REPORT OF THE CABINET No. 1, 2026/27

FULL COUNCIL 23 November 2026

Chair: Councillor Mark Blake
Cabinet Member for Housing and Co - Deputy Leader – Councillor Tammy Hymas

1. INTRODUCTION

This report arises from Cabinet consideration of the Local Plan at their meeting on the 10 November 2026 and in accordance with Part 3, Section B of the Constitution, reserves the approval of Development Plan Documents, including the Local Plan prior to submission to the Secretary of State, to Full Council.

We noted that the Local Plan was the Council's primary planning document, setting out the long-term vision for the delivery of new homes, addressing inequality, improving access to nature and wildlife, responding to climate change, and supporting the local economy. The previous Local Plan was adopted in 2017. Since then, the borough had undergone significant change. The new Local Plan was developed to reflect current circumstances and priorities.

We noted that the Plan recognised challenges relating to housing affordability, the need for climate change mitigation and adaptation measures, and the provision of employment and opportunities for young people. Extensive engagement was undertaken with residents, community groups and stakeholders over a five-year period following the First Steps Engagement in 2020. During the Draft Local Plan consultation in 2025, close to 10,000 residents participated. Feedback received through these engagement activities informed the Proposed Submission Local Plan and contributed to its development.
We noted that following a review of the emerging Plan, a number of changes were made, including:

- **Rowan's Bowling Alley**: The site allocation for Rowan's Bowling Alley was removed. This reflected feedback received during consultation regarding the site's role as a community facility and local venue.
- **Pinkham Way**: The allocation of Pinkham Way was amended to open space. This recognised its ecological value and supported its continued use for biodiversity and public access to nature.
- **Biodiversity targets**: Biodiversity requirements for new developments were increased to support environmental objectives and improve access to green spaces within new neighbourhoods.

In accordance with national planning requirements, the Local Plan was required to be submitted within prescribed timescales. The Plan was therefore brought forward at pace to avoid significant delays to the plan-making process.
The Local Plan provided a framework for future development and decision-making within the borough. Ongoing engagement with residents and stakeholders would continue as policies and proposals were implemented.

Following questions from Councillors Iozzi, Kuper, Khan, Aksit, Cawley-Harrison and Ali the following information was shared:

- It was highlighted by the Cabinet Member that biodiversity and nature preservation was a core aspect of the Local Plan.

- It was stressed, following questions regarding the utilisation of “warehouses” as living spaces, that the Local Plan would provide additional protections to warehouse communities, ensuring that new spaces were genuinely affordable, as well as a requirement to prioritise existing residents of “warehouses” in the case of replacement accommodation being proposed on these sites.

- It was explained that the Local Plan had a requirement of a 40% minimum of affordable housing on sites of 10 homes or more, which was more ambitious that the minimum requirement in the Greater London Authority’s (GLA) London Plan 2021 and the Draft London Plan 2026. The Cabinet Member stressed the delivery of affordable housing was crucial to the Council’s vision and that they would seek to be tough on developers to ensure this.

- The Cabinet would have liked to have see more co-design and citizen assemblies from the start of the development of the Local Plan, if there was involvement from its initial phases. It was additionally noted that the Cabinet Member would have liked to see more commitment to community housing, but did note that this would not be possible in this version of the Local Plan due to time constraints. In addition, the Cabinet Member did note that some safeguards had been added and this was welcomed as well as the amount of engagement that had taken place.

- It was stressed that the Local Plan was not a limiter as to how many affordable housing sites would be delivered, and that any sites that were identified as viable in future could be still delivered.

- It was explained that the Local Plan supported enterprise and economic growth beyond just industrial development through creative quarter

designations and in protections from residential development in certain areas.

- It was explained by the Cabinet Member that there was a Temporary Accommodation policy within the Plan. It was additionally explained there were other levers that could be utilised to ensure that there was a reduction in the need for Temporary Accommodation.

- It was explained by officers that feedback from consultation, along with assessment of feasibility, would mean that some sites that were originally marked as areas to develop would not be brought forward in the Local Plan to maintain satisfactory accommodation standards. It was additionally noted that sites that were lost as part of consultation and feasibility could be replaced with other viable sites coming forward.

- It was explained by the Cabinet Member that the Tottenham Green Leisure Centre site was being worked on with the community to develop a good site for residents. However, it was stressed that the Council was keeping options open to ensure the best delivery for residents.

CABINET RECOMMEND THAT FULL COUNCIL:

1. Note the comments and informal recommendations of the Strategic Planning Committee in relation to the Proposed Submission Local Plan and associated documents.

2. Note the consultation responses received during the Regulation 18 Draft Local Plan consultation and the Council's responses to those comments (Appendix B).

It was further recommended that Cabinet recommend to Full Council that it:

3. Approve the Proposed Submission Haringey Local Plan (Appendix C) and Policies Map (Appendix D) for publication for a minimum six-week period of public consultation pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

4. Approve the Integrated Impact Assessment and supporting consultation documents for publication alongside the Proposed Submission Local Plan.

5. Delegate authority to the Director of Built Environment & Highways to make any minor, non-material amendments to the Proposed Submission Local Plan and supporting documents prior to publication, including the Integrated Impact Assessment (IIA), in consultation with the Cabinet Member for Housing. Such

amendments were not to constitute material changes and could include revisions to text, layout, and design, as well as corrections to errors or clarifications of information.

6. Delegate authority to the Director of Built Environment & Highways, in consultation with the Cabinet Member for Housing, to make any minor amendments necessary to the Proposed Submission Haringey Local Plan and supporting documents following consultation and prior to submission, provided that such amendments did not materially alter the strategy, policies, or site allocations contained within the Plan.

7. Following the public consultation period, authorise officers to proceed under Regulation 22 and submit the Proposed Submission Haringey Local Plan and associated documents to the Secretary of State for the Ministry of Housing, Communities and Local Government (MHCLG) for independent examination, together with any representations received under Regulation 19.

8. Delegate authority to the Director of Built Environment & Highways, in consultation with the Cabinet Member for Housing, to prepare and consult on any proposed modifications to the Local Plan arising during the examination process where necessary to ensure compliance with national legislation, policy, or guidance.

9. Note that, following examination, Full Council would determine whether to adopt the Local Plan under Regulation 26.

Reasons for the Decision

The Planning and Compulsory Purchase Act 2004 required local planning authorities to maintain and keep under review an up-to-date Local Plan. Haringey's existing Local Plan had been adopted in 2017. Although many elements of the adopted plan remained relevant, significant changes had occurred since its adoption, including revisions to national planning policy, publication of the London Plan 2021, developments in climate-related policy, and changes in local circumstances.

The Proposed Submission Local Plan provided an updated planning framework that responded to these changes and established a spatial strategy for managing growth and development across the borough during the plan period.

Publication of the Regulation 19 Plan represented a statutory stage in the preparation of a Local Plan and was required before the Plan could be submitted for independent examination.

The Proposed Submission Plan had been informed by a substantial evidence base, together with sustainability, health, and equality impact assessment processes, and extensive public engagement. Officers considered that the Plan had been positively prepared, was justified, effective, consistent with national policy, and capable of being found sound through the examination process.

Approval of an updated Local Development Scheme ensured that the Council maintained an up-to-date statutory programme for plan preparation and accurately communicated the revised Local Plan timetable to stakeholders.

Alternative Options Considered

The following alternative options had been considered:

Retaining the Existing Local Plan (Adopted 2017)

This option was not pursued. Failure to progress a new Local Plan would have resulted in increasing reliance on planning policies developed under an earlier policy and evidence framework. This would have reduced the effectiveness of the planning framework, increased risks associated with planning decision-making, and limited the Council's ability to guide future development and place-shaping objectives.

Delaying Publication of the Regulation 19 Local Plan

This option was not pursued. Delaying publication would have postponed the examination and adoption of a new Local Plan, affected the Council's ability to meet the timetable for submission to the Secretary of State, and prolonged uncertainty regarding the future planning framework.

Undertaking a Partial Rather Than Full Review of the Local Plan

This option was not pursued. A partial review was considered unlikely to provide the comprehensive planning framework required to respond effectively to changes in policy and local circumstances. A full replacement plan was therefore considered the most appropriate approach.