

NOTICE OF MEETING

STRATEGIC PLANNING COMMITTEE

Monday, 23rd February, 2026, 7.00 pm - George Meehan House, 294 High Road, Wood Green, London, N22 8JZ (watch the live meeting [here](#), watch the recording [here](#))

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

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 8 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 10th September as a correct record.

7. PLANNING AND BUILDING CONTROL 2025/26 Q1-Q3 UPDATE (PAGES 5 - 36)

A report on the work of the Planning and Building Control services from April to December 2025.

8. NEW ITEMS OF URGENT BUSINESS

9. DATES OF FUTURE MEETINGS

To note the dates of future meetings are to be confirmed.

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

Friday, 13 February 2026

MINUTES OF THE MEETING Strategic Planning Committee HELD ON Wednesday, 10th September, 2025, 7:00 – 8:00pm

PRESENT:

Councillors: Sean O'Donovan, Barbara Blake (Chair), Cathy Brennan, Scott Emery and Alexandra Worrell

1. FILMING AT MEETINGS

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

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Amin. Cllr Bartlett, Cllr Ibrahim, Cllr Collett, Cllr Rice were absent.

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

RESOLVED

To confirm and sign the minutes of the Strategic Planning Committee held on 7th July as a correct record.

7. REGULATION 18 DRAFT LOCAL PLAN

Cllr Williams, Cabinet Member for Housing and Planning addressed the committee:

- The draft local plan was dedicated to the memory of Nicky Gavron. She was a leading Haringey and London politician whose career spanned 50 years from the 1970s. She was the first deputy Mayor of London following a successful career at Haringey Council. Nicky was a trail blazer committed to improving the built environment for families and access to outdoor space, widening participation in the arts and improving the environment. She led the way on policies to improve air quality and green spaces and access to play for children.

The following was noted during questions from the committee:

- Councillors wanted to hear from the lesser heard voices, and a previous engagement had succeeded particularly with young people and school aged children. Officers identified that there were some gaps and specifically outlined what those gaps were in the communications and engagement plan and would be seeking to address those. They were working on the detailed communications and engagement plan with specific and targeted strategies for several of the group's members had mentioned, including older people, younger people, women and families. Officers would look into the UN-Habitat 'Her City' and Young Families Toolkit initiatives. Officers were always looking to build upon best practise and learn what has worked elsewhere.
- Councillors highlighted that the plan was overdue, acknowledged by officers. There were a number of reasons for this which were picked up through the review of the planning service. It partly related to limited resources within the planning team, which had been partially addressed in the last 6 to 12 months. It also partly related to the fact that the team had done a lot of the evidence-base work in house; there was a significant cost saving for this but there was a time implication to that.
- In terms of responding to government changes to the planning system, officers had done well in the last 12 to 18 months in bringing in funding from the government to help deliver the plan at the lowest possible cost to the Council; they were awarded close to £230,000 from MHCLG. Funding had also been given to deliver a Green Belt review which was being led by the GLA. In terms of the plan itself, the government was bringing in a new planning framework towards the end of next year. The idea was that a lot of the standard policies would be stripped out of plans on things such as biodiversity net gain. Officers had deliberately developed the plan so it would be future proofed.
- Councillors suggested engaging with Tottenham Sixth Form College and a contact would be provided by Cllr Bevan.
- Councillors enquired about enhanced protection for trees. Officers acknowledged one of the shortcomings of the existing local plan was that it did not address trees in a satisfactory manner. Officers had comprehensively addressed that in the drafted local plan. There was a trees policy in the green and blue infrastructure section that had been drafted with extensive input from the Council's trees team plus looking at best practise from across London and elsewhere.
- Councillors enquired about climate adaptation and net zero. There were two specific chapters addressing the climate emergency, these set out a clear and prescribed route to delivering genuine net zero buildings with detailed policies and targets. There was an explicit encouragement for retrofit which was much stronger than the current approach. For all major proposals officers were asking applicants to demonstrate that from the start of the design process they considered the opportunity to retrofit.
- Councillors enquired further about government changes to the planning system. Officers explained the government wanted to see full coverage new style local plans and from 2027 every borough would be required to prepare a new style local plan, which was supposed to be shorter, more succinct and more focused on places and sites. The government would over time publish

national development management policies; these would replace council's individual development management policies. Thus, a big focus of the plan has been the neighbourhood section and when the next review of this plan comes forward there would be something already in place to build on rather than starting from scratch. Also housing targets were likely to continue to rise, and officers would need to evolve this local plan in line with new housing targets produced. National policy on green belt had also been reviewed which the local plan has adapted to.

- Councillors questioned how essential services would keep up with increased housing targets. One of the major pieces of evidence prepared to support the local plan was an infrastructure delivery plan. This looked to establish what the current gaps were in infrastructure, for example in provision of GP surgeries or dentists. Then it looked at what infrastructure would be needed to support the expected increase in population and then a strategy for addressing that. At some stage later this year, the team would create a live web based digital infrastructure delivery plan which would make it much easier for everyone to engage.
- Councillors enquired about enhancing local heritage. It was noted that the local plan should put a lot of importance on conservation areas and the local heritage.
- Councillors enquired about the affordable housing targets. Officers clarified that the Council's affordable housing requirements did not extend to just conventional build for sale homes or build to rent homes, this could include student accommodation and contributions from co living.
- In terms of the affordable housing policies, there were two targets. A 50% strategic target, which was consistent with the London Plan; that would be met through a variety of means including through the Council delivering affordable homes itself, through registered providers delivering affordable homes themselves, and also through our securing affordable homes through private schemes. The second target applied to private developments and in Haringey that was proposed to be 40%. That was consistent with the existing target in the current local plan and there were certain higher targets for publicly owned land or industrial land that was proposed to be converted to housing. Currently, the council's adopted policy requires 60% low cost rent and 40% intermediate in most of the borough, but that was reversed in the east of the borough. Officers explained the new local plan was proposing to remove the reversal so that the same tenure mix applied to the entire borough and propose an enhanced 70/30 split. In terms of the 70/30 itself, the London Plan says there should 40% low cost rent, 30% intermediate and then the other 30% could be decided by the borough. It was clear from the team's evidence that the need was overriding for low cost rent and social rent, hence why they had proposed to go for 70/30 and to be consistent with the London Plan.
- Members expressed the cultural significance of Rowan's bowling alley, with people coming from all over London.
- Members welcomed the wording of the warehouse living policy and hoped that it would be enough to safeguard the character of those developments.
- Members welcomed the policy in relation to public toilets and ensuring that these were inclusive, accessible and could be safely used.
- Officers were working closely with housing strategy colleagues around the need for different types of specialist housing. As and when there were more

detailed evidence or strategies, officers were happy to integrate those from the local plan or refer to them elsewhere next to the local plan.

- Councillors were keen to support intergenerational housing.

RESOLVED

1) Consider all feedback received in respect of the New Local Plan First Steps Engagement consultation set out in Appendix A to this report;

2) Notes and comments on the Draft Local Plan consultation document attached as Appendix B to this report;

3) Recommends to Cabinet to approve for public consultation, in accordance with Regulation 18 of the Town and Country Planning Regulations (Local Planning) (England) Regulations 2012, the Draft Local Plan consultation document attached as Appendix B to this report;

4) Recommends to Cabinet that it delegates authority to the Director of Planning & Building Standards to agree the final version of the Draft Local Plan consultation document, and other supporting material to be produced for consultation including the Integrated Impact Assessment (IIA) in consultation with the Cabinet Member for Housing and Planning to the extent that any changes to the versions approved by Cabinet are not material changes and which could include changes to the text, layout and design of the Draft Local Plan consultation document and supporting documents and changes needed to clarify information or correct errors in the same.

8. NEW ITEMS OF URGENT BUSINESS

There were no new items of urgent business.

9. DATES OF FUTURE MEETINGS

It was noted that the dates of the next meeting was 23rd February.

CHAIR: Councillor Barbara Blake

Signed by Chair

Date

Report for: Strategic Planning Committee 23 February 2026

Title: Planning and Building Control 2025/26 Q1-Q3 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 April to December 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 2025/26 Q1-Q3 Update**

National Planning Reforms

'Revamping high streets'

- 5.1 On 27 July 2025 the Government published a press release 'Red tape slashed to revamp high streets with new cafes and bars'¹. The headlines included:
- Government to overhaul planning and licensing rules to make it quicker and easier for new cafes, bars and music venues to open in place of disused shops.
 - New 'hospitality zones' will fast-track permissions for alfresco dining, pubs, bars and street parties.
 - Reforms will also protect long-standing venues from noise complaints by new developments.
- 5.2 In particular, the press release announced that the Government will introduce a new National Licensing Policy Framework which will include the 'Agent of Change' principle which already exists in the National Planning Policy Framework and London Plan policy. The 'Agent of Change' principle means developers are responsible for soundproofing their buildings if they choose to build near existing pubs, clubs or music venues.
- 5.3 The press release also announced new dedicated 'hospitality zones' will also be introduced where permissions for alfresco dining, street parties and extended opening hours will be fast-tracked.
- 5.4 The announcement also said the new National Licensing Policy Framework will streamline and standardise the process for securing planning permission and licences, removing the 'patchwork of local rules' that currently delay or deter small businesses from opening.

Support for Housebuilding in London

- 5.5 On 23 October 2025 the Government published a Ministerial Statement² and Policy Note³ regarding Support for Housebuilding in London. The details of the reforms announced were included in two consultations published a month later on 27 November 2025 as follows:

MHCLG Consultation: Support for Housebuilding in London⁴

- 5.6 This consultation proposes:
1. Community Infrastructure Levy (CIL) relief in London. If implemented, this would mean qualifying residential schemes are eligible for 50% relief from borough-level CIL. Qualifying schemes are limited to residential schemes

¹ www.gov.uk/government/news/red-tape-slashed-to-revamp-high-streets-with-new-cafes-and-bars

² <https://questions-statements.parliament.uk/written-statements/detail/2025-10-23/hcws991>

³ www.gov.uk/government/publications/support-for-housebuilding-in-london

⁴ www.gov.uk/government/consultations/support-for-housebuilding-in-london

(excluding student and co-living) which commence after the new relief is in place and before the end of 2028, deliver at least 20% affordable housing, and have a CIL liability of at least £500k. Schemes which deliver higher levels of affordable housing would be entitled to higher levels of CIL relief. The relief is not proposed to apply to Mayoral CIL.

2. Making permanent changes to the Mayor of London's planning call-in powers in relation to planning applications of strategic importance which if implemented would allow call-in of schemes of 50 or more homes where a borough is minded to refuse development (existing threshold is 150 homes regardless of whether minded to approve or refuse).

GLA Consultation: Support for Housebuilding in London Planning Guidance (LPG)⁵

5.7 This consultation includes proposing:

1. Time-limited changes to London Plan Guidance that can constrain density including cycle storage requirements, dual aspect requirements and homes per building core.
2. New time-limited route for delivery of affordable housing changing the current affordable housing thresholds for securing permission without a viability assessment as follows: for public land & industrial land reducing the threshold from 50% to 35% and for all other land reducing the threshold from 35% to 20%. The new time-lime route will only apply to conventional residential development and will apply until 31 March 2028, or the publication of the new London Plan, whichever is soonest.

Council response

5.8 The consultations closed on 22 January 2026 and the Council submitted responses to both. Alongside responses to a range of technical questions the Council also sent a cover letter to the MHCLG and the GLA signed by the Leader of the Council and Deputy Leader / Cabinet Member for Housing and Planning as provided in Appendix 2. The cover letter made clear the Council's significant ambition for delivering affordable and private homes and its strong track record of granting planning permisison for new homes and summarised the Council's overall views towards the proposals including the following:

- support for making housebuilding such a priority
- the need for the government and Mayor to be careful in considering who new homes are for, who will be living there, and how Haringey's existing communities will benefit from new homes.
- concern the proposals do not address the root causes of the London's current housebuilding crisis. The focus of the proposals should be on

⁵ www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/support-housebuilding-lpg

addressing the primary barriers to getting London building again which include soaring construction costs, building safety delays, lack of skilled labour, investor confidence, economic instability and affordability concerns.

- concern the proposals will have a potential detrimental effect on the delivery of affordable housing delivery – both in the short-term but potentially also in the medium to long term - and in doing so mean new development will fail to meet the evidenced housing needs of the borough's communities
- objection to the proposal for emergency CIL relief in London. Any reduction in CIL income will have significant consequences for infrastructure funding and delivery including of essential and critical infrastructure required to facilitate sustainable and good growth
- unfairness of proposal that that the emergency CIL relief would apply to borough CIL only and not to Mayoral CIL
- development which does not meet local housing needs and which is not supported by appropriate infrastructure investment risks undermining community support for new development.
- concern about the proposal to extend the Mayor of London's call-in powers. The proposal is not a time-limited one and will reduce the power of councils to take planning decisions. Haringey has a strong track-record of granting planning permissions and takes a pragmatic approach to applying design guidance and working collaboratively and proactively with developers to improve schemes and find quality solutions on behalf of our residents and communities. Notwithstanding this, there will be occasions where schemes are not of a satisfactory quality and councils are minded to refuse planning permission for good reason and it is right that they should have this opportunity and authority to make such decisions. It is essential that residents, communities and their elected representatives are engaged by developers and they are given the opportunity to shape the places in which they live and increasing call-in powers for the Mayor of London runs contrary to this.
- some concern that the proposals could unintentionally risk lowering quality of new homes delivered. Haringey's approach is to push for high quality housing and holistic design solutions, through a rigorous approach to design and quality, in the context of economic challenges.
- the proposals as a whole are over-complicated and will create additional administrative costs, resource, and capacity burdens.

November 2025 Ministerial Statement: Planning Reform: Next Phase

5.9 On 18 November 2025 the Secretary of State for Housing, Communities & Local Government made a Ministerial Statement: Planning Reform: Next Phase⁶, which included:

- “Unleashing development around rail stations” - detailed in subsequent December 2025 National Planning Policy Framework (NPPF) consultation
- “Intervening to support growth” - “Measures will also require councils to inform government when they’re inclined to block applications of 150 homes or more so ministers can decide whether to step in and make the decision instead, making sure that good housing projects don’t get lost... Particular attention will be paid to those applications where a planning committee intends to refuse it contrary to the advice of planning officers”
- “Streamlining statutory consultees” - see next section

Consultation: Reforms to the Statutory Consultee System

5.10 Also on 18 November 2025 the Government published a Consultation: Reforms to the Statutory Consultee System⁷.

5.11 As previously announced in March 2025, this set out more detailed proposals to remove Sport England, The Gardens Trust and the Theatres Trust as statutory consultees. The Government is also proposing changes to statutory consultee arrangements for Active Travel England, National Highways, Historic England, Natural England, the Environment Agency, the Mining Remediation Authority and the Health & Safety Executive.

5.12 Despite the removal as statutory consultees, the Government states “there is an important, ongoing role for these organisations working with Local Authorities on the development of local and strategic plans, and through the publication of guidance and advice”.

5.13 The Government’s consultation also makes clear “it is the government’s intention that local planning authorities should be empowered to confidently make decisions. As set out in the Written Ministerial Statement of 10 March 2025, advice from statutory consultees should be framed as advice, and it is up to the decision maker to weigh this against other material considerations”.

⁶ <https://hansard.parliament.uk/commons/2025-11-18/debates/25111864000012/PlanningReformNextPhase>

⁷ www.gov.uk/government/consultations/reforms-to-the-statutory-consultee-system

National Licensing Policy Framework

5.14 On 26 November 2025 the Government published a new National Licensing Policy Framework⁸. Key extracts regarding the overlapping statutory regimes of Licensing and Planning include:

- “Licensing decisions should complement, not undermine, planning and regeneration efforts”
- “place-making and regeneration – licensing and planning policy should work in harmony to support vibrant, mixed-use areas, revitalise high streets, and unlock investment in the night-time economy. Licensing should be a tool for shaping successful places, not just managing risks”
- “Licensing policies should complement local economic, cultural, and night-time economy strategies, and work in harmony with planning policy to avoid conflict. This includes applying the Agent of Change principle, ensuring new developments near existing licensed premises take responsibility for mitigating impacts such as noise, rather than placing undue burdens on established venues. Authorities are encouraged to embed this principle in local licensing guidance and collaborate with planning colleagues to protect the viability of pubs, music venues, cultural spaces and events.”
- “It is a matter of good practice that licensing authorities work collaboratively with planning teams, responsible authorities, businesses and communities to ensure that licensing decisions support wider local priorities and deliver safe, vibrant places to live, work, study, visit and invest. Licensing authorities should consider the following:
 - strategic coordination with planning – licensing authorities should engage proactively with planning teams during plan-making and site allocation processes. Licensing policies should be aligned with Local Plans, Neighbourhood Plans, and regeneration strategies to avoid policy conflict and support coherent place-making. This includes applying the Agent of Change principle. It is important that licensing decisions do not undermine planning decision, which take primacy
 - integration with neighbourhood planning – licensing committees should consider the aspirations of Neighbourhood Plans when determining applications. These plans reflect community priorities and can help guide licensing decisions that support local identity, cultural life, and economic development”

⁸ www.gov.uk/government/publications/national-licensing-policy-framework-for-the-hospitality-and-leisure-sectors

Reforming Local Plan-Making

- 5.15 27 November 2025 the Government published a Ministerial Statement on Reforming Local Plan-Making⁹.
- 5.16 The statement reiterated key points made elsewhere by the government previously:
- The commitment to building 1.5 million new homes in this Parliament
 - the expectation that “all local planning authorities to make every effort to get up-to-date local plans in place as soon as possible”.
 - The view that the current plan-making system is not optimised and that fundamental reform to the plan-making system is needed
- 5.17 The statement also provided new information on the proposed new plan-making system and its implementation including that regulations will shortly be laid down to underpin the new system and dedicated guidance and tools will soon be published to support plan-makers bringing forward a new style local plan.
- 5.18 Of relevance to Haringey which is currently progressing a new local plan under the current system, it was confirmed that the final date for submission for examination will be 31 December 2026. It was also announced that legal duty-to-co-operate requirements will be removed for plans in the current system although plan-makers will still need to demonstrate maintaining effective co-operation with neighbouring areas.

National Planning Policy Framework (NPPF): Proposed Reforms & Other Changes to the Planning System: Consultation

- 5.19 On 16 December 2025 the Government published a consultation on a revised draft NPPF: Proposed Reforms & Other Changes to the Planning System¹⁰. Unlike previous revisions to the NPPF which have been most limited and, in some cases, ad-hoc, the revised draft NPPF comprises a comprehensive rewrite of the document and a definitive update to the government’s planning policies for England. Key changes proposed to the NPPF include:
- A new definition of the purpose of the planning system: “to contribute to the achievement of sustainable development, by managing the use and developemnt of land in the long-term public interest” (the NPPF has not previously set out the planning system’s purpose in explicit terms)
 - A new format and structure with clearly separated policies for plan-making and decision-making
 - Clarity that national decision-making policies should not be duplicated in local plans and that where local plan policies are inconsistent with national decision-making policy, they should be given very limited weight

⁹ <https://questions-statements.parliament.uk/written-statements/detail/2025-11-27/hcws1104>

¹⁰ www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system

- Explicit new policy that Local Plans should not set local standards except for very limited types of things and should not propose new standards for standards which already exist in building regulations (e.g. energy efficiency)
- More rules-based policies which aims to provide a default “yes” to principle of development
- A permanent presumption in favour of suitably located development making development of suitable land in urban areas by default, subject to specified exceptions
- In principle support for suitable proposals around well-connected railway stations including within Green Belt
- Explicit new policy that Green Belts must not act as a constraint to long-term sustainable growth
- Clearer expectations around urban and suburban intensification including taking opportunities to deliver upwards extensions and minimum density standards
- Intent of Government to create new medium category of development (10-49 homes) with reduced planning obligations e.g. cash-in-lieu payments for affordable housing
- Strengthened approach to unauthorised development – intentional unauthorised development should be given substantial weight for retrospective applications
- Incorporation of policy on planning for gypsies and travellers

New funding to support development management

- 5.20 Also on 16 December 2025 the Government announced it will issue £8million in funding for development management¹¹ services to help local planning authorities with high economic growth potential and high volumes of major residential schemes.
- 5.21 The £8million is made up of £3m for London Boroughs / the GLA and £5m for outside of London.
- 5.22 The Government states that “Funding will be allocated on the basis of Glenigan data for residential development, to local planning authorities with over 1,000 residential units pending a decision, spread across a minimum of 10 applications for major development submitted between 1 April 2022 and 31 March 2025”. Eligible authorities were contacted by MHCLG and invited to submit Expressions of Interest in January 2026. Haringey have not been contacted to date.

¹¹ www.gov.uk/guidance/new-funding-to-support-development-management-in-local-planning-authorities

Planning & Infrastructure Act 2025

5.23 On 18 December 2025 the Planning & Infrastructure Bill received Royal Assent and became the Planning & Infrastructure Act 2025¹². Key provisions, which mostly require secondary legislation / regulations and guidance for full implementation, include:

- Allowing local authorities to set their own planning fees for cost recovery
- Modernising Planning Committees and a National Scheme of Delegation
- Re-introducing strategic planning outside of London

Funding to Support Local Plan Implementation

5.24 On 14 January 2026, MHCLG announced that new funding that will be available to support authorities producing local plans under the current plan-making system. An Expression of Interest was completed on 15 January to access this funding which is likely to be in the region of £35k per authority.

¹² www.gov.uk/government/news/landmark-planning-and-infrastructure-bill-becomes-law

Development Management & Enforcement

Performance overview

5.25 An overview of performance is as follows. **Appendix 1** explains the categories of applications.

- Applications received during April to December 2025/26: **2,223**
- Applications received during same period 2024/25: **2,220**
- Number of valid cases on-hand end of December 2025: **714**
- Number of valid cases on-hand end of December 2024: **699**
- Appeals decided during April to December 2025/26: **46**
- Appeals decided during same period 2024/25: **59**
- Appeals dismissed (won) during April to December 25/26: **17 (63%)**
- Appeals dismissed (won) during same period 2024/25: **37 (69%)**
- Cumulative performance (applications in time) 2025/26
 - **Majors: 100%**
 - **Minors: 91%**
 - **Others: 93%**
 - **PS1 Only: 95%**
 - **Decisions excluded from statutory figures: 78%**

5.26 As set out above performance is at 100% for 'Majors' applications. Our performance for 'Minor', 'Other' and PS1 only applications have maintained the improvements made last year, and PS Excluded applications show a significant improvement on this time last year.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Majors	100%	100%	100%	100%	100%	100%
Minors	95%	90%	80%	88%	91%	91%
Others	97%	91%	87%	88%	94%	93%
PS0+ PS1	91%	91%	87%	98% (PS1 only)	95% (PS1 only)	95%
PS Excluded			73%	60%	71%	78%

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'

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

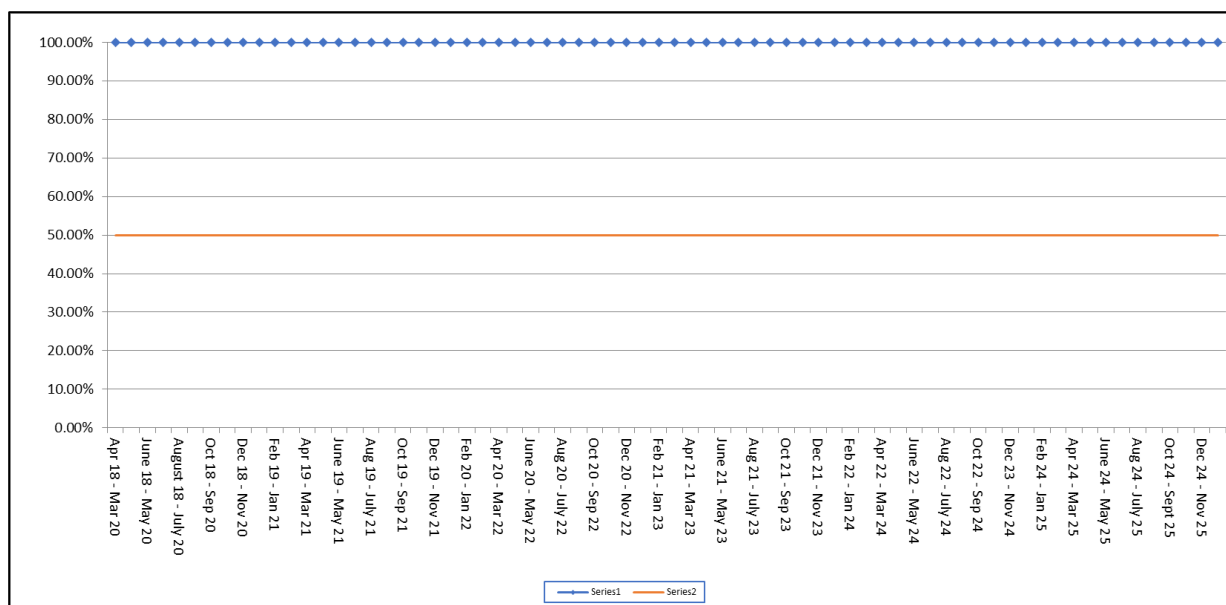
	2020/1	2021/2	2022/3	2023/4	2024/5	2025/6 to end Dec 2025
Appeals received	84	117	103	77	77	47
Appeals decided	56	106	106	56	64	46

Appeals allowed	13	23	20	24	18	17
Appeals dismissed	41	78	86	32	46	29
Appeals split Decision	2	5	0	0	0	0
% Appeals won	77%	78%	81%	57%	72%	63%

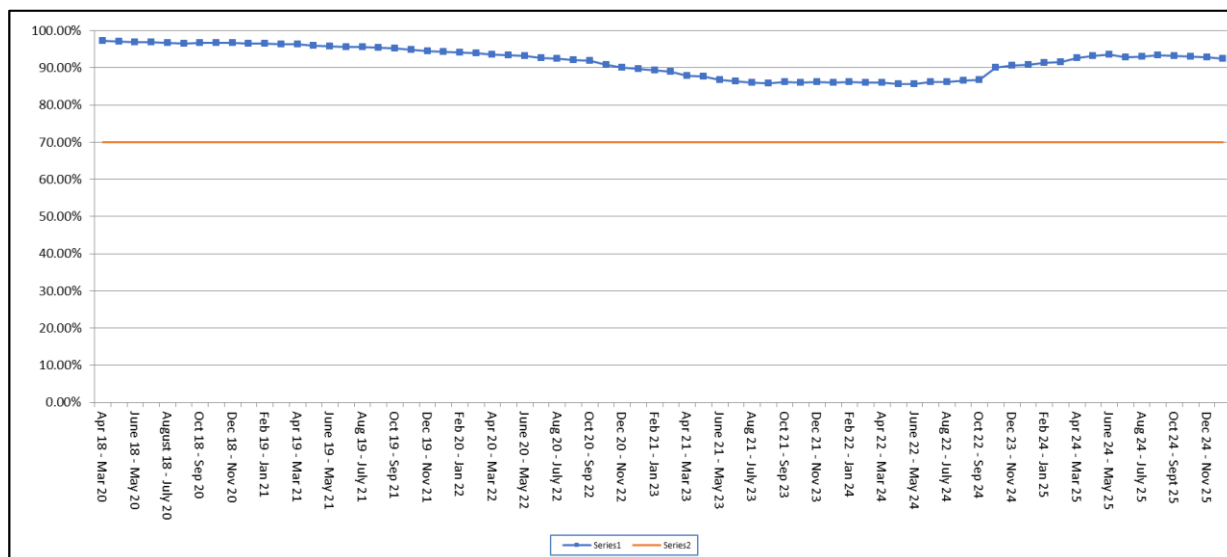
5.28 The Government has three measures of application performance which the Council must remain within thresholds for. If we breach these thresholds we may be designated as a poorly performing planning authority and developers will then have the option of applying directly to the Planning Inspectorate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

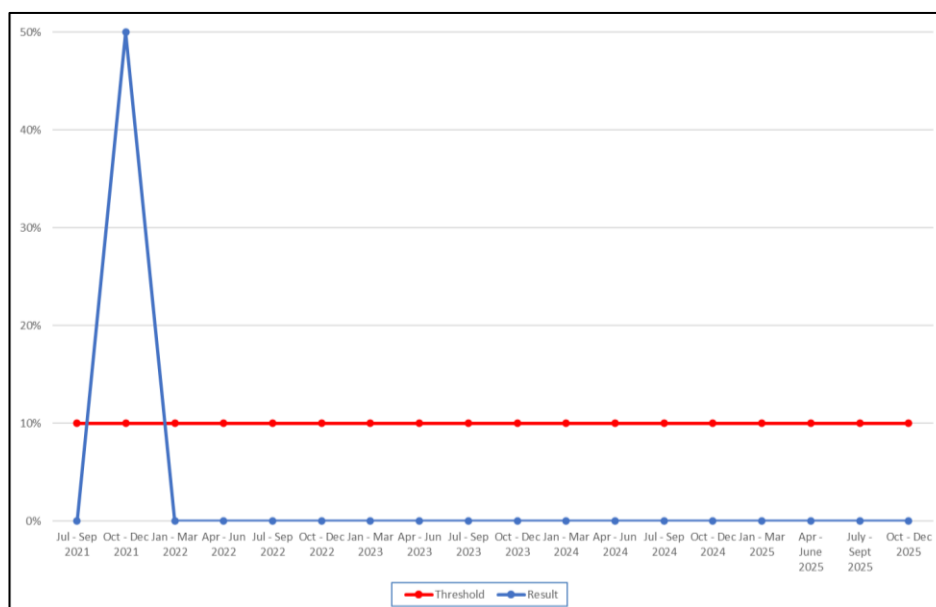
5.29 Major planning applications were assessed within a rolling 2-year period, which changed as at the end of September 2024 to a rolling 1- year period. A major application is deemed as 'within time' if the application is determined within the statutory 13-week deadline, or within the agreed Extension of Time (EOT) / Planning Performance (PPA) agreement. We are consistently at 100% performance within this area, which is well above the Government threshold of 50%. Our current rolling figure reflects the period of January 2025 – December 2025 and is at 100% performance based on 14 out of 14 Major applications determined within time.



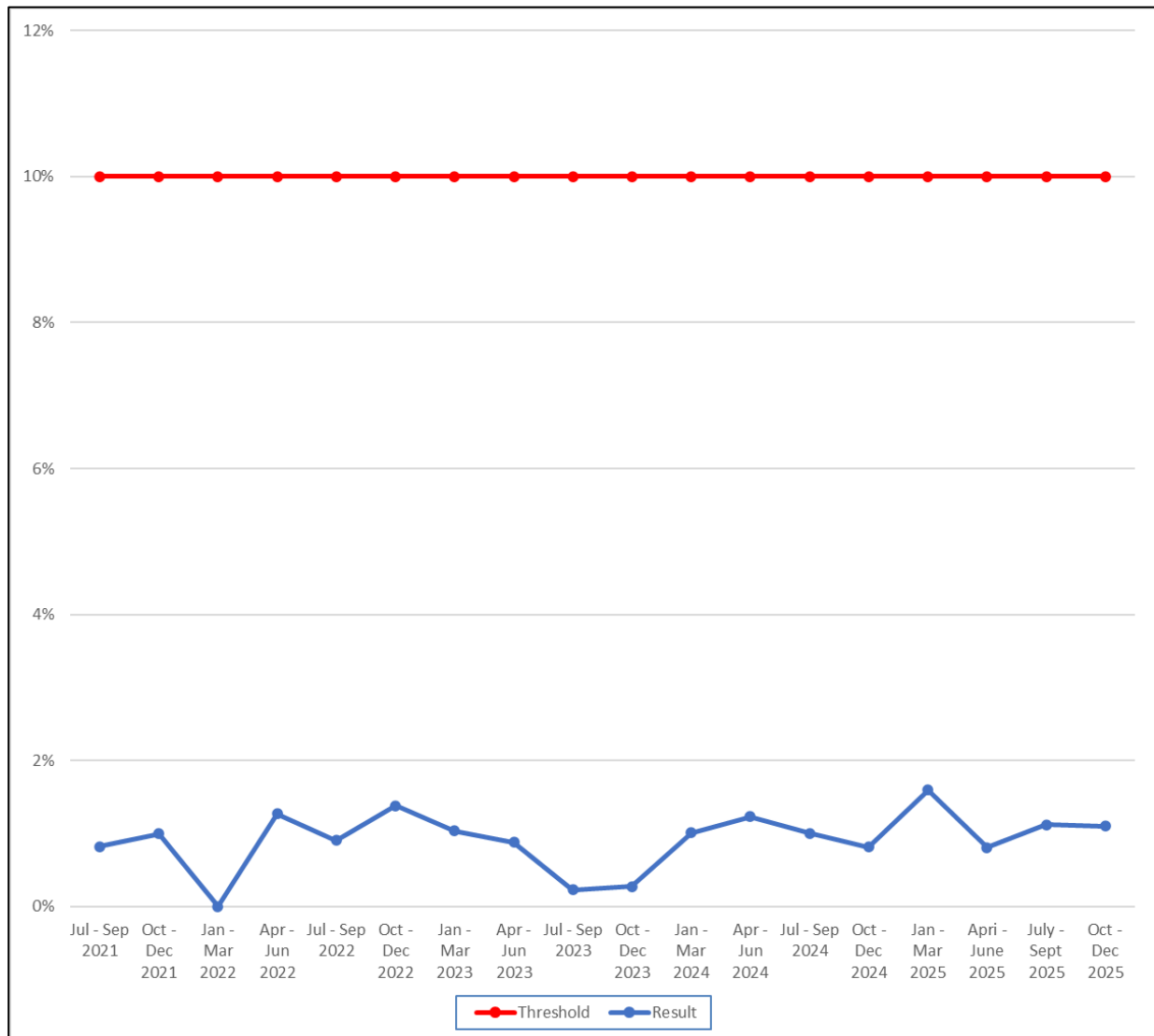
- 5.30 Minor and other planning applications are assessed as a combined decision count, which are now also monitored within a rolling 1-year period as of the end of September 2024. A planning minor / other application is deemed as 'within time' if the application is determined within the statutory 8-week deadline, or within the agreed extension of time. We are consistently performing well above the 70% Government threshold. Our current rolling figure reflects the period of January 2025 – December 2025 and is at 92% performance based on 1,302 out of 1,408 minor / other applications determined within time.



- 5.31 Major planning applications, overturned at appeal, within a 2-year rolling period is currently at 0%, which is below the 10% 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' data is subject to change. We have no Major pending appeals awaiting determination by the Planning Inspectorate, however, at this time.



5.32 Decisions on Minor / Other planning applications overturned at appeal within a 2-year period is currently at 1%, which is 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 40 minor / other planning appeals pending with the Planning Inspectorate which could potentially increase our result line from January 2026 onwards, however we are well below the 10% threshold and are not expecting these decisions to significantly affect our performance.



5.33 From April 2025 to December 2025 we decided the following:

- **12 'Major'** applications (compared to the **17** in the same period during 2024/25)
- The average time of decision has decreased from 407 to 355 days and all decisions 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	25/26 (to date)
Major Apps decided	20	15	16	22	19	12

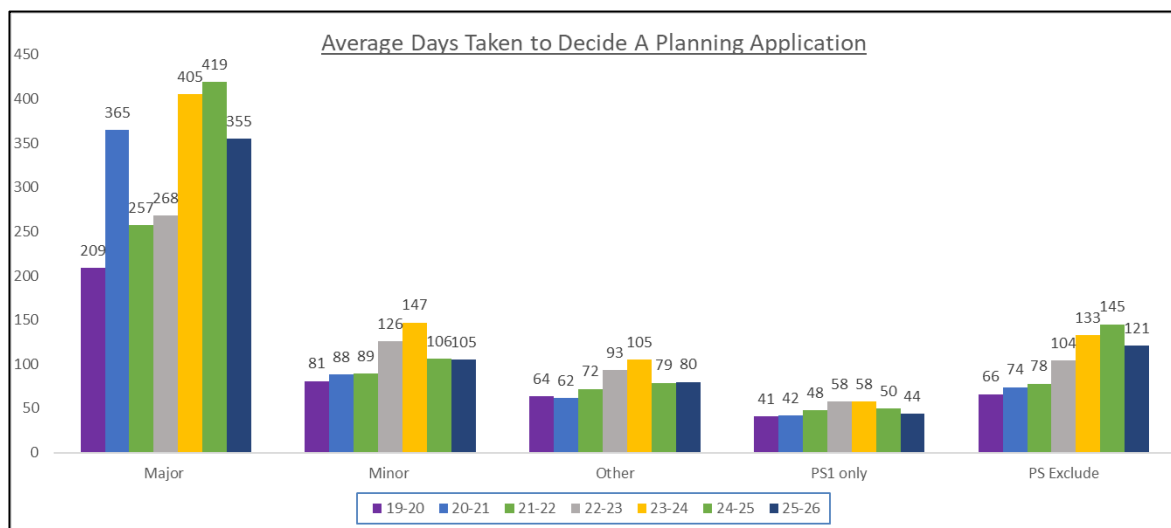
Major applications decided over past five years

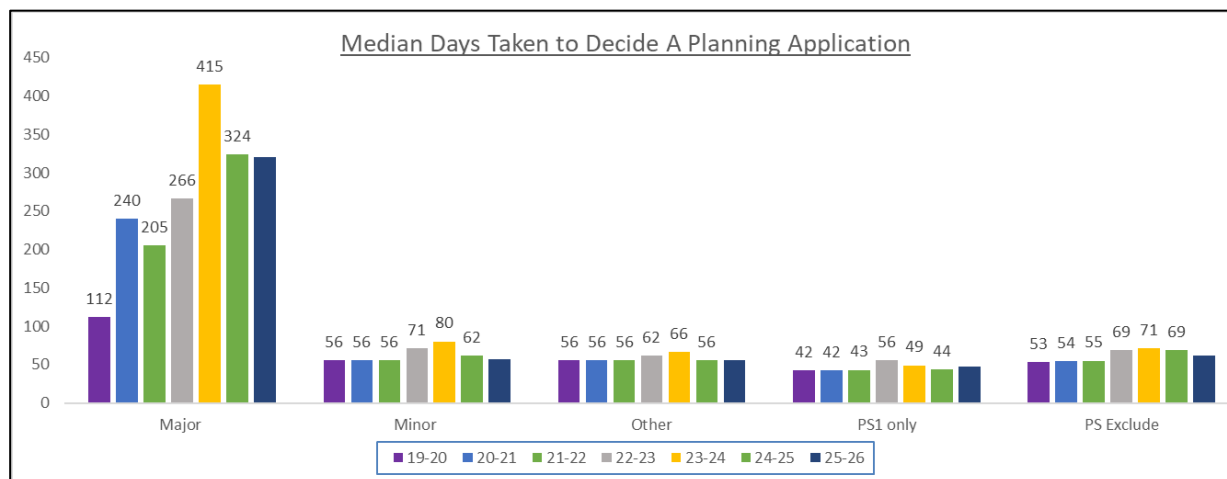
- **448 'Minor'** applications determined (compared to the 444 'Minor' applications in the same period during 2024/35)
- The average decision time has decreased from 109 days to 105 days
- **646 'Other'** applications (compared to the 650 'Other' applications in the same period during 2024/25)
- The average decision time has slightly increased from 79 days to 80 days

5.34 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 2025/26

	Average Days to Decision	Median Days to Decision
Major	355	321
Minor	105	57
Other	80	56
PS1 only	44	49
Excluded	121	62



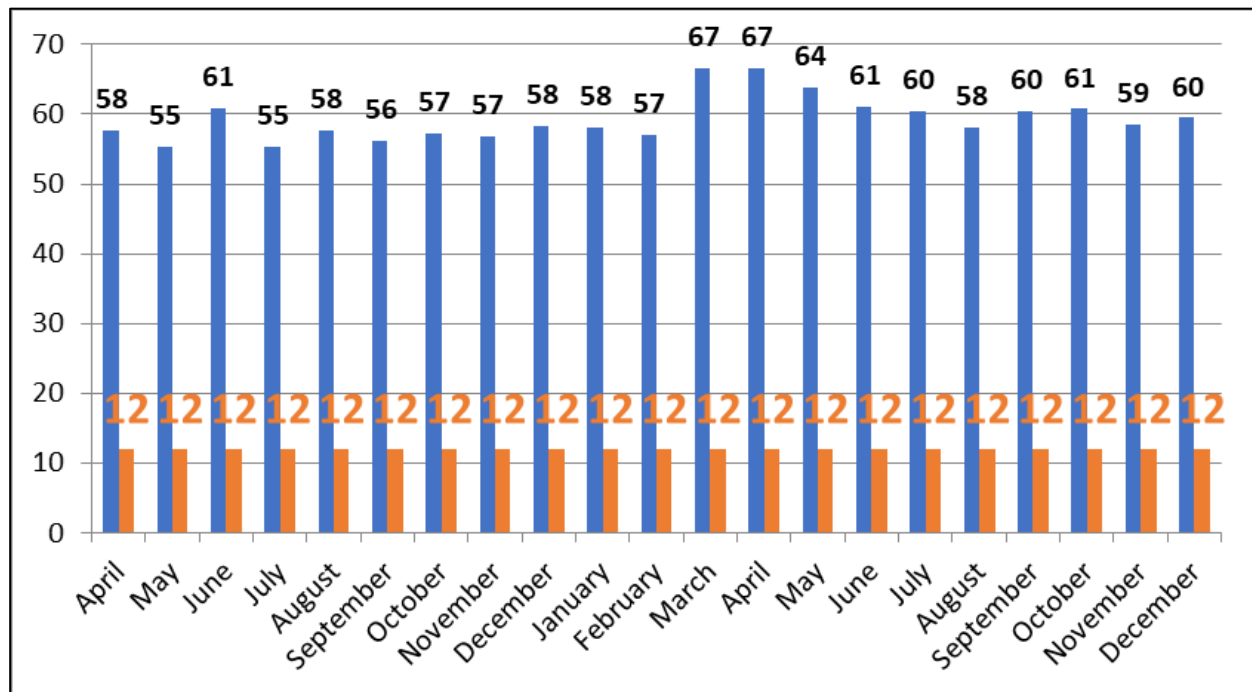


5.35 The overall numbers of applications received, approved, and refused over recent years is set out below:

	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026 (end Dec)
Received	3359	3522	3140	2750	2888	2223
Approved	2590 (85%)	2535 (84%)	2533 (88%)	2421 (88%)	2261 (87%)	1903 (90%)
Refused	475 (15%)	499 (16%)	333 (12%)	340 (12%)	334 (13%)	223 (10%)
Decided	3,065	3,034	2866	2761	2595	2126

5.36 The length of time taken to validate an application is at an average of 17 days, which is the same as the previous financial year. Officers are currently considering proactive measures for how to reduce the average days take to validate applications.

5.37 Officer caseloads are at around 60 per officer at the end of December 2025, which has increased slightly from 58 last year.



Planning Advice Services

- 5.38 During April 2025 to December 2025 there were 259 pre-application meetings (same period last year: 240) generating a total of c.£305,000 in income (same period last year: c.£340,000)
- 5.39 The use of Planning Performance Agreements (PPAs) has generated c.£550,000 in income over the financial year to date, compared to £645k last year.
- 5.40 For express householder written advice, fast-track certificate of lawfulness and fast-track application services across April to December 2025 we received the following:
- 63 Express Pre-applications (same period last year: 46) generating a total of £26,264 (same period last year: £29,223)
 - 14 Fast Track Certificate of Lawfulness applications (same period last year: 10) generating a total of £4,344 (same period last year: £2,899).
 - 15 instances of Fast Track Householder applications (same period last year: 17) generating a total of £7,388 (same period last year: £6,528).

Planning Decisions

- 5.41 The final Government threshold relates to overturns of refusals (officer and committee) of applications on appeal. We are at 0% on minor / other applications.
- 5.42 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.

- 5.43 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.
- 5.44 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.
- 5.45 For the 2025 designation period (2023-25) we will not be designated.
- 5.46 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

- 5.47 There were 995 Enforcement complaints received during April to December 2025, compared to 806 Enforcement complaints received in April to December 2024.
- 5.48 There were 40 Enforcement notices served April to December 2025, compared to 37 Enforcement notices served during April to December 2024.

	2023/24 (Q1-Q4)	2024/25 (Q1-Q4)	2025/26 (Q1-Q3)
Cases received	447	806	995
Cases decided within 8 weeks	121/258 (47%)	286/546 (52%)	484/569 (85.1%)
Cases decided not within 8 weeks	14/258 (5%)	61/546 (11%)	85/569 (14.9%)
Cases with no decision past 8 week target date	123/258 (48%)	199/546 (37%)	349/995 (35.1%)

- 5.49 There continues to be an ongoing issue with high caseloads, significantly exacerbated by the sharp increase in HMO referrals. Changes to the Private Sector Housing referral procedure mean that almost all of their applications are now being passed to Planning. By way of context, the team received approximately 54 HMO referrals in 2022/23 for the entire year, compared with more than 200 referrals in 2024/25. So far in the 2025/26 reporting year, the

team has received 528 HMO referrals. To manage this pressure, officers have created a dedicated queue for HMO cases to enable initial triage, prevent these cases from overwhelming the wider caseload, and improve overall service efficiency.

- 5.50 The Planning Enforcement Team also continues to pursue prosecutions against owners who have failed to comply with existing enforcement notices, which can lead to confiscation orders for unlawfully obtained gains under the Proceeds of Crime Act (POCA) 2002. In addition, the BT phone box enforcement project has now concluded, resulting in the successful removal of fifteen redundant boxes across the borough.

Member Training & Site Visits

- 5.51 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.
- 5.52 Members also undertook learning visits on September 5th 2025 to an emergency accommodation facility on Prince Regent Lane, Newham, E13; and on December 5th 2025 to The Arc Club, a neighbourhood workspace company with a social purpose, which recently opened in The Gessner, Tottenham Hale.
- 5.53 Any suggestions are welcome for visits and training.

Spatial Planning

New Local Plan

- 5.54 On 16 September 2025 Cabinet approved the Council's Draft Local Plan for public consultation.
- 5.55 Consultation on the Draft Local Plan was subsequently launched on Friday 10 October 2025 running until Friday 19 December 2025 (10 weeks).
- 5.56 In accordance with the Communications & Engagement Plan for the Draft Local Plan a wide range of consultation strategies were used including the following:
- dedicated consultation website
<https://haringeynewlocalplan.commonplace.is/>
 - email campaign
 - social media campaign
 - digital advertising
 - press release/news story
 - features in Council newsletters including Haringey People Xtra and Business Bulletin
 - announcements via key Council partners
 - 40 community engagement events including 25 in-person events at key locations across the borough such as libraries, leisure centres, community centres and markets
 - posters/lamp wraps
 - dedicated engagement with specific groups such as young people, people with accessibility needs and neurodivergent people
- 5.57 There were approximately 10,000 respondents to the public consultation. The Planning Policy Team has begun the process of collating, organising and analysing the comments received. In due course a Consultation Statement will be prepared and the feedback will inform the next iteration of the New Local Plan – a Proposed Submission Local Plan (Regulation 19) - due to be published in the second half of 2026.

Neighbourhood Community Infrastructure Levy (NCIL) Round 2 consultation

- 5.58 From 5 December 2025 to 18 January 2026, a consultation was carried out on Neighbourhood Community Infrastructure Levy (NCIL) Spending Round 2.
- 5.59 The consultation had two principal objectives: first to identify the general NCIL spending priorities of residents and communities across the borough's 9 NCIL areas and second to obtain specific project suggestions for projects participants would like to see funded as part of NCIL Spending Round 2.
- 5.60 Over 2700 responses were received to the consultation including 2672 responses on the dedicated commonplace website and 70 email responses. Responses were submitted from all 9 areas within the scope of the consultation.

- 5.61 The Infrastructure Team is currently working through the consultation responses with a view to recommending to Cabinet in March 2026 a selection of proposed projects for spend as part of NCIL Round 2. A total of £1.73m NCIL funding is available for Round 2 spend approval with specific amounts available within each of the 9 NCIL areas.

Infrastructure Funding Statement (IFS) 2024/25

- 5.62 Haringey is currently preparing its Infrastructure Funding Statement 2024/25 which will be published in the first quarter of 2026. 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 being used to support new development and helps ensure transparency and accountability.

Authority Monitoring Report (AMR)

- 5.63 The Planning Policy Team is currently preparing the Haringey Authority Monitoring Report 2025 covering the period 1st April 2024 to 31st March 2025.

Building Control

Performance Overview

- 5.64 The applications to date this year have decreased from previous years due to the reduction in capacity and economic factors. The market share has also decreased for the same reasons
- 5.65 Within the last two months a major private Registered Building Control Approver (RBCA) 'Assent' has gone into liquidation resulting in over 100 applications being reverted to Haringey Building Control, including residential schemes and other schemes such as schools, leaving Haringey Building Control team can check for compliance with the Building Regulations.
- 5.66 Building Control continues to work on the majority of housing schemes within the Borough although with fewer staff and inspections, these developments are proving difficult to service .
- 5.67 We are also currently working on a number of high rise schemes as the Building Control advisor for the Building Safety Regulator.
- 5.68 The team currently has a high number of vacancies, and recruitment has proved difficult as a result of low supply of Registered Building Inspectors (RBIs) and the inability to retain staff and compete with high salaries in a competitive market.
- 5.69 We are trying to 'grow our own' and have recently employed two RBIs who have come through our joint apprentice scheme with the LABC. A new apprentice has also begun his training in January 2026. However, to maintain their training we need to add experienced RBIs to the team.

Building Control	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Applications	1996	2323	1717	2645	2069	1517	1900	1300
Fees	604k	600k	561k	766k	698k	584K	608K	589K
Site visits	6817	6278	5603	6243	5674	3800	2821	1400
Market share	54%	62%	53%	57%	40%	40%	45%	40%
Dangerous Structures	190	162	159	225	204	188	153	131
Demolition Notices	13	29	20	18	22	15	18	13

2025/26 - from 1 April to 31 December 2025

Dangerous structures

- 5.70 There have been 131 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 is pressure to continue to cover the out of hours dangerous structures rota.

Safety at Sports Grounds

- 5.71 In 2025, the Building Control service oversaw 11 large scale events at the Tottenham Hotspur Stadium in addition to the football matches, rugby and NFL games. This involves chairing a Safety Advisory Group (SAG) of all relevant safety stakeholders, including council services, transport operators and emergency services, as well as on-site inspections and issuing of Safety Certificates to ensure events are operated safely.
- 5.72 The number of team members able to undertake these duties has reduced from 4-5 members to 2 and the Council has been working with the Sports Grounds Safety Authority to develop and implement an action plan to ensure appropriate resources are available to fulfil the statutory duties of the Safety at Sports Grounds Act 1975. To date however, the team still has only 2 officers that can undertake these duties.

Building Control reforms

- 5.73 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.
- 5.74 On 15 July 2025 the Government's Building Control Independent Panel published a Problem Statement¹³ and subsequently published a Call for Evidence¹⁴. The key extracts from this include:
- "We have been told that operating under restrictions and with increases in regulations and oversight, local authorities are struggling to deliver their enforcement function against poor quality building work in the private sector. We have heard in addition that commercial bodies are reverting work to authorities in unreasonable circumstances, increasing the local authorities workloads. Where authorities are in this position, it is no surprise that that inspector time is stretched and reactive. In some areas of the country,

¹³ www.gov.uk/government/publications/building-control-independent-panel-problem-statement

¹⁴ www.gov.uk/government/calls-for-evidence/building-control-independent-panel-informing-recommendations-to-government/building-control-independent-panel-informing-recommendations-to-government

authorities have stated publicly they do not have the time or people to undertake the inspections necessary”

- “The panel are particularly concerned about evidence suggesting that building control bodies in local authorities and the private sector are struggling to recruit, This is particularly challenging for local authorities who want to train and retain sufficient building inspector capacity to meet current requirements”
- “We are concerned about the potential impact on this and future government’s ambitions for delivering safe buildings”
- “Wherever the functions sit, the profession needs to be seen as a rewarding career path in both the public and private sectors”
- “Local authorities are at a disadvantage compared to the private sector when paying staff, as a combination of centrally and locally set rules and regulations prevent them from paying staff comparable salaries with the private sector.”
- “Without confidence in the local authority service and their ability to recruit staff to undertake inspections and early enforcement action, there will continue to be little societal reassurance about building standards in England.”

5.75 On 14 November 2025 the Government published a consultation on Building Control: Charges, Notices & Certificates¹⁵ regarding enhancing cost recovery, addressing recent reforms, and providing a more level playing field in competing with the private sector. Within this, the Government has stated:

- Recent reforms "have also been why some inspectors have left the profession, or not sought registration, which has reduced capacity in the sector"
- Government wants "to establish a shared long-term and financially sustainable vision for building control services"
- "There needs to be a significant increase in capacity in the building control profession to deliver those ambitions. The government is working with the sector to support the recruitment and training for significantly more building inspectors"
- "Considering the ageing demographic of the current cohort, to meet this demand, it is clear that the number of competent Registered Building Inspectors registered with the BSR needs to increase significantly. The local authority building control sector needs to be able to pay more attractive salaries to continue to compete with its private sector competitors and become a more attractive career of choice. This may require LABCBs to reassess their job evaluation schemes"

5.76 On 17 December 2025 the Government published a consultation on a Prospectus for a Single Construction Regulator¹⁶. This generally proposes to widen the existing Building Safety Regulator (BSR)’s role to cover other matters

¹⁵ www.gov.uk/government/consultations/building-control-charges-notices-and-certificates

¹⁶ www.gov.uk/government/consultations/single-construction-regulator-prospectus

such as construction materials and professional accreditation. The proposed Single Regulator would continue to oversee Building Control as the BSR currently does. It also stated that the new Building Control Independent Panel would report to the Government by the end of 2026 and it would be published alongside the Government's response in "early 2026".

- 5.77 The Building Control restructure for the Building Regulations inspectors has now been concluded, and all posts have been advertised at least once. Requests for market supplements for some of the posts have been accepted or partially-accepted but not all.

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 1 – Definitions of Categories of Development

Appendix 2 – Council cover letter response to MHCLG & GLA consultations:
Housebuilding in London

APPENDIX 1

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)

APPENDIX 2

Council cover letter response to MHCLG & GLA consultations: Housebuilding in London

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Leader and Cabinet Office

Support for housebuilding consultations

Ministry of Housing, Communities and Local Government and the Greater London Authority

Sent by email to:

londonhousingconsultation@communities.gov.uk

londonplan@london.gov.uk

Date: 22/01/2026

Contact: Planning Policy Team

Direct dial: 020 8489 7007

Email: bryce.tudball@haringey.gov.uk

Dear Steve Reed OBE MP & Mayor Sadiq Khan

Support for housebuilding in London

Thank you for the opportunity to respond to the consultations of the Ministry of Housing, Communities and Local Government and the Greater London Authority in relation to your joint proposals to support housebuilding in London and help address the current housing crisis. We thank you for making support for housebuilding such a priority.

Haringey seeks to be a place where all our residents can belong and thrive. To this end, we recognise how vital it is for everyone to have a safe, sustainable, stable and affordable home. Haringey is therefore a very ambitious borough in delivering affordable and private homes. We have:

- Over 8,000 homes with extant planning consent
- An aspirational New Local Plan under preparation
- Completed over 840 high-quality homes let at council rents, with more than 2,000 under construction – creating genuinely affordable homes for our residents

The Council has a strong track-record of granting planning permission for new homes with around 8,000 homes with extant planning consent (equivalent to 5 years of our current annual housing target). To ensure we continue to have a robust housing supply going forward we recently completed consultation on our Draft Local Plan which includes provision for over 16,000 new homes and securing affordable housing. Crucially the Draft Local Plan does this as part of a borough-wide framework for placemaking to ensure that new development is of a high-quality and delivers a wide range of benefits for existing residents and communities. We are on track to submit a Submission Local Plan for public examination later in 2026.

The over-riding need for homes in Haringey and across London is for genuinely affordable homes, specifically those at low-cost rents such as social rent. Housing affordability is a key challenge for Haringey's residents and the pressure due to the lack of supply and high demand of affordable housing is placing the Council under considerable pressure with escalating temporary accommodation costs. Delivery of additional affordable housing is therefore essential including to help address London's current homelessness crisis. This is why the is therefore on a mission to build 3,000 new high-quality council homes by 2031. With 2,000 underway and over 840 complete, our award-winning teams are creating places and spaces residents can live happy and healthy lives. As a supplement to building council homes ourselves we seek to secure as much affordable housing in new private development as possible without making such development unviable.

Evidence over recent years clearly points to a reduction in private housebuilding across London and we therefore understand your desire to provide temporary emergency support to drive up housebuilding in the capital. However, in developing the proposals, the government and Mayor must be careful in considering who new homes are for, who will be living there, and how our existing communities will benefit from new homes. As such, we have some concerns about your proposals as set out below.

Proposals do not address root causes of London's housebuilding crisis

The Council considers that some of the proposals are misplaced and do not address the root causes of London's current housebuilding crisis. While we can understand the merits of proposals which seek to improve viability of development, the focus should be on addressing the primary barriers to getting London building again which include soaring construction costs, building safety delays, lack of skilled labour, investor confidence, economic instability and affordability concerns. The chosen proposals could reduce the benefits of new development for communities and should be carefully considered to ensure they accelerate housebuilding as intended.

Potential detrimental impact on affordable housing delivery

The overriding need for housing in Haringey is for genuinely affordable housing and we are concerned the proposals will have a potential negative effect on the delivery of affordable housing delivery – both in the short-term but potentially also in the medium to long term - and in doing so mean new development will fail to meet the evidenced housing needs of our communities. Given the scarcity of land in London there is a significant opportunity cost for every site that does not maximise affordable housing. Haringey is already pragmatic in approving permissions for the maximum viable amount of affordable housing and community benefits in light of economic conditions and the drafted proposals would not advance our ambition in this.

At the current time, the most viable tenure of conventional housing in London, using grant, is affordable housing and therefore it does not make sense to focus measures on reducing the requirement for this within individual schemes. Delivering affordable housing within private schemes helps to de-risk delivery and support viability, particularly when the private market is underperforming. An alternative approach in the current housing emergency would be to focus the package of measures on how sites currently available for housing can be brought forward for affordable housing focused schemes. The Council is aware of significant amounts of institutional money ready to invest in affordable housing delivery if national and regional government can provide the appropriate investment guarantees. Bringing forward affordable housing at scale would help meet evidenced need and have the co-benefit of reducing demand for temporary accommodation which is a huge drain on public money in London boroughs.

The provision of affordable housing, funded through private housebuilding, will always be an area of challenge based on current national planning policy and the Council expects that developers will continue to challenge affordable housing levels even with the emergency measures in place. This is why an alternative focus could be as suggested above which will do more to get the biggest sites moving. Councils like Haringey are ready and willing to engage with developers on acquiring new affordable homes.

Loss of income for essential infrastructure

The Council objects to the proposal for emergency CIL relief in London. Any reduction in CIL income which arises from such relief will have significant consequences for infrastructure funding and delivery including of essential and critical infrastructure required to deliver the Council's adopted local plans and which facilitate sustainable and good growth. Haringey is proactive in allocating CIL and Neighbourhood CIL as part of its strategy to support development and our communities.

CIL is a key funding source for Haringey's capital programme and a reduction in expected income would result in reductions in infrastructure investment including in essential infrastructure. Haringey has a good track record of allocating CIL in delivering essential infrastructure to support new development including:

- Transport & active travel
- Parks & play space

- Tree planting
- Youth space
- Public realm
- Library accessibility

The proposals are over-complicated and the government should consider alternative and simpler approaches for temporary emergency measures for CIL, such as looking at the payment date triggers and instalments to help viability where cashflow may be an issue.

The proposal that the emergency CIL relief would apply to borough CIL only and not to Mayoral CIL is fundamentally unfair. If the relief is implemented as proposed then the Council expects a commitment from the Mayor of London to start diverting Mayoral CIL to Crossrail 2, as intended when the Mayoral CIL 2 was devised, which would bring major benefits to Haringey and other boroughs, including boosting housing delivery in the long term.

Undermining of support for development

Development which does not meet local housing needs and which is not supported by appropriate infrastructure investment risks undermining community support for new development. The Council is concerned about the proposal to extend the Mayor of London's call-in powers. The proposal is not a time-limited one and will reduce the power of councils to take planning decisions. As set out above, Haringey has a strong track-record of granting planning permissions. We take a pragmatic approach to applying design guidance and work collaboratively and proactively with developers to improve schemes and find quality solutions on behalf of our residents and communities.

Notwithstanding this, there will be occasions where schemes are not of a satisfactory quality and councils are minded to refuse planning permission for good reason and it is right that they should have this opportunity and authority to make such decisions. Councils such as Haringey should not be detrimentally impacted by a small number of councils who make unjustified planning decisions and issues with such councils should be addressed at a single authority level and not at a London-wide level. It is essential that residents, communities and their elected representatives are engaged by developers and they are given the opportunity to shape the places in which they live and increasing call-in powers for the Mayor of London runs contrary to this.

Lowering quality of homes

Haringey has some concern that the proposals could unintentionally risk lowering quality of new homes delivered. Haringey's approach is to push for high quality housing and holistic design solutions, through a rigorous approach to design and quality, in the context of economic challenges. It is important that proposals do not compromise councils' abilities to secure good public health and quality-of-life outcomes.

Additional resource requirements of package of proposals

The proposals as a whole will create additional administrative costs, resource, and capacity burdens, which many authorities will be unable to service. The government should consider simpler approaches to not risk clogging-up local planning authorities with extra administration when the intention is to speed up housebuilding and support delivery.

The government should continue its work in supporting the capacity and skills of public sector planning and other related functions including building control and safety which are under significant resource pressure at the moment. A well-resourced built environment sector will help unblock and speed up housing and affordable housing delivery.

Haringey is committed to delivering high-quality and sustainable homes that meet the needs of our residents and communities. We are grateful for the opportunity to engage with you on the proposals and trust that our concerns will be fully considered. This letter accompanies our detailed technical response to

the consultation. Please contact Bryce Tudball, Head of Spatial Planning, should you require further information or clarification.

Yours faithfully

Cllr Peray Ahmet
Leader of the Council

Cllr Sarah Williams
Deputy Leader, Cabinet Member for Housing and Planning