

NOTICE OF MEETING

REGULATORY COMMITTEE

Thursday, 16th January, 2020, 7.00 pm - Civic Centre, High Road, Wood Green, N22 8LE

Members: Councillors Vincent Carroll (Chair), Gina Adamou (Vice-Chair), Dhiren Basu, John Bevan, Mike Hakata, Luke Cawley-Harrison, Justin Hinchcliffe, Peter Mitchell, Reg Rice, Viv Ross, Yvonne Say, Preston Tabois and Sarah Williams

Quorum: 4

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. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. 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 and using the public seating area, 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**

3. **URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be dealt with under the agenda item where they appear. New items will be dealt with at item 9 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. MINUTES (PAGES 1 - 4)

To approve the minutes of the meeting held on 15 October 2019.

6. BENCHMARKING & REVIEW OF FEES AND CHARGES 2020-21 - LICENCES (PAGES 5 - 22)

The Council's income policy requires an annual review of the level of the fees and charges levied upon service users. The aim of the review is to ensure that income generated ensures full cost recovery.

A small number of items (relating to certain approvals, consents, permits and licenses) cannot be made by the Executive and are, therefore, reserved for consideration and decision by the Council's Regulatory Committee. The committee is being asked to approve the fees and charges for 2020/21.

7. PLANNING SERVICES 2019/20 OCTOBER-DECEMBER UPDATE (PAGES 23 - 34)

A report on the work of the Planning Service in October - December 2019 as well as figures for the application performance in the last financial year

8. AUTHORITY MONITORING REPORT (AMR) 2018/19 (PAGES 35 - 106)

The Authority Monitoring Report (AMR) is used to assess the effectiveness of Haringey's planning policies and to inform any future revisions to policies or their implementation.

This AMR covers the monitoring period 1st April 2018 to 31st March 2019. This is the first AMR prepared since the Borough Plan 2019 - 2023 was published. Therefore, in addition to covering planning policy performance, the AMR also details the priority outcomes that are in the Borough Plan, where relevant. This will help to set a framework for future reporting, where further opportunities for alignments with the Borough Plan monitoring process can be explored. This AMR was published in early January 2019.

9. NEW ITEMS OF URGENT BUSINESS

To consider any new items of urgent business admitted under agenda item 3 above.

10. DATES OF FUTURE MEETINGS

12 March 2020

Felicity Foley, Acting Committees Manager
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Bernie Ryan
Assistant Director – Corporate Governance and Monitoring Officer
River Park House, 225 High Road, Wood Green, N22 8HQ

Wednesday, 08 January 2020

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MINUTES OF MEETING REGULATORY COMMITTEE HELD ON TUESDAY, 15TH OCTOBER, 2019, 7.00 - 8.52 PM

PRESENT:

Councillors: Vincent Carroll (Chair), Dhiren Basu, Patrick Berryman, Mike Hakata, Peter Mitchell, Reg Rice, Viv Ross, Yvonne Say and Preston Tabois

72. FILMING AT MEETINGS

The meeting was not filmed or recorded.

73. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Adamou, Bevan, Cawley-Harrison, Hinchcliffe and Williams.

Councillor Berryman was in attendance as a substitute for Councillor Bevan.

74. URGENT BUSINESS

75. DECLARATIONS OF INTEREST

None.

76. MINUTES

The minutes of the meeting held on 1 July 2019 were approved as a correct record.

77. COMMUNITY INFRASTRUCTURE LEVY (CIL) PARTIAL REVIEW: DRAFT CHARGING SCHEDULE (DCS) CONSULTATION

Rob Krzyszowski, Head of Planning Policy, Transport & Infrastructure, introduced the report as set out. The Haringey CIL came into effect in 2014, and the rate for the East of the Borough was set at £15 per sqm. A previous consultation had been carried out in 2017 to increase the rate, but this had not been implemented due to the impact it would have had on approved outline planning applications at the time. BNP Paribas has carried out a viability assessment and recommended that the rate be increased to £50 per sqm for the East. Officers considered that this rate was the limit for the area based on the evidence provided. If the rate was set too high, with no evidence base, then the charging schedule would be rejected at examination stage, and the Council would be left with the existing rate. It was expected that the new rate could be implemented in early 2021, and no further increases should be required (the rates would increase in line with inflation).

Officers responded to comments and questions from the Committee:

- Page 5, student accommodation 2nd bullet point should read as £85.
- The new rate would apply to new permissions applied for from the date of implementation – it would not affect developments where permission had already been granted.
- Increasing the rate in 2017 would have resulted in issues with approvals for outline planning applications, as viability assessments would have been calculated based on the old CIL rate. An increase in the CIL rate would have resulted in a loss of affordable housing for the Hale Wharf and Ashley Gardens developments.
- Comparisons had been made with neighbouring boroughs, however it was not directly comparable as each borough would have their own affordable housing policy, and this would have an impact on the CIL rate set.
- Consultation would be targeted at the Planning Policy database. It was anticipated that developers would consider that the rate was set too high, but unless alternative evidence could be provided, officers felt that the Council was in a good position to present the proposed rate at examination stage.
- There would be other consultations on neighbourhood CIL spending, separate to this consultation.

RESOLVED that

- i. The update on the Haringey CIL be noted;**
- ii. The next steps for the partial review of the Council's CIL Charging Schedule be noted;**
- iii. Cabinet be recommended to approve the public consultation, in accordance with Regulation 16 of the CIL Regulations 2010, for the following Proposed Submission documents, prior to their submission for examination:**
 - The Haringey CIL Draft Charging Schedule (Appendix B) as revised and updated from the Preliminary Draft Charging Schedule;**
 - Community Infrastructure Levy: Eastern Haringey Viability Update Study prepared by BNP Paribas (October 2019) (Appendix C);**
- iv. Cabinet be recommended to delegate authority to the Director for Housing, Regeneration and Planning, following consultation with the Cabinet Member for Climate Change and Sustainability, to finalise and approve the Proposed Submission documents (as set out in recommendation 3), in accordance with section 212 of the Planning Act 2008 and Regulation 19 of the CIL Regulations 2010 (as amended) for submission for examination, including to:**
 - Make modifications to the Submission documents arising from consultation and throughout the examination, including undertaking any necessary further consultation to ensure the legal requirements are met;**
 - Submit the Draft Charging Schedule, the Council's responses to the representations submitted to the Draft Charging Schedule, and the necessary procedural and evidence base documentation, together with any proposed modifications.**

78. REVISED LOCAL DEVELOPMENT SCHEME (LDS)

Rob Krzyszowski, Head of Planning Policy, Transport & Infrastructure, introduced the report as set out. It was a legal requirement to set out the timetable for planning policy / local plan documents. The need to update the Local Development Scheme was due to the North London Waste Plan reaching examination stage.

RESOLVED that Cabinet be recommended to approve the revised Local Development Scheme (LDS) at Appendix A for publication with immediate effect (12 November 2019).

79. 2019 QUARTER 2 WORK REPORT - PLANNING SERVICES

Emma Williamson, Assistant Director for Planning, Building Standards and Sustainability, introduced the report as set out.

Officers responded to questions from the Committee:

- The Self Build Register had been approved by Cabinet and was now in place.
- Officers were working on a draft SPD for Highgate School, further information would be available next year. The school were developing plans to enhance the estate. An SPD ensured that the development could be consulted on as a whole, and local residents would be able to see the whole plan, rather than a series of smaller applications.
- Consultation would begin on Conservation Area Appraisals and the Article 4 Directives in the next few weeks.
- Kerswell Close – the Property Team had been informed about the outcome of the appeal, and if Pocket Living chose not to take the case to the High Court, or lost their appeal, then Haringey could take back the site.
- Draft London Plan – the independent Inspector report should be available by the end of November – the Committee would be kept updated on this.
- Dockless bikes – London Councils were investigating the implementation of a by-law to stop users leaving bikes in the middle of the highways. The plan would be to designate zones in the borough where bikes could be parked. The Council could sign up to the by-law, but also choose not to adopt a dockless bike scheme.
- CIL spend consultation, page 10 – the suggestions received would be narrowed down to the most popular ones.
- The proposed cycle lane from South Tottenham to Camden would involve both the main and side roads, and would be the best route to cause the least disruption to other road users, but also make it a convenient route for cyclists.
- It was a struggle to recruit Building Control officers, as there was not a huge number of qualified people available to apply for the roles. The service were looking at apprenticeships and how to develop existing staff.

RESOLVED that the report be noted.

80. NEW ITEMS OF URGENT BUSINESS

None.

81. DATES OF FUTURE MEETINGS

16 January 2020

CHAIR: Councillor Vincent Carroll

Signed by Chair

Date

Report for: Regulatory Committee 16th January 2020

Title: Benchmarking & Review of Fees and Charges 2020-21 - Licences

Report

authorised by: Eubert Malcolm – Interim Assistant Director – Stronger Communities

Lead Officer: Daliah Barrett

Ward(s) affected: ALL

Report for Key/

Non Key Decision: N/A

1. Describe the issue under consideration

- 1.1. The Council's income policy requires an annual review of the level of the fees and charges levied upon service users. The aim of the review is to ensure that income generated ensures full cost recovery.
- 1.2. A small number of items (relating to certain approvals, consents, permits and licenses) cannot be made by the Executive and are, therefore, reserved for consideration and decision by the Council's Regulatory Committee. The committee is being asked to approve the fees and charges for 2020/21.
- 1.3. This report sets out the proposal to not increase fees for those licensing regimes where the Council has the power to set its own fees for 2020/21. The fees will still enable the Council to recover its costs in managing and administering these licensing regimes. There is also a proposal to impose an application fee for exempt massage and special treatment businesses. The types and frequency of applications has remained static in most cases.

2. Reason for Decision

- 2.1 It is a requirement of the Council's income policy to review fees and charges annually. The financial position of the Council supports the view that levels of fees and charges should be maximised commensurate with the full recovery of costs, taking into account all relevant factors including the effect on service users and any consequent demand for services. Fees/charges are required to be set correctly so as to comply with the requirements of the Provision of Services Regulations 2009, based on the EU Services Directive. Under these regulations any charges which applicants incur under a licensing scheme must be reasonable and proportionate to the cost of the procedures and formalities under the scheme, and must not exceed the cost of those procedures and formalities. Failure to do this could result in the Authority levying a fee that is subsequently considered to have been set unlawfully.
- 2.2 It is a requirement of the London Local Authorities Act 1990 that fees are reviewed to ensure that fees are set to cover the full cost recovery to the Local Authority. The Supreme Court case of (*R (Hemming and Others) v Westminster City Council*) concluded that the amount of the fee is required to be determined every year and further to that a Local Authority was precluded from making a profit from the licensing regime.

3. Recommendations

That Regulatory Committee approve:

- 3.1. The fees for 2020/21 which are to remain as they were for 2019/20; and
- 3.2. The imposition of an application fee for Exempt premises for massage and special treatment.

4. Alternative options considered

- 4.1. An increase, for 2020/21, even if it is inflationary only will impact on the small businesses in the borough. Benchmarking has been carried out on Massage and Special treatment fees, Street trading fees and animal licensing, Haringey remains one of the most expensive boroughs An inflationary increase is not appropriate at this time as even this level of increase will impact on street trading fees significantly. At this time we are able to maintain full cost recovery. The number of applications have remained static, Street trading income is around £204,000 per year.
- 4.2. We have considered continuing not to charge for dealing with application for exempt massage and special treatment premises. However, benchmarking has shown that other boroughs make a charge for dealing with these. If we continue to make no charge we will continue incurring costs that we are not recovering. A proportionate charge is being proposed.
- 4.3 We cannot increase any other fees collected through the Licensing processes, which has an income target of £483,000. Licensing Act and Gambling premises are already set at Statutory maximum and make up approximately 65% of the fees collected. The Gambling income will decrease due to the changes in law on fixed odds betting terminals which will see betting shops closing down and annual fees no longer being paid to the Licensing Authority.

5. Background information

- 5.1 Throughout 2019 the Licensing Service has received various Members enquiries and traders complaints relating to street trading fees and the cost of these fees being high and disproportionate as well as prohibitive for businesses that wish to make use of the pavement for street trading and enhancing their business offer in the community. Complaints have been received from businesses such as;

Planet Organic – Member intervention on street trading costs.

Renaissance Myddleton Road- Member intervention on costs- Cllr Bull is requesting that a reduced start up period or other process be put in place.

The Prince Public House- Members and MPs enquiries asking for the fees to be reduced and the Council be more supportive of the business.

Crouch End Businesses – Members often stated that the cost of the street trading process was prohibitive for businesses.

- 5.2 Benchmarking has been carried out and is at App 1 with some narrative below to explain and compare figures.

5.3 Street Trading

The street trading fees across the boroughs are set quite differently. It is challenging to find a medium between the fees as they are set so differently. In Haringey we have set the fees to ensure we can provide a cost neutral service including the enforcement aspect of the workload. Our costs are lower than other borough as we do not run council led markets. We have had several businesses complain about our costings for displaying tables and chairs and therefore leading them to only use this licence seasonally as it is not affordable all year round for small businesses.

Our application fee for shop front and tables and chairs is in line with most neighbouring boroughs. However as we charge per square metre the monthly costs is higher than others. It should be noted that other Local Authorities charge up to a certain number of tables and chairs.

We would be putting our small businesses under a lot of financial strain raising the fees. We are increasingly finding more businesses displaying tables and chairs and shop fronts without a licence and with enforcement action being limited it is unfair to target businesses currently paying for licences.

5.4 Animal Activities Licensing

Our animal fees have only just been set according to new legislation. We are currently still processing the level of work it will take for each licence and also need to see what the charges from City of London Vets will be at the end of the financial year. Our application fee seems to be in line with two other Local Authorities but higher than four others. The second part of the fee is relevant to the number of visits and enforcement action required. We will be in a better position next year to see if this fee should be increased.

New applicants complain that the level of fees are very high and does not take into account the small doggy day care two dog operations which are still having to pay out in excess of £500 for a licence as their activity is now caught by the new legislation.

The revised fees to take into consideration the new regulations for animal activities which has seen the last two remaining pet shops in the borough close their doors as they were not able to afford the cost of a new licence under the new regime.

5.5 Massage & Special Treatment

The MST fees are set so differently between authorities that it is very hard to compare them. It should be noted the Haringey fees are more expensive in the long run as we charge for each therapist and what treatment that therapist is undertaking.

We note that Hackney charge a registration fee for exempt premises. This is something we are now proposing to adopt due to the work involved being time consuming. We are proposing to charge a registration fee which will be 50% of the application fee for whatever class of treatment the exempt premises is applying for. This would cover admin and any Health & Safety visit required. We would not be making a profit from imposing this charge.

5.6 Scrap Metal

Our fees are the lowest for site licenses among the boroughs benchmarked with. Our fee is currently £358 and highest found in a neighbouring borough was £909. We

cannot justify increasing to the highest figure, however we have considered a raise to come in line with the other local authorities, this would mean a possible increase of around 45%. However, this is not proposed currently because we do not have the enforcement figures to assess this at this time.

Our collectors licence fees are the second lowest amongst the boroughs we benchmarked with. Our fee is set at £256 and the highest at £701. Again without figures of any enforcement operations taken to inspect or enforce these licences we would not recommend increasing the fee. Over the years our licences have reduced drastically we started with 32 licences and currently have eight.

6. Governance

6.1 The Regulatory Committee have responsibility for the determination of certain specified fees and charges, namely:

- Fees for applications for Special Treatment Licensing under the London Local Authorities Act 1991.
- Fees for applications for Street Trading under the London Local Authorities Act 1990
- Fees for applications for Animal Activities Licensing are normally included but are subject to a separate report this year due to the new regulations coming into effect in October 2018.
- Fees for applications for Hypnotism, Sex Shops, Sexual Entertainment Venues, Scrap Metal & Motor Salvage Operators licences.
- Gambling Act 2005 and Licensing Act 2003.

6.2 The requirement or ability to levy a fee/charge for these matters are provided for in statute, either being set down as a fixed amount (statutory prescribed) that the Council cannot vary/set, or by providing the authority with the power to set a fee/charge in accordance with the requirement of the legislation (e.g. up to a maximum amount, or cost recovery only, or reasonable cost etc.) (Statutory discretionary).

7 Contribution to strategic outcomes

7.1 The fees contribute to Priority 4 of the Borough Plan –Economy

- A growing economy and thriving local businesses, supported by a community wealth building approach.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

8.1 Chief Finance Officer

In general fees & charges recover some or all of the costs of services from users. No inflationary increases are recommended to all Licencing processes for 2020/21; for

those fees and charges that are not already statutory, apart from now imposing an application fee for Exempt applications for massage and special treatment.

This recommendation for fees and charges to remain as they are for year 2020/21; is in order to provide some support to local businesses who regard the current fee levels as being prohibitive to businesses.

8.2 Assistant Director of Corporate Governance

The Assistant Director of Corporate Governance has been consulted in the preparation of this report and advises as follows:

There are a variety of legislative powers that entitle the Council to charge fees for different licensing activities. In some instances, the Council has no discretion as to the level of the charge. In other cases, the specific legislative provisions allow authorities to decide whether to charge and how much.

Regulation 18(4) of the Provision of Services Regulations 2009 requires that any charges that the Council imposes must be reasonable and proportionate to the costs of the procedures and formalities under the licensing scheme and must not exceed the cost of those procedures and formalities.

In reviewing fees and charges, services need to demonstrate that they have had due regard to the overarching Public Sector Equality Duty as set out in the Equality Act 2010.

Certain fees may not be set by the Cabinet. The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 provides that decisions on certain approvals, consents permits and licenses (for example premises licences; licenses for street trading) cannot be made by the Executive (Cabinet). Likewise, charges for such approvals, consents, permits and licenses may not be determined by the Cabinet. These fees will be set by the Regulatory Committee and are the subject of this report.

The proposal not to increase the discretionary fees and to impose a new application fee for the exempt massage and special treatment applications do not give rise to any legal implications.

10 Equalities

10.1 The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to:

- tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
- advance equality of opportunity between people who share those protected characteristics and people who do not;
- foster good relations between people who share those characteristics and people who do not.

10.2 An EQIA screening tool has been prepared. These changes will have a low impact overall and are not expected to have a disproportionate impact on any protected groups.

11 Use of Appendices

Appendix 1 Benchmarking document

Appendix 2 Schedule of Licensing Fees 2020-21

Appendix 3 Equalities Impact Assessment screening tool

Street Trading

London Borough	Stall App Fee	Day Rate	Shop Front	Tables & Chairs	stalls/ vans
Haringey	N/A	25	App Fee: 133.00 weekly: 17.00	App Fee: 72.00 weekly: 15.00	weekly: 19.00-62.00
Enfield	444 upto 20 stalls	N/A	Annual Lic: 924	Annual: upto 3sqm: 330 3- 10sqm: 500 10-15sqm: 975 15 25sqm: 1925	Annual: 197
Waltham Forest	N/A	9.00-73.50	app fee: 35.50 registration fee: 35.50 per square metre per week 10	app fee: 35.50 registration fee: 35.50 per square metre per week 10	
Hackney	50	10.00 - 116.00	app fee & renewal: 50 6 month fees less than 6m2: 364 6m2- 11m2: 442 more than 11m2: 455	app fee: 100 renewal: 50 6 month fees less than 6m2: 130 6m2-11m2: 160 more than 11m2: 170	
Barnet	n/a	15 per trader per month	£100 app fee £450 once granted	£100 app fee £450 once granted	
Islington	30	10.00-75.00	App Fee: 100 Ren: 30 weekly: 5-15	App fee: 410 seat 1-12: 31-76 per additional seat: 26-56	annual: 56.33 1640
Camden	60.39	10.00-135.00	Annual Lic: 1200 App Fee: 100 6mth Renewal: 60.30	app fee: 430 renewal: 380 per chair: 45	

Animal

	Haringey		Camden		Islington	Hackney	Waltham Forest	Barnet			Enfield	
Pet Shop	£425 part A	£160 Part B	£435 part A	£225 Part B	1 year £375 2 year £750 3 year £1125	£206	£305	App: £125	Insp: £220	Annual £140	£189 part A	£260 part B
Dog Breeding	£425 part A	£160 Part B	£440 part A	£225 Part B		£235		App: £125	Insp: £220	Annual £140	£367 part A	£270 part B
Animal Boarding	£425 part A	£160 Part B	£435 part A	£225 Part B	1 year £375 2 year £750 3 year £1125	£235	Under 100 animals £270 Over 100 animals £410	App: £125	Insp: £220	Annual £140	£313 part A	£212 part B
Day Boarding	£425 part A	£160 Part B	£225 part A	£225 Part B	1 year £375 2 year £750 3 year £1125	n/a	£180	App: £125 over 6 dogs £125	Insp: £76 over 6 dogs £110	Annual £140 over 6 dogs £140	£260 part A	£186 part B
Home Boarding	£425 part A	£160 Part B	£265 part A	£225 Part B	1 year £375 2 year £750 3 year £1125	n/a	£160	App: £125 over 6 dogs £125	Insp: £76 over 6 dogs £110	Annual £140 over 6 dogs £140	£207 part A	£186 part B
Performing Animal	£425 part A	£160 Part B	£435 part A	£100 Part B	£300		no longer issued	App: £125	Insp: £211	£0	£268 part A	£241 part B
Riding Establishments	£425 part A	£160 Part B	£445 part A	£100 Part B			£710	App £125	Insp: £630 for 30+ horses £490 for 15-29 horses £315 for upto 15 horses	Annual: £755 for 30+ horses £615 for 15-29 horses £440 for upto 15 horses	£600 part A	£39 part B
Dangerous/ Wild Animals	£425 part A	£160 Part B			£750	£235	£400	App £498	Renewal £486		£364 part A	£185 part B

MST Licence fees Benchmarking 2017

	Haringey	Enfield	Islington	Camden	Hackney	Barnet	Waltham Forest
Class 1 - App Fee	£543	£735	High Risk £780 Low Risk £442	£2,315.83	£627 - exempt premises registration fee £67	£247	Premises offering up to 2 treatments (not Laser/IPL): £452 Laser/ IPL: £500 each additional treatment: £116 Maximum licence fee: £712 premises only ear piercing: £187 premises only manicure: £361
Class 1 - Therapist Fee	£394	N/A	N/A	N/A	registration fee for all therapists is £117 - exempt therapist £27	N/A	£77
Class 2 - App Fee	£543	£540	High Risk £780 Low Risk £442	£870.06	£488	£325	N/A
Class 2 - Therapist Fee	£102	N/A	13	N/A	N/A	N/A	N/A
Class 3 - App Fee	£205	£394	High Risk £780 Low Risk £442	N/A	N/A	£444	N/A
Class 3 - Therapist Fee	£97	N/A	£13	N/A	N/A	N/A	N/A

Class 4 - App Fee	£154	N/A	High Risk £780 Low Risk £442	N/A	N/A	Laser additional £73	N/A
Class 4 - Therapist Fee	£87	N/A	£13	N/A	N/A		N/A
Renewal	N/A	Class 1: £587 Class 2: £427 Class 3: £313	High Risk £682 Low Risk £341	Class 1: £2285.07 Class 2: £683.40	Class 1: £618 Class 2: £449	Class A: £197 Class B: £334 Class C: £444 Laser: £73	N/A
Variation	Class 1: £394 Class 2: £102 Class 3: £97 Class 4: £87	Class 1: £364 Class 2: £244 Class 3: £218	all changes £227 to add treatment £48	£154.02 new Category of treatment: £231.54	£143	Class A: £62 Class B: £79 Class C: £96 Laser: £0	N/A
Transfer	Class 1: £272 Class 2: £272 Class 3: £103 Class 4: £87	Class 1: £274 Class 2: £154 Class 3: £154	£130	£154.02	£117	Class A: £62 Class B: £79 Class C: £96 Laser: £0	N/A
Occasional	Class 1: £272 Class 2: £272 Class 3: £103 Class 4: £87	Class 1: £366 Class 2: £271 Class 3: £228	£243	N/A	Class 1: £273 Class 2: £208		N/A

Comments: Our fees work out to be more expensive as we charge for each additional therapist, whereas other neighbouring boroughs only charge application fees.

Scrap metal

London Borough	New	Renewal	Variation	Duplicate
Haringey	Site: £358 Collector: £256	Site: £358 Collector: £256		Site: £25 Collector: £25
Enfield	Site: £701 Collector: £701	Site: £338 Collector: £291	Site: £344 Collector: £344	N/A
Waltham Forest	Site: £909 Collector: £309	Site: £784 Collector: £230	Site: £141 Collector: £149	Site: £50 Collector: £50
Hackney	Site: £379 Collector: £199			
Barnet	Site: £570 Collector: £265	Site: £450 Collector: £200	Site: £230 Collector: £130	Site: £20 Collector: £20
Islington	Site: £490 Collector: £295	Site: £490 Collector: £295	Site: £245 Collector: £235	Site: £5 Collector: £5
Camden				

emailed

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Regulatory Services contd.	Current Charge	Proposed Charge	% Increase	
	£	£		
THE FEE MAXIMUMS ARE PRESCRIBED BY THE SECRETARY OF STATE AND THE LEVEL OF FEE APPLIED LOCALLY IS DETERMINED BY THE FULL LICENSING COMMITTEE (Fees set to comply with Secretary of State Maximum Levels)				
6. Sex Entertainment Venue				
New Registration fee:	3,000	3078.00	2.60%	3072
Annual Renewal fee	1,935	1985.31	2.60%	1981
Hypnosis	500	513.00	2.60%	512
7. Special Treatment Premises(See Regulations for Class Classification)				
Class 1:				
Applicants fee	530	542.72	2.60%	543
Per additional person authorised to give treatment	385	394.24	2.60%	394
Class 2:				
Applicants fee	530	542.72	2.60%	543
Per additional person authorised to give treatment	100	102.4	2.60%	102
Class 3:				
Applicants fee	200	204.8	2.60%	205
Per additional person authorised to give treatment	95	97.28	2.60%	97
Class 4:				
Applicants fee	150	153.6	2.60%	153
Per additional person authorised to give treatment	85	87.04	2.60%	84
Exempt MST applicants to pay 50% of the relevant Class fee for registration.				
Scrap Metal				
Collectors	250	256.00	2.60%	
Site	350	358.40	2.60%	358

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Equality Impact Assessment Screening Tool

1	Lead officer contact details: DALIAH BARRETT			
2	Date: 07/01/20			
3	Summary of the proposal: FEES AND CHARGES			
	Response to Screening Questions	Yes	No	Please explain your answer.
a) Type of proposal				
4.	Is this a new proposal or a significant change to a policy or service, including commissioned service?		X	The various pieces of legislation administered in the team all require a fee to be paid by the applicant to ensure a valid application is submitted. The fee submitted pays for the processing and or enforcement of that particular licensing regime.
5.	Does the proposal remove, reduce or alter a service or policy?		X	
6.	Will there be a restructure or significant changes in staffing arrangements? Please see the restructure pages for guidance for restructure EqlAs .		X	
7.	If the service or policy is not changing, have there been any known equality issues or concerns with current provision. For example, cases of discrimination or failure to tackle inequalities in outcomes in the past?		X	
b) Known inequalities				
8.	Could the proposal disproportionately impact on any particular communities, disadvantaged or vulnerable residents?		X	We do not have geographical locations held of applicants as the traditional traders reside all over London and any temp traders are able to apply and get a temporary one off trading

				at any given time and the only thing that can impede them from getting this permission is if there would be insufficient space in the street or they are selling commodities such as knives, second-hand heaters etc.
9.	<p>Is the service targeted towards particular disadvantaged or vulnerable residents?</p> <p><i>This can be a service specifically for a group, such as services for people with Learning Disabilities. It can also be a universal service but has specific measures to tackle inequalities, such as encouraging men to take up substance misuse services.</i></p>		X	We do not have any evidence that certain wards are more affected than others or any proxy indicators that certain groups are disproportionately impacted.
10.	<p>Are there any known inequalities? For example, particular groups are not currently accessing services that they need or are more likely to suffer inequalities in outcomes, such as health outcomes.</p>		X	
11	<p>If you have answered yes to at least one question in both sections a) and b), Please complete an EqIA.</p>			<p>If a decision is taken not to proceed with a full EqIA, please document carefully your reasons here:</p> <p><i>For example:</i></p> <ul style="list-style-type: none"> • <i>The proposal is likely to have no/minimal impact on groups that share the protected characteristics or other disadvantaged groups</i> • <i>The service currently is effective in tackling inequalities and it is not changing</i> • <i>Any changes will not have any impact on service users, residents or staff</i>

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Report for: Regulatory Committee 16 January 2020

Title: Planning Services 2019/20 October-December update

Report

authorised by : Emma Williamson, Assistant Director, Planning, Building Standards & Sustainability

Lead Officer: Dean Hermitage, Rob Krzyszowski, Neil Goldberg, Fortune Gumbo, Bob McIver

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 Service in –October - December 2019 as well as figures for the application performance in the last financial year

2. Recommendations

a) 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. 2019/20 (Q3) to date work report

Development Management

- Applications during **2019/20: 2340**
- Applications in same period **2018/19: 2665**
- Number of cases on-hand end of December 2019: **464**
- Appeals during **2019/20: 85**
- Appeals dismissed (won) during **2019/20: 65**
- Cumulative performance (applications in time) **2019/20:**
 - Majors : **100%**
 - Minors : **94%**
 - Others : **97%**
 - PSO : **91%**
 - Validation: **11 working days**

As requested previously at Regulatory Committee, Appendix One explains the categories of applications.

Performance overview

- 5.1 Performance is at 100% for 'Majors' Applications and remains at the top quartile in London. Our performance for 'Minor' applications has remained in the top quartile in London at 94%. 'Other' applications are also maintained at top quartile in London at 97%. Performance has continued to improve and we expect to continue to be top quartile in all categories.
- 5.2 In 2019/20 April – December we have decided a total of 15 'Major' applications compared to 20 decided during the same period in 2018/19. The average time of decision has decreased from 250 to 165 days between these time periods, however all of these have been subject to planning performance agreements / extensions of time which are mutually agreed with applicants and encouraged in national guidance. The level of major applications submitted in the latter part of this year has reduced over previous years. The Government has three measures of performance which the Council must remain within thresholds for. If we breach these thresholds we will 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. The first of these measure is our performance on a two year rolling period for determination of major applications. We are at 100% for this measure (the threshold is 50%)
- 5.3 In 2019/20 April – December we have decided 327 'Minor' applications compared to the 394 'Minor' applications decided during the same period in 2018/19. The average decision day has slightly decreased from 78 to 76. During 2019/20 we have decided 826 'Other' applications compared to the 914 'Other' applications decided during the same period in 2018/19. The cumulative average decision time has slightly increased from 56 days to 61 days. The second of the government thresholds relates to performance on minor and other applications over a two year period. We are at 98% on this measure (the threshold is 70%). The third of the government thresholds relates to overturns of refusals of applications on appeal and relates to minor and other applications. We are at 2% on this measure (the threshold is to remain below 5%).
- 5.4 The length of time taken to validate an application has remained at an average of 11 days compared to last year, however this is a product of the Systems thinking approach where there is a delay before validation rather than before decision.
- 5.5 The end to end times and the overall numbers of applications received, approved, and refused over previous years is set out below. Reducing the end to end times further will be a focus for the coming year:

	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019/20 April – Dec)
Received	2951	3479	3907	4019	3399	3574	2340
Approved	2372	2807	2935	3255	2659	2963	1991
Refused	338	470	709	506	385	356	245
Average day	73	76	69	61	54	62	62

- 5.5 Officer caseloads have remained at around 40 throughout the 2019/20 financial year. The number of on hand applications is around the same as this time last year and this is a reflection of our new approach as well as a focus on resolving a backlog of long standing applications. As of the end of December 2019, there are currently 464 on hand applications. The number of applications over 26 weeks is now at around 99. These cases are all complex or awaiting section 106 sign off.

Pre-application advice

- 5.6 During 2019/20 (April – December) there have been 105 pre-application meetings generating a total of £243,764 of income compared to £175,066 generated from 130 pre-application meetings last year within the same period. In 2019/20 (April – December) there have been 76 householder pre-application meetings generating £26,202 of income compared to £29,272 generated from 90 last year within the same period.
- 5.7 The use of Planning Performance agreements (PPA's) has decreased over previous years and so far this year the service has received £196,000 in income from these agreements.
- 5.8 Meeting the deadline for providing advice following pre-application meetings is steadily improving and continues to be a focus for the team.

Planning Decisions

- 5.9 The Planning Committee has met 7 times so far this year (April – December) and has resolved to grant planning permission for 494 residential units in full and 198 units at reserved matters stage and 4,744 sq.m. of commercial floorspace and a hotel. It resolved to refuse against officer recommendation 1 residential unit.
- 5.10 The fourth of the government thresholds relates to overturns of refusals (officer and committee) on major applications on appeal. We are currently at 4.92% on this measure (the threshold is to remain below 10%). It should be noted that because the number of major applications that we determine is relatively low it does not need many appeals to be lost to bring us close to this threshold. Currently it would require 3 more to take us over the threshold. We have 3 major appeals pending.

- 5.11 The measure to be used to measure quality of planning decisions is the percentage of the total number of decisions made by the authority on applications that are then subsequently overturned at appeal, once nine months have elapsed following the end of the assessment period
- 5.12 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. For example, a two year assessment period ending March 2018 will be used for designation decisions in Q1 2019, this allows for applications to be decided between April 2016 and March 2018 and a 9 month lag to December 2018 for appeals to be decided. The average percentage figure for the assessment period as a whole is used. As such for a designation decision in Q1 2020 the period of decisions to be taken into account will be April 2017 to March 2019.
- 5.13 The threshold for designation on applications for both major and non-major development, above which a local planning authority is eligible for designation, is 10% of an authority's total number of decisions on applications made during the assessment period being overturned at appeal.

5.14 Haringey's performance at present is as follows:

Type of application	Number of apps	Number of appeals	Number of overturns	% (Threshold 10%)
Majors	60	7	3	4.92

5.15 The Service were successful in defending the appeals at Brownlow Road and Kerswell Close. We now have 3 additional live appeals on major applications (Ashley Park, Guildens and Westbury Court). All of these appeals have the potential for our decision to be overturned. Additionally the Kerswell Close appeal decision has been challenged by the appellant. This, combined with a fall in the number of applications being submitted, puts us in a situation of being near to the designation threshold.

5.16 Likely performance figures in January 2020 taking account of the appeals:

Type of application	Likely Number of apps	Number of appeals	Likely Number of overturns	% (Threshold 10%)
Majors	60	7	5	8.3%

5.17 Obviously the Service is doing all it can to defend these appeals and the service is likely to escape designation unless the Kerswell decision is overturned.

- 5.18 Before any designation is confirmed, local planning authorities whose performance is below one of the thresholds will be given an opportunity to provide clear evidence to justify corrections to any data errors and to set out any exceptional circumstances (supported by evidence) which, in their opinion, would make a designation unreasonable. A period of at least two weeks (as specified by the department) will be allowed for this, and all such arguments will be taken into account before final decisions are made. Requests that exceptional circumstances should be considered are judged against two general tests:
- a. whether the issue affects the reasonableness of the conclusions that can be drawn from the recorded data for the authority, over the assessment period; or
 - b. whether the issue had a significant impact on the authority's performance, for reasons that were beyond its control.
- 5.19 If we do breach the threshold we will construct a case against designation with potential mitigating factors.
- 5.20 The Secretary of State will decide once each year whether any designations should be lifted, at around the same time as deciding whether any new designations are to be made. Exceptionally de-designations may be made at other times.
- 5.21 In assessing whether a designation should be lifted, consideration is given to:
- (a) the potential capability of the designated local planning authority to deal effectively with applications for major or non-major development, as appropriate, in the future; and
 - (b) the effectiveness of the designated local planning authority in dealing with the relevant category of applications during the period of its designation.
- 5.22 Soon after a designation is made the local planning authority is expected to prepare an action plan addressing areas of weakness that it identifies as having contributed to its under-performance. In doing so the authority should draw upon sector support, particularly any support that is available through programmes funded by the Ministry of Housing, Communities and Local Government. The authority will need to agree the action plan with the Department.
- 5.23 A designation will be revoked if the Secretary of State is satisfied that:
- (a) the designated local planning authority has provided adequate evidence of sufficient improvement against areas of weakness identified in an initial assessment of its performance; and provided that the designated local planning authority,
 - (b) would not, at the time that decisions about de-designation are made, remain eligible for designation on the basis of the data available at the time;

(c) has completed, within the timescale specified, any administrative tasks required of the authority in association with applications made directly to the Secretary of State in the area, in at least 80 per cent of cases during the designation period; and

(d) has not, in the view of the Secretary of State, caused unreasonable delay in progressing and signing any section 106 agreements associated with applications submitted directly to him during the designation period.

5.24 If, having considered these criteria, the Secretary of State concludes that the designation should remain in place, the local planning authority will be given at least two weeks to set out any exceptional circumstances (supported by evidence) which, in its opinion, would make a continued designation unreasonable.

Planning Enforcement

- Enforcement complaints received during 2019/20 (April – December):575
- Enforcement notices served during 2019/20 (April – December): 37

5.25 92% of the complaints were acknowledged within one working day of receipt. This is an improvement from 87% last year this time.

5.26 Planning Enforcement have undertaken a number of prosecutions against owners who have failed to comply with existing enforcement notices. In addition to the prosecution proceedings, there has been a concerted effort in securing confiscation sentences under the provisions of Proceeds of Crime Act (POCA) 2002. There are a number of prosecutions which are still going through the courts. The highlight was the conviction of landlord who had converted two of his properties into 16 flats in total. The same landlord had previously been prosecuted for a similar offence. The Council is pursuing confiscation proceedings against the landlord which hopefully will serve as a deterrent.

5.27 Planning Enforcement successfully challenged the Secretary of State's decision in the High Court to allow an an appeal against an enforcement notice based on the legal definition of a building. The decision has been remitted to the Secretary of State for re-determination.

5.28 Furthermore, Planning Enforcement have completed the review into whether the Wards Corner s106 agreement has been breached and any attendant issues that arose out of that. The report into their findings has been published on the Council's website.

PLANNING POLICY AND INFRASTRUCTURE

Planning Policy

5.29 The Wood Green Area Action Plan (AAP) is dependent on the final confirmation of the proposals for the Council's own sites following a Cabinet decision on Council Owned Sites in Wood Green in July 2019 with further Cabinet decisions expected in spring 2020. In the interim, the Planning Policy Team continues to

work with Regeneration colleagues to strengthen the evidence base relating to the Transport Study, Place Making Manual, employment floorspace needs and the emerging Wood Green Corner / Station Road design process.

- 5.32 The North London Waste Plan (NLWP) examination hearings took place on 20-21 November 2019. The NLWP committed to drafting some proposed modifications to the Plan at the hearings which will be consulted on in spring 2020. These include some points of clarification relating to the Pinkham Way area regarding flood risk, nature conservation and land ownership. Following that consultation, the independent inspector's report will be expected in summer 2020 with adoption later in 2020 or early 2021.
- 5.33 The Inspector's Panel report on the Draft London Plan was published on 21 October 2019. The Mayor published his responses to the Panel report and his 'Intend to Publish' version of the London Plan on 17 December 2019 which has also been sent to the Secretary of State who has 6 weeks to consider it. The Plan will then go before the London Assembly before being 'published' as part of the statutory development plan in spring 2020. The Mayor has accepted the recommendation from the Panel that the housing target for Haringey (which is currently 1,502 homes per year) proposed in the original draft London Plan of 1,958 is reduced to 1,592 homes per year. This is as a result of representations from Haringey and other London Boroughs which had similar concerns about the unrealistic draft target. The Mayor has also accepted a recommendation to do a London-wide Gypsy and Traveller accommodation needs assessment and to support boroughs in making provision.
- 5.34 Other elements of the work programme for the Planning Policy Team also include:
- The Brownfield Land Register was updated in December 2019, an annual legal requirement.
 - A draft Highgate School Supplementary Planning Document (SPD) will be published in spring 2020 for public consultation, working towards adoption later in 2020.
 - The Annual Monitoring Report (AMR) 2018-19 will be published in January 2020 and is reported to Regulatory Committee as a separate agenda item for information. An All Member Briefing was held on housing targets, the 5 Year Housing Land Supply (5YHLS) and the Housing Delivery Test on 6 January 2020.
 - An 'Accelerated Planning White Paper' is expected to be published by the Government imminently, as confirmed in the Queen's Speech on 19 December 2019. It is expected that this will propose changes to planning application fees, and further set out the Government's ambition to allow homes to be built above existing properties or in place of demolished commercial buildings without the need for formal planning permission.

Local Plan

- 5.35 The Local Development Scheme (LDS) is a document which sets out the timetable for Local Plan documents. The LDS was approved at Cabinet on 12 November 2019. The timescales for the new Local Plan are:

- March-May 2020 – Local Plan Issues and Options consultation
 - October-December 2020 – Draft Local Plan consultation (Regulation 18)
 - April-June 2021 – Proposed Submission Local Plan consultation (Regulation 19)
 - July-December 2021 – Submission to Secretary of State and Examination, consultation on modifications, and Examiner’s Report (Regulations 22-25)
 - February 2022 – Adoption (Regulation 26)
- 5.36 The Local Plan ‘Issues and Options’ consultation document will allow residents and businesses to shape the new Local Plan right from the beginning. It will ask open questions, allow people to identify the key planning issues Haringey faces, and express preferences for various possible options.
- 5.37 Member working groups will help shape the Issues and Options consultation, which will also feature workshops for residents, businesses and groups (such as schools / young people, disability and access groups etc) and will be supported by online engagement tools too to widen participation.
- 5.38 It is expected the Issues and Options and subsequent draft Local Plan will be structured around the Borough Plan priorities of Housing, People, Place and Economy and also align with the London Plan chapters and policies on Spatial Development Patterns / Opportunity Areas, Design (inclusivity, accessibility, tall buildings), Housing (targets, affordability, tenure, viability, size mix), Social Infrastructure (health, education, play, sport), Economy (offices, workspace, industry, retail), Heritage and Culture (conservation areas, creative industries, night time economy), Green Infrastructure and Natural Environment (open space, urban greening, biodiversity), Sustainable Infrastructure (air quality, greenhouse gas emissions, digital, waste, flooding) and Transport (healthy streets, cycling, car parking)
- 5.39 The Issues and Options document will explore and consult on how the new Local Plan should supersede existing Local Plan documents including the Strategic Policies, Development Management Policies, Site Allocations and the Tottenham Area Action Plan (AAP). The Wood Green AAP will continue on a separate timetable as it is already at an advanced stage.
- 5.40 Work has commenced on an Integrated Impact Assessment (IIA) for the Local Plan which makes sure that emerging policies in the Local Plan have an overall positive impact on sustainability, equalities, health and habitats. This covers the requirements for Strategic Environmental Assessment (SEA) / Sustainability Appraisal (SA), Equalities Impact Assessment (EqIA), Health Impact Assessment (HIA) and Habitats Regulations Assessment (HRA).

Conservation & Design

- 5.41 On 10 September 2019 Cabinet agreed to make updated and extended non-immediate Article 4 Directions which remove permitted development rights meaning that planning permission is required for certain development in Noel Park, Peabody Cottages, Rookfield Estate and Tower Gardens Conservation Areas. The Article 4 Directions were formally ‘made’ on 16 December 2020 and

are subject to an eight week public consultation from 18 December 2019 to 11 February 2020. Subject to consultation responses, the Directions will be 'confirmed' and take effect on 21 December 2020.

Infrastructure and Developer Contributions through S106/CIL

- 5.42 15% of Community Infrastructure Levy (CIL) money collected from new development must be spent on projects in the local area to address demands that development places on that area (25% where there is an adopted Neighbourhood Plan, as in Highgate). This is known as Neighbourhood CIL (NCIL). The Council received around 600 responses to an initial online 'Round 1' consultation which ran from October to November 2018. Cabinet will consider a report on NCIL distribution and 'Round 1' project spend in early 2020. A further 'Round 2' consultation will be undertaken from January to March 2020 with engagement from Members, residents and Neighbourhood Forums. The Council will be trialling a new interactive 'Built ID / Give My View' software package to encourage engagement from 'harder to reach' groups.
- 5.43 In May 2019 the Government laid new CIL Regulations in parliament which included a new requirement for CIL charging authorities to publish an Annual Rate Summary in December every year showing how the existing approved Charging Schedule rates have increased over time with inflation, known as 'indexation'. The Council published its Annual Rate Summary in December 2019.
- 5.44 The CIL Partial Review: Draft Charging Schedule (DCS) Consultation was approved at Cabinet on 12 November 2019. The DCS proposes increasing the CIL rate for residential development in the eastern zone of the borough from £15 per square metre to £50. The DCS also proposes an increase in the CIL rate for student accommodation from £15 to £85 and introduces CIL charges for two new specialist housing uses which are Build to Rent at a rate of £100 and warehouse living at £130. An eight week public consultation from 18 December 2019 to 11 February 2020 is now open. Following this, the DCS will be submitted for independent examination and will require final approval by Council to take effect in early 2021.

BUILDING CONTROL

- Fee earning Applications received 2019/20 (Apr – Dec) – 1017
 - Fee earning Applications received 2018/19 (Apr – Dec) – 756
 - Fee income from applications 2019/20 (Apr – Dec) – £461K
 - Fee income from applications 2018/19 (Apr – Dec) – £440K
 - Site inspections 2019/20 (Apr – Dec) – 4,403
 - Site inspections 2018/19 (Apr – Dec) – 5,086
- 5.45 Fee earning applications in the period show an increase, but this is largely due to a significant number of reroofing schemes from Homes for Haringey, in addition fee income is slightly higher (although this does not yet include the HfH

schemes). Building Control continue to be asked to check applications outside of our Borough (a sign that we are considered contactable, approachable and reliable), although we have to be careful in not taking on more applications than we can service, especially as the work on the major sites in the Borough is becoming more surveyor intensive, requiring more and more inspections. Fee income continues to look positive, partly due to larger projects, such as Clarendon Road and THFC being on site as well as works starting on further large schemes within the Borough. The New THFC Stadium has now hosted 28 events (including the NFL matches), work continues at the Stadium and it is hoped that the permanent Safety Certificate will be issued in the next quarter. Discussions are taking place regarding the proposed Summer events and the next phases of work. At present Building Control continue to inspect every event at the Stadium in order to ensure that the Club are complying with the requirements of the Safety Certificate and will continue issuing the interim Safety Certificate until the Stadium is formally completed.

- 5.46** Dangerous Structures have as always been ever prevalent, both within normal office hours and outside office hours with the team being “called upon” over 135 times so far since 1st April. The dangerous structure that went to Court (for formal enforcement) has now been resolved and the danger removed.
- 5.47** BC consult continues to grow in stature providing affordable expert advice to other Council services. This advice ranges from party wall agreements to feasibility studies to structural surveys to structural repairs to bridge inspections and strengthening to highways related works and so on. The consultancy work continues to grow and is widely used by colleagues in Homes for Haringey and continues to be respected throughout the Council. This growth has also been reflected in the fee income for this service, with the gross income for this area of work continuing to be around £400K.
- 5.48** Our restructure process has now bedded in and whilst we are struggling trying to appoint permanent Building Control Surveyors, we have successfully appointed an agency surveyor who has fitted well into the team. The year has continued to be a challenge for the Building Control sector in general, with Building Control remaining in the news, due to the final Hackitt report along with continuing Government consultations. Haringey Building Control provided a full robust response to the Government’s consultation in the summer and we are still awaiting the outcome (this was due before Christmas but has been delayed due to the General Election). It is still too early to judge exactly what direction the Government will take, but the outcome of the current consultation entitled ‘Building a Safer Future’ will go some way in determining this. Haringey Building Control along with colleagues across London have already developed an action plan that we are beginning to action that will put us in a very good position, whatever direction the Government finally takes – this includes implementing ISO Standards that have been developed on our behalf by Local Authority Building Control (LABC), signing up to the LABC fire safety validation process, holding meetings with both the London Fire Brigade (LFB) and the Health and Safety Executive (HSE) and discussing schemes (from a fire safety point of view) with colleagues in Planning at a very early stage in the planning process. Building Control has successfully achieved the ISO accreditation and all the surveyors in Building Control have over the last 5 months passed the Level 6A fire safety competency exams, which makes Haringey Building Control one of

the most competent Building Control offices in the Country, being ideally positioned for the challenges ahead. This has also created other problems, in that all our surveyors are highly sought after and unless we can pay them competitive rates, we run the real risk of losing them to other Building Control providers. The last three months has also seen significant problems with private building control bodies, with several of them failing to renew/obtain the insurance that they require to operate. This has led to them cancelling their applications with us and reverting to Haringey Building Control – this has had several positives along with a number of negatives and has had a major impact on our workload over the period.

MEMBERS

5.49 A visit to Thamesmead estate took place in October 2019. A daylight/sunlight training session will take place on 13 January 2020. Further training sessions and visits are planned.

6. Contribution to strategic outcomes

The Planning Service contributes to outcomes in Priority 1, 3 and 4 of the Borough Plan.

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.

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
- Listed building demolition
- Application for relevant demolition of an unlisted building within a Conservation Area
- Certificates of Lawfulness (191 and 192)
- Notifications
- Permissions in Principle (PiP) and Technical Detail Consent (TDC)

PS0

Approval of details, discharge of conditions, non-material amendments

Report for: Regulatory Committee – 16 January 2020

Title: Authority Monitoring Report (AMR) 2018/19

Report authorised by: Emma Williamson, Assistant Director for Planning, Building Standards & Sustainability

Lead Officer: Rob Krzyszowski, Head of Planning Policy, Transport & Infrastructure

Ward(s) affected: N/A

**Report for Key/
Non Key Decision:** FOR INFORMATION

1 Describe the issue under consideration

- 1.1 The Authority Monitoring Report (AMR) is used to assess the effectiveness of Haringey's planning policies and to inform any future revisions to policies or their implementation.
- 1.2 This AMR covers the monitoring period 1st April 2018 to 31st March 2019. This is the first AMR prepared since the Borough Plan 2019 - 2023 was published. Therefore, in addition to covering planning policy performance, the AMR also details the priority outcomes that are in the Borough Plan, where relevant. This will help to set a framework for future reporting, where further opportunities for alignments with the Borough Plan monitoring process can be explored. This AMR was published in early January 2019.

2 Recommendations

- 2.1 This report is for information purposes only.

3 Reasons for decision

- 3.1 The publication of the AMR is a requirement section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by section 113 of the Localism Act 2011) and therefore no decision is necessary. Publication of the AMR 2018/19 will ensure that the Council meets its statutory obligations for planning performance monitoring.

4 Alternative options considered

- 4.1 As stated above there is a statutory duty for local planning authorities to produce AMRs. The alternative would be to not publish an AMR which would not meet the statutory requirement.

5 Background information

- 5.1 This AMR monitors the performance of the Council's adopted planning policies during the reporting period. The AMR does not review each planning policy

individually rather it focuses monitoring on key policy objectives in order to assess overall outcomes in plan delivery.

- 5.2 The AMR broadly consists of 3 parts. Part 1 provides an update on local plan making and also highlights key changes in the national and regional planning framework. Part 2 sets out the performance outcomes for key policy objectives covering a range of topic areas. Part 3 summarises performance regarding the handling of planning applications, appeals and enforcement decisions. A brief summary of selected findings is provided below. Full details are in the appended AMR 2018/19.

Plan-making update

- 5.3 The Council's Local Development Scheme was revised in November 2019. It sets out the work programme on preparing Local Plan documents for the next reporting year. It will see the preparation of a new Local Plan, an Examination undertaken on the North London Waste Plan, and pre-submission consultation on the Wood Green Area Action Plan prior to Examination as detailed in the table below.

Development Plan Document	Stage	Timetable
Local Plan	Issues & Options consultation	March – May 2020
	Draft Local Plan consultation	October – December 2020
	Proposed Submission Local Plan consultation	April – June 2021
	Submission & Examination	July – December 2021
	Adoption	February 2022
Wood Green Area Action Plan	Issues & Options	February – March 2016
	Preferred Option 1	February – March 2017
	Preferred Option 2	February - March 2018
	Proposed Submission	February - March 2020
	Submission	May 2020
	Examination	October 2020
North London Waste Plan	Adoption	January 2021
	Publication Policies	March – April 2019
	Submission	August 2019
	Examination hearing	November 2019
	Adoption	June 2020

Key plan and policy performance outcomes

Housing

- 5.4 Haringey needs to provide a minimum of 19,802 homes over the period from 2011 – 2026 based on previous and existing London Plan targets. In 2018/19, there were 568 new homes completed alongside 51 vacant properties bought back into use, and 25 non-conventional completions (student rooms/specialist accommodation) resulting in 644 overall completions. This compares to the

borough's annual target of 1502 dwellings. At the end of the monitoring year the Council was 2,159 homes short of its cumulative plan target. The shortfall against the cumulative target has increased in each of the past 4 years.

5.5 In 2018 the Government published a revised version of the National Planning Policy Framework (NPPF). As part of the changes a new 'Housing Delivery Test' (HDT) was introduced to be implemented on a phased basis. Once fully implemented the HDT will have the following consequences:

- The publication of an action plan if housing delivery falls below 95% of a local planning authority's adopted housing requirement over the previous three years;
- A 20% buffer on a local planning authority's five-year land supply if housing delivery falls below 85% of the adopted housing requirement and
- The 'presumption in favour of sustainable development' in the NPPF would apply automatically if housing delivery falls below 75% of the adopted housing requirement, once transitional arrangements have ended in November 2020.

5.6 The Government published its 2018 HDT Measurement in February 2019. This indicated that the borough had delivered only 48% of its housing requirement in the preceding three years. Therefore, an Action Plan is required to be published and the Council is already applying a 20% buffer. The Council published its HDT Action Plan in August 2019, just outside of the monitoring period.

5.7 The only scheme which provided affordable housing was 624 High Road, Tottenham which yielded 12 affordable homes (gross). This is due to the lack of major schemes completing in this monitoring period. In terms of pipeline supply, the borough has 7,848 homes in total, with 4,745 of these now recorded as started on site as of April 2019. This includes significant developments that are likely to complete before 31 March 2020 such as Apex House and Railway Approach which include affordable housing provision. This indicates that next years' figures for completions will be significantly higher.

5.8 Haringey's mix of housing delivered compares with the mix delivered across London as follows based on the GLA's latest monitoring data in its 2017/18 London Plan AMR: 38% were one bed, 42% two bed, 14% three bed, and 5% four bed plus. In Haringey in 2018/19 65% were one bed, 22% two bed, 12% three bed and 1% one bed.

Employment and Town Centres

5.9 In 2018/19, planning permissions resulted in a total net gain of 6,069sqm, 9,824sqm (gross) of employment (Class B1) floorspace across the borough. There was a net loss however of 8,824sqm of B2 (general industrial) floorspace; and a net loss of 9,802sqm of B8 (storage and distribution) floorspace.

5.10 This reflects the changing nature of workspace within the borough moving from industrial and warehousing to a more office / workspace and creative industries economy, coupled with mixed use redevelopment on old industrial sites. In this regard it is also important to note the employment densities on the new B1

floorspace will be much higher than those on the traditional B2 and B8 floorspace.

- 5.11 There was a net loss of retail floorspace this year of -617sqm, compared to a small gain last year. This is primarily down to incremental losses through changes of use to non-retail including D1 (non-residential institutions) and D2 community uses, and some losses via prior approval to residential which resulted in the gain of 14 homes. Over the plan period to date (2011 – 2019) 26,581sqm of new retail floorspace has been delivered. 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 in the area.

Open Space and Environment

- 5.12 There was no net loss of designated open spaces in the monitoring period.
- 5.13 Household recycling rates in Haringey have shown improvement in recent years, with a high of 30.2% of household waste recycled or composted in 2018/19, which was up from 21% in 2006/07.
- 5.14 Carbon management information is regularly published in Haringey's Annual Carbon Report, which can be accessed online using this link: [Annual Carbon Report](#). This shows that the Council is on track to reduce per capita carbon dioxide emissions in the borough by 40% by 2020 compared with the 2005 baseline.

Design and Conservation

- 5.15 The Haringey Design Awards is one of the ways in which the Council seeks to encourage good quality design of buildings and neighbourhoods.
- 5.16 The last awards were held in October 2018 and were a great success, with entries invited in May, shortlisting of the 64 entries received down to a shortlist of 25. These were all visited by an independent judging panel. The awards were announced at a ceremony in the Moselle Room at Tottenham Town Hall on 11th October. The winners in each category were:
- Best Conceptual Project: Tottenham Hale Green and Open Spaces Strategy
 - Best Construction: TEN87 Studios
 - Best Non-Residential: Highgate Junior School
 - Best Residential: Harvey Road
 - Best House: Pinnacle N10
 - Best Restoration; Blue House Yard
 - Best Regeneration; Alexandra Palace Theatre and
 - Best Urban Design: Woodside Square

- 5.17 The Overall Winner was then announced as the Alexandra Palace Theatre, by architects Feilden Clegg Bradley Studios for Willmott Dixon and Alexandra Palace & Park Charitable Trust (APPCT).
- 5.18 In November 2018 the Council consulted on four draft Conservation Area Appraisal and Management Plans (CAAMPs) for Bruce Castle, Tottenham Cemetery, Tower Gardens and Peabody Cottages Conservation Areas. Final versions were prepared taking account of feedback received, and these were adopted in June 2019. The documents set out what makes each Conservation Area special and include proposals for how the Conservation Areas will be managed in the future.
- 5.19 Following the adoption of the 4 CAAMPs 2018/19 has seen work commence on a further 7 appraisals: Trinity Gardens, Wood Green Common, Bowes Park, Muswell Hill, St Ann's, Lordship Lane and Clyde Circus Conservation Areas. The draft appraisals and management plans for these conservation areas will be reported to Regulatory Committee later in 2020 for review and endorsement for public consultation.

Transport

- 5.20 In the monitoring year, a total of 14 'Sheffield' cycle stands and 9 "Bikehangars" were installed across the borough providing space for 82 bikes compared with 132 in the previous year and 22 in 2016/17 giving a significant increase in cycle parking overall. Each Bikehangar provides secure parking for residents, with spaces for six bikes, and occupies less than one car parking space.
- 5.21 In 2018/19 cycle improvements delivered included works on Philip Lane between Napier Road and Tottenham Bus Garage (both directions to introduce "wand orcas with pole cones and mini orcas" which effectively provide a segregated cycle way on the road.
- 5.22 The Council installed 38 new electric car charging points in late 2018 across the borough
- 5.23 The Local Implementation Plan (LIP) forms the basis for the Council's transport projects. In 2019, TfL approved Haringey's 3-year LIP. This LIP (known as LIP3) runs from 2019-2022 and sets out a programme of projects which support physical renewal and improvement of the borough's transport infrastructure alongside softer measures to engage with wider safety, health and environmental objectives including air quality through support for more walking and cycling including for local businesses.
- 5.24 Within this monitoring period running under the previously approved LIP the following key improvements were delivered:
- For cycling:
- 82 new on-street cycle parking spaces have been installed across the Borough
 - 0.56 kilometres of new or upgraded on-carriageway segregated routes on Philip Lane
 - 3 junctions were treated to improve cycling

For walking:

- 4 new zebra crossings were delivered and 6 crossings upgraded
- 95m of guardrail was removed
- 99 pieces of street clutter were removed, including 87 bollards and signs on Wightman Road.
- 28 informal pedestrian crossing points have been upgraded on Wightman Road

For road safety and personal security

- 6 education and training events were held, reaching over 5,000 students
- 577 children received pedestrian skills training

5.25 The LIP 2019/20 to 2021/22 funding will provide more investment for a range of transport projects and programmes. TfL has allocated Haringey £1.89m each year for the next three years.

Development Management Performance

5.26 In 2018/19 the Council decided 3,319 planning applications consisting of 28 major applications, 519 minor applications, 1,571 householder and other applications.

5.27 Performance has been maintained at 100% and is in the top quartile in London for Major Applications. The Council's performance for Minor applications has improved and is in the top quartile in London at 97%. Other applications have also improved and are now also top quartile in London at 99%. Performance has improved even further in the latter part of the year and it is expected to be top quartile in all categories in the next financial year.

6 Contribution to strategic outcomes

6.1 The preparation and active monitoring and keeping up to date of a Local Plan for Haringey aligns with all five Borough Plan priorities which reflects the importance of an up-to-date Local Plan that sets out how, when and where new homes, jobs and supporting infrastructure will be delivered. The AMR references the Borough Plan priorities throughout the document where relevant.

6.2 Annual monitoring of the performance of the Local Plan policies also aids significantly in understanding how we are doing against these much broader Borough Plan priority outcomes.

7 Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance and Procurement

- 7.1 The cost of preparing this report and associated initiatives discussed within it have largely been met from the Planning base budget together with Planning Application and pre-application income.
- 7.2 Strategic Procurement notes the contents of this report; however there are no procurement implications.

Legal

- 7.3 The Assistant Director of Corporate Governance has viewed and noted this report.
- 7.4 The Council is required by section 35 of the Planning and Compulsory Purchase Act 2004 (as amended), to prepare an monitoring annual report providing such information as is prescribed regarding the implementation of the local development scheme and the extent to which the policies set out in the local development documents are being achieved. The report must contain the information specified in regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (“the Regulations”).
- 7.5 The report must not be for a period longer than 12 months beginning at the end of the period of the Council’s previous AMR.
- 7.6 The Council must make its AMRs and information collected for monitoring purposes available to the public.

Equality

- 7.7 In the exercise of its function as the local planning authority the Council is subject to the Public Sector Equalities Duty set out in section 149 of the Equalities Act 2010 which obliges the Council in performing its functions “to have due regard to the need to:
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it”.
- 7.8 The planning policies which the AMR monitors have all been subject to equalities impact assessment. The AMR highlights developments in planning policy over the reporting period. Equalities considerations form a key part of the evidence presented for review alongside our planning policies, through sustainability appraisal. The planning policies relate to policy areas where significant inequalities exist, such as housing and employment, as noted in the Borough Plan equalities impact assessment, and play a role in addressing these inequalities.

8 Use of Appendices

- Appendix A: Authority Monitoring Report 2018/19

9 Local Government (Access to Information) Act 1985

- Haringey Strategic Policies Local Plan (2013) and Alterations (2017)
- Haringey Development Management DPD (2017)
- Haringey Site Allocations DPD (2017)
- Tottenham Area Action Plan (2017)
- Wood Green Area Action Plan (2017)
- Haringey CIL Charging Schedule (2014)
- London Plan (2016)
- Mayor's CIL Charging Schedule (2012 revised 2019)
- Haringey Local Development Scheme (2019)

Authority Monitoring Report

2018-19

January 2020



Executive Summary

The purpose of the Authority Monitoring Report (AMR) is to monitor the effectiveness of implementing Haringey's local planning policies. This year's AMR analyses performance for the period 1st April 2018 to 31st March 2019.

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 are achieving their intended outcomes or whether they, or our processes, need to be modified or revisited.

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

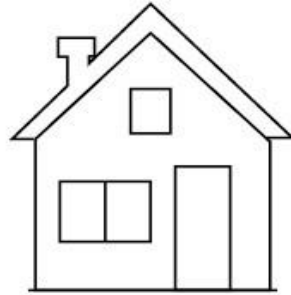
Consistent with previous AMRs, the 2018/19 report sets out information across 3 key areas:

- **Local Plan making updates**, along with highlights of key changes in the national and 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.

Housing

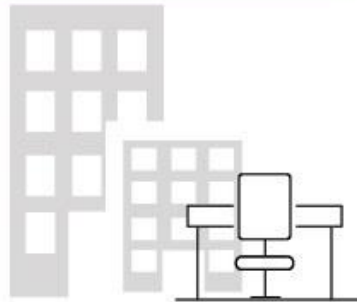


568 Homes Completed



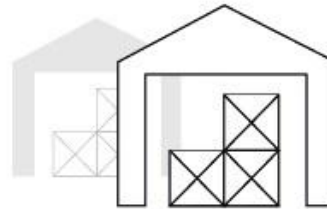
1,502 Target

Workspace



826 sqm Office Floorspace

Completions



1,672 sqm Community and other Employment Floorspace

Community Infrastructure



- ★ **Strategic CIL Collected: £3.96m**
(inc admin)
- ★ **Neighbourhood CIL Collected: £596k**
- ★ **Planning Obligations Secured: £11.72m**

Town Centre Vacancy Rates



Town Centre Vacancy Rates	August 2018
Wood Green	5%
Crouch End	2%
Bruce Grove and Tottenham High Road	10%
Green Lanes	3%
Muswell Hill	3%
West Green Road/ Seven Sisters	10%
Finsbury Park (part)	0%
Tottenham Hale	0%

Design



**25 Design Reviews
Facilitated on Major
Schemes**

**Successful Design
Awards Held:** Overall
Winner - Alexandra Palace
Theatre Restoration (64
entries received)

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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 (LDS, the timetable for Local Plan documents); and the extent to which the policies set out in the Local Plan documents are being achieved.

1.2 The reporting period

1.2.1 This AMR covers the monitoring period 1st April 2018 to 31st March 2019. 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 2018/19 AMR assesses performance of Haringey's adopted planning policies, as set out in the 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 This is also the first AMR prepared since Haringey's Borough Plan 2019-23 was published. Where appropriate, the AMR references the monitoring of delivery against the Borough Plan priorities alongside the monitoring of planning policy performance.

1.3.4 The AMR uses the most relevant and timely information available to the Council at the time of report preparation, including outcomes from non-planning services which contribute to delivering planning objectives.

1.3.5 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, in order to assess overall outcomes in plan delivery.

1.4 Who is this report for?

1.4.1 The AMR is a means of publicising the achievements and progress of the planning service in Haringey and contains key data relating to the borough's environment, social and economic wellbeing.

1.4.2 The AMR can help communities to understand their engagement in the planning

process and be a useful tool for neighbourhood planning.

1.4.3 The AMR can assist local Councillors in their scrutiny function and provides them with an overall view of the performance of the planning service.

1.4.4 Planning officers use the AMR to see successes in implementing planning policies and assess how and where improvements can be made to performance. Officers at the Greater London Authority (GLA) and neighbouring boroughs can also use Haringey's AMR to help inform their strategic plans.

1.5 Structure

1.5.1 The AMR 2018/19 presents information across 3 key areas:

- **Local Plan making updates**, along with highlights of key changes in the national and 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.

2 Plan making update

The following section responds to all five Borough Plan¹ priorities which reflects the importance of an up-to-date Local Plan that sets out how, when and where new homes, jobs and supporting infrastructure will be delivered.

2.1 Local Development Scheme

- 2.1.1 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. Haringey's adopted LDS is available online at [Local Development Scheme](#).
- 2.1.2 The LDS is subject to regular review to take into account the changes to national and regional planning framework, local priorities and the need to programme local studies and public consultation into the plan production process.
- 2.1.3 The Council's LDS was revised in November 2019. It sets out the work programme for the next reporting year. It will see the preparation of a new Local Plan, an Examination undertaken on the North London Waste Plan, and pre-submission consultation on the Wood Green Area Action Plan prior to Examination.
- 2.1.4 This updated LDS is also necessary to reflect work done in this reporting year on the North London Waste Plan including a pre-submission consultation from 1 March – 12 April 2019, and the additional Regulation 18 consultation (Preferred Option) undertaken on the Wood Green Area Action Plan in March 2018 and subsequent progress towards a pre-submission consultation taking into account consultation responses.
- 2.1.5 The following table shows the revised timetable for preparing the Local Plan documents.

Table 2.1: Timetable for Preparing the Haringey Local Plan

Development Plan Document	Stage	Timetable
Local Plan	Issues & Options consultation	March – May 2020
	Preferred Options consultation	October – December 2020
	Proposed Submission Local Plan consultation	April – June 2021
	Submission & Examination	July – December 2021
	Adoption	February 2022
Wood Green Area Action Plan	Issues & Options	February – March 2016
	Preferred Option 1	February – March 2017
	Preferred Option 2	February - March 2018

¹¹ www.haringey.gov.uk/local-democracy/policies-and-strategies/borough-plan

	Proposed Submission	February - March 2020
	Submission	May 2020
	Examination	October 2020
	Adoption	January 2021
North London Waste Plan	Publication Policies	March – April 2019
	Submission	August 2019
	Examination hearing	November 2019
	Adoption	June 2020

2.1.6 The following sections highlight progress made on the preparation of Local Plan documents.

2.2 Haringey's Local Plan

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

2.2.1 Haringey's Local Plan comprising these Development Plan Documents (DPDs) was adopted by a resolution of full Council on 24th July 2017.

2.2.2 In this monitoring period the Council had a change in leadership and published a new Borough Plan. In order to help deliver on the commitments within this Borough Plan, and ensure the Local Plan is kept up to date, and reviewed within 5 years of adoption, it is the Council's intention to commence work on a new Local Plan which will encompass a full review of the existing adopted Local Plan documents incorporating the Strategic Policies, Development Management Policies, Site Allocations and Tottenham Area Action Plan (AAP). This will incorporate a wide range of subject matter including new and revised site allocations, retail and employment, housing, affordable housing, open space, leisure and culture, climate change, flooding, transport, air quality and biodiversity policies.

Wood Green Area Action Plan

2.2.3 In the 201/819 reporting year, work also continued on the preparation of the Wood Green Area Action Plan (AAP). The purpose of the AAP is to recognise the development potential within the Wood Green area, which includes significant Council landholdings, and the opportunities therein to deliver housing and business space and strengthen the status of the Wood Green Metropolitan town centre.

2.2.4 It is expected that the council will consult on a revised version in early 2020. The Direction of travel for this revised version is that the Mall and Bury Road Car Park site allocation will no longer be a redevelopment option and instead the allocation will set out a refurbishment option. The AAP will also set out the Council's aspirations for its own land holdings in the area, including options for a new Civic Hub.

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

- 2.3.2 The Highgate Plan was the borough's first Neighbourhood Plan to be adopted in July 2017 and it now forms part of Haringey's statutory development plan and is used alongside the Local Plan and the Mayor's London Plan in determining planning applications. Following this the Forum and Area were successfully re-designated following the statutory expiry of their designations after public consultation in March 2018.

Crouch End

- 2.3.3 In September 2015, the Council received an application from a Crouch End community group for the proposed Crouch End Neighbourhood Area and Neighbourhood Forum. Both the Neighbourhood Area and Forum were formally designated by the Council on 15 December 2015. The Council will continue to support the Forum in the preparation of its Plan which is ongoing.

Finsbury Park and Stroud Green

- 2.3.4 Following work with the local community, Haringey, Islington and Hackney Councils received applications seeking designation of a Neighbourhood Area and Neighbourhood Forum in Finsbury Park and Stroud Green in May 2018. The proposed neighbourhood area covers parts of each borough.
- 2.3.5 A public consultation was held on this proposed Forum and Area in May-June 2018. The results of this consultation were reported to Cabinet in September 2018. The Council recommended that, subject to the removal of Finsbury Park from the Forum's boundary, the area and Forum be designated. Initial work by the Forum is now commencing.

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 strategic infrastructure funding. These topic areas are linked to Borough Plan priority outcomes, as appropriate.

3.2 Housing

*The following section responds to **Borough Plan Priority 1 Housing** which reflects the need to provide a safe, stable and affordable home for everyone, whatever their circumstances.*

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 19,802 net new dwellings over the plan period to 2026	

3.2.1 Haringey needs to provide a minimum of 19,802 homes over the period from 2011 – 2026 based on previous and existing London Plan targets. Table 3.1 below shows Haringey's annual housing delivery performance since 2011. For the period 2018/19 the total net completions was **644 homes**. This is circa 566 homes down on the previous year and short of the annualised strategic housing target of 1,502 net dwellings. This results in our current shortfall against the cumulative housing target increasing from 1,301 to 2,159 homes.

Table 3.1: Housing Delivery April 2011 to March 2019

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Conventional ² Completions (net)	709	746	461	636	606	741	1,176	568
Non-Conventional ³ (net)	646	492	-19	-40	0	-17	-16	25
Vacant homes brought back into use	55	52	59	44	54	50	50	51
Overall Completions (net)	1,410	1,290	501	640	660	774	1,210	644
Cumulative Completions	1,410	2,700	3,201	3,841	4,501	5,275	6,485	7,129
Cumulative Target	820 (820)	820 (1,640)	820 (2,460)	820 (3,280)	1,502 (4,782)	1,502 (6,284)	1,502 (7,786)	1,502 (9,288)
Performance against target	590	1,060	741	561	-281	-1,009	-1,301	-2,159

3.2.2 In 2018 the Government published a revised version of the National Planning Policy Framework (NPPF). As part of the changes a new 'Housing Delivery Test' (HDT) was introduced to be implemented on a phased basis. Once fully implemented the HDT will have the following consequences:

- The publication of an action plan if housing delivery falls below 95% of a local planning authority's adopted housing requirement over the previous three years;
- A 20% buffer on a local planning authority's five-year land supply if housing delivery falls below 85% of the adopted housing requirement (this in effect would require the Council to find additional sites for an additional 20% of the housing requirement); and
- The 'presumption in favour of sustainable development' in the NPPF would apply automatically if housing delivery falls below 75% of the adopted housing requirement, once transitional arrangements have ended in November 2020. (It should also be noted that the presumption will apply if housing delivery falls below 25% of the housing requirement in November 2018 and 45% of the housing requirement in November 2019).

3.2.3 The Government published its 2018 HDT Measurement in February 2019. This indicated that the borough had delivered only 48% of its housing requirement in the preceding three years. Therefore, an Action Plan is required to be published. The Council published its Housing Delivery Test Action Plan in August 2019⁴, just outside of the monitoring period.

² 'Conventional' = normal homes

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

⁴ www.haringey.gov.uk/housing-delivery-test-action-plan

2018/19 Completions in Detail

- 3.2.4 The gross residential development amounted to 724 homes over the year (excluding losses as a result of redevelopment). This netted to 568 conventional housing completions. 25 non-conventional homes were gained and 51 vacant homes were brought back into residential use. This resulted in **a net overall completion figure for the 2018/19 period of 644 homes.**
- 3.2.5 The 568 net conventional homes comprised 213 dwellings from 7 major development schemes that completed (i.e. developments delivering 10 or more homes).
- 3.2.6 Major developments that fully completed over the last year were:

Table 3.2: Major Scheme Completions over 2018/19

Scheme	Permission Type	Net Dwellings completed in 2018/19
Connaught House, 10-27, Connaught Gardens*	Full	17
St Lukes Woodside House (HGY/2013/2379)**	Full	52
Zenith House, 69 Lawrence Road (HGY2017/0981 and 0982)	Prior Approval	95
624 High Road, Tottenham (HGY/2009/1532)***	Full	12
5 Bruce Grove (HGY/2014/1041)	Full	14
St Anns Police Station (HGY/2015/3729)****	Full	8
13 Bruce Grove (HGY/2018/1119)	Full	15
Total		213

*Connaught House is a 26 homes scheme of which 17 completed in 2018/19.

**St Lukes Woodside House is a 159 homes scheme. 58 homes were completed in 2018/19 and 101 in 2017/18.

624 High Road is a 42 homes scheme of which 12 completed in 2018/19

St Anns Police Station is a 28 homes scheme of which 8 homes completed in 2018/19

- 3.2.7 Of the above major development schemes, most notable is the St Luke's Hospital scheme, which in total contributed 159 net homes in total to the borough's housing stock.
- 3.2.8 For the period 2018/19, the breakdown of completions by development type was as follows:

Table 3.3: Breakdown by Development Type 2018/19

Development Type	Permission Type	Net Homes	% of Total Net Homes	No. of Schemes
New Build	Full / Reserve Matters	147		33
	Lawful Development Certificate	0		0
		147	26%	33
Extension	Full / Reserve Matters	18		19
	Lawful Development Certificate	1		1
		19	3.3%	20
Conversion	Full / Reserve Matters	133		68
	Lawful Development Certificate	108		42
		241	42.4%	110
Change of Use	Full Planning Permission	34		12
	Prior Approvals	123		14
	Lawful Development Certificate	4		1
		161	28.3%	27
Totals		568	100%	190

3.2.9 As shown above, the bulk of all new housing were delivered via conversions (241 homes), reflecting the fact that there has been few major completions in this monitoring period and including a significant proportion delivered at Zenith House (95 homes) by way of prior approval conversion from office to residential. It should be noted that these prior approval homes were delivered at the expense of the potential loss of local jobs and employment opportunities. 147 new homes came forward through new build schemes including the completion of homes at St Luke's Hospital site.

3.2.10 As with previous years, there continues to be a significant number of new dwellings created through lawful development certificates – 113 net new homes through 44 schemes which is similar to last year. Again, these are developments over which the Council, if it has not intervened before a set period of time, has little control over.

3.2.11 It should also be noted that prior approvals and lawful development certificates, even if classified as a major development, are not required to provide a proportion of affordable housing or to mitigate the impact of these new homes on requirements for physical or social infrastructure via s106 obligations.

Housing Mix

3.2.12 Table 3.4 below provides the housing mix delivered by all conventional housing completed over the plan period to the end of March 2019. This shows the vast majority of new houses delivered are 1 & 2 bedroom dwellings (86%) and that there has been an overall loss in 4 or more-bedroom housing, with 206 family homes taken out of Haringey's overall housing stock in the past 8 years. This loss in family housing is in the main attributed to conversions and Certificates of Lawful Use. However, the losses in recent years have not been as high as earlier in the plan period, which could be attributed to Local Plan policies limiting the conversion of family housing in certain parts of the borough.

Table 3.4: Housing Mix Delivered 2011 - 2018

Year	Net Homes	Bedsit / Studio	1 Bed	2 Bed	3 Bed	4 Bed +	Habitable Rooms
2011/12	709	-101 (-%)	389 (43.6%)	384 (43%)	120 (13.4%)	-83 (-%)	1,931
2012/13	746	-18 (-%)	297 (37.8%)	382 (48.6%)	107 (13.6%)	-22 (-%)	2,119
2013/14	461	25 (4.8%)	195 (37.9%)	235 (45.6%)	60 (11.7%)	-54 (-%)	1,096
2014/15	636	14 (2%)	282 (41.9%)	285 (42.3%)	92 (13.8%)	-37 (-%)	1,671
2015/16	606	103 (17.1%)	221 (36.5%)	237 (39.1%)	38 (6.3%)	7 (1%)	1,488
2016/17	741	60 (7.8%)	310 (40.5%)	311 (40.7%)	84 (11.0%)	-24 (-%)	1,889
2017/18	1,176	80 (6.8%)	362 (31.2%)	617 (52.4%)	111 (9.4%)	0 (0%)	3,452
2018/19	568	144 (26.4%)	224 (39.4%)	125 (22%)	68 (11.9%)	7 (1.2%)	1,134
Total	5,643	313 (5.5%)	2,280 (40.4%)	2,576 (45.6%)	680 (12%)	-206 (-%)	14,780

Densities

3.2.13 It is only the density of major developments that the Council monitors, as small site developments often involve conversions, infilling or extensions that neither remove or add to existing housing on a site, and therefore, makes it extremely difficult to determine the actual density being achieved.

3.2.14 Of the 7 major developments to complete in 2018/19, these range in densities from 65 dwellings/hectare to 405 dwellings/hectare. Public transport accessibility and the surrounding character play a significant part in the variations experienced.

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	

3.2.15 A total of **12** affordable **homes** were built in 2018/19. The individual development schemes that delivered affordable housing last year were:

Table 3.5: Affordable Housing Completions in 2018/19

Scheme	Gross Affordable Homes Delivered	% of Affordable Housing Units by Scheme	% of Affordable Housing Habitable Rooms by Scheme
624 High Road, Tottenham	12	29%	33%

3.2.16 As shown above, only one scheme completed in 2017/18 contributed towards the provision of new affordable housing. This is due to the lack of major schemes completing in this monitoring period. In terms of pipeline supply, the borough has 7,848 homes in total, with 4,745 of these now recorded as started as of April 2019. This includes significant developments that are likely to complete before 31 March 2020 such as Apex House and Railway Approach which include affordable housing provision. This indicates that next years' figures for completions will be significantly higher.

3.2.17 Table 3.8 below provides a breakdown of affordable housing completions over the plan period to date by total net homes completed and by habitable rooms. NB: The total net completions exclude non-conventional housing while the gross number of affordable homes delivered excludes any direct acquisitions made by the Council.

3.2.18 In 2018/19, 2.29% of all conventional housing completed was affordable. This reflects the high number of small conversions that completed this year relative to the unusually low number of larger schemes and new build developments completing.

3.2.19 Over the plan period to date (2011-2019), 33.5% of all conventional housing delivered has been secured as affordable housing. This percentage increases to 39.0% when taken on a habitable rooms basis, which is just below the policy requirement (40%), demonstrating that the Council is achieving a greater portion of larger dwellings as affordable homes.

Table 3.6: Affordable Housing Delivered Against All Housing Completed 2011 - 2019

Year	Total Net Homes	Total Hab Rooms	Gross No. of AH Homes	AH Hab Rooms	% of AH Homes	% of AH by Hab Rooms
2011/12	709	1,931	458	1,428	64.6%	74.0%
2012/13	746	2,119	407	1,161	54.6%	54.8%
2013/14	461	1,096	134	406	29.1%	37.0%
2014/15	636	1,671	365	1,152	57.4%	68.9%
2015/16	606	1,488	62	197	10.2%	13.2%
2016/17	741	1,889	211	669	28.5%	35.4%
2017/18	1,176	3,452	250	743	21.3%	21.5%
2018/19	568	1,134	12	26	2.11%	2.29%
Totals	5,643	14,780	1,899	5,782	33.5%	39.0%

3.2.20 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 3.9 below therefore provides the breakdown of the portion of affordable homes secured on major developments over the plan period by both homes and habitable rooms basis. NB: Both the gross affordable housing homes and affordable housing habitable rooms differ from that provided earlier due to Council and registered provider-led affordable developments below the 10-home threshold, such as the Council's own home building programme.

Table 3.7: Affordable Housing Completions by Major Development Schemes 2011 - 2019

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%	29.5%
2018/19	213	353	12	26	5.6%	7.36%
Totals	3,160	10,551	1,841	5,544	58.3%	52.5%

3.2.21 58.3% of new home completions within major developments in the borough have been provided as affordable homes over the plan period. This decreases to 52.5% on a habitable rooms basis, due to the mix on Intermediate products. This level of affordable housing has been achieved through a number of registered providers taking up 100% of these larger schemes as affordable as reported in previous monitoring years.

3.2.22 With respect to the tenure mix and size of the affordable housing secured in 2018/19, the breakdown is set out in Table 3.8 below. Given only one scheme completed with affordable housing, the result is that this year all affordable homes were of intermediate tenure.

Table 3.8: Affordable Housing Breakdown and Tenure Split 2011 - 2018

Tottenham AAP Area										
Year	Affordable Rent/ Social Rent Beds				Intermediate Rent Beds				Total Homes	Tenure Split
	1	2	3	4+	1	2	3	4+		
11/12	7	41	48	25	100	131	8	3	363	
12/13	57	77	22	0	68	78	13	0	315	
13/14	7	19	12	3	32	46	0	0	119	
14/15	23	70	35	1	28	87	4	0	248	
15/16	8	5	12	2	19	12	4	0	62	
16/17	84	22	5	6	0	0	0	0	117	
17/18	5	0	6	0	0	4	0	0	15	
18/19	0	0	0	0	2	6	4	0	12	
Sub Totals	191	234	140	37	249	364	33	3	1,251	48:52
Rest of the Borough										
Year	Affordable Rent/ Social Rent Beds				Intermediate Rent Beds				Total Homes	Tenure Split
	1	2	3	4+	1	2	3	4+		
11/12	23	33	6	6	11	12	4	0	95	
12/13	2	2	5	5	13	27	6	0	60	
13/14	0	0	2	4	0	6	0	0	12	
14/15	27	20	12	8	28	10	7	5	117	
15/16	0	0	0	0	0	0	0	0	0	
16/17	14	30	24	11	5	6	4	0	94	
17/18	19	57	18	5	48	88	0	0	235	
18/19	0	0	0	0	0	0	0	0	0	
Sub Totals	85	142	67	39	105	149	21	5	613	54:46
Total										
Totals	276	376	207	76	354	513	54	8	1,864	50:50
	935				929					

3.2.23 Over the plan period to date, the council has secured through new development 1,864 affordable homes, including 935 Social/Affordable Rent houses and 929 Intermediate Affordable homes.

3.2.24 The policy target for the affordable housing tenure split within the Tottenham AAP area is 40:60 in favour of intermediate. Currently the tenure split is 48:52, so weighted slightly more towards the intermediate than the social/affordable rented housing but not too far off target as to raise concern. For the rest of the borough the policy target tenure split is 60:40 across in favour of affordable/social rent. Currently the split is 54:46, so not significantly off either.

3.2.25 With regard to the home sizes, the above Table clearly shows the predominance of 1 and 2-bedroom provision in the intermediate affordable housing products, which is expected given these are tailored to households entering the housing market. The social/affordable rent housing has a much more balanced mix, with significant provision in 2-bedroom housing but also the larger family sized homes, in contrast to intermediate provision, and for which there is an acute need within the borough.

3.2.26 Overall, the mix is still consistent with policy expectations at this point in the plan period.

Table 3.9: Affordable Housing Tenure Split 2011-19

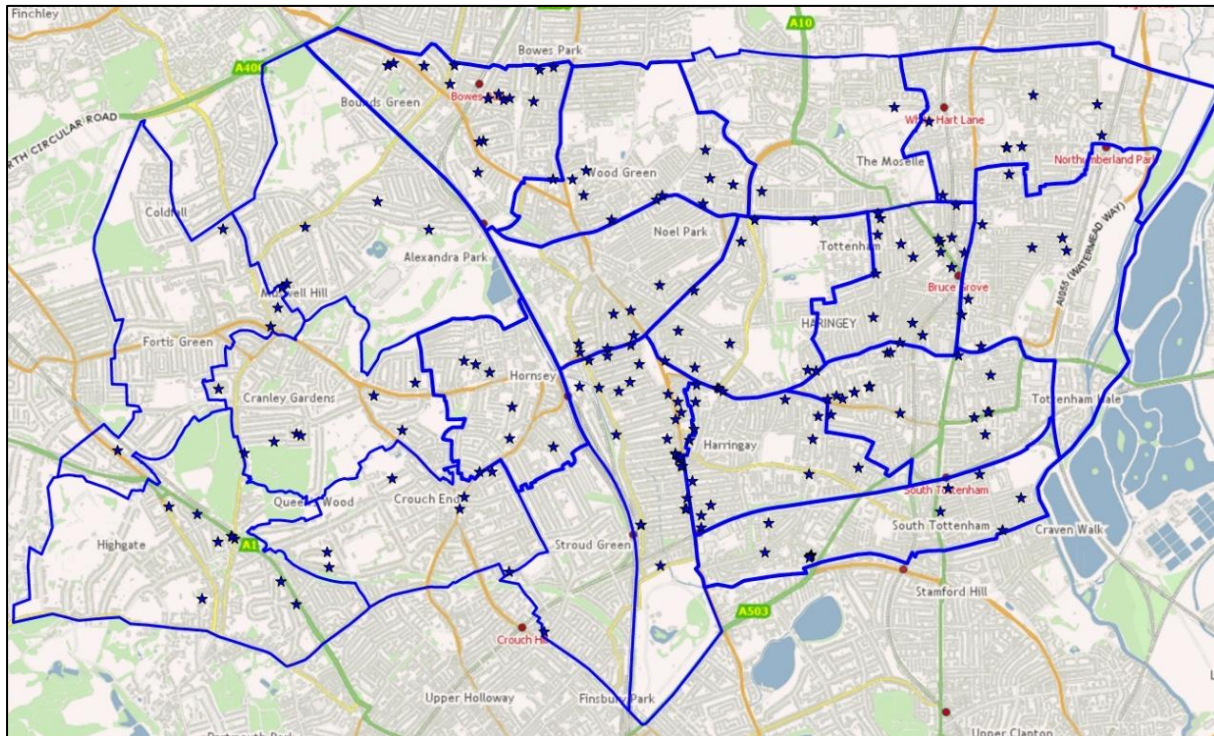
Year	Social Rent	Affordable Rent	Intermediate Inc. Shared ownership & Intermediate Rent	Total Affordable Housing Completions	Conventional Market Housing	Total All Conventional Housing Delivered
2011-12	189	0	269	458	251	709
2012-13	170	0	205	375	371	746
2013-14	38	9	84	131	330	461
2014-15	79	117	169	365	271	636
2015-16	0	27	35	62	544	606
2016-17	32	129	50	211	530	741
2017-18	50	60	140	250	926	1,176
2018-19	0	0	12	12	556	568
Totals	558 (30%)	342 (18%)	964 (51%)	1,864	3,779	5,643

3.2.27 The above table shows the influence of the Government's policy, with respect to prioritising affordable rented affordable housing, with a demonstrable switch in delivery from social rented housing in 2014-15. There has been a policy shift recently facilitating the start of an increase in provision of social rented housing as part of the affordable housing mix, with social rents better meeting the needs of residents in housing need within Haringey. Overall 30% of affordable housing delivered has been delivered as Social Rented Housing, 18% as Affordable Rented Housing and 51% as Intermediate.

Distribution

3.2.28 Map 1 below, shows the distribution of the new homes delivered over 2018/19 across the borough showing a higher proportion of homes delivered in the centre and east of the borough than the west, where there were relatively few.

Map 1: Distribution of housing completions 2018/19



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

3.2.29 Empty homes data is drawn from Haringey 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 in order to draw on local evidence, as well as to ensure timely and consistent information in its AMR. During 2018/19 there were 51 empty homes bought back into use.

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	

3.2.30 Of the housing completed during this monitoring year, 100% was on previously developed land or site allocations in line with the 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 1,502 homes from 2015/16 (802 from 2011/12). Sufficient capacity identified within the housing trajectory to meet housing target.	

3.2.31 Paragraph 73 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'.

3.2.32 The Council monitors the supply of sites on an annual basis as part of the AMR review process and for this year, the Council's supply is marginal with a supply of 5 years plus 91 units (5.03 years) taking into account the existing shortfall and appropriate buffers. Further details are set out in Appendix 1.

3.2.33 In addition to the 5 year supply of sites, paragraph 73 of the National Planning Policy Framework (NPPF) requires strategic policies to 'include a trajectory illustrating the expected rate of housing delivery over the plan period'. A housing trajectory has been prepared, with further details set out in Appendix 2.

Gypsy and traveller accommodation

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

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 A Gypsy and Traveller Accommodation Needs Assessment study is being prepared that will inform the Council's approach towards provision for identified needs over the course of the plan period, having regard to national policy, including the "Planning Policy for Traveller Sites" published in August 2015. Once this work has concluded, the Council will review sites and options to meet any identified need

through the new Local Plan process.

3.3 Employment and town centres

The following section responds mainly to Borough Plan Priority 4 Economy which seeks a growing economy which provides opportunities for all our residents and supports our businesses to thrive.

Employment land management

3.3.1 The London Plan sets out employment projections for Haringey. It forecasts 12,000 additional jobs in the borough over the period 2011-2026. Over the period 2011-2036, it forecasts an additional 22,000 jobs in Haringey. This represents a 29.5% increase in jobs, the highest projected employment growth rate of all London boroughs. Haringey's Local Plan aims to accommodate this growth by safeguarding key employment locations and seeking a greater intensity of uses on sites, so as to increase business and job numbers.

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

3.3.2 In 2018/19, planning permissions resulted in a total net gain of 6,069sqm (net) 19,824sqm (gross) of employment (Class B1) floorspace across the borough. There was a net loss however of 8,824sqm of B2 (general industrial) floorspace; and a net loss of 9,802sq m of B8 (storage and distribution) floorspace.

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

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
B1 (a,b,c) (Business) (sqm)	8,700	-30,986	-4,687	-4,605	-10,317	-3,252	-7,346	6,069
B2 (General Industrial) (sqm)	-20,200 (B2/B8)	-730 (B2/B8)	-1,101	-2,456	-90	-4,003	-3,281	-8,824
B8 (Storage & Distribution) (sqm)			1,717	-564	-334	-3,940	-8,330	-9,802
Yearly +/-	-11,500	-31,716	-4,071	-7,625	-10,741	-11,195	-18,957	-12,557

3.3.3 The majority of new B1 (office) floorspace consented was on four major sites. These were the Chocolate Factory Scheme (HGY/2017/3020) delivering 466sqm, Haringey Heartlands (HGY/2017/3117) 3,282 sqm, Bernard Works (HGY/2017/3584) 1,117 sqm and at 1 Cline Road (HGY/2018/0258), 3,131 sqm. In association with these gains however there was a resulting loss on these sites of their formal industrial B2 and B8 uses, with a loss of 682 sqm of B2 floorspace at 1 Clyne Road, and losses of 4,518sqm of B8 at Haringey Heartlands and a loss of 2,019 sqm at Bernard Works. This reflects the changing nature of workspace within the borough moving from industrial and warehousing to a more office / workspace and creative industries economy, coupled with mixed use redevelopment on these old industrial sites. Additionally of note was the loss of 6,025sqm of B2 floorspace on the Ashley Gardens site (HGY/2017/2045), but there is gain of 1,211 of new flexible commercial floorspace. In this regard it is also important to note the employment densities on the new B1 floorspace will be much higher than those on the traditional B2 and B8 floorspace.

3.3.4 In terms of completions of new floorspace there were:

- 826 sqm of B1 (office) floorspace completed (gross)
- 502sqm of D1 (non-residential institutions) floorspace completed (gross)
- 1,170 sqm of sui generis (not fitting into a use class) floorspace completed (gross)

3.3.5 Of these completions, the majority of the B1 and Sui Generis floorspace was for the new ticket office and administrative buildings associated with the Tottenham Hotspurs F.C stadium development.

Town centres

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

3.3.6 There was a net loss of retail floorspace this year of -617sqm, compared to a small gain last year. This is primarily down to incremental losses through changes of use to non-retail including D1 (non-residential institutions) and D2 community uses, and some losses via prior approval to residential which resulted in the gain of 14 homes. Over the plan period to date (2011 – 2019) 26,581sqm of new retail floorspace has been delivered. 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 in the area.

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

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Change in Floorspace (Completions)	2,086	153	-2,643	23,601	-50	-48	3,482	-617

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

3.3.7 Prior approvals were granted that will result in a loss of 1,195sqm of office space on 8 schemes within the monitoring period. Should all these be built out, this will yield 29 homes. During the monitoring year 8 prior approval for office to residential conversions completed. This resulted in the loss of 4,529sqm of office floorspace and the creation of 109 homes.

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	

3.3.8 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.

3.3.9 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%. Today the average is 4.2% which has remained lower than the national (14%) and London (9%) averages. The proportion of non-retail uses in Haringey's town centres is broadly consistent with local targets, which suggests that planning policies are supporting an appropriate balance of uses. However, in this last monitoring period vacancy rates have remained just above the maximum level sought in Seven Sisters, and so the Council will need to assess whether any measures are necessary to try and address the increase in vacancy rates. Town centres will continue to be regularly surveyed to ensure up-to-date evidence is available to inform planning decisions.

3.3.10 To support the growth and regeneration of Tottenham, the Local Plan designated a new District Centre at Tottenham Hale. This is consistent with the London Plan (2015) which indicates there is scope for this change to Haringey's town centre hierarchy. The Plan policy is supported by new technical evidence assessing the impact of the new designation on other town centres. No frontages have yet been designated within this new centre however. This is dependent upon certain strategic sites being redeveloped to provide new commercial and retail floorspace.

Table 3.12: Vacancy Rates in Haringey Town Centres

Town Centre	August 2018
Wood Green	5.42%
Crouch End	1.99%
Bruce Grove / Tottenham High Road	9.80%
Green Lanes	3.05%
Muswell Hill	3.00%
West Green Road / Seven Sisters	10.20%
Finsbury Park (part)	0%
Tottenham Hale	0%

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	

- 3.3.11 With regards to Primary retail frontages, with the exception of Wood Green, most centres are at or just above the threshold. This mirrors the previous year's figures with little change in any centre. Within Crouch End this is reflective of a high number of independent cafes and restaurants, and also a large number of estate agents. Within Tottenham High Road a range of estate agents and sui generis uses (uses which don't fit into the standard categories), such as Nail Salons and Laundrettes, has increased the proportion to just over 44%. It should be noted that with national Permitted Development rights, A1 use classes can now change to A2 (financial and professional services) without planning permission, and A3 (restaurants and cafes), B1(a) (offices) and D2 (community) subject to prior approval, and so to a degree, the Council has lost a degree of control over changes of use. These figures also reflect the evolving natures of town centres away from predominantly retailing centres and towards leisure and cultural destinations. The Local Plan Policies take this into account and allow for exceedances of these policy limits where a proposed use would contribute to a centre's vitality and viability. These limits should therefore not be seen in isolation as to a town centre's health, but more as a guide as to the amount of core retailing that exists within each centre and its likely trade draw. As Wood Green's figure is significantly below the other centres' this reflects upon its Metropolitan status and draw of trade from a wider catchment which attracts more comparison and larger scale retailers, rather than leisure, and other town centre uses.
- 3.3.12 Since the August 2018 surveys on the proportion of hot food takeaways and betting shops were undertaken and reported in the previous AMR, no further surveys have been undertaken, and therefore this is not reported in this year's AMR.

Table 3.13: Percentage of Primary and Secondary Frontages in Non-Retail Use

Town Centre	% Non-Retail Primary Frontage	% Non-Retail Secondary Frontage
Wood Green	21%	56%
Crouch End	44%	54%
Bruce Grove / Tottenham High Road	45%	38%
Green Lanes	43%	44%
Muswell Hill	37%	43%
West Green Road / Seven Sisters	33%	36%
Finsbury Park (part)	100%*	67%
Tottenham Hale	No frontages designated	No frontages designated

*It should be noted that within the small part of Finsbury Park district centre that lies within Haringey, only 3 units are designated as Primary Frontage. This figure is therefore disregarded for monitoring the performance of the centre.

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	

3.3.1 There was an additional 3,750sqm of floorspace (net) approved this monitoring year (net), the majority of which was for new educational floorspace as part of the Berol Yard scheme on Ashley Road (HGY/2017/2044). In terms of completed floorspace 2018/19 saw 231sqm (net) additional D1/D2 (non-residential institution / community) floorspace built out including a new synagogue at 43 Groveland Road. There was however no major new community floorspace completed.

Table 3.18: Net Losses/Gains for Use Class D1 (non-residential institution) and D2 (community) Based on Permissions

Use Class	Floorspace sqm						2016/17	2017/18	2018/19
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17			
D1	1,966	3,976	-740	374	8,586	10,842	613	4,426	
D2	47,780	949	1,481	138	901	81,990	4,725	-676	
Total	49,746	4,925	741	512	9,487	92,832	5,338	3,750	

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 **Borough Plan Priority 3 Place** which seeks strong, resilient and connected communities where people can lead active and healthy lives in an environment that is safe, clean and green.*

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 its 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	

- 3.4.4 There was no net loss of designated open spaces in the monitoring period.

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	

- 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 are 22 parks maintained to Green Flag Standard including four community gardens in Haringey with Green Flag status: The Gardens' Community Garden, Living Under One Sun Community Allotment, Lordship Community Woodland and Hornsey Church Yard. Green Flags were also awarded to Highgate Wood (managed by the Corporation of London), Alexandra Park (run by the Alexandra Park and Palace Trust) and Tottenham Marshes (run by the Lee Valley Regional Park Authority) - bringing the total Green Flag parks in Haringey to 25.

Objective / Policy	Indicator LOI 10	Target	On Target
SP13	Number of Green Grid Infrastructure Projects completed or underway	As expected within the Infrastructure Delivery Plan	

3.4.6 Haringey's Local Plan documents give effect to the Mayor's All London Green Grid, with policies setting out how the Green Grid will be delivered locally across the borough. This includes policies both within the Development Management DPD and the Tottenham Area Action Plan.

3.4.7 The Highgate Neighbourhood Plan has designated a number of Local Green Spaces (LGS) which are given the same policy protection as Metropolitan Green Belt as set out in the NPPF. In Haringey these LGS include land at Southwood Lane Wood, Park House Passage, Peace Park, Highgate Allotments, Shepherd's Hill Railway Gardens Allotments and Aylmer Allotments.

Nature conservation

3.4.8 Although Haringey is a highly urbanised borough, it supports a variety of habitats providing significant benefits for wildlife and people.

3.4.9 In terms of nature conservation designations, the borough supports 60 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	

3.4.10 Haringey currently supports 5 Local Nature Reserves: Alexandra Palace & Park, Coldfall Wood, Parkland Walk, Railway Fields and Queens Wood. These statutory sites are protected by an Act of Parliament and have been chosen by the council in consultation with English Nature. Alexandra Palace & Park and Coldfall Wood were designated in 2013.

3.4.11 There are 27 allotments in Haringey that are managed by the Council, a further three allotment sites are managed by others. The list of allotments can be found online at the Council's website using the following [link](#).

3.4.12 The Lee Valley Regional Park is an especially significant ecological asset, providing SSIs, 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 now set out further requirements to ensure their protection.

- 3.4.13 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

- 3.4.14 Haringey is committed to the sustainable management of waste, in line with national and regional policy, through prioritising waste reduction, re-use and recycling.
- 3.4.15 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](#). These reports are published in November.

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	

- 3.4.16 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 2018/19, 8.5% of waste arising was sent to landfill, an improvement on the 2015/16 figure of 13%. This means the target is currently being met.

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	

- 3.4.17 Household recycling rates in Haringey have shown improvement in recent years, with a high of 30.2% of household waste recycled or composted in 2018/19, which was up from 21% in 2006/07. This is consistent with the last three monitoring years of 32% in 2015/16, 36.1% in 2016/17 and 33.2% in 2017/18. The NLWA is working with partners to address this shortfall.

- 3.4.18 Notably 100% of residents from the constituent NLWA boroughs continued to receive a door-to-door or communal recycling service. Through the Waste Prevention Programme, delivered with the NLWA, an estimated 10,000 tonnes of waste per year is avoided across the north London area. The programme includes a Waste Prevention Community Fund to support innovative prevention projects from non-profit third sector organisations.
- 3.4.19 £3,500 has also been awarded to community groups across Haringey so far this year, for initiatives that promote and increase awareness of reuse and recycling. This funding, from the Council's contractor Veolia, has supported 5 sustainability projects in Tottenham, Wood Green and Crouch End.
- 3.4.20 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 apportionment targets	All sites identified within Haringey for waste management purposes safeguarded or under development for waste management purposes	

- 3.4.21 As noted previously in this AMR, Haringey is working jointly with other North London boroughs in the preparation of the North London Waste Plan which underwent Pre-Submission consultation in Q1 2019. This document will ensure North London provides sufficient capacity to manage waste generated in North London, including the achievement of recycling targets.
- 3.4.22 Haringey's adopted Local Plan safeguards existing waste sites with licenced waste capacity as set out in Policy SA4 of the Site Allocations DPD.

Water management

- 3.4.23 Like most London boroughs Haringey has areas that are at risk of flooding. This is in part owing to the watercourses in the borough, including the River Lee, Pymmes Brook and Moselle Brook. According to the Environment Agency, approximately 9% of land in Haringey has a 1 in 100 year probability of flooding from rivers.
- 3.4.24 Haringey's Strategic Policies Local Plan seeks to respond to the challenges posed by flooding and water management. This is particularly in light of increased flood risk due to anticipated changes in the climate. Haringey's Local Plan documents include further detailed policies which will help give effect to these strategic objectives and ensure that flood risk is appropriately considered in all development proposals.
- 3.4.25 Haringey's Strategic Flood Risk Assessment has identified surface water run-off as the greatest risk to the borough with regard to flooding. Surface water management is therefore a key priority area for local planning policy. The Council, in association

with other North London boroughs in the Drain London sub-region, has prepared a Surface Water Management Plan (SWMP) to identify issues with drainage networks and the effects of new development. The SWMP identifies 9 Critical Drainage Areas in the borough at risk of surface water flooding, and sets the basis for bespoke water management policy approaches and projects in these areas.

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

- 3.4.26 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.

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	

- 3.4.27 The data shown is from the 2016 carbon emissions statistics published in the summer of 2018 (UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2016, BEIS). Due to the complexity of the data collected by the Government, there is always an approximate 2-year delay from actual performance to publication. Haringey's overall emissions decreased by 5.4 per cent between 2015 and 2016 - falling from 771 kilo tonnes (Kt) in 2015 to 710 Kt in 2016. Haringey has the third lowest emissions in the group comprising Haringey and our six neighbouring boroughs, and the third lowest level of emissions of any inner London borough. Since 2005, the level of per-capita emissions decreased in Haringey by 43%, from 4.6 to 2.6 tonnes per person.
- 3.4.28 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), providing a platform to both inform and assist in the delivery of the Council's Decentralised Energy Master Plans.

Objective / Policy	Indicator LOI 14	Target	On Target
SP4	Delivery of decentralised energy/district heating networks	Delivery of 2 heating networks by 2026	

3.4.29 Policy 5.5 of the London Plan, sets the strategic direction and local requirements to identify areas suitable for district energy. Policy 5.5 is used alongside policy 5.6 which expects that major development is designed to deliver district energy networks. Together these policies will support the delivery of District Energy Networks in Haringey. In January 2017 the Council decided to take forward a Council-owned District Energy Network to support carbon reduction whilst delivering growth and regeneration in North Tottenham

Figure 1: The stages of District Energy Networks in Haringey.



3.5 Design and conservation

The following section responds to Borough Plan Priority 3 Place which seeks a culturally engaged place and to strengthen the borough's cultural heritage.

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 process, specifically in the National Planning Policy Framework (NPPF) paragraph 129 and the newly-published National Design Guide. Haringey set up its Quality Review Panel (QRP) in March 2015 and has been referring proposals to the Panel for review at least monthly ever since. The QRP is established in accordance with "Design Review – Principles and Practice" by Design Council CABE (revised edition, now with the Landscape Institute, Royal Town Planning Institute and Royal Institute of British Architects, 2013), adopting its ten "essentials"; Independent, Expert, Multidisciplinary, Accountable, Transparent, Proportionate, Timely, Advisory, Objective and Accessible.

3.5.2 Frame Projects was appointed by the Council to manage the panel, and following competitive tender, reappointed in May 2017. The Chair reports QRP advice to both the applicant and Haringey's planning officers. When a planning application is made, the QRP Reports are included in the planning officers' report 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 particularly high respect in informing their decisions. Further details on the panel can be found on the QRP web page of the [Council's web site](#)

- 3.5.3 The number of reviews has dropped somewhat in the last year, with 25 reviews held in this reporting period (April 2018-March 2019), compared to 43 in calendar year 2018 and 49 in 2017. The trend has probably been rising to a peak in 2017 and now falling away, but with indications that demand for reviews is picking up again, with a large number of potentially influencing factors to which the property industry is particularly subject. In the year ahead it is anticipated there will be ongoing reviews on details of major schemes previously approved in Tottenham Hale, North Tottenham and Haringey Heartlands, plus the remaining allocated sites in these areas, the "Harringay Warehouse District" in the south of the borough, the major housing development at St Ann's Hospital and sites within the revised draft Wood Green AAP.

Design Awards

- 3.5.4 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 every four years; in 2008, 2012, 2016 and most recently in 2018.
- 3.5.5 Last year's awards were a great success, with entries invited in May, shortlisting of the 64 entries received down to a shortlist of 25. These were all visited by our independent judging panel of Paul Karakusevic (Founding Partner, Karakusevic Carson Architects), Deborah Denner (principal of Frame Projects), Hari Phillips (founded Bell Phillips Architects), Joyce Rosser (secretary of Tottenham Conservation Areas Advisory Committee) and Josette Josseaud (student at the Haringey Sixth Form College). The awards were announced at a ceremony in the Moselle Room at Tottenham Town Hall on 11th October. The winners in each category were:
- Best Conceptual Project: Tottenham Hale Green and Open Spaces Strategy
 - Best Construction: TEN87 Studios
 - Best Non-Residential: Highgate Junior School
 - Best Residential: Harvey Road
 - Best House: Pinnacle N10
 - Best Restoration; Blue House Yard
 - Best Regeneration; Alexandra Palace Theatre and
 - Best Urban Design: Woodside Square

3.5.6 The Overall Winner was then announced as the Alexandra Palace Theatre, by architects Feilden Clegg Bradley Studios for Willmott Dixon and Alexandra Palace & Park Charitable Trust (APPCT). As well as celebrating great buildings and places, the awards help develop links with stakeholders, and bring together local people, architects, developers and planners to participate in wider discussions and debate around design. We will continue to promote thoughtful and exciting design in Haringey through policy such as the Haringey Development Charter, the Design Awards, QRP and by demanding high design standards throughout the borough. Further details can be found on [our website](#).. The next awards will be held in October 2020, and the winners will be reported in a subsequent AMR.

Haringey Development Charter

3.5.7 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.

3.5.8 An Urban Characterisation Study (UCS) (2015) and a Tall Building Location Validation Study (2015) were prepared as evidence to support the Local Plan. In addition to informing plan preparation, the studies 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	

3.5.9 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.

3.5.10 The Council seeks to promote this view and protect it against the harmful impact of development from proposals which fall within the boundaries several identified zones, which are set out in the table below.

Table 3.14: Haringey Strategic View Corridor

Zone	Description
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Viewing corridor	Direct view from Alexandra Palace to St Paul's Cathedral
Wider setting	Area immediately surrounding the viewing corridor affecting its setting
Mid-ground	High ridge area where higher development may be visible from the viewpoint
Foreground	Open landscape with sloping park

3.5.11 The Council will continue to seek the protection of strategic views when considering planning applications. No applications were approved that harmed this view in 2018/19.

3.5.12 Haringey's Development Management DPD sets out policies to protect identified locally significant views and vistas, as per policy DM5. There was one application approved which may negatively affect these views in 2018/19. This was on the land at Haringey Heartlands (HGY/2017/3117). This development would partly block some long distance views of Alexandra Palace. However it was found that overall the harm would be less than substantial and the other benefits of this proposed development including positive townscape benefits would outweigh this less than substantial harm to the protected view.

Historic Environment

3.5.13 Haringey has a rich and diverse local heritage. The Historic Environment Record consists of:

- 286⁵ 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 Architectural 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	

3.5.14 The Council is currently working on a comprehensive review of the 1150 buildings and structures on the Local List.

⁵ The statutory List is administered by Historic England, who currently hold 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.

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	

3.5.15 Haringey currently has 14 adopted Conservation Area Character Appraisals which have been performing well. The Council has a programme for preparing appraisals for all of the conservation areas across the borough.

3.5.16 In November 2018 the Council consulted on four draft Conservation Area Appraisal and Management Plans for Bruce Castle, Tottenham Cemetery, Tower Gardens and Peabody Cottages Conservation Areas. Final versions were prepared taking account of feedback received, and these were adopted in June 2019. The documents set out what makes each Conservation Area special and include proposals for how the Conservation Areas will be managed in the future. Following the adoption of the 4 conservation area appraisals and management plans 2018/19 has seen work commence on a further 7 appraisals: Trinity Gardens, Wood Green Common, Bowes Park, Muswell Hill, St Ann's, Lordship Lane and Clyde Circus Conservation Areas. The draft appraisals and management plans for these conservation areas will be reported to Regulatory Committee later in 2020 for review and endorsement for public consultation.

3.5.17 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. However, recent enforcement cases have identified that these Article 4 Directions are out-of-date and require urgent reviewing and updating. These areas have been reviewed and updated and the Council is going to consult on the new Article 4 directions in late 2019 / early 2020.

Heritage Led Regeneration

Objective / Policy	Indicator LOI 61	Target	On Target
SP12	Number of buildings, structures and conservation areas on the Historic England 'Heritage at Risk' Register	Reduce to 0 by 2026	

3.5.18 In Haringey, there are currently 14 buildings and historic structures and 5 conservation areas on the Historic England Heritage at Risk Register (2019) (in 2018 we had 16 entries) . Properties at 744 High Road (Warmington House) and 62 Monument Way have been removed from the At Risk Register following comprehensive renovation works.

3.6 Sustainable Transport

*The following section responds to **Borough Plan Priority 3 Place** which includes bringing about a shift from car use to walking and cycling, reduce air pollution and improve connectivity around the borough.*

- 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	

- 3.6.2 Public transport accounted for 36.9 per cent of trips in 2017 (the most recent year where data is available), up from 28.1 per cent in 2000. Over the most recent year, the private transport mode share remained relatively stable, down by 0.1 percentage points compared with 2016. The mode share for public transport trips in London remains higher than for private transport – continuing the situation first seen in 2013. This highlights the large shift in how people travel around London over recent decades, given that in 1993 the public transport mode share was less than half the private transport mode share. Cycling and walking mode shares remained constant in 2017, at 2 per cent and 25 per cent respectively.
- 3.6.3 Over the longer term, the decrease of 11.4 percentage points between 2000 and 2017 in the private transport mode share in terms of journey stages is equivalent to a decrease of 10.8 percentage points in terms of trips. Similarly, the public transport mode share, which increased by 10.6 percentage points in terms of journey stages, increased by 8.9 percentage points in terms of trips since 2000 (note that public transport trips typically involve more than one stage).
- 3.6.4 School Travel Plans and Personal Travel Plans both support parents, pupils and individuals to travel more sustainably, including to cycle. There are now 64 schools with School Travel Plan accreditation - 29 bronze, 14 silver and 20 gold. Many have been awarded special recommendations by TfL to honour their dedication and additional work related to road safety and school travel.

Cycle parking

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

3.6.5 In the monitoring year, a total of 14 ‘Sheffield’ cycle stands and 9 “Bikehangars” were installed across the borough providing space for 82 bikes compared with 132 in the previous year and 22 in 2016/17 giving a significant increase in cycle parking overall. Each Bikehangar provides secure parking for residents, with spaces for six bikes, and occupies less than one car parking space. Residents pay a small annual charge to the Council to use Bikehangars. Each facility is installed on a trial basis and made permanent if successful. Outside of the monitoring period, TfL announced in July 2019 £2.5m funding for additional cycle parking to meet demand across London and the Council has been looking at ways to utilise this.

Cycle route improvements

3.6.6 As part of the borough cycling programme, Haringey has worked together with the Haringey Cycling Campaign (HCC) and TfL to identify improvements aimed at making the borough roads more permeable and safer for cyclists. Outside of the monitoring period, the Council is also working with TfL to secure extra resource to work on cycle route design.

3.6.7 In 2018/19 cycle improvements delivered included works on Philip Lane between Napier Road and Tottenham Bus Garage (both directions to introduce “wand orcas with pole cones and mini orcas” which effectively provide a segregated cycle way on the road.

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

3.6.8 There are currently 75 car club bays in operation in the borough and the Council is in the process of completing a multi operators contract for additional bays and the statutory consultations for the proposed car club bays for the new operators is completed. There will be a total of 44 new car club bays to be installed.

3.6.9 Haringey is also part of the DriveNow – floating service. This was launched in Dec 2014, ‘floating’ service (one way journeys). It is a floating model, which means vehicles do not need to be picked up or returned to a specific parking space. It has a fleet of 250 vehicles across the 4 boroughs operational area, includes 50 BMW i3 electric vehicles. Outside of the monitoring period in July 2019, the Council’s Cabinet approved extending the DriveNow contract and bringing in an additional supplier, Zipcar, with contracts in place from October 2019.

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	

3.6.10 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. The Council installed 38 new charging points in late 2018 across the borough, shown in the table below. Blue Point London will install and manage all standard charging units. These points are publicly accessible and will make up the Source London network. They will be accessible to Source London members and all other users on a pay-as-you-go basis. We now have 54 charging points in the borough, up from just 16 the previous year.

Table 3.15 Charging Point Infrastructure 2018/19 additions

	Road name	Existing or new site	Locations	No. of charging points
1	Waldeck Road, N15	Existing	East side, at the side of no. 133 Langham Road	2
2	Buckingham Road, N22	New	Opposite no. 3 and 4	3
3	High Road, N22 (A105)	New	Outside no. 16 and 20	2
4	Hillfield Park, N10	New	South side, at the side of no. 80 Muswell Hill Broadway	3
5	Lansdowne Road, N17	New	Outside BronHill Terrace	3
6	Lawrence Road, N15	New	West side, opposite Studio 28	3
7	Priory Road, NS	New	North side, opposite no. 151 and 153	3
8	Rutland Gardens, N4	New	South side, outside no. 2	2
9	Stanhope Road, N6	New	Outside no. 23	3
10	Suffield Road, N15	New	Westside, at the side of no. 13 West Green Road	2
11	Talbot Road, N15	New	East side, at the side of no. 37 Broad Lane	3

12	The Avenue, NS	New	Southside, near the junction with Alexandra Road	3
13	Tintern Road, N22	New	East side, near the junction with Lordship Lane	3
14	West Green Road, N15	New	Opposite no. 1-20 Barker House	3

Local Implementation Plan

Objective / Policy	Indicator LOI 10	Target	On Target
SP7	Delivery of Infrastructure Projects in line with the LIP	As set out in the LIP	

3.6.11 The Local Implementation Plan (LIP) forms the basis for the Council's transport projects. In 2019, TfL approved Haringey's 3-year LIP. This LIP (known as LIP3) runs from 2019-2022 and sets out a programme of projects which support physical renewal and improvement of the borough's transport infrastructure alongside softer measures to engage with wider safety, health and environmental objectives including air quality through support for more walking and cycling including for local businesses.

3.6.12 The table below shows interventions and outputs achieved through the previous LIP programme in 2018/19 to help improve the borough's transport and pedestrian infrastructure.

Table 3.16 LIP Programme 2018/19 Interventions and Outputs

CYCLING			
Cycle parking facilities installed	Number of on-street spaces	82	<p>Sheffield stands: - 4 stands (8 spaces) installed between 200 - 204 Philip Lane N15; 4 stands (8 spaces) installed on West Green Road N15 by Downhills Park entrance; 6 stands (12 spaces) installed on Salisbury Rd N4 by St Ann's Rd.</p> <p>Bikehangars:- 1 x Bikehangar (6 spaces) installed opposite 23/25 Belmont Avenue N17; 1 x Bikehangar (6 spaces) installed on Carlingford Rd N15 jct Stanmore Rd; 1 x Bikehangar (6 spaces) installed on Crossfields Rd N17 by Downhills Park Rd; 1 x Bikehangar (6 spaces) installed outside 3 Endymion Road N4; 1 x Bikehangar (6 spaces) installed outside 274 Ferme Park Rd N8; 1 x Bikehangar (6 spaces) installed on Grove Park Rd N15 jct Beaconsfield Rd; 1 x Bikehangar (6 spaces) installed opposite 2 Mattison Rd N4; 1 x Bikehangar (6 spaces)</p>

			installed ootdie 216 Sirdar Rd N22; 1 x Bikehangar (6 spaces) installed outside Townsend Rd N15.
New or upgraded on-carriageway segregated routes	Kilometres	0.56	Philip Lane between Napier Rd and Tottenham Bus Garage (both directions) - introduction of wand orcas with pole cones and mini orcas.
Number of junctions treated to improve cycling	Number	3	West Green Rd jct Green Lanes; Westbury Avenue jct Lordship Lane; Burgoyne Rd jct Wightman Rd.
WALKING			
Protected crossing facilities provided (e.g. refuges, zebra crossings, pelican crossings etc)	Number	6	New Zebra crossings - Westbury Avenue by Willington Rd; West Green Rd by Kirkton Rd; Wightman Rd by Allsion Road; Wightman Rd by Pemberton Rd. Improved push button pedestrian crossings - Wighman Rd by Hampden Rd and Wightman Rd by Fairfax Rd. Upgraded zebra crossings - Coppetts Rd by Wilton Rd; Coppetts Rd by Greenham Rd; Shepherds Hill by Montenotte Rd; West Green Road jct with Avenue Road.
Guardrail removal	Metres	95.00	54m on West Green Road jct Avenue Rd N15. 23m on Wightman Rd N4/N8. 18m on Park Rd jct Middle Lane N8.
Street clutter removal	Number	99	87 bollards/signs removed on Wightman Rd N4/N8. 7 bollards removed on Middle Lane. 4 bollards removed on West Green Road.
ROAD SAFETY AND PERSONAL SECURITY			
Education and training interventions (e.g. theatre in education or pedestrian training)	Number of events	6	Junior Citizens 37 schools 1800 pupils TIE to 13 secondary schools with 2808 students attending and 47 adults TIE 10 Junior schools to 2070 pupils. 15 visits to children centres and nurseries to deliver road safety sessions to 500 parents. Celebration Event & JTA delivered training sessions to 22 schools 150 pupils and 30

			teachers. SDSA 1700 pupils
Number of children receiving pedestrian skills training	Children	577	As part of school walking relay in October walk to school month 40 schools plus one school Pedestrian training March 30 pupils
SMARTER TRAVEL			
Number of smarter travel promotions (e.g. Number of events during Bike Week)	Number of schools	105	Schools in the borough receive intervention information and resources eg Walk to school week packs, newsletters, competitions, STARS training,
	Number of workplaces	4	LBH events at RPH: Walk More week, Car Free Day, Clean Air Day, cycle to work day.
	Number of events	30	<ul style="list-style-type: none"> •Bike week 10 schools park to park 130 people •Saddle and Sole festival = approx 2000 people •Celebrating STARS Event 130 pupils/staff •SDSA - 1700 pupils •Homes for Haringey estates x 3 1 event supporting electric vehicle promotion •Smarter travel support with borough partnerships and groups x 15 •school events x 5 - Walk to school week resources to 65 schools •Walking Relay around borough = 40 schools 547 pupils/staff •Moving Up Transition to YR 7 – 3000 Pupils
ENVIRONMENT			
Car club bays implemented or secured by the borough	Number on-street	44	2 x Floating car club contracts and TMOs for these completed and implemented. 44 Sites for standard car clubs have been assessed for 4 multi- operators car club contracts.
	Number off-street	0	
Crossing upgrades (e.g. Pedestrian crossing where facilities have been provided for disabled)	Number	28	28 informal pedestrian crossing points along Wightman Rd have been upgraded, improvements include kerb-buildouts/raised entry tables, new tactile paving.

people)			
FREIGHT AND CONTROLLED PARKING			
New zones implemented	Number	7	
Waiting and loading reviews	Number	0	

3.6.13 The LIP 2019/20 to 2021/22 funding will provide more investment for a range of transport projects and programmes. TfL has allocated Haringey £1.89m each year for the next three years. TfL has also allocated £100,000 per borough to support local transport initiatives. This additional funding is known as the 'Local Transport Fund' or 'LTF'. The projects identified for 2019/20 are shown below.

Table 3.17: 2019/20 LIP Schemes

Indicative Annual Programme of Schemes 2019/20 Haringey 19/20 delivery plan		£k
Local Safety Schemes (LSS) – Reactive measures	Responding to safety issues which were not foreseen but require urgent attention.	55
LSS – Bruce Grove/The Avenue/Mount Pleasant Road	New zebra crossing by this junction and traffic calming measures	80
LSS – Ferme Park Study	Explore traffic calming measures for possible implementation in year 2 and 3	30
LSS – Green Lanes study	Redesign signalised junction in accordance with recommendations from the 2018 Haringey Green Lanes study	300
Traffic Calming & Community Streets (TCCS) – 20mph complimentary measures	Installation of signage and markings	30
TCCS – The Avenue N17 area	Traffic calming measures	125
TCCS – Wood Lane area	Traffic calming measures	20
Walking & Cycling (WC) – Bounds Green tube junction	Bounds Green Tube Pedestrian improvement study implementation - Redesign junction	35
WC – High Road N22 Bounds Green Road study	Signalising the junction	35
WC – Cycle parking (12 bike hangars p/a)	Delivery of Cycle hangars	70
WC – Westbury Avenue	Traffic calming measures	80
WC – Improving cycling permeability		40
WC – Local cycle measures		60
WC – Local pedestrian improvements		40
WC – Lordship Lane/Downhills Way	Extend push button crossing facilities on 3 arms of the junction from one arm.	200
WC – New cycle routes improvement measures	Quietway route implementation	30
WC – schools programme	Delivering school crossings and delivery of 'School Streets'	40
Smart Travel (ST) – cycle training		86
ST – Active travel		299

Innovations (IN) – shared and electric mobility innovations	60
Liveable Neighbourhood (LN) – liveable neighbourhood contribution	150
Public Transport (PT) – Haringey bus review	35
LTF – Local Transport Fund	100
Total	2,000

3.6.14 A new Transport Strategy which was adopted in March 2018. The new strategy outlines the overarching transport policy for the borough over the next 10 years. The strategy supports the council's planning service, the delivery of regeneration and will help secure vital investment to improve Haringey's transport system, in particular to enable more people to walk and cycle.

Rail Investment and Improvement

3.6.15 Electrification of the Barking Gospel Oak line commenced in the summer of 2016 with 4-car electric trains to be introduced to provide additional capacity. The Gospel Oak to Barking line reopened on Monday 15 January 2018 following the installation of new overhead electric lines and equipment by Network Rail.

3.6.16 The Council has worked with Enfield, TfL/GLA and the rail operators on the implementation of a 3rd track between Tottenham Hale and Angel Road. This investment will allow higher service frequencies at Northumberland Park and has delivered a new bridge and platform at Northumberland Park with step free access, supporting our growth ambitions for North Tottenham. The enhancements were substantially completed in May 2019.

3.7 Infrastructure funding and delivery

*The following section responds to **Borough Plan Priority 4 Economy** to take account of how people feel about the way their local areas are changing through bringing in external funding from S106s and CIL.*

- 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 has collected CIL on behalf of the London Mayor since 1 April 2012 when his CIL took effect. In 2018/19 the amount of Mayoral CIL collected was £2,603,145 which was up significantly up on the £890,241 the previous year. CIL Regulation 62(2) means that the Council is not formally required to report on collection of the Mayoral CIL as this is done by the Mayor⁶.
- 3.7.3 The Community Infrastructure Levy Regulations 2010 allow local authorities to introduce a CIL Charging Schedule to charge rates on new development to help pay for supporting infrastructure. CIL generally replaces Section 106 contributions, except in relation to affordable housing, employment and skills and on site mitigation measures, as set out in the Council's Planning Obligations Supplementary Planning Document (SPD) and Regulation 123 List.
- 3.7.4 Haringey's CIL was adopted by a decision of Full Council on 21 July 2014. It has been implemented from 1 November 2014, with all applications for qualifying development decided on or after this date liable to pay the levy.
- 3.7.5 Haringey's CIL sets out differential charging rates for residential development (including student accommodation) across three defined zones in the borough. For qualifying supermarket and retail warehousing developments, there is no differential charging and single rates apply across the borough. There are nil rates for office, industrial, warehousing and defined small scale retail development, as well as for health and educational uses.
- 3.7.6 The Council is required under Regulation 34(5) of The Town and Country Planning (Local Planning) (England) Regulations 2012 to replicate the information in its CIL Annual Report in the AMR. The Council's CIL Annual Report is published at the end of the calendar year covering the previous financial year⁷.

⁶ www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy

⁷ www.haringey.gov.uk/cil

- 3.7.7 The full information from the Council's Annual CIL Reports 2014/15 – 2018/19 is replicated in Table 3.18 on the next page.
- 3.7.8 £1.9 million of Strategic CIL has been spent on Bounds Green Primary School in 2016/17.
- 3.7.9 With regards to Neighbourhood CIL (NCIL), under the CIL regulations, 15% of money collected from new development must be spent on infrastructure provision in the local area in which the development takes place, this is referred to as the 'neighbourhood portion'. This rises to 25% where there is an adopted Neighbourhood Plan for an area, the only one in the borough being Highgate Neighbourhood Plan at the moment. No NCIL has been spent to date.
- 3.7.10 The Council sought initial views from residents and businesses in October-November 2018 to help identify potential infrastructure projects in local areas that the neighbourhood portion of CIL could help to fund (in whole or part). This money can be used to deliver infrastructure or anything else that addresses the demands that development places on an area. The Council is currently looking at how some of these projects could be delivered and will also undertake a further consultation in early 2020 for further community suggestions.
- 3.7.11 Haringey's CIL is underpinned by a viability appraisal which has informed the setting of rates across the borough. Further viability testing has been undertaken in order to assess land values in the East of the borough and the implication on CIL rates in that area. In the subsequent monitoring period, in November 2019, the Council's Cabinet has approved a consultation to increase CIL rates in the Eastern zone. This new CIL Draft Charging Schedule will be submitted for independent examination in 2020 and brought into effect in 2021.

Table 3.18: Haringey Annual CIL Reports 2014/15 – 2018/19

Letters in brackets (n) refer to CIL Regulation 62(4)	2014/15	2015/16	2016/17	2017/18	2018/19	Total to March 2019
(a) the total CIL receipts for year	£0	£805,112.35	£2,004,868.00	£1,987,040.00	£4,172,867.00	£8,969,887.35
'Haringey CIL' (less administrative expenses but inc NCIL)	£0	£764,856.73	£1,904,624.60	£1,887,688.00	£3,964,223.65	£8,521,392.98
Strategic CIL (SCIL)	£0	£586,584.21	£1,604,242.47	£1,586,131.85	£3,368,089.28	£7,145,047.81
(b) the total CIL expenditure for year	£0	£40,255.62	£2,000,243.40	£99,352.00	£208,643.35	£2,348,494.37
(c) summary details of CIL expenditure for year						
(i) & (ii) items of infrastructure & amount	£0	£0	£1,900,000.00	£0	£0	£1,900,000.00
(iii) repaying money borrowed	£0	£0	£0	£0	£0	£0
(iv) administrative expenses (regulation 61) and %	£0	£40,255.62	£100,243.40	£99,352.00	£208,643.35	£448,494.37
(cb) summary details of receipt & expenditure of NCIL for year						
(i) total Neighbourhood CIL(NCIL)	£0	£178,272.52	£300,382.13	£301,556.15	£596,134.37	£1,376,345.17
Zone 1 - Alexandra, Fortis Green & Muswell Hill	£0	£944.06	£46,670.33	£77,138.83	£58,497.56	£183,250.78
Zone 2 - Hornsey & Stroud Green	£0	£177.48	£5,019.43	£23,363.58	£113,853.34	£142,413.83
Zone 3 - Bounds Green & Woodside	£0	£0	£61,656.57	£25,108.42	£30,486.00	£117,250.99
Zone 4 - Harringay & Noel Park	£0	£5,788.21	£122,753.52	£119,799.93	£293,447.84	£541,789.50
Zone 5 - White Hart Lane & Northumberland Park	£0	£100.46	£1,271.74	£993.94	£25,351.55	£27,717.69
Zone 6 - Seven Sisters, St. Ann's & West Green	£0	£2,052.00	£3,227.95	£100.01	£6,344.31	£11,724.27
Zone 7 - Bruce Grove, Tottenham Green & Tottenham Hale	£0	£316.78	£2,344.94	£6,624.19	£56,479.17	£65,765.08
Highgate Neighbourhood Forum	£0	£158,860.03	£36,720.88	£46,007.31	£3,751.80	£245,340.02
Crouch End Neighbourhood Forum	£0	£10,033.50	£20,716.77	£2,419.94	£7,922.80	£41,093.01
(ii) NCIL projects	None	None	None	None	None	None
(iii) spend on each NCIL project	£0	£0	£0	£0	£0	£0
(d) CIL receipts retained at end of year	£0	£764,856.73	£769,481.33	£2,657,169.33	£6,621,392.98	£6,621,392.98
(i) SCIL receipts for this year retained at end of year	£0	£586,584.21	£295,757.53	£1,586,131.85	£3,368,089.28	N/A
(ii) SCIL receipts from previous years retained at end of year	£0	£0	£290,826.68	£290,826.68	£1,876,958.53	N/A
Total SCIL receipts retained at end of year	£0	£586,584.21	£290,826.68	£1,876,958.53	£5,245,047.81	£5,245,047.81

(iii) NCIL receipts for this year retained at end of year	£0	£178,272.52	£300,382.13	£301,556.15	£596,134.37	N/A
(iv) NCIL receipts from previous years retained at end of year	£0	£0	£178,272.52	£478,654.65	£780,210.80	N/A
Total NCIL receipts retained at end of year	£0	£178,272.52	£478,654.65	£780,210.80	£1,376,345.17	£1,376,345.17

Planning Obligations

- 3.7.12 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.
- 3.7.13 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.
- 3.7.14 Planning obligations remain an important tool to ensure adequate provision of infrastructure across the borough, particularly for affordable housing, as noted above.
- 3.7.15 In 2018/19, the Council secured over £11.72 million in Section 106 funds. This is significantly more than previous years and is down to implementation of some significant major applications, including the Clarendon Square (former Gas Works site).
- 3.7.16 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.
- 3.7.17 The table below shows the S106 contributions negotiated, and the actual contributions received and spent from signed S106 agreements within the past 7 financial years.

Table 3.19: S106 Negotiated, Received, and Spent by Year (£m)

Year	S106s Negotiated	S106s Collected	S106s Spent
2011/12	£21.90m	£2.07m	£0.04m
2012/13	£4.24m	£4.02m	£5.76m
2013/14	£2.06m	£2.65m	£0.74m
2014/15	£6.55m	£0.99m	£2.00m
2015/16	£3.72m	£2.87m	£1.69m
2016/17	£3.90m	£2.10m	£0.16m
2017/18	£3.25m	£1.84m	£3.79m
2018/19	£11.72m	£2.41m	£0.92m
Total	£57.34m	£18.95m	£15.10m

Table 3.20: S106 Negotiated, Received, and Spent by Type (£m)

Obligation Type	Negotiated (2011-2019)	Received (2011-2019)	Total Spent (2011-2019)	Actual Received (includes money agreed prior to 2011)	Actual Spent (includes money agreed prior to 2011)
Admin & Monitoring	730,076.00	361,904.94	16,583.91	456,565.33	710,972.63
Education Pool	14,914,368.00	4,040,954.23	2,746,697.14	6,255,243.73	4,989,708.14
Open Space	9,039,693.78	602,356.95	161,050.00	538,356.95	259,921.05
Heartlands & Wood Green	80,000.00	80,000.00	80,000.00	80,000.00	
Environment - Site Specific	6,289,535.00	1,780,635.00	1,665,200.00	1,888,387.00	1,546,000.00
Traffic Mgt. Order Amendment/CPZ	1,530,311.84	384,484.24	106,900.00	479,112.24	70,650.00
Highways	9,136,238.54	3,914,111.10	1,747,854.52	4,542,026.37	4,660,683.95
Misc - Spurs	735,000.00				
Employment / Local Labour	2,694,481.58	1,065,993.71	808,982.00	1,213,153.71	808,982.00
Public Art	5,000.00	5,000.00		5,000.00	
Healthcare	500,000.00				
Traders Financial Assistance (Wards Cnr)	144,300.00				
West Green Rd Improvement Fund (Wards Cnr)	150,000.00				
Off-site Affordable Housing	9,971,755.32	3,888,385.02		4,631,612.07	1,970,596.29
Travel Plan	461,000.00	95,234.00	8,250.00	95,885.49	8,250.00
Carbon Offsetting	2,652,669.40	337,474.29		345,574.29	
S278				369,147.17	
Indexation/Interest				62,856.96	

Obligation Type	Negotiated (2011-2019)	Received (2011-2019)	Total Spent (2011-2019)	Actual Received (includes money agreed prior to 2011)	Actual Spent (includes money agreed prior to 2011)
Finance Team					68,114.08
Car Club Monitoring				3,000.00	
Electric Vehicle Charging Point				60,000.00	
TfL					30,000.00
Homes for Haringey					33,865.90
Housing Investments & Sites					3,072.00
Tottenham Regen					343,000.00
Total	59,034,429.46	16,556,533.48	7,333,267.57	21,025,921.31	15,503,816.04

3.7.18 The vast majority has been spent on Education, reflecting the recent School expansion programme and on Highways improvements to help cater for new development and site specific environmental mitigations.

Infrastructure Delivery Plan (IDP)

3.7.19 The Infrastructure Delivery Plan (IDP) is a document that supports Haringey's Local Plan. It identifies the service areas where investment will be needed to meet the additional demand from population and housing growth over the plan period. It also sets the basis for policies for developer contributions to meet future need and highlights, where applicable, gaps in existing provision to form a platform for future investment, project delivery and funding bids.

3.7.20 The IDP is a working document that is reviewed periodically so that the Council can monitor progress on infrastructure delivery and have in place an up-to-date schedule of infrastructure requirements. The original IDP was prepared to support Haringey's submission Core Strategy (now Strategic Policies) DPD. Since then it has been subject in several partial reviews, with the last being in July 2016 to support the examination of the Local Plan.

3.7.21 The Council has also helped to inform the Upper Lee Valley Development Infrastructure Study (2015), covering the London Plan's Upper Lee Valley Opportunity Area Framework, including parts of North Tottenham and Tottenham Hale. The study aims to identify the gap between the cost of infrastructure required in the Upper Lee Valley and the funding that is currently secured in order to inform

future considerations for delivering the planned growth in the area.

4 Development management performance

The following section responds to Borough Plan Priority 5 Your Council which emphasises the Council's commitment to become an exemplary modern Council.

4.1 Planning applications

4.1.1 In 2018/19 the Council decided 3,319 planning applications consisting of 28 major applications, 519 minor applications, 1,571 householder and other applications.

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	

4.1.2 Performance has been maintained at 100% and is in the top quartile in London for Major Applications. The Council's performance for Minor applications has improved and is in the top quartile in London at 97%. Other applications have also improved and are now also top quartile in London at 99%. Performance has improved even further in the latter part of the year and it is expected to be top quartile in all categories in the next financial year.

4.1.3 In 2018/19 a total of 28 major applications were decided compared to 32 in the previous financial year. It is expected that this figure will increase in the coming years. The average time of decision has increased from 233 to 248 days between these time periods, however all of these have been subject to planning performance agreements / extensions of time which are mutually agreed with applicants and encouraged in national guidance

4.1.4 In 2018/19 519 Minor applications were decided compared to the 606 Minor applications decided during 2017/18. The average decision time has also slightly increased from 69 days to 76 days. During 2018/19, 1201 Other applications were also decided compared to the 1197 Other applications decided during 17/18. The average decision time has slightly increased from 57 days to 60 days

4.1.5 Validation times have increased from an average of 9 to 10 days, however this is a product of the systems thinking approach where there is a delay before validation rather than before decision as reported in last year's AMR.

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 In 2018/19, there were a total of 96 appeals on refusals decided by the Planning Inspectorate, with 28 appeals allowed (29.2%) and 67 appeals dismissed (69.8%). The proportion of appeals allowed in Haringey is a decrease on the previous year (30.2%).

4.3 Enforcement

4.3.1 Enforcement of planning rules plays a role in delivering policy objectives. The Council is committed to reversing and preventing unauthorised uses and non-permitted development.

4.3.2 Performance over the monitoring period and since is:

- Complaints received 2018/19 - 898
- Enforcement notices served 2018/19 – 97 (compared to the London average of 42)

4.3.3 Improvement of the planning enforcement team is ongoing and performance has improved significantly over the year with notifications of decisions within the 8 week target at 96%.

4.3.4 Further improvement of the enforcement service includes a plan to, amongst other things, make the service self-financing through proceeding with Proceeds of Crime Act (POCA) cases. The other key objective of pursuing POCA is to reduce re-offending and also act as a deterrent to would be offenders.

5 Appendices

Appendix A: 5-year housing land supply

5.1.1 Paragraph 73 of the National Planning Policy Framework (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: 5% to ensure choice and competition in the market for land; or 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.”

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 2019 and March 2024. The Council has identified sites which meet these requirements and these include:

5.1.5 All sites for homes under construction as at 31/03/2019 which are expected to

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

- 5.1.6 All sites with planning permission where construction has not yet started as at 31/03/2018 which are expected to complete within the specified five-year period (these developments include new build, changes of use to homes and conversions);
- 5.1.7 Sites where permission has been granted, subject to legal agreement, as at 31/03/2019 which are expected to complete within the five-year period and those with outline permissions;
- 5.1.8 Deliverable sites (i.e. without planning permission as at 31/03/2019 but where pre-application discussions have been held or masterplans prepared and consulted upon) likely to complete within the five-year period.
- 5.1.9 The Council's housing target is set at 11,603 net additional homes covering the five-year period from April 2019 to March 2024. This is composed of the constituent parts below.

5 years of 1,502 (7,510)

+ 2,159 (existing shortfall)

+20% (1,934)

- 5.1.10 Overall, Haringey has a supply of housing land over the next five years to meet 5.03 years of its annualised housing target as shown in the tables below.

Table A1: Haringey 5YHLS 2019 – 2024

Annual LP Housing Target	5 Year Requirement	Shortfall	Buffer 20%	5YHLS Target	Deliverable Sites See schedule)		
1,502	7,510	-2,159	1,934	11,603	11,694		
= Excess of 91 Units							
Site						Total Units	Deliverable in 5 Years
Clarendon Square (SA22) (HGY/2009/0503 & HGY/2017/3117 & HGY/2018/0362						1697	1061
Apex House (SS6) (HGY/2015/2915)						163	163
Hale Wharf (TH9) (HGY/2016/1719)						505	505
Keston Centre (SA59) (HGY/2016/3309)						126	126
North of Hornsey Rail Depot – Railway Approach (SA17) (HGY/2016/1573)						174	174
500 White Hart Lane (HGY/2016/0828)						145	145
Hawes & Curtis (SA26) (HGY/2016/1807)						133	133
163 Tottenham Lane, N8 'Kwik Fit' (HGY/2017/2001)						26	26

7 Bruce Grove N17 6RA (HGY/2012/0563) & HGY/2018/3304	13	13
5 Bruce Grove (HGY/2014/1041)	13	13
2 Chestnut Rd (HGY/2013/0155)	64	64
168 Park View Road, London N17 9BL (HGY/2015/3398)	12	12
191-201 Archway Rd (HGY/2015/2517)	25	25
Mono House, 50 - 56 Lawrence Road (SS2) (HGY/2016/2824)	54	54
255 Lordship Lane, N17 HGY/2017/1097	32	32
159 Tottenham Lane (HGY/2014/0484)	18	18
Hale Village Tower (HGY/2006/1177)	253	253
Land east of Cross Lane (HGY/2016/0086) Appeal	69	69
52-68 Stamford Road, N15 (HGY/2017/0426) Part of Constable Crescent (TH13)	48	48
Welbourne Centre (TH10) part HGY/2018/2223	137	137
1 Station Square (part TH4) (HGY/2016/3932)	128	128
Hornsey Town Hall (SA48) (HGY/2010/0500 & HGY/2017/2220)	146	146
Station Square North (TH5) – HGY/2017/2223 Sites known as Ashley Road West and Ashley Road East	282	282
Ashley Road South (TH6) (part) HGY/2017/2044 - Berol Yard	184	184
Coppetts Wood Hospital (SA54) (HGY/2016/3482)	80	80
Gisburn Mansions, Tottenham Lane, N8 (HGY/2017/0698)	12	12
Former BHS, 22-42 High Road, Wood Green HGY/2018/3145 (WGSA 14 part)	158	158
Templeton Hall and Garages, 52 Templeton Road (HGY/2016/2621)	11	11
Ashley Road South (TH6) (part) HGY/2016/4165 Ashley House and Cannon Factory	265	265
Ward's Corner (HGY/2012/0915) (SS3)	163	163
640-656 High Road, N17 (HGY/2017/1054)	33	33
Tottenham Hotspur Stadium (HGY/2015/3000)	580	300
67 Lawrence Road (SS2) (HGY/2016/1212) HGY/2018/3655	76	76
45-63 Lawrence Road (SS2) (HGY/2016/1213) HGY/2018/3654	70	70
Monument Way (TH10) (HGY/2016/2184)	54	54
1 st & 2 nd Floors, 522-528 High Road, N17 (HGY/2017/3176)	11	11

Iceland Site, Land at Brook Road, N22 HGY/2017/2886 (WGSA 11)	169	169
Station Square West (TH4) part Planning Ref HGY/2017/2223. Sites known as North Island and Ferry Island	618	618
Ashley Road South (TH6) (part) HGY/2017/2045 - Ashley Gardens	423	423
Wood Green Cultural Centre (South) SA19 – should have been known as Wood Green Cultural Quarter (South) SA21 and now known as Chocolate Factory HGY/2017/3020 (WG SA 21)	230	230
Herbert Road / Bernard Works HGY/2017/3584 (TH12 – part north)	99	99
St John's Church N17 (HGY/2016/4095)	32	32
16-54 Wood Green High Road (SA14) M&S Site (part) HGY/2018/1472 APP/Y5420/W/18/3128865	150	150
1-6 Crescent Mews HGY/2019/1183	30	30
Red House, West Green Rd (SA57) HGY/2018/1806	88	88
19 Bernard Road (TH12 south part) HGY/2019/1490	53	53
High Road West (NT5) Part HGY/2018/0187 Goods yards Site	316	316
Coburg Road North SA19 (WG SA 20) part (Kingfisher Place)	40	40
St Ann's Hospital (SA28) (HGY/2014/1691)	700	200
38 Crawley Road (SA61 – part) (Taxi Care Centre) HGY/2019/0938	29	29
Former Newstead Nursing Home, Denewood Road N6 HGY/2018/3205	13	13
Ashley Road North (TH7)	200	200
Clarendon Rd South (SA23) WGSA 27 (part) Hertie Site	45	45
867-879 High Road HGY/2019/2929 - Part of NT5	330	330
Arena Design Centre (SA30)	40	40
Omega Works (SA32) – Remainder of site	30	30
Vale/Eade Roads (SA33)	40	40
Overbury & Eade Roads (SA34)	141	141
Tottenham Police Station & Reynardson Court (TG3)	30	30
Cranwood Care Home (SA51)	64	64
LBH Civic Centre (SA5) WG SA 1	60	60
72-96 Park Road & Lynton Road (SA49)	41	41
Gourley Triangle (SS4) Part	300	210
North of White Hart Lane (NT6) (part)	100	50
Constable Crescent (TH13) (remaining part)	60	60

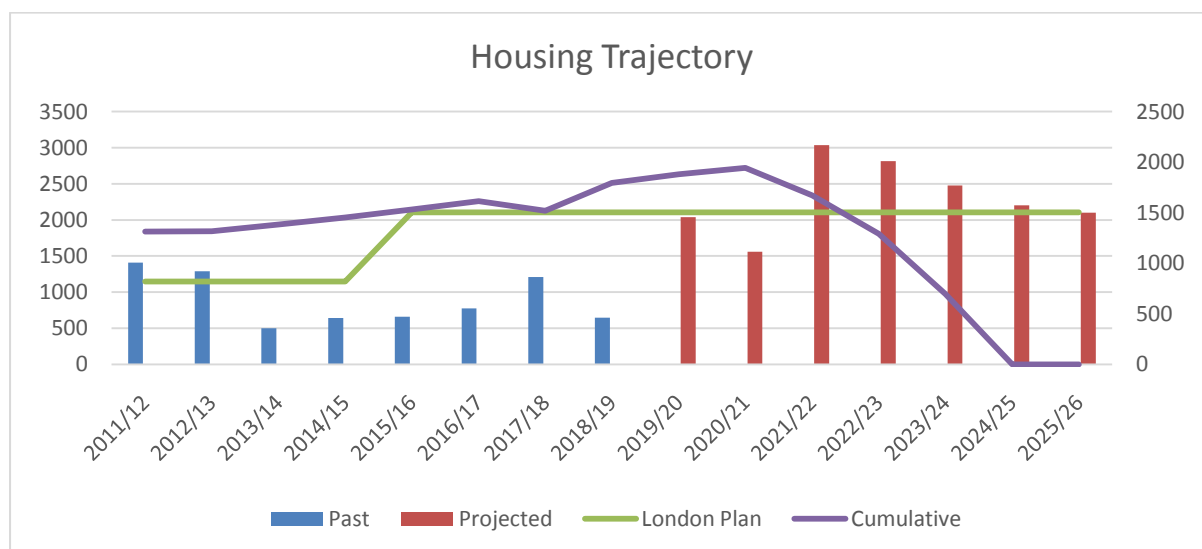
Hale Wharf (TH9) Part left – Lock Keepers Cottage site and car wash	10	10
300-306 West Green Road N15 PRE/2018/0220	19	19
90 Fortis Green PRE/2018/0214	50	50
Selby Centre (SA 62)	200	200
Clarendon Rd South (SA23) WGSA 27 (part) West Indian Cultural Centre	100	100
Cross Lane (Pool Motors) (SA47)	40	40
Wat Tyler House, Boyton Rd N8	17	17
Ivatt Way, Land at Rear of 43-49, N17	20	20
Corner of Remington Road and Pulford Road N15	22	22
Brunel Walk, Braemar Road, N15	30	30
Woodridings, Crescent Road, N22	16	16
Edith Road N11	10	10
17 South Grove Road, N15 and 23 South Grove (commercial)	22	22
Hillcrest, North Hill, N6	20	20
Car park Victoria Road N15	10	10
Car park, Baldewyne Court, Lansdowne Road, N17	12	12
Car Park, Fiske Court, Lansdowne Rd, N17	10	10
Stokley Court, Brook Road N8	60	10
Former Moselle School Site	300	60
48-54 High Road N22 PRE/2017/0365 (SA 14 part) Sainsburys	76	76
30-32 Summerhill Road, N15 PRE/2019/0170	21	21
(Site formerly known as 76-84 Mayes Road, N22) Caxton Road PFS	63	63
Mansfield Heights, High Road	12	12
Braemar Avenue, Baptist Church	16	16
Hornsey Parish Church, Cranley Gardens, N10, PRE/2017/0331, PRE/2018/0195	15	15
157-159 Hornsey Park Road, Wood Green PRE/2017/0283	40	40
7 Cross Lane PRE/2019/0159	47	47
311 The Roundway	80	80
Northwood Hall, N6	24	24
Broadwater Farm	170	170
Small Sites		1577
Overall Total		11,694

5.2 Appendix B: Housing Trajectory

B1. Paragraph 73 of the National Planning Policy Framework (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	London Plan Target	Cumulative adjusted target
2011/12	1410		820	1314
2012/13	1290		820	1316
2013/14	501		820	1383
2014/15	640		820	1451
2015/16	660		1502	1530
2016/17	774		1502	1614
2017/18	1210		1502	1665
2018/19	644		1502	1810
2019/20		2036	1502	1773
2020/21		1561	1502	1815
2021/22		3035	1502	1510
2022/23		2815	1502	10754
2023/24		2476	1502	375
2024/25		2200	1502	0
2025/26		2099	1502	0



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