

# Authority Monitoring Report

2020/21 to 2023/24

April 2025



# Executive Summary

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

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

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

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

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

# Performance of Haringey Planning Service recognised regionally and nationally

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



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

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

*"genuine passion for the service"*

*"good and dedicated group of staff"*

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

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

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



## Key facts infographic for 2020-2024



**New Local  
Plan** due for  
adoption in  
**February 2027**

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



**5.18 year**  
**housing land supply**  
at 31/03/2024



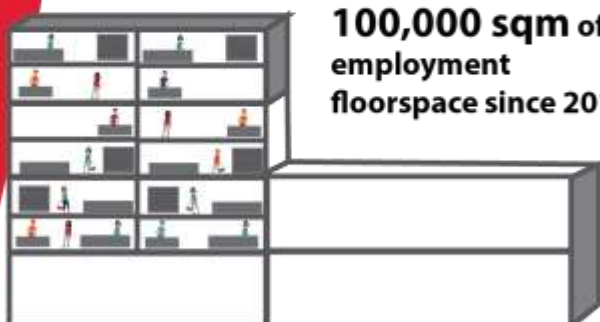
**99%**  
measurement  
on 2023  
Housing  
Delivery Test



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



Over **20% reduction**  
in carbon emissions  
since 2015



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



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

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# 1 Introduction

## 1.1 What is the Authority Monitoring Report (AMR)?

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

## 1.2 The reporting period

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

## 1.3 What is being monitored?

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

## 1.4 Who is this report for?

1.4.1 The AMR serves multiples audiences and purposes. It:

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

## 1.5 Structure

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

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

## 2 Plan making update

*The following section responds to all six calls to action in the Council's vision for Haringey in 2035<sup>1</sup>, reflecting the importance of an up-to-date Local Plan that sets out a vision for placemaking and a comprehensive framework for how, when and where new homes, jobs and supporting infrastructure will be delivered.*

### 2.1 Haringey's Development Plan

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

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

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

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

#### North London Waste Plan

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

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

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



## Highgate Neighbourhood Plan

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

## London Plan

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

## 2.2 Local Development Scheme

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

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

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

## New Local Plan

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

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

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

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

## 2.3 Neighbourhood Planning

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

### Highgate Neighbourhood Forum

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

### Crouch End Neighbourhood Forum

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

### Finsbury Park and Stroud Green Neighbourhood Forum

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

## 3 Plan and policy performance outcomes

### 3.1 Background

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

### 3.2 Housing

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

#### Housing delivery

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

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

Table 3.1: Housing Delivery April 2011 to March 2024

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

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

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

<sup>2</sup> 'Conventional' = normal homes

<sup>3</sup> 'Non-Conventional' = e.g. student accommodation, hostels etc.



## Housing Delivery Test

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

**Table 3.2: Housing Delivery Test results 2018 to 2023**

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

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

## Housing Delivery in Detail

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

**Table 3.3: Major Scheme Completions over 2020/24**

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

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

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

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

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

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

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

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

**Table 3.4: Breakdown by Development Type 2020-24**

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

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

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

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

## Housing Mix

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

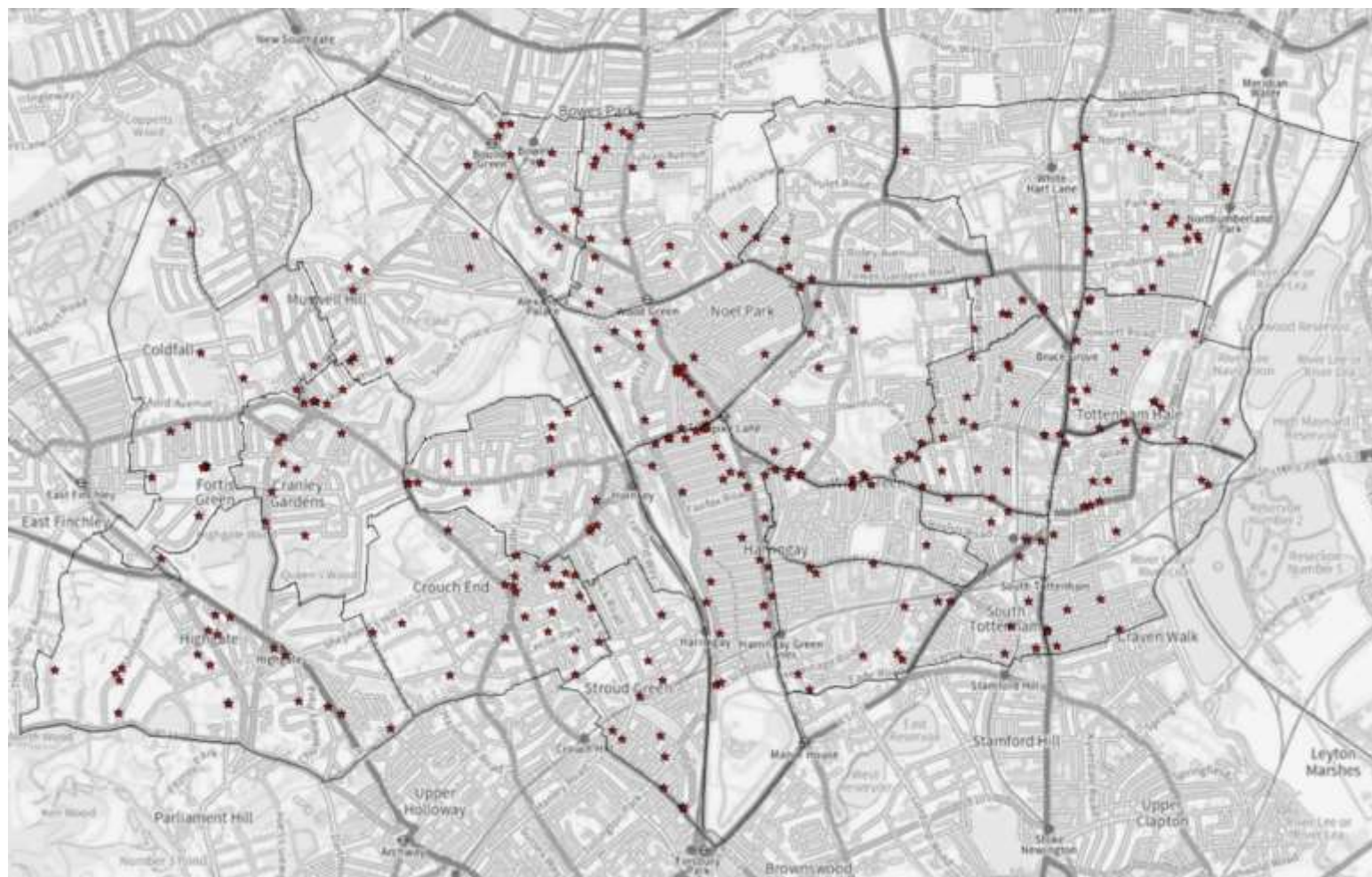
**Table 3.5: Housing Mix Delivered (Conventional only) (Net) 2011 - 2024**

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

## Distribution of Housing

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

Map 1: Distribution of housing completions 2020-2024





## Affordable housing

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Empty homes

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

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

## Brownfield Land

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

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

## Housing supply

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

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

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



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

3.2.32 In addition to the 5 year supply of sites, paragraph 78 of the NPPF requires **strategic policies to ‘include a trajectory illustrating the expected rate of housing delivery for specific sites’**. A housing trajectory has been prepared, with further details set out in Appendix 2.

3.2.33 As part of the new Local Plan, the Council will be publishing a new five year housing supply plus an updated housing trajectory. This will include new sites not listed in Appendix 1.

## Gypsy and traveller accommodation

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

3.2.34 The Local Plan sets out that the Council will protect existing lawful gypsy and traveller sites, plots and pitches. There are currently two permanent gypsy and traveller sites in Haringey, providing capacity for 10 pitches

3.2.35 There was no net addition to the stock of Gypsy and Traveller pitches over the reporting period.

3.2.36 In late 2024, the Council consulted on proposals to deliver 6 new permanent gypsy and traveller pitches on 3 separate council owned sites as part of the Council’s ambitious council house building programme.

### 3.3 Employment and town centres

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

#### Employment land management

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

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

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

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

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

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

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

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

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

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

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

## Town centres

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

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

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

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



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

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

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

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

- 3.3.20 Vacancy rates can be used as an indicator of the health of a town centre. Government planning guidance suggests that vacant property data should help to inform strategic decisions on the role and function of town centres. For instance, persistently high vacancy rates may signal the need for more flexible approaches to development, such as allowing for a greater diversification of uses or other targeted measures to ensure town centre vitality.
- 3.3.21 Table 3.12 details the vacancy rates of Haringey's major town centres. Haringey's town centre vacancy rates have decreased in recent years. When surveys were carried out in 2013, the overall local vacancy rate was 7%, in 2020 it was 6.7%, and is now down to 4.3% which is much lower than national (14%) and London (9%) averages<sup>4</sup>.

**Table 3.12: Vacancy Rates in Haringey Town Centres**

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

<sup>4</sup> Localdataonline.com

## Managing the retail offer and overconcentration of uses

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

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

**Table 3.13: Town Centre Composition at August 2024**

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

## Community and Leisure Infrastructure

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

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

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

## 3.4 Environmental Sustainability

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

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

### Open space

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

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

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

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

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

## Nature conservation

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

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

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

monitoring period.

## Waste management

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

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

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

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

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

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



|  |                       |                     |  |
|--|-----------------------|---------------------|--|
|  | apportionment targets | management purposes |  |
|--|-----------------------|---------------------|--|

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

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

## Carbon management

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

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

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

**Council:** The Council achieved a 73% reduction in its carbon footprint, moving from 12,840 tCO<sub>2</sub> in 2014/15 to 3,489 tCO<sub>2</sub> in 2023/24. This is a 10% reduction from the previous financial year.

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

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

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

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

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

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

## 3.5 Design and Conservation

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

### Haringey's Quality Review Panel

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

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

### Design Awards

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

### Haringey Development Charter

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

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

## Strategic views

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

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

## Historic Environment

- 3.5.5 Haringey has a rich and diverse local heritage. The Historic Environment Record consists of:
- 288<sup>5</sup> Statutory Listed Buildings of Architectural or Historic Interest
  - Over 1150 Locally Listed Buildings of Merit
  - 28 Conservation Areas
  - 2 Historic England Registered Parks & Gardens of Special Historic Interest
  - 34 Local Historic Green Spaces
  - 23 Designated Sites of Industrial Heritage Interest
  - 22 Archaeological Priority Areas

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

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

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

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

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

## Heritage Led Regeneration

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

|  |  |  |  |
|--|--|--|--|
|  | Historic England 'Heritage at Risk' Register |  |  |
|--|--|--|--|

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

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

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



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

|  |  |  |
|--|--|--|
|  |  | in relation to the surrounding site. Some recent temporary works have been implemented to prevent water ingress, but there is an outstanding enforcement notice, |
|--|--|--|

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

## 3.6 Sustainable Transport

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

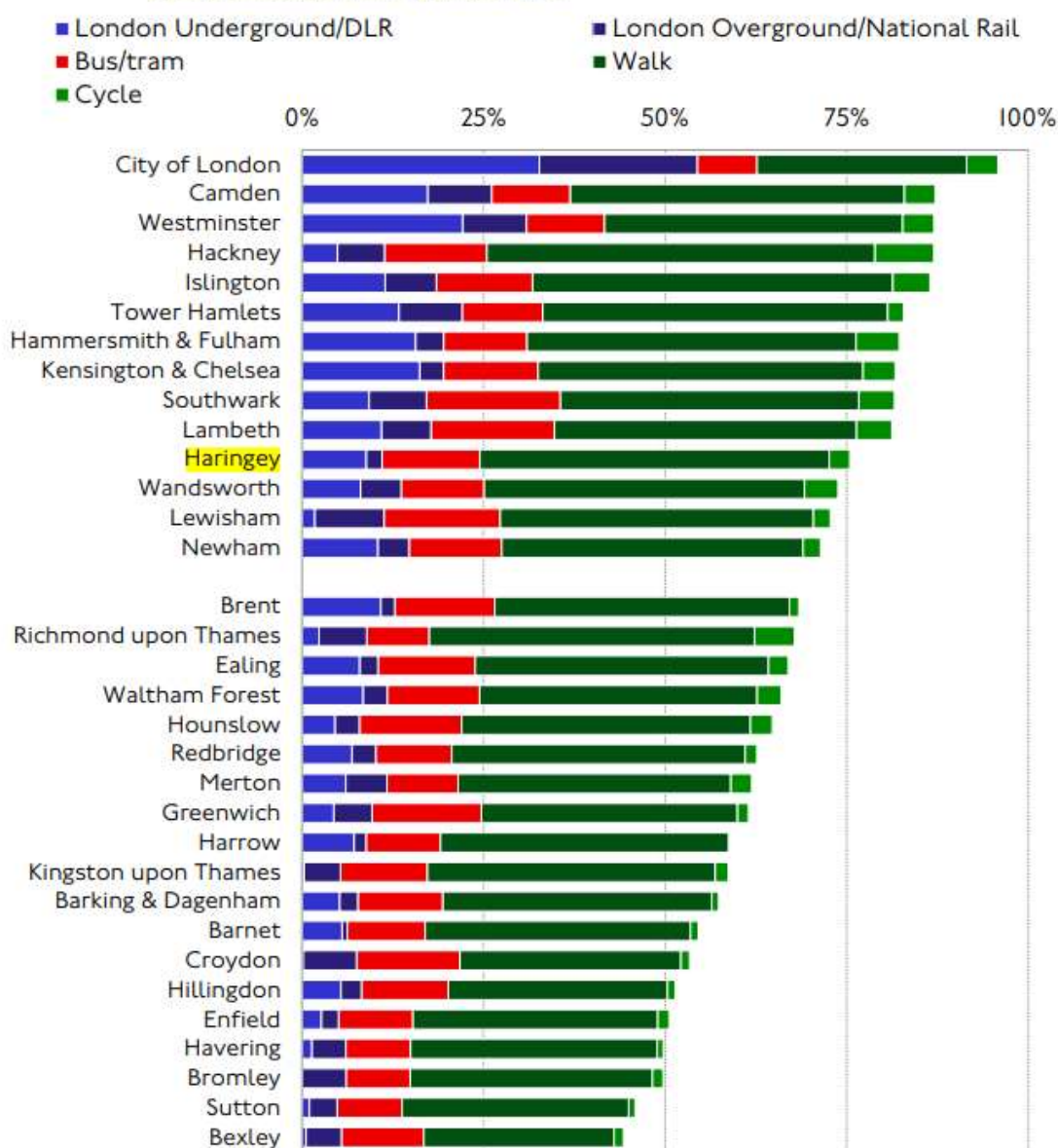
- 3.6.1 Haringey's Local Plan seeks to promote more sustainable travel ensuring that all development appropriately exploits opportunities to encourage modal shift away from private vehicles towards greater use of public transport and active travel, including walking and cycling.

### Transport modes

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

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

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



Source: TfL Strategic Analysis, Customer & Strategy.

## Cycle parking

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

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

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

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

## Cycle route improvements

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

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

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

## Electric vehicle charging facilities

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

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

## 3.7 Infrastructure funding and delivery

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

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

### Community Infrastructure Levy

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

### Planning Obligations

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

above.

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

### Infrastructure Delivery Plan (IDP)

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



## 4 Development management performance

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

### 4.1 Planning applications

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

Table 4.1 Planning application totals

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

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

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

Table 4.2 Planning application performance

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

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

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

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

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

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

## 4.2 Planning Appeals

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

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

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

Table 4.3 Appeal performance 2020 to 2024

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

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

## 4.3 Enforcement

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

Table 4.4 Enforcement activity over 2020-2024

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

## 5 Appendices

### Appendix A: 5-year housing land supply

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

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

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

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

5.1.3 The NPPF Glossary goes on to specify that:

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

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

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

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

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

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

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

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

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

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

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

Table A1: Haringey 5YHLS 2024 – 2029

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

## 5.2 Appendix B: Housing Trajectory

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

Table B1: Housing Trajectory

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

For further information please contact

[planning.policy@haringey.gov.uk](mailto:planning.policy@haringey.gov.uk)

