set out in its **existing adopted Local Plan** (July 2017) and further guidance is provided in its adopted **Planning Obligations Supplementary Planning Document (SPD)** (March 2018).
- 3.2.2. The Planning Obligations SPD sets out how S106s may be negotiated for items including:
- **Affordable housing**
 - **Economic development, employment, skills & training**
 - **Transport & highways**
 - **Open space & public realm**
 - **Heritage**
 - **Environmental sustainability** including carbon offsetting, biodiversity
 - **Telecommunications** including broadband
 - **Social & community infrastructure**



3.3. S106 Report

3.3.1. Haringey's S106 Report for the reported year 2023/24 required by Regulation 121A(c) of the CIL Regulations 2010 is as follows:

TABLE 1: By Category for 2023/24	Affordable housing	Primary / secondary / post-16 education	Health	Highways / Transport & travel / S278	Open space & leisure	Community facilities	Digital infrastructure	Green infrastructure	Flood & water management	Economic development	Land	Monitoring fees	Bonds (held or repaid to developers)	Environment / public realm / public art	Waste collection	Carbon offsetting	Total
Category from Reg 121A	3 d i	3 d ii	N	4	N	N	N	N	N	N	N	3 h iii	N	N	N	N	N/A
Category from PPG CIL paragraph 179	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N/A
Category from Council	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A
Letters in brackets (n) refer to CIL Regs Sched. 2(3)																	
(a) £ entered into†	6,525,654	0	302,283	1,176,318	7,500	70,906	0	0	0	355,518	0	162,004	0	2,149,586	0	669,192	11,418,960
(b) £ received†	101,727	0	0	786,348	1,792,837	38,796	0	0	0	494,667	0	154,390	0	816,456	0	822,656	5,007,877
(c) £ received but not allocated‡	526,338	127,100	0	0	301,244	28,796	0	0	0	933,479	0	0	0	1,194,315	0	1,858,878	4,970,151
(d) Non-monetary contributions entered into†	See Table 1(d)																
(e) £‡ allocated but not spent	0	0	0	4,624,029	1,738,739	10,000	0	0	0	0	0	0	0	142,105	100,000	590,703	7,205,575
(g) summary details of items†	See Table 1 (g)																
(f) £‡ spent†	4,321,892	801,884	0	0	627,213	0	0	0	0	212,258	0	154,390	0	60,000	0	236,477	6,414,114
(h) summary details† (i) items	See para 3.3.2																
(ii) repaying £ borrowed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(i) £‡ retained at end of year	526,338	127,100	0	4,624,029	2,039,982	38,796	0	0	0	933,479	0	0	0	1,336,420	100,000	2,449,581	12,175,726

† Reported year i.e. 2023/24

‡ From any year

3.3.2. During 2023/24, key areas of section 106 spend included:

Affordable Housing	£4.32m towards a council housing scheme on the former Ashley Road Depot site in Tottenham Hale which will deliver 272 new council homes
Open Space	£627k towards open space improvements in the borough including £276k towards the transformation of The Paddock in Tottenham Hale from an underused and overgrown space into a welcoming local nature reserve through new management arrangements and a programme of physical improvements.
Employment & Skills	£185k towards the funding of Haringey Employment & Skills Team to support Haringey residents in relation to employment and skills opportunities. Haringey Works is a one-stop shop service for Haringey residents dedicated to supporting them into employment. Haringey Works work closely with residents, partners and businesses to provide a wide range of pathways into employment in various sectors.
Carbon Offsetting	£236k towards the delivery of the Haringey Community Carbon Fund which, as part of the Council's Climate Change Action Plan, funds local community projects to reduce carbon emissions.

3.3.3 Key areas of drawdown in 2024/25 are expected to include highways and open space.

Visualisation of Ashley Road Depot council housing scheme



Image of same site under construction in 2025



Proposed masterplan for The Paddock





Table 1(d) Non-monetary contributions entered into in 2023/24

Category	Planning Application Ref	Address	Details
Affordable housing	HGY/2022/3858	Wat Tyler House, Boyton Road, N8	15 Council rent homes
	HGY/2022/0859	Barbara Hucklesby Close, N22	14 Council rent supported living homes
	HGY/2022/1833	St. Ann's Hospital, St. Ann's Road, N15	595 affordable homes
	HGY/2022/0967	313 The Roundway & 8-12 Church Lane, N17	8 affordable rent homes and 5 shared ownership homes
	HGY/2023/1816	Cranwood, 100 Woodside Avenue, N10	32 Council rent homes
	HGY/2022/0011	573-575 Lordship Lane, N22	9 London Shared Ownership homes and 8 London Affordable Rent homes
	HGY/2022/2116	Hornsey Police Station, 98 Tottenham Lane, N8	8 London Affordable Rent homes
Primary / secondary / post-16 education	N/A	N/A	N/A
Health	HGY/2022/2731	44-46 Hampstead Lane, N6	Healthcare
Highways / Transport & travel / S278	Various	Various	13 x Car Club
			17 x Car Free
			12 x Highway Agreement
			3 x Travel Plans
			1 x Zebra Crossing
			1 x Legible London Signage
			1 x TfL Works
			1 x Vision Zero
Open space & leisure	HGY/2021/2774	Land on the West Side of Watermead Way, N17	10 new street trees
Community facilities	N/A	N/A	N/A
Digital infrastructure	N/A	N/A	1 x Telecommunications Plan
Green infrastructure	Various	Various	7 x Decentralised Energy Network (DEN)
			12 x Energy Plans
			5 x Sustainability Reviews
			2 x Solar PV Monitoring
			3 x Be Seen Energy Performance
Flood & water management	N/A	N/A	N/A
Economic development	Various	Various	14 x Apprenticeship Support Contribution
			12 x Employment & Skills Plan
			1 x Affordable Workspace
Land	N/A	N/A	N/A
Monitoring fees	N/A	N/A	N/A

Category	Planning Application Ref	Address	Details
			See Table 1 for financial contributions
Bonds (held or repaid to developers)	N/A	N/A	N/A
Environment / public realm / public art	Various	Various	2 x Public Realm Contribution amendments 1 x Public Access
Waste collection	N/A	N/A	N/A
Carbon offsetting	N/A	N/A	N/A

Table 1(g) Summary details of funding received but not spent as of 2023/24

Planning Application Reference	Site Address	S106 Requirement	Received funding but not spent	Allocation status
Affordable Housing Contribution				
HGY/2017/2001	163 Tottenham Lane, N8	Affordable Housing Contribution	£39,708.00	Not allocated
HGY/2020/1615	26-28 Brownlow Road, N11	Affordable Housing Contribution	£384,903.00	Not Allocated
HGY/2020/1724	7 Cross Lane, N8	Affordable Housing Contribution	£79,327.28	Not Allocated
HGY/2015/1656	8 Williams Grove, N22	Affordable Housing Contribution	£22,400.00	Not Allocated
			£526,338.28 Received but not spent	£526,338.28 not allocated

Primary / secondary / post-16 education				
HGY/2016/0988	56 Muswell Hill, N10	Education Contribution	£127,100.00	Not Allocated
			£127,100 Received but not spent	£127,100 not allocated

Open space & leisure				
HGY/2016/3932	1 Station Square, Station Road, N17	Landscaping Scheme	£225,000.00	Not allocated
HGY/2018/0076	168 Park View Road, N17	Child Play Space Contribution	£1,567.50	Not Allocated
HGY/2018/2223	SDP Sites, N17	Child Play Space Contribution	£28,077.87	Not allocated
HGY/2018/2223	SDP Sites, N17	Child Play Space Contribution	£32,650.00	Not Allocated
HGY/2017/2045	Ashley Gardens, Ashley Road, N17	Open Space Contribution	£1,446,000.00	Allocated
HGY/2017/3020	Chocolate Factory & Parma House, 5 Clarendon Road, N22	Tree Contribution	£4,948.16	Not Allocated
HGY/2022/0752	Council Depot, Ashley Road, N17	Down Lane Park Improvements	£120,000.00	Allocated
HGY/2022/0752	Council Depot, Ashley Road, N17	Play & Open Space Contribution	£172,738.50	Allocated
HGY/2022/0664	175 Willoughby Lane, N17	Urban Green Contribution	£9,000.00	Not Allocated
			£2,039,982.03 Received but not spent	£1,738,738.50 allocated £301,243.53 not allocated

Other / Community Facilities				
HGY/2022/0752	Council Depot, Ashley Road, N17	Community Led Hoarding Design	£5,000.00	Not Allocated
HGY/2022/0752	Council Depot, Ashley Road, N17	Metropolitan Police	£21,296.42	Not Allocated
HGY/2022/0752	Council Depot, Ashley Road, N17	Community Plant Growing Initiatives	£10,000.00	Allocated
HGY/2022/0035	Land at Watts Close, N15	Alternative Community Provision	£2,500.00	Not Allocated
			£38,796.42 Received but not spent	£10,000.00 allocated £28,796.42 not allocated

Economic development				
HGY/2017/3117	Haringey Heartlands	Employment Contribution	£135,000.00	Not allocated
HGY/2018/2223	SDP Sites, N17	Apprenticeship Contribution	£94,940.00	Not allocated
HGY/2020/0635	555 White Hart Lane, N17	Skills Contribution	£64,159.46	Not allocated
HGY/2020/0635	555 White Hart Lane, N17	Apprenticeship Contribution	£10,500.00	Not allocated
HGY/2020/0100	Unit 2, White Hart Works, 550 White Hart Lane, N17	Apprenticeship Contribution	£1,500.00	Not allocated
HGY/2016/1719	Hale Wharf, Ferry Lane, N17	Local Labour Contribution	£33,172.97	Not allocated
HGY/2020/0795	Former Petrol Filling Stn, 76 Mayes Road, N22	Apprenticeship Contribution	£1,929.99	Not allocated
HGY/2020/0795	Former Petrol Filling Stn, 76 Mayes Road, N22	Construction Mgt. Plan & Construction Logistics Plan Monitoring	£3,000.00	Not allocated
HGY/2018/1472	44-46 High Road, N22	Apprenticeship Contribution	£10,500.00	Not allocated
HGY/2018/0076	168 Park View Road, N17	Employment Contribution	£9,255.27	Not allocated
HGY/2016/1807	590-598 Green Lanes, N8	Local Labour Contribution	£60,137.36	Not allocated
HGY/2020/1615	26-28 Brownlow Road, N11	Apprenticeship Contribution	£3,000.00	Not allocated
HGY/2018/1806	423-435 West Green Road, N15	Apprenticeship Contribution	£6,000.00	Not allocated
HGY/2020/1724	7 Cross Lane, N8	Construction Mgt. Plan & Construction Logistics Plan Monitoring	£5,717.11	Not allocated
HGY/2017/3020	Chocolate Factory & Parma House, 5 Clarendon Road, N22	Construction Contribution	£1,484.45	Not Allocated
HGY/2017/3020	Chocolate Factory & Parma House, 5 Clarendon Road, N22	Employment Contribution	£114,516.20	Not allocated
HGY/2022/2293	45-47 Garman Road, N17	Skills Contribution	£111,888.00	Not allocated
HGY/2020/1724	7 Cross Lane, N8	Apprenticeship Contribution	£7,247.37	Not allocated
HGY/2019/0938	38 Crawley Road, N22	Apprenticeship Contribution	£3,000.00	Not Allocated
HGY/2018/1472	44-46 High Road, N22	Mitigation against non-compliance	£9,065.00	Not allocated
HGY/2022/0752	Council Depot, Ashley Road, N17	Construction Works Contribution	£20,000.00	Not allocated
HGY/2022/0752	Council Depot, Ashley Road, N17	Apprenticeship Support & Skills Contribution	£76,923.59	Not allocated
HGY/2021/2882	Land adjoining Remington Road & Pulford Road, N15	Skills Contribution	£27,500.00	Not Allocated
HGY/2022/0664	175 Willoughby Lane, N17	Skills Contribution	£60,542.72	Not Allocated
HGY/2022/0664	175 Willoughby Lane, N17	Apprenticeship Support	£4,500.00	Not Allocated
HGY/2022/1833	St. Anns Hospital, St. Anns Road, N15	Construction Logistics & Mgt. Plan Monitoring	£10,000.00	Not allocated

HGY/2022/1833	St. Anns Hospital, St. Anns Road, N15	Apprenticeship Contribution	£48,000.00	Not allocated
			£933,479.49 Received but not spent	£933,479.49 not allocated

Environment / public realm / public art				
HGY/2008/1862	375, 377 & 379 High Road, N17	Environmental Improvement	£15,435.00	Allocated
HGY/2017/1008	2 Chesnut Road, N17	Environmental Improvement	£3,267.00	Allocated
HGY/2016/3932	1 Station Square, Station Road, N17	Public Realm Contribution	£94,000.00	Allocated
HGY/2017/2045	Ashley Gardens, Ashley Road, N17	Building 1A Environment	£5,000.00	Not allocated
HGY/2017/2044	Berol Yard, Ashley Road, N17	Building 4 Environment Improvement	£8,599.99	Not allocated
HGY/2017/1008	2 Chesnut Road, N17	Environmental Improvement	£29,403.00	Allocated
HGY/2020/0635	555 White Hart Lane, N17	Swaffham Way Public Realm Works Contribution	£27,508.91	Not allocated
HGY/2018/2223	SDP Sites, N17	First Public Realm Contribution	£300,000.00	Not allocated
HGY/2019/0938	38 Crawley Road, N22	Public Realm Contribution	£35,000.00	Not allocated
HGY/2019/0938	38 Crawley Road, N22	Public Realm Monitoring Contribution	£1,750.00	Not allocated
HGY/2018/2223	SDP Sites, N17	2nd Public Realm Contribution	£742,233.35	Not allocated
HGY/2017/3020	Chocolate Factory & Parma House, 5 Clarendon Road, N22	Public Realm Contribution	£74,222.36	Not allocated
			£1,336,419.61 Received but not spent	£142,105.00 allocated £1,194,314.61 not allocated

Waste Collection				
HGY/2019/0690	Apex House, 820 Seven Sisters Road, N15	Waste Collection Contribution	£100,000.00	Allocated
			£100,000.00 Received but not spent	£100,000.00 allocated

Carbon Offsetting Contribution				
HGY/2016/2915	Apex House, 820 Seven Sisters Road, N15	Carbon Offsetting	£28,107.00	Allocated
HGY/2015/3102	624 High Road, N17	Carbon Offsetting	£7,803.00	Allocated
HGY/2017/2005	SW Plot, Hale Village, N17	Carbon Offsetting	£93,292.00	Allocated
HGY/2016/3932	1 Station Square, N17	Carbon Offsetting	£175,329.29	Allocated
HGY/2016/3932	1 Station Square, N17	Carbon Management	£3,000.00	Allocated

HGY/2017/2001	163 Tottenham Lane, N8	Carbon Offsetting	£21,393.00	Allocated
HGY/2019/1481	Somerlese, Courtenay Avenue, N6 – Planning Condition 10	Carbon Offsetting	£8,100.00	Allocated
HGY/2016/4095	St. John's Church & Hall, Acacia Avenue, N17	Carbon Offsetting	£48,641.00	Allocated
HGY/2017/2220	Hornsey Town Hall, The Broadway, N8	Carbon Offsetting	£111,384.71	Allocated
HGY/2017/2220	Hornsey Town Hall, The Broadway, N8	Carbon Offsetting	£99,836.29	£93,652.92 Allocated £6,183.37 Not allocated
HGY/2016/0828	500 White Hart Lane, N17	Carbon Offsetting	£57,888.00	Not allocated
HGY/2016/0828	500 White Hart Lane, N17	2nd Carbon Offsetting	£110,780.82	Not allocated
HGY/2020/2794	Land North of Ermine Road, N15	Carbon Offsetting	£7,454.65	Not allocated
HGY/2017/2044	Berol Yard, Ashley Road, N17	Building 4 Carbon Offsetting	£191,326.39	Not allocated
HGY/2021/1190	Branksome, Courtenay Avenue, N6	Carbon Offsetting	£27,588.00	Not allocated
HGY/2019/2804	Ashley Gardens, Ashley Road, N17	Carbon Offsetting	£118,263.00	Not allocated
HGY/2017/0076	168 Park View Road, N17	Carbon Offsetting	£10,539.00	Not allocated
HGY/2017/0076	168 Park View Road, N17	Additional Carbon Offsetting	£13,963.50	Not allocated
HGY/2016/1807	590-598 Green Lanes, N8	Carbon Offsetting	£32,564.80	Not allocated
HGY/2018/3205	Former Newstead Nursing Home, Denewood Road, N6	Carbon Offsetting	£55,980.00	Not allocated
HGY/2017/2001	163 Tottenham Lane, N8	Additional Carbon Offsetting	£6,138.00	Not Allocated
HGY/2018/2223	SDP Sites, N17	Carbon Offsetting	£224,622.94	Not Allocated
HGY/2020/1615	26-28 Brownlow Road, N11	Carbon Offsetting	£18,129.70	Not Allocated
HGY/2018/1806	423-435 West Green Road, N15	Carbon Offsetting	£154,800.00	Not Allocated
HGY/2019/2804	Ashley Gardens, Ashley Road, N17	Carbon Offsetting	£336,957.00	Not Allocated
HGY/2018/2223	SDP Sites, N17	Carbon Offsetting	£257,593.83	Not Allocated
HGY/2017/3020	Chocolate Factory & Parma House, 5 Clarendon Road, N22	Carbon Offsetting	£76,463.88	Not Allocated
HGY/2022/2293	45-47 Garman Road, N17	Carbon Offsetting	£11,763.00	Not Allocated
HGY/2020/1724	7 Cross Lane, N8	Carbon Offsetting	£96,202.39	Not Allocated
HGY/2022/1115	42 Bancroft Avenue, N2	Carbon Offsetting	£2,137.50	Not Allocated
HGY/2021/2882	Land adjoining Remington Road & Pulford Road, N15	Carbon Offsetting	£31,663.50	Not Allocated
HGY/2023/3146	46 Blythwood Road, N4	Carbon Offsetting	£1,140.00	Not Allocated

HGY/2022/0861	124-126 Castlewood Road, N14	Carbon Offsetting	£2,565.00	Not Allocated
HGY/2022/4039	10 Fordington Road, N6	Carbon Offsetting	£6,170.00	Not Allocated
			£2,449,581.19 Received but not spent	£590,702.92 allocated £1,858,878.27 not allocated

For further information please contact

cil@haringey.gov.uk
section106@haringey.gov.uk

Haringey
LONDON

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