

Agenda item

Cabinet

On 21 December 2010

Report Title.

Local Development Framework Annual Monitoring Report 2009/2010

Report authorised by Niall Bolger, Director of Urban Environment and Marc Dorfman, Assistant Director of Planning and Regeneration

 . 

Contact Officer : Clodagh McGuirk, Planning Policy Officer, 020 8489 5512

clodagh.mcguirk@haringey.gov.uk

Wards(s) affected: ALL

Report for: Key Decision

**1. Purpose of the report (That is the decision required)**

- 1.1 To seek Members approval for the Annual Monitoring Report for submission to the Department for Communities and Local Government (DCLG) as required by the Planning and Compulsory Purchase Act (2004) and the Town and Country Planning (Local Development) (England) Regulations 2004.

**2. Introduction by Cabinet Member (if necessary)**

- 2.1 This report is brought to Cabinet for Members to approve the 2009/2010 Annual Monitoring Report of the Local Development Framework (LDF) and the 2006 – 2016 Unitary Development Plan (UDP) before it is submitted to the Secretary of State.
- 2.2 The AMR contains performance data for the monitoring year 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010 and recommends how policy and strategy should be adjusted to meet the policy aims and objectives of the UDP.
- 2.3 The AMR reports on the following policy areas:
- Areas of Change and delivery of major projects;

- Housing;
- Employment – all sectors & industrial land;
- Town Centres;
- Conservation and Design;
- Environment and Open Space;
- Transport;
- Community Infrastructure; and
- Effective Service Delivery (processing planning applications, LDS on target and value for money).

2.4 The highlights and key issues for each of the policy areas above are set out in Appendix 1.

### **3 State link(s) with Council Plan Priorities and actions and /or other Strategies:**

3.1 The production and submission of the Annual Monitoring Report will contribute to the practical achievement of all five **Council Priorities** as it will ensure that development management policies are monitored effectively and reviewed where appropriate and that the milestones set out for plan making in the Local Development Scheme are met.

### **4 Recommendations**

4.1 For Members to note and approve the Annual Monitoring Report (AMR) 2009/2010 - based on the statistical analysis summary of the performance set out in Section 7 of the Report and in Appendix 1- for submission to the Secretary of State.

4.2 For Members to note the key outcomes of the AMR set out in paragraph 7.34 that overall the aims of the Council's current "place shaping plan", (the Unitary Development Plan 2006-2016), are being delivered and that the Plan's indicators for 2009-10 are generally positive.

4.3 That Cabinet give delegated power to the Lead Member for Planning and Regeneration and the Director of Urban Environment/Assistant Director of Planning and Regeneration to approve any subsequent minor amendments to the AMR prior to publication; and

4.4 For Members to note a full copy of the AMR will be put in the Members' room and will be available on the Council's web site.

### **5 Reason for recommendation(s)**

5.1 To comply with section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004, an Annual Monitoring Report must be produced and submitted to the Secretary of State. The AMR presents available statistical data

relating to planning policies and the emerging Local Development Framework. Without the AMR, it would be difficult to tell whether the UDP policies are effective and performing. The AMR also shows how the Council is meeting the milestones set out in its Local Development Scheme, (the revised Local Development Scheme was approved by the Cabinet on 14<sup>th</sup> September 2010 for submission to GLA).

## 6 Other options considered

- 6.1 Local Planning Authorities are required to produce an Annual Monitoring Report. The production of the AMR is the most effective way in presenting data relating to planning policies in Haringey. As such no other options were considered.

## 7. Background to the Annual Monitoring Report

- 7.1 Local Planning Authorities are required to produce an Annual Monitoring Report under section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004. This AMR covers the period 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010 and must be submitted to the Secretary of State by 31 December 2010.
- 7.2 The AMR is used for information purposes to assess the performance and effectiveness of planning policies. It presents available statistical data relating to policies in Haringey's Unitary Development Plan and the emerging Local Development Framework. The AMR covers the monitoring period 1<sup>st</sup> April 2009 – 31<sup>st</sup> March 2010. Where possible, data is provided for the monitoring period, but in other cases the most recent data is provided.
- 7.3 The indicators used to monitor planning performance in 2009/10 consist of:  
**Core output indicators (COIs):** indicators set out by the Central Government  
**Local output indicators (LOIs):** indicators set out in the UDP to monitor implementation  
**Significant Effects indicators (SEIs):** indicators which assess the social, environmental and economic effects of policies. These are set out in the Sustainability Appraisals Reports which form part of the LDF documents.
- 7.4 The Greater London Authority's monitoring database, the London Development Database (LDD) has been designed to record the progress of planning permissions in the Greater London area. The system has been altered in order to accommodate some of the Government's revised Core Output Indicators. In February 2010, the Mayor of London published the sixth London Plan Annual Monitoring Report (AMR6). The AMR has a number of information gaps, which are being addressed by the LDD.
- 7.5 This is the sixth AMR produced by LB Haringey. The previous reports (2004/05, 2005/06, 2006/07, 2007/08 and 2008/09) presented available statistical data relating to Haringey's UDP policies and information on the Council's development

management performance. This Report takes forward many of the indicators used in the previous reports and addresses all the Core Output Indicators as identified by the government. It also includes some significant effects indicators which assess the significant social, economic and environmental effects of policies. These indicators are linked to objectives for the sustainability appraisal of Local Development Documents. A full set of sustainability objectives and sub objectives have been identified in the Sustainability Appraisal for the Local Development Framework.

### **Summary of Monitoring and Performance**

- 7.6 A brief summary of the Planning performance in 2009/10, (produced in more detail in the full Annual Monitoring Report (Appendix 1) and deposited in the Members Room and on the Council web site at the end of December 2010), is set out below, in paragraphs 7.8 – 7.34, showing that in general policy performance is good and is implementing Council planning policies. Key policy themes and performance indicators are summarised and set out below under the headings of the UDP policy areas.
- 7.7 The summary table in Chapter 1 in Appendix 1 highlights the outcomes in the reporting year 2009/10 and shows that overall planning policies have been performing relatively well.

### **Local Development Scheme**

7.8 The Local Development Scheme (LDS) is a project plan, which sets out the details of the local development documents (LDDs) Haringey intends to produce over the next three years. It outlines the status and purpose of the LDDs, the timetable and milestones for their production and the evidence base and resources required. The current LDS was submitted to Greater London Authority (GLA) in October 2010 and covers a three year period up to 2013. Future AMRs will monitor the progress of the LDS. These included the consultation of the;

- Core Strategy Preferred Options Consultation May/June 2009;
- Preparation of the Core Strategy Proposed Submission Aug 2009 – March 2010;
- Preparation of the Development Management and the Site Allocations DPDs Nov 2009 – March 2010; and
- North London Waste Plan Preferred Options Consultation November 2009.

### **Areas of Change**

#### **Haringey Heartlands/Wood Green and Alexandra Palace**

7.9 The London Plan designates Haringey Heartlands as an Area of Intensification. The UDP 2006 states that the site has a capacity to deliver a minimum of 1000 new homes by 2016 and 1,500 new jobs. The current application includes potential 900-1,100 new homes (figure to be agreed), and a mixture of office, retail, and leisure space. Negotiations are still under way in regards to number of

affordable homes, job creation, transport and design. The timeframe for the delivery of the site has slipped because of the economic recession.

- 7.10 The developments completed so far on the site include New River Village, the spine road, completed in 2008, and the new secondary school, Heartlands High, which opened in September 2010. A planning application for Hornsey Depot is expected in 2011.
- 7.11 A dedicated working group has been set up to take forward the delivery of a comprehensive Masterplan for Alexandra Park and Palace. The vision is to regenerate the Palace and Park to create an iconic destination that is economically sustainable and an asset that benefits the local community.

### **Tottenham Hale**

- 7.12 Tottenham Hale is identified as an Opportunity Area in the London Plan. The Tottenham Hale Urban Centre SPD (2006) identified a potential capacity of 2,500 new homes for the framework area. The current application submitted has been granted permission for 1,210 homes. Construction has started on site and completion is expected by 2014/15.
- 7.13 In 2009/10, 687 units of student accommodation for students from the University of the Arts in Kings Cross, were completed, all of which are now occupied. However, the speed of delivery of the scheme is now much slower than predicted. An application for Hale Wharf is expected in 2011. Improvements to Greater Ashley Road, the Gyrotory and Marsh Lane have also been delayed because of the recession and the extent of the Comprehensive Spending Review cuts.

### **Tottenham Hotspurs Football Stadium**

- 7.14 An application for a new stadium, 200 new homes, supermarket and hotel at Tottenham Hotspurs ground on Tottenham High Road was submitted on 6<sup>th</sup> November 2009. A new application was re-submitted on 28<sup>th</sup> May 2010 and was decided at a planning committee on the 30<sup>th</sup> September 2010, and permission was granted.

### **Tottenham Corridor**

- 7.15 Haringey Council and the LDA commissioned East consultants to develop an Urban Framework, in consultation with key stakeholders, for the length of the Tottenham High Rd. This study will look at the opportunities for new housing development, public realm improvements and the development of the Road as a cultural destination within Haringey building on the existing assets that exist at Tottenham Green and long the length of the High Rd. The study will help to assist Haringey in developing the planning policy a framework and assist in the co-ordination of delivery and investment along the High Rd. The consultants appointed are due to report in December 2010.

## **Seven Sisters, The Bridge – New Deal for Communities and Finsbury Park**

- 7.16 The Bridge NDC, a regeneration programme based in Seven Sisters began in 2001 and invested £50m in the area. The programme is in its tenth and final year and is currently preparing its legacy plan.
- 7.17 Projects were delivered in partnership with local providers, including improvements to local housing estates, and the development of the award winning Laurels Healthy Living Centre.
- 7.18 Haringey continues to work in partnership with LB Hackney and LB Islington on improvements to the park and surrounding areas.
- 7.19 LB Hackney is currently consulting on the Draft Manor House Area Action Plan: Masterplan Consultation. As a statutory consultee Haringey will respond to the consultation in relation to any potential impacts the plan will have on Haringey, especially local retail and transport implications.
- 7.20 The current Wards Corner planning application, to demolish the existing buildings and erection of mixed use development comprising Class C3 residential and Class A1/A2/A3/A4 with access parking and associated landscaping and public realm improvements, was granted planning permission in 2008. Despite the Judicial Review in 2009/10, it is intended that a scheme, incorporating policy updates, will be re-determined.

## **Hornsey Town Hall**

- 7.21 A planning application for the refurbishment and conversion of Hornsey Town Hall was submitted on 15<sup>th</sup> March 2010 and was granted planning permission in July 2010. The development proposal includes the change of use from business and sui generis to a mixed use scheme incorporating 123 residential units, cafes and restaurant, the retention of the existing leisure use for theatre and performance and landscape improvements to the Town Hall Square and use of the square for both public events and markets/ small festival use.

## **Housing**

- 7.22 The impact of the economic downturn on the construction industry and the house-building market in UK has been evident in Haringey in relation to delivery of new and affordable housing.
- 7.23 However, in light of economic recession, the 635 units delivered was a better outcome than expected. Likewise with the 43% of affordable housing units delivered in 2009/10, although the 50% London Plan target was not met, there was an increase in affordable units delivered compared to the past four years. Despite a difficult year the Council managed to deliver 86% of the affordable housing target and complete some significant, high quality schemes. The Council have also managed to keep the Hale Village development on track through partnership with the Homes & Communities Agency (HCA) which will start to

deliver higher numbers of affordable homes from 2011/12.

### Urban Design and Conservation

- 7.24 Ensuring high quality design is a key objective for Haringey. The implementation of design polices has been poor in the past number of years but 2009/10 saw an increase in applying Building for Life (BfL) standards assessing planning applications. The Council apply CABE's BfL standards, along with the HCA's Design and Quality Standards 2007, which include Housing Quality indicator targets, and the Code for Sustainable Homes. Schemes assessed are required to gain at least a 60% positive response for BfL (i.e. 13 points out of 20), and are assessed against four criteria, Environment and Community; Character; Street Parking and Pedestrianisation; and Design and Construction.
- 7.25 The schemes assessed in 2009/10 were Hornsey Town Hall, which scored 13/20, and 596 – 606 Tottenham High Road, which scored 14.5/20. The BfL assessment is carried out by Haringey Design and Development Management Officers. The number of schemes assessed is increasing, and the design standards of development in Haringey will continue to be monitored.
- 7.26 Maintenance and preservation of the historic buildings on Tottenham High Road, with a focus on shop front improvements is underway, and the phase 3 Heritage and Conservation schemes are in the final stages at Bruce Grove.
- 7.27 There are currently 16 buildings on the at risk register. This compares to 16 in 2008. Haringey's ratio of listed buildings to at risk buildings is 4.3% and this compares to London average of 2.4%. This last year 3 entries were removed - after repairs were successfully carried out, however, 3 new entries have been included.

### Environment

- 7.28 Environmental performance in Haringey has been improving steadily in the past five years, though policies and performance will be kept under review to ensure this trend continues and to ensure that Haringey achieves its objectives of becoming the Greenest Borough.
- 7.29 In the reporting year there have been a number of improvements and successful projects in relation to Haringey's environmental standards. These include:
- The creation of the Muswell Hill Low Carbon Zone (LCZ) through the Council and Muswell Hill Sustainability Group (MHSG) partnership. The zone will test how ambitious carbon savings can be achieved through measures which can later be rolled out across and beyond Haringey;
  - Introduction of new and improved recycling services;
  - Replacement of more than 800 streetlights saving 30% of the energy of the previous lamps;
  - Funding the social enterprise, En10ergy, which will promote and invest in local renewable energy;

- Planting of an additional 850 trees;
- Introduction of 27 car club vehicles at 14 street locations round the borough;
- Introduction of 14 Advanced Stop cycling lanes and laying of 400 metres of cycle and walking paths within Parkland Walk nature reserve;
- The borough now has 14 Green Flag parks, which attract around 15 million visits per year;
- The total amount of recycling in Haringey in 2009/10 was 26.1%. This has been an increase of 5.1% over the past five years;
- In 2009 Lordship Recreation Ground received over £4m funding to redevelop the park as well as £400k from the Mayor's office; and
- As part of the Mayor's Great Spaces strategy £30k has been secured to develop design proposals for Tottenham Green Quarter.

7.30 Between April 2009 and March 2010, 16 applications were granted planning permission which included a number of renewable energy generating measures, comprising solar/photovoltaic panels, energy efficient boilers, rainwater harvesting and green roofs.

7.31 Protection of designated open space and biodiversity in the borough is implemented through UDP policies, specifically OS 1- 3, 11 and 17. These ensure protection of Green Belt, Metropolitan Open Land (MOL), Significant Local Open Land (SLOL), Biodiversity and Trees. These policies have been effective in Haringey as during the reporting year and the previous reporting years there have been no changes in biodiversity habitats in the borough.

7.32 In 2009/10, 26.1% was recycled or composted, mainly from kerbside collection, and the rest was sent to landfill or incinerated for energy recovery.

### Transport

7.33 In 2009/10 a total of 11 applications were accompanied by a travel plan. This is compared with 12 applications in 2008/09, and this is a significant increase from previous years, 2007/08, three, and 2006/07, four.

7.34 During 2009/10 £10.5m was invested to improve access in and around the borough e.g. street lighting, footways, road maintenance, bus priority scheme, local road safety schemes, cycling, walking and car club schemes.

### Open Space and Biodiversity

7.35 Protection of designated open space and biodiversity in the borough is implemented through UDP policies, specifically OS 1- 3, 11 and 17. These ensure protection of Green Belt, Metropolitan Open Land (MOL), Significant Local Open Land (SLOL), Biodiversity and Trees. These policies have been effective in Haringey as during the reporting year and the previous reporting years there have been no changes in biodiversity habitats in the borough or a loss of designated open space.



## **Employment and Town Centres**

- 7.36 Delivery of new employment and town centre floor space continues to be of high priority for Haringey. The Council will continue to make every effort to promote economic growth throughout the recession to ensure provision of jobs and sustainable communities. Haringey gained an additional 1,000m<sup>2</sup> retail floorspace in 2009/10 and town centre vacancy rate reported in 2009/10 is below the Council target and below London and national vacancy rates at 11% and 14% respectively. This performance is positive despite the economic downturn. The impacts of the downturn will be monitored in the future, and policy will be reviewed accordingly.
- 7.37 Haringey Employer Zone, launched in February 2009 has engaged over 200 employers and secured 228 job starters through the Haringey Guarantee. In addition to this, the Families into Work programme has now engaged 70 families and confirmed job starts.
- 7.38 During 2009/10 the Business and Enterprise Team were developing retail 'clusters' in town centres by supporting retail and trade associations in Tottenham, Crouch End and Green Lanes and seeking to develop business led fora in Wood Green and Muswell Hill.
- 7.39 At the end of October 2009, there were 62 apprenticeships in place in Haringey Council and the Decent Homes and Building Schools for the Future programmes.
- 7.40 The 2009 Wood Green International Short Film Festival was a successful boost to the local economy with the sale of nearly 1,000 tickets.

## **Planning Applications and Service Delivery**

- 7.41 In 2009/10, we met our targets for assessing planning applications and for delivering new homes on previously developed land.
- 7.42 A total of 1,664 planning applications were decided by the Council, and overall, Haringey performed well in determining applications within the statutory timescale against the Government targets, though less so against business plan targets. The number of applications decided this year is less than previous years; 1,879 applications in 2008/09 and 2,430 applications in 2007/08. This is likely to be due to the recession.
- 7.43 Approximately 1.08% of applications determined in 2009/10 were major applications (over 10 units) and 22.11% were minor (under 10 units). Over 76% of applications were categorised as other applications. This is relatively close to the proportion of applications determined in 2008/09, which indicates that the recession may have an impact on the overall number of applications submitted but not on the types of applications.
- 7.44 In 2009/10, the Council issued 113 enforcement notices against breaches of planning control. This is a decrease from previous reporting years. This is a

positive result and future outcomes will continue to be closely monitored. Future monitoring will focus on preventing and reducing the need for enforcement action.

### **Community Infrastructure**

7.45 Haringey's Community Infrastructure Plan (CIP) will identify service areas where investment will be needed to meet the additional demand from population and housing growth over the next 15 years. It will also set the basis for developers' contributions to meet future need, and highlights where applicable the gaps in existing and form a platform for funding bids to relevant agencies. The initial findings indicate that Haringey is relatively well served by a range of community infrastructure and facilities. There are no obvious major deficits in provision in key areas up to 2016. Future Annual Monitoring Reports will assess whether these key programmes and plans are being delivered against phasing and costs.

### **Key Outcomes in 2009/10**

7.46 The Annual Monitoring Report identifies that the Council is performing well in implementing planning policies and meeting milestones set in the Local Development Scheme. Evidence from the 2009/10 AMR shows whether our planning policies are achieving the desired outcomes. The main outcomes are highlighted below;

- Milestones for 2009/10 LDS have been met;
- 635 housing units were delivered (93% of the 680 additional units target);
- 43% of the completions were affordable housing units (86% of the London Plan target);
- The Council negotiated and secured planning obligations and signed legal agreements on 16 planning permissions within 2009/10 under Section 106. The total amount negotiated was £3,128,036.14;
- In addition the Council negotiated and secured 290 on-site affordable housing units and secured a total of £635,000 for off-site affordable housing provision within the borough;
- The total amount of recycling in Haringey in 2009/10 was 26.1%. This shows an increase of 5.1% over the past five years;
- In 2009/10 all allotments were protected and there was no loss of designated open space;
- There was a gain of 1000 m<sup>2</sup> additional retail floorspace; and
- In 2009/10, the Council issued 113 enforcement notices against breaches of planning control. This is a decrease from the previous three reporting years; 2009/10(177); 2007/08 (122); 2006/07 (130).

## **Future monitoring**

- 7.47 The Coalition Government elected in May 2010 has proposed and implemented a number of changes to Planning and local government legislation. The government plans to reform the planning system with a focus on localism and decentralisation of government powers.
- 7.48 The Localism and Decentralised Bills, expected to be published by the end of 2010, will set out guidance on what these changes will be, how they will be implemented, and the expected outcomes.
- 7.49 The Local Growth White Paper published in October 2010 outlines what the Localism Bill will set out. The Bill will give details of proposed changes, and how they will affect the monitoring of planning policy and delivery of housing and infrastructure.
- 7.50 Immediate changes have included the removal of Comprehensive Area Agreements (CAAs), National Indicators (NIs) and Local Area Agreements (LAAs), which have been central to the annual monitoring process. It has been proposed that these targets and indicators will be replaced with one set of targets for local authorities.
- 7.51 It is expected that the AMR will continue to be important in the decentralised planning system in monitoring spatial planning, development and regeneration activity; and environmental quality in Haringey.
- 7.52 Due to recent changes in Government and legislation and budget restructuring there is potential opportunity to produce future AMRs with neighbouring North London Boroughs for 2010-11 and beyond. This will allow for more effective and efficient use of resources.

## **8. Chief Financial Officer Comments**

- 8.1 The costs of preparing this report have been contained within existing budgets.

## **9. Head of Legal Services Comments**

- 9.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires the Council as the local planning authority to make an annual report to the Secretary of State. The monitoring report must include the information set out in that section and in regulation 48 of the Town and Country (Local Development) (England) Regulations 2004.
- 9.2 As soon as reasonably practicable after the Council make an annual report to the Secretary of State, the Council must publish the report on the Council's website.

<p><b>10. Head of Procurement Comments – [Required for Procurement Committee]</b> n/a</p>
<p><b>11. Equalities and Community Cohesion Comments</b></p> <p>11.1 There is no requirement to produce an Equalities Impact Assessment (EqIA) for the AMR. The AMR provides an analysis of planning policies and decisions, and is not a Development Plan Document.</p>
<p><b>12. Consultation</b></p> <p>12.1 There is no requirement to consult on the Annual Monitoring Report. For future AMRs, the Council will consult with other local authorities and bodies to co-ordinate the capture and analysis of data and try to overcome any monitoring gaps. This is particularly relevant in relation to monitoring the Joint Waste Development Plan Document.</p> <p>12.2 The Council is encouraged to bring any monitoring problems to the attention of the DCLG. The Planning Service attends regular monitoring meetings at London Councils to share information and good practice. In order to address the Core Output, Local and Contextual indicators, Planning Policy have consulted the following internal service departments: Regeneration, Housing, Transport, Waste and Recreation.</p>
<p><b>13. Service Financial Comments</b></p> <p>13.1 Submission of the Annual Monitoring Report is a statutory requirement and the costs of production can be met within existing service budgets. There are no additional costs arising from the AMR.</p>
<p><b>14. Use of appendices /Tables and photographs</b></p> <p>14.1 Appendix 1 – Summary of Performance 2009/2010 Appendix 2 – Annual Monitoring Report 2009/2010</p>
<p><b>15. Local Government (Access to Information) Act 1985</b></p> <p>15.1 The following documents were used in the preparation of this report:</p> <ul style="list-style-type: none"> <li>▪ Haringey Unitary Development Plan (2006);</li> <li>▪ Haringey Local Development Scheme (2010);</li> <li>▪ London Plan Annual Monitoring Report 6 (Mayor of London, February 2010);</li> <li>▪ Regional Spatial Strategy and Local Development Framework, Core Output Indicators – Update 2/2008 (CLG, July 2008).</li> </ul>

Appendix 1

## London Borough of Haringey

Haringey Local Development Framework

Annual Monitoring Report 2009/10

Cabinet 21<sup>st</sup> December 2010

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## 1. Summary of Performance in 2009/10

- 1.1 The Annual Monitoring Report (AMR) assesses the performance and effectiveness of Haringey's policies and objectives.
- 1.2 It provides background information on the borough's population and socio-economic characteristics and refers to development management performance. It monitors the performance of the Council's Unitary Development Plan (UDP) and progress on the preparation of the Local Development Framework (LDF) as indicated in the timetable and milestones set out in the Local Development Scheme (LDS).
- 1.3 The AMR identifies the policy objectives and key policy issues facing Haringey. The report does not attempt to measure and monitor each UDP policy individually, but focuses on monitoring key policy objectives for which data is currently available. The AMR uses the most relevant and timely information available to the Council at the time of drafting for the identified monitoring period. The AMR summarises the current monitoring arrangements and identifies future monitoring requirements. The preparation of the Local Development Framework will require a more systematic approach to monitoring, in terms of range and frequency of the data collected and analysed. The development of local output indicators will reflect the changing policy monitoring needs and the availability of resources.
- 1.4 The summary table below highlights the outcomes in the reporting year 2009/10 and shows that overall planning policies have been performing relatively well.

### Local Development Scheme

- 1.5 The Local Development Scheme (LDS) outlines the status and purpose of the Local Development Documents in the LDF, the timetable and milestones for their production and the evidence base and resources required. One of the five key monitoring requirements set out in the Planning and Compulsory Purchase Act is that local authorities should review their progress in terms of local development plan document preparation against the milestones of the LDS. The AMR monitors progress on the LDS. For 2009/10, the key milestones included:

- Core Strategy Preferred Options consultation May/June 2009;
- Preparation of the Core Strategy Proposed Submission Aug 2009 – March 2010;
- Preparation of the Development Management and the Site Allocations DPDs Nov 2009 – March 2010; and
- North London Waste Plan Preferred Options consultation November 2009

## Areas of Change

### Haringey Heartlands/Wood Green & Alexandra Palace

- 1.6 The London Plan designates Haringey Heartlands as an Area of Intensification. The UDP 2006 states that the site has a capacity to deliver a minimum of 1000 new homes by 2016 and 1,500 new jobs. The current application includes potential 900-1,100 new homes (figure to be agreed), and a mixture of office, retail, and leisure space. Negotiations are still under way in regards to number of affordable homes, job creation, transport and design.
- 1.7 The timeframe for the delivery of this site has slipped because of the economic recession.
- 1.8 The developments completed so far on the site include New River Village, the spine road, completed in 2008, and the new secondary school, Heartlands High, which opened in September 2010. A planning application for Hornsey Depot is expected in 2011.
- 1.9 A dedicated working group has been set up to take forward the delivery of a comprehensive Masterplan for Alexandra Park and Palace. The vision is to regenerate the Palace and Park to create an iconic destination that is economically sustainable and an asset that benefits the local community.

### Tottenham Hale

- 1.10 Tottenham Hale is identified as an Opportunity Area in the London Plan. The Tottenham Hale Urban Centre SPD (2006) identified a potential capacity of 2,500 new homes for the framework area. The current application submitted has been granted permission for 1,210 homes. Construction has started on site and completion is expected by 2014/15.
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### Tottenham Hotspurs Football Stadium

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## **London Borough of Haringey: 2009/10 Annual Monitoring Report**

on 28<sup>th</sup> May 2010 and was decided at a planning committee on the 30<sup>th</sup> September 2010, and permission was granted.

### **Tottenham Corridor**

- 1.13 Haringey Council and the LDA commissioned East consultants to develop an Urban Framework, in consultation with key stakeholders, for the length of the Tottenham High Rd. This study will look at the opportunities for new housing development, public realm improvements and the development of the Road as a cultural destination within Haringey building on the existing assets that exist at Tottenham Green and long the length of the High Rd. The study will help to assist Haringey in developing the planning policy a framework and assist in the co-ordination of delivery and investment along the High Rd. The consultants appointed are due to report in December 2010.

### **Seven Sisters, The Bridge – New Deal for Communities and Finsbury Park**

- 1.14 The Bridge NDC, a regeneration programme based in Seven Sisters began in 2001 and invested £50m in the area. The programme is in its tenth and final year and is currently preparing its legacy plan.
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- 1.16 Haringey continues to work in partnership with LB Hackney and LB Islington on improvements to the park and surrounding areas.
- 1.17 LB Hackney is currently consulting on the Draft Manor House Area Action Plan: Masterplan Consultation. As a statutory consultee Haringey will respond to the consultation in relation to any potential impacts the plan will have on Haringey, especially local retail and transport implications.
- 1.18 Haringey's growth areas and areas of change are further discussed in Chapter 5.

### **Wards Corner**

- 1.19 The current Wards Corner planning application, to demolish the existing buildings and erection of mixed use development comprising Class C3 residential and Class A1/A2/A3/A4 with access parking and associated landscaping and public realm improvements, was granted planning permission in 2008. Despite the Judicial Review in 2009/10, it is intended that a scheme, incorporating policy updates, will be re-determined.

## Hornsey Town Hall

- 1.20 A planning application for the refurbishment and conversion of Hornsey Town Hall was submitted on 15<sup>th</sup> March 2010 and was granted planning permission in July 2010. The development proposal includes the change of use from business and sui generis to a mixed use scheme incorporating 123 residential units, cafes and restaurant, the retention of the existing leisure use for theatre and performance and landscape improvements to the Town Hall Square and use of the square for both public events and markets/ small festival use.

## Housing

- 1.21 The impact of the economic downturn on the construction industry and the house-building market in UK has been evident in Haringey in relation to delivery of new and affordable housing.
- 1.22 However, in light of economic recession, the 635 units delivered was a better outcome than expected. Likewise with the 43% of affordable housing units delivered in 2009/10, although the 50% London Plan target was not met, there was an increase in affordable units delivered compared to the past four years. Despite a difficult year the Council managed to deliver 86% of the affordable housing target and complete some significant, high quality schemes. The Council have also managed to keep the Hale Village development on track through partnership with the Homes & Communities Agency (HCA) which will start to deliver higher numbers of affordable homes from 2011/12. The housing performance outcomes are detailed in Chapter 5.

## Urban Design

- 1.23 Ensuring high quality design is a key objective for Haringey. The implementation of design polices has been poor in the past number of years but 2009/10 saw an increase in applying Building for Life (BfL) standards assessing planning applications. The Council apply CABE's BfL standards, along with the Homes and Communities Agency (HCA) Design and Quality Standards 2007, which include Housing Quality indicator targets, and the Code for Sustainable Homes. Schemes assessed are required to gain at least a 60% positive response for BfL (i.e. 13 points out of 20), and are assessed against four criteria, Environment and Community; Character; Street Parking and Pedestrianisation; and Design and Construction.
- 1.24 The schemes assessed in 2009/10 were Hornsey Town Hall, which scored 13/20, and 596 – 606 Tottenham High Road, which scored 14.5/20. The BfL assessment is carried out by Haringey Design and Development Management Officers. The number of schemes assessed is increasing, and the design standards of development in

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Haringey will continue to be monitored. This is further discussed in Chapter 8.

### Environment

- 1.25 Environmental performance (see Chapter 6) in Haringey has been improving steadily in the past five years, though policies and performance will be kept under review to ensure this trend continues and to ensure that Haringey achieves its objectives of becoming the Greenest Borough.
- 1.26 In the reporting year there have been a number of improvements and successful projects in relation to Haringey's environmental standards. These include:
- The creation of the Muswell Hill Low Carbon Zone (LCZ) through the Council and Muswell Hill Sustainability Group (MHSG) partnership. The zone will test how ambitious carbon savings can be achieved through measures which can later be rolled out across and beyond Haringey;
  - Introduction of new and improved recycling services;
  - Replacement of more than 800 streetlights saving 30% of the energy of the previous lamps;
  - Funding the social enterprise, En10ergy, which will promote and invest in local renewable energy;
  - Planting of an additional 850 trees;
  - Introduction of 27 car club vehicles at 14 street locations round the borough;
  - Introduction of 14 Advanced Stop cycling lanes and laying of 400 metres of cycle and walking paths within Parkland Walk nature reserve;
  - The borough now has 14 Green Flag parks, which attract around 15 million visits per year;
  - The total amount of recycling in Haringey in 2009/10 was 26.1%. This has been an increase of 5.1% over the past five years;
  - In 2009 Lordship Recreation Ground received over £4m funding to redevelop the park as well as £400k from the Mayor's office.;
  - As part of the Mayor's Great Spaces strategy £30k has been secured to develop design proposals for Tottenham Green Quarter.
- 1.27 Between July 2009 and March 2010, 11 applications were granted planning permission which included a number of renewable energy generating measures, comprising solar/photovoltaic panels, energy efficient boilers, rainwater harvesting and green roofs.

## Transport

- 1.28 In 2009/10 a total of 11 applications were accompanied by a travel plan. This is compared with 12 applications in 2008/09, and this is a significant increase from previous years, 2007/08, three, and 2006/07, four.
- 1.29 During 2009/10 £10.5m was invested to improve access in and around the borough e.g. street lighting, footways, road maintenance, bus priority scheme, local road safety schemes, cycling, walking and car club schemes.

## Employment and Town Centres

- 1.30 Delivery of new employment and town centre floor space continues to be of high priority for Haringey. The Council will continue to make every effort to promote economic growth throughout the recession to ensure provision of jobs and sustainable communities. Haringey gained an additional 1,000m<sup>2</sup> retail floorspace in 2009/10 and town centre vacancy rate reported in 2009/10 is below the Council target and below London and national vacancy rates at 11% and 14% respectively. This performance is positive despite the economic downturn. The impacts of the downturn will be monitored in the future, and policy will be reviewed accordingly (see Chapter 7 for further detail).
- 1.31 In 2009/10, the Haringey Guarantee engaged with 882 people and supported 183 people into employment. In addition to this, the Families into Work project was engaged with 98 families in 2009/10.
- 1.32 During 2009/10 the Business and Enterprise Team were developing retail 'clusters' in town centres by supporting retail and trade associations in Tottenham, Crouch End and Green Lanes and seeking to develop business led fora in Wood Green and Muswell Hill.
- 1.33 At the end of October 2009, there were 62 apprenticeships in place in Haringey Council and the Decent Homes and Building Schools for the Future programmes.
- 1.34 The 2009 Wood Green International Short Film Festival was a successful boost to the local economy with the sale of nearly 1,000 tickets.

## Planning Applications

- 1.35 In 2009/10, we met our targets for assessing planning applications and for delivering new homes on previously developed land.

## London Borough of Haringey: 2009/10 Annual Monitoring Report

- 1.36 A total of 1,664 planning applications were decided by the Council, and overall, Haringey performed well in determining applications within the statutory timescale against the Government targets, though less so against business plan targets. The number of applications decided this year is less than previous years; 1,879 applications in 2008/09 and 2,430 applications in 2007/08. This is likely to be due to the recession.
- 1.37 Approximately 1.08% of applications determined in 2009/10 were major applications (over 10 units) and 22.11% were minor (under 10 units). Over 76% of applications were categorised as other applications. This is relatively close to the proportion of applications determined in 2008/09, which indicates that the recession may have an impact on the overall number of applications submitted but not on the types of applications.
- 1.38 In 2009/10, the Council issued 113 enforcement notices against breaches of planning control. This is a decrease from previous reporting years. This is a positive result and future outcomes will continue to be closely monitored. Future monitoring will focus on preventing and reducing the need for enforcement action.
- 1.39 These outcomes are further detailed in Chapter 10.




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Indicators	Target	Relevant UDP Policies	Performance					Action
			2009/10	2008/09	2007/08	2006/07	2005/06	
Number of Housing Completions	680 additional homes per year	G3 Housing Supply, HSG 1 New Housing Developments	635	828	657	1067	624	Policy performing Keep under review
Percentage of Affordable Units	50% of additional new homes	HSG Affordable Housing 4	43%	41%	32%	29%	32%	Policy performing Keep under review
Implementing Housing Quality	Building for Life (BfL) assessments	UD3 General Principles, UD 4 Quality Design, HSG 1 New Housing Developments	2	0	0	n/a	n/a	Improve monitoring
Loss of Open Space	No loss of areas of biodiversity, or designated open spaces 100% no loss	OS 1 Green Belt, OS 2 MOL, OS 3 SLOL, OS 11 Biodiversity, OS 17 Tree Protection, Tree Masses and Spines	100%	100%	100%	100%	100%	Policy performing well. Achieving outcomes
Renewable Energy and Mitigating Climate Change	20% reduction in CO <sub>2</sub> emissions by from on-site renewable energy generation	UD Sustainable Design and Construction 2	16 apps	9 apps	no figure	7 apps	3 apps	New indicator Keep under review

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Indicators	Target	Relevant UDP Policies	Performance					Action
			2009/10	2008/09	2007/08	2006/07	2005/06	
Waste Management	35% of municipal waste should be recycled or composted	ENV 13 Sustainable Waste Management	26.10%	24%	24%	21%	21%	Policy performing Keep under review
Additional Employment Floorspace	6737m <sup>2</sup> p.a. of additional employment floorspace 2000 - 2016	G 4 Employment, 5 EMP Promoting Employment Uses	5979	3456	4400	1052	14570	Policy performing Keep under review
Additional floorspace for Town Centres	2,999m <sup>2</sup> pa of additional floorspace for town centre uses 2008-2016	TCR 1, Development in Town and Local Shopping Centres, TCR 3 Protection of Shops in the Town Centres, TCR 4 Protection of Local Shops, TCR 5 A3, A4 and A5 class uses.	1650	7066	4400	no figure	no figure	Policy performing Keep under review

**Key**

-  Effective Policy
-  Policy to be kept under review/ monitoring to be improved
-  Immediate review of policy recommended

## **2. Introduction to the Annual Monitoring Report**

2.1 The Annual Monitoring Report (AMR) summarises the planning policy context for Haringey as identified by the policy objectives contained in the Unitary Development Plan (UDP) and the London Plan for the period 1 April 2009 - 31 March 2010. It also report on the progress of the Local Development Framework (LDF) as indicated in the timetable and milestones set out in the Local Development Scheme (LDS).

2.2 The report is structured in line with the objectives set out in the Council's Sustainable Community Strategy (SCS). Keeping with this, the AMR is divided into the following key chapter areas, under which UDP policies are assessed:-

### **People at the heart of change**

1. Areas of Change
2. Housing

### **An environmentally sustainable future**

1. Flood Protection
2. Renewable Energy
3. Waste Management
4. Transport

### **Economic vitality and prosperity shared by all**

1. Employment
2. Town Centres

### **Safer for all**

1. Urban Design
2. Open Space
3. Conservation

### **Healthier people with a better quality of life**

1. Community Well being

### **Delivering and monitoring**

1. Planning applications
2. Planning Appeals
3. Planning obligations

2.3 The report provides contextual, local and core indicators for each key policy area. The AMR attempts to provide information on core output indicators as defined by the Government. These form the basis for monitoring the performance and effectiveness of policies.

2.4 The AMR summarises the current monitoring arrangements and identifies future monitoring requirements. The preparation of the LDF will require a more systematic approach to monitoring, in terms of



## London Borough of Haringey: 2009/10 Annual Monitoring Report

range and frequency of the data collected and analysed. The development of local output indicators will reflect the changing policy monitoring needs and the availability of resources.

- 2.5 In general, for the reporting year 2009/2010 Haringey's UDP policies and objectives continue to perform well when assessed against the Core, Local and Significant Effects Indicators

### Changes in legislation

- 2.6 The Coalition Government elected in May 2010 has proposed and implemented a number of changes to Planning and local government legislation. The government plans to reform the planning system with a focus on localism and decentralisation of government powers. The government's idea to move towards a 'Big Society' will involve:

- Decentralising power away from the government
- Meeting people's housing aspirations
- Putting local communities in charge of planning
- Increasing accountability
- Ensuring people see how money is being spent

- 2.7 It is proposed that powers will be transferred from national government to councils, communities, neighbourhoods and individuals. The Localism and Decentralised Bills, expected to be published by the end of 2010, will set out guidance on what these changes will be, how they will be implemented, and the expected outcomes.

- 2.8 The Local Growth White Paper published in October 2010 outlined how the new planning framework will consist of Neighbourhood Plans; Local Plans; and National Planning Framework. The Localism Bill will give details of these proposals, and how they will affect the monitoring of planning policy and delivery of housing and infrastructure.

- 2.9 Immediate changes have included the abolishment of Regional Spatial Strategies and the removal of Comprehensive Area Agreements (CAAs), National Indicators (NIs) and Local Area Agreements (LAAs). It has been proposed that these targets and indicators will be replaced with one set of targets for local authorities.

- 2.10 It is expected that the AMR will continue to be important in the decentralised planning system in monitoring spatial planning, development and regeneration activity; and environmental quality in Haringey.

- 2.11 Due to recent changes in Government and legislation and budget restructuring there is potential opportunity to produce future AMRs with neighbouring North London Boroughs for 2010-11 and beyond. This will allow for more effective and efficient use of resources.

### 3. Haringey's Key Characteristics

#### Introduction

- 3.1 Haringey is one of London's 32 boroughs. It is located in the north of the capital and is more than 30 km<sup>2</sup> in size. 27% of the borough is green spaces and areas of water. Domestic buildings and gardens account for 41% of the total land area of the borough. Non-domestic buildings and land, road and rail account for about a third (32%) of the land area. The borough's landmarks include Alexandra Palace, Bruce Castle and Tottenham Hotspurs Football Club.
- 3.2 Haringey is often described as an outer London borough with inner city challenges. The borough is economically and socially polarised. The west of the borough is characterised by affluent tree lined avenues developed during the Edwardian period. In contrast, just under 30% of Haringey's population live in central and eastern areas in the borough which are amongst the 10% most deprived in England.
- 3.3 As part of the North London region Haringey is strategically located in the London-Stansted-Cambridge-Peterborough growth area. With strong links to the City, West End and Stansted Airport the borough is well placed for both business and commuting.

#### Population

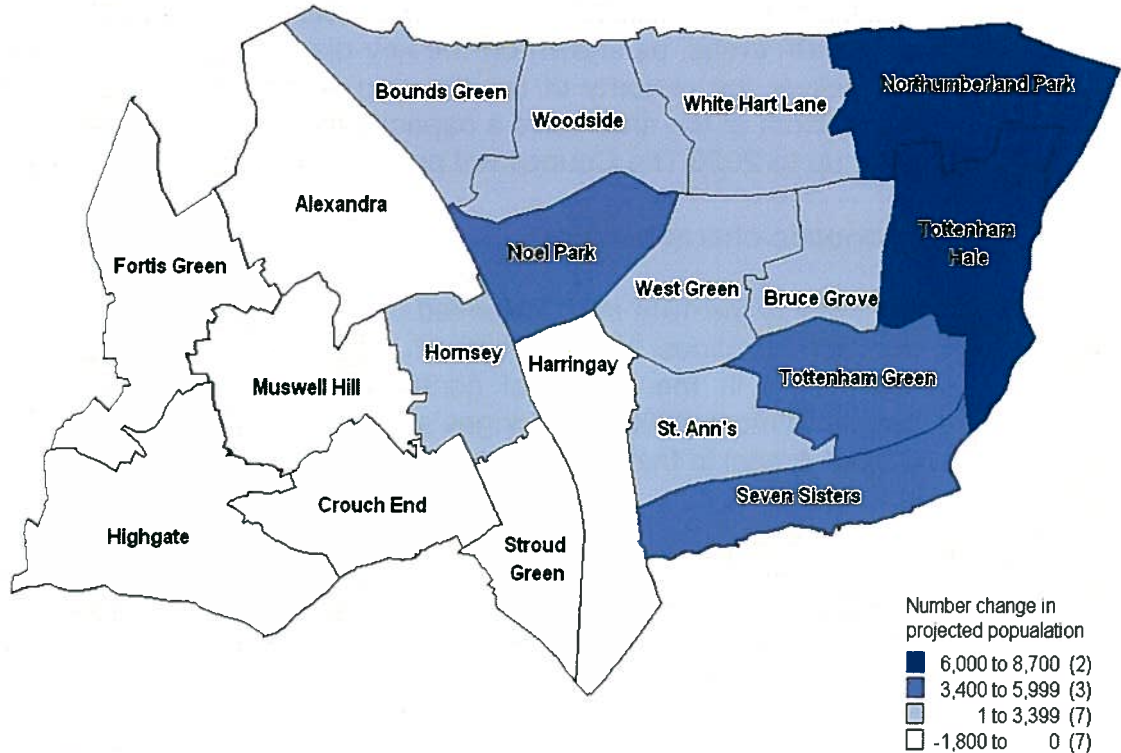
- 3.4 Haringey has a population of 225,300 (2008), which represents 2.9% of London's total population. Haringey's population has grown by 8.8% since 1991 and is projected to grow by a further 12.3% by 2033.
- 3.5 Haringey has a relatively transient population. At the time of the 2001 Census, there were 36,000 migrants in the borough, the 9th highest proportion in London.
- 3.6 The borough's age structure is similar to that of London as a whole, although the east of the borough tends to have more young people and the west more older people. In 2010, Haringey's school population was approximately 33,000 children.
- 3.7 The impact of population and housing growth on Haringey will have a significant impact on social infrastructure, such as health and education facilities and water and energy infrastructure. For example, Haringey will experience particularly high growth in school numbers up to 2021. In many parts of the borough the percentage of surplus school reception places is already less than 5%.
- 3.8 The borough contains large and diverse black and ethnic minority communities. 48.9% of the population are from black and minority ethnic groups, the 6th highest proportion in London, and almost half of

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all pupils in Haringey schools speak English as an additional language. The borough is also rated as the 4<sup>th</sup> most ethnically diverse local authority area in England and Wales.

Figure 2.1 Projected Population 2010-2026

Number change in projected population 2010 - 2026  
GLA 2008 round (Low)  
Haringey Wards  
Core Strategy November 2009



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### Housing

- 3.9 According to the 2001 Census there are 94,616 dwellings in Haringey. Of those 46% are owner occupied, 20% are council rented, 10.5% are rented from a registered social landlord and 20.1% are rented from a private landlord.
- 3.10 In Haringey, 44.6% are currently homeowners, compared to 68.2% in London as a whole.
- 3.11 At March 2010, 68 households were accepted as homeless by the Council and there were 3,547 households in temporary accommodation in Haringey.
- 3.12 The Council's Homelessness Strategy 2008-2011 was produced in partnership with relevant organisations and residents with the aim to combat homelessness in the borough. Following this, the Rough

Sleepers Strategy 2010-2012 was developed which sets out actions to meet the Government's target to end rough sleeping by 2012. Additionally, the Homelessness Strategy identified the need to develop a 'Move-on Strategy'. The Move-on Strategy sets out actions to ensure those in short-term supported accommodation who are ready to move on have available to them long-term or permanent homes. These strategies provides framework to provide suitable housing and support for those in need.

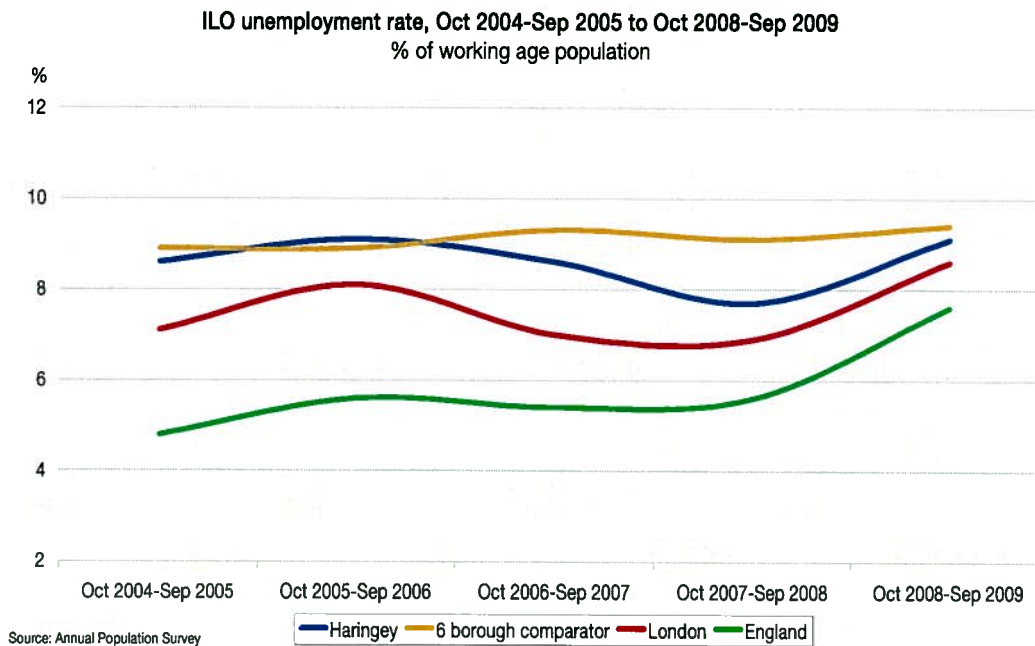
- 3.13 The London Plan designates Haringey Heartlands and Tottenham Hale as growth areas, as shown on the key diagram (page 28). These sites will deliver the majority of the housing in the borough in the next 15 years. Both of the sites have a capacity to deliver nearly 5,000 housing units up to 2026. The Council will promote development in these areas.

### Socio-economic characteristics

- 3.14 Haringey is the 13th most deprived district in England as measured by the 2007 Indices of Deprivation<sup>1</sup>. There is an extensive area of deprivation in the east and centre of the borough. Nearly 64,000 people (almost 30% of Haringey's residents), live in areas (39 Super Output Areas) in the borough that are amongst the 10% most deprived in England.

- 3.15 In the year to March 2010 the unemployment rate in Haringey was 11.9%, up 3.7 percentage points over the year. The unemployment rate in Haringey is higher than the London and England averages of 9.2% and 8.0% respectively.

Figure 2.2: ILO unemployment rate 04/2004-03 2005 to 04/2009-03/2010



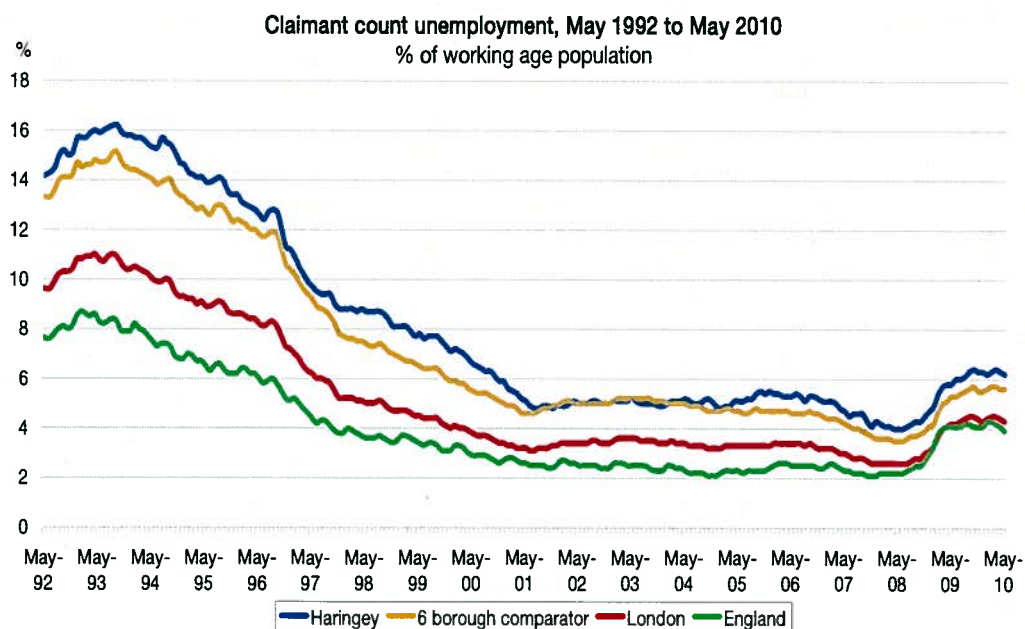
<sup>1</sup> Measured by the Rank of Average Rank measure of deprivation.

## London Borough of Haringey: 2009/10 Annual Monitoring Report

3.16 The unemployment rate in Haringey is currently the 4<sup>th</sup> highest in London. Tower Hamlets has the highest unemployment rate in London, at 14.9%. The lowest unemployment rate is in Sutton at 5.3%.

3.17 At March 2010, there were 9,721 people in Haringey who were claimant count unemployed, down 189 over the month but up 590 over the year. The claimant count rate in Haringey was 6.2%, up 0.1 percentage points over the month and up 0.7 percentage points over the year. The claimant count unemployment rate in Haringey continued to be higher than the London (4.2%) and England (4.0%) averages.

**Figure 2.3: Claimant count unemployment rate March 1992 to March 2010**



3.18 At March 2010, Northumberland Park had the highest claimant count unemployment rate in Haringey at 11.0% - up 0.5 percentage points over the month and up 1.2 percentage points over the year. Muswell Hill had the lowest claimant count unemployment rate, at 2.9% - down 0.2 percentage points over the month and down 0.5 percentage points over the year.

3.19 The borough retains concentrations of employment in industry and warehousing. There are 22 Defined Employment Areas (DEAs). The UDP identifies a hierarchy of DEAs where certain types of employment uses should be concentrated: Strategic Employment Locations; Industrial Locations; Employment Locations; and Regeneration Areas.

3.20 There are six town centres and 38 Local Shopping Centres in Haringey. One Metropolitan centre at Wood Green, and five District

town centres at Bruce Grove/Tottenham High Road, Crouch End, Green Lanes, Muswell Hill and West Green Road/Seven Sisters. These town centres and shopping centres are defined in the UDP 2006, under Schedules 4, 5 and 6.

### Environment and Transport

- 3.21 Haringey contains a network of parks, open space, wildlife sites and Green Belt which make an important contribution to the quality of life. It provides 1.7 hectares of open space per 1,000 people and contains 1,658 hectares of land designated as Ecologically Valuable Sites in the UDP.
- 3.22 These areas include part of the Lee Valley Regional Park, which is Green Belt, areas of Metropolitan Open Land, including Alexandra Park and Ecological Valuable Sites of Metropolitan Importance. Alexandra Park and Finsbury Park are Parks and Gardens of Special Historic Interest
- 3.23 Every year there are around 15 million visits to Haringey's parks and open spaces, of which 14 have 'Green Flag Parks' status.
- 3.24 Haringey is generally well served by roads and public transport and parts of the borough have good tube, including Piccadilly, Victoria and Northern lines, and rail links,. This means that employment opportunities outside of Haringey are accessible and around two thirds of Haringey residents commute to work outside of the Borough. There are high levels of accessibility at locations such as Finsbury Park, Wood Green and Tottenham Hale. However, it is recognised that stronger orbital public transport links are required to serve key development areas, town centres and residential areas.
- 3.25 Haringey has a rich and diverse Heritage. The Historic Environment Record consists of:
- 468 Statutory Listed Buildings of Special Architectural or Historic Interest;
  - 1150 Locally Listed Buildings of Merit;
  - 29 Conservation Areas, four of which have Article 4 Directions (Rookfield, Tower Gardens, Noel Park and Peabody Cottages);
  - 2 English Heritage Statutory Registered Parks & Gardens of Special Historic Interest; (Finsbury Park and Alexandra Palace Park);
  - 34 Local Historic Green Spaces;
  - 23 Designated Sites of Industrial Heritage Interest; and
  - 22 Archaeological Priority Areas.
- 3.26 The Council aims to ensure that design in the borough is of the highest quality as well as sustainable, while minimising the effects of, and

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adapting to, climate change as well as conserving the borough's rich and diverse heritage.

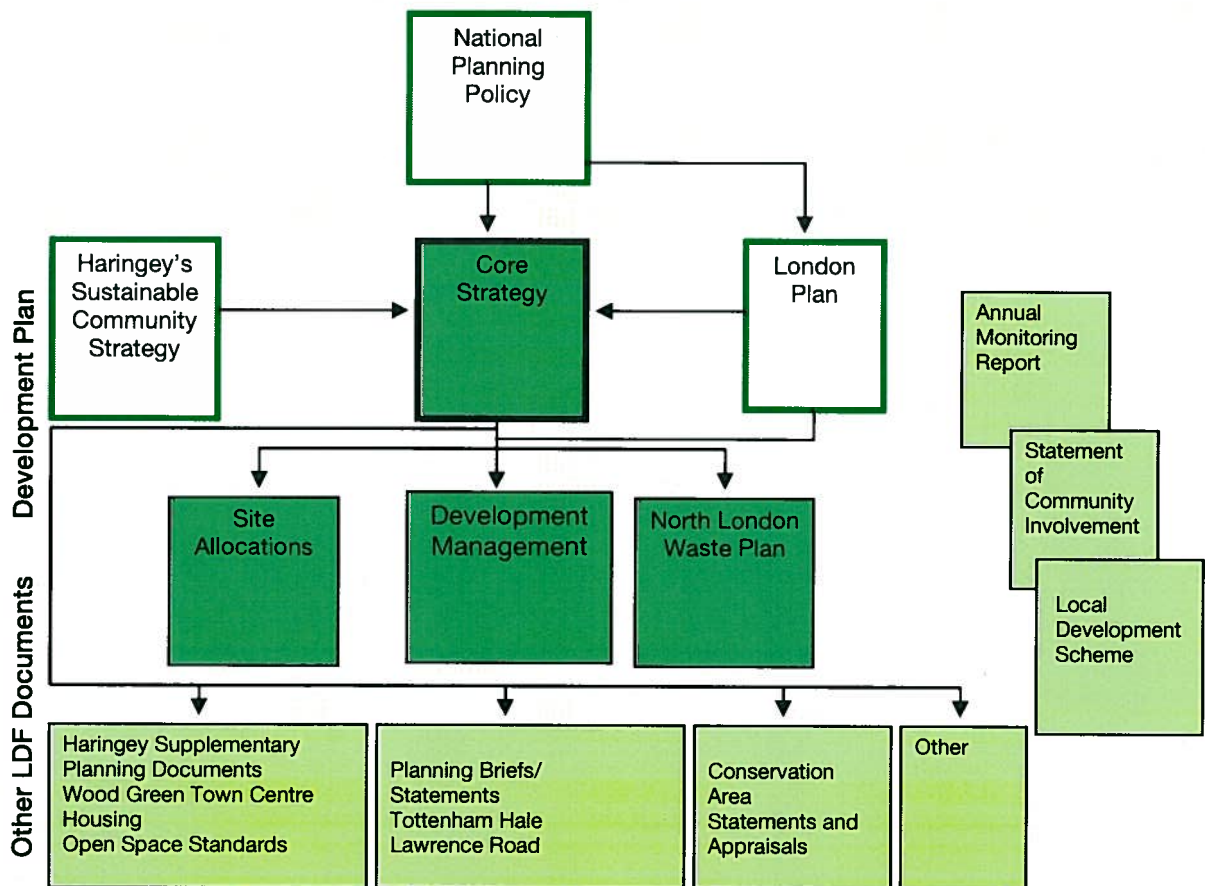
- 3.27 In 2005, Haringey set up an Urban Design Panel. The Panel is made up of residents with an interest in local design issues, and is facilitated by the Design and Conservation team. The Panel comment on specific schemes in the borough and also facilitate the Urban Design Awards. The first of these were held in 2005, the second in 2008, and the next awards will be given in 2011

#### 4. Progress on Haringey’s Local Development Framework

4.1 The Local Development Framework is a suite of documents which will replace the Unitary Development Plan (2006).

4.2 These documents, known as Local Development Documents (LDDs), will set out a vision and key policies for the future development of the borough up to 2026. Figure 4.1 below illustrates the LDF. They take forward the priorities of Haringey’s Sustainable Community Strategy and other plans and strategies. The LDF will identify a vision for Haringey as a place to live, work and visit and will contain key planning and regeneration policies and an implementation framework to deliver the vision.

Figure 4.1: Haringey’s Local Development Framework



4.3 The Core Strategy is the main document in the LDF and will outline how the Council will deliver local and strategic development needs including housing, employment, and leisure and retail provision. The Core Strategy will go beyond traditional land use planning and consider other plans and strategies that influence the use of land and the way that places around us look and work. It will cover the physical



aspects of location and land use but also address other factors that make places attractive, sustainable and successful, such as social and economic matters. As part of this, it will need to set out a high level assessment of infrastructure requirements and priorities. The Proposed Submission of the Core Strategy went to public consultation in May/June 2010 and will be submitted to Secretary of State in early 2011.

### The Local Development Scheme

- 4.4 The Local Development Scheme (LDS) is a project plan, which sets out the details of the local development documents (LDDs) Haringey intends to produce over the next three years. It outlines the status and purpose of the LDDs, the timetable and milestones for their production and the evidence base and resources required. The current LDS was submitted to Greater London Authority (GLA) in October 2010 and covers a three year period up to 2013. Future AMRs will monitor the progress of the LDS.
- 4.5 The LDS was revised to reflect the following changes:
- Additional Regulation 27 consultation on Core Strategy policies SP2 Housing and SP8 Employment Land Designations;
  - New timetables for five Area Action Plans:
    - Tottenham Hale
    - Tottenham High Road
    - Northumberland Park
    - Heartlands and Wood Green
    - Seven Sisters Corridor.
  - Removal of Central Leaside Area Action Plan (AAP) from the LDS due to cessation of working partnership between Haringey and Enfield on the joint AAP
- 4.6 The key milestones for 2009/2010 were;
- Core Strategy Preferred Options Consultation May/June 2009;
  - Preparation of the Core Strategy Proposed Submission August 2009 – March 2010;
  - Preparation of the Development Management and the Site Allocations DPDs November 2009 – March 2010; and
  - North London Waste Plan Preferred Options Consultation November 2009.

### Transitional Arrangements and Saved Unitary Development Plan

- 4.7 From 17<sup>th</sup> July 2009 Haringey's UDP and Proposals Map were saved in accordance with the Planning and Compulsory Purchase Act 2004. The Secretary of State sent a direction setting out which policies were

saved and will be continued to be used for the determination of planning applications; and which policies were not saved and therefore no longer to be used. The policies listed below have been deleted as they are no longer in conformity with the London Plan 2008.

- 4.8 The following policies have been deleted from the UDP 2006;
- G11 – Implementation
  - ENV3 – Water Conservation
  - ENV9 - Mitigating climate change: Energy Efficiency
  - ENV10 - Mitigating climate change: Renewable Energy
  - HSG9 – Density Standards
  - M1 – Improvements
  - M4 - Pedestrians and Cyclists
- 4.9 For the policies which have not been saved other relevant policies and guidance will be used to ensure the issues addressed in these policies will still be covered. This will include UDP policies, the London Plan, National Planning Policy Statements and guidance notes and relevant legislation. The monitoring of these policies will take into account this replacement guidance and policy.
- 4.10 A number of supplementary planning guidance notes (SPGs) were developed in parallel with the UDP. Some were adopted in October 2006 and exist as non-statutory approved guidance. Some of the SPGs have been replaced by Supplementary Planning Documents (SPDs) to supplement the UDP policies and future DPDs. This, for example, includes the Housing SPD to supplement the housing policies of the UDP, adopted in October 2008.
- 4.11 The UDP and supporting SPGs, along with the London Plan 2008, will continue to be used for development management purposes until the Core Strategy and Development Management Policies are adopted.

## 5. People at the heart of change

- 5.1 This chapter assesses how the following UDP policies;
1. Areas of Change
  2. Housing;
- perform against relevant UDP objectives and core and local indicators, and provides analysis and possible future monitoring options.

### Haringey's Areas of Change

- 5.2 The UDP 2006 identifies Areas of change (see key diagram below) in Haringey to be;
- Haringey Heartlands/Wood Green
  - Tottenham Hale
  - Tottenham High Road
  - The Bridge – New Deal for Communities
  - Finsbury Park

#### UDP Objectives

- Strengthen economic prosperity, create a new range of jobs and improve skills
- Identify and develop key brownfield sites that will act as a catalyst for new investment
- To ensure that regeneration proposals improve the borough as a whole as well as improving access to opportunities

### Haringey Heartlands

- 5.3 The London Plan designates Haringey Heartlands as an Area of Intensification. The UDP 2006 states that the site has a capacity to deliver a minimum of 1000 new homes by 2016 and 1,500 new jobs. The current application includes potential 900-1,100 new homes (figure to be agreed), and a mixture of office, retail, and leisure space. Negotiations are still under way in regards to number of affordable homes, job creation, transport and design. The timeframe for the delivery of this site has slipped because of the economic recession.
- 5.4 The developments completed so far on the site include New River Village, the spine road, completed in 2008, and the new secondary school, Heartlands High, which opened in September 2010. A planning application for Hornsey Depot is expected in 2011.
- 5.5 As of December 2009, Wood Green Shopping City provided at least 300 jobs for local residents. The retail offer in Wood Green was boosted in 2009/10 by the opening of Primark, and New Look opening in the Mall to occupy the former Woolworths store.

- 5.6 The 2009 Wood Green International Short Film Festival was a successful boost to the local economy with the sale of nearly 1,000 tickets.

### **Tottenham Hale**

- 5.7 Tottenham Hale is identified as an Opportunity Area in the London Plan. The Tottenham Hale Urban Centre SPD (2006) identified a potential capacity of 2,500 new homes for the framework area. The current application submitted has been granted permission for 1,210 homes. Construction has started on site and completion is expected by 2014/15.
- 5.8 In 2009/10, 687 units of student accommodation for students from the University of the Arts in Kings Cross, were completed, all of which are now occupied. However, the speed of delivery of the scheme is now much slower than predicted. An application for Hale Wharf is expected in 2011. Improvements to Greater Ashley Road, the Gyratory and Marsh Lane have also been delayed because of the recession and the extent of the Comprehensive Spending Review cuts.

### **Tottenham High Road**

- 5.9 The redevelopment of Tottenham Town Hall is under way. The site is being developed by Newlon Housing and will deliver 109 units of affordable housing, which are expected to be completed by 2012/13.
- 5.10 As part of the Mayor's Great Spaces strategy £30k has been secured to develop design proposals for Tottenham Green Quarter.
- 5.11 An application for a new Tottenham Hotspurs Football stadium, 200 new homes, supermarket and hotel at Tottenham Hotspurs ground on Tottenham High Road was submitted on 6<sup>th</sup> November 2009. A new application was re-submitted on 28<sup>th</sup> May 2010 and was decided at a planning committee on the 30<sup>th</sup> September 2010, and permission was granted.
- 5.12 Maintenance and preservation of the historic buildings on Tottenham High Road, with a focus on shop front improvements is underway, and the phase 3 Heritage and Conservation schemes are in the final stages at Bruce Grove.

### **Seven Sisters, The Bridge – New Deal for Communities and Finsbury Park**

- 5.13 The Bridge NDC, a regeneration programme based in Seven Sisters began in 2001 and invested £50m in the area. The programme is in its tenth and final year and is currently preparing its legacy plan.

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- 5.14 Projects were delivered in partnership with local providers, including improvements to local housing estates, and the development of the award winning Laurels Healthy Living Centre.
- 5.15 Haringey continues to work in partnership with LB Hackney and LB Islington on improvements to the park and surrounding areas.
- 5.16 LB Hackney is currently consulting on the Draft Manor House Area Action Plan: Masterplan Consultation. As a statutory consultee Haringey will respond to the consultation in relation to any potential impacts the plan will have on Haringey, especially local retail and transport implications.

### Hornsey Town Hall

- 5.17 A planning application for the refurbishment and conversion of Hornsey Town Hall was submitted on 15<sup>th</sup> March 2010 and was granted planning permission in July 2010. The development proposal includes the change of use from business and sui generis to a mixed use scheme incorporating 123 residential units, cafes and restaurant, the retention of the existing leisure use for theatre and performance and landscape improvements to the Town Hall Square and use of the square for both public events and markets/ small festival use.

### Sub-Regional work

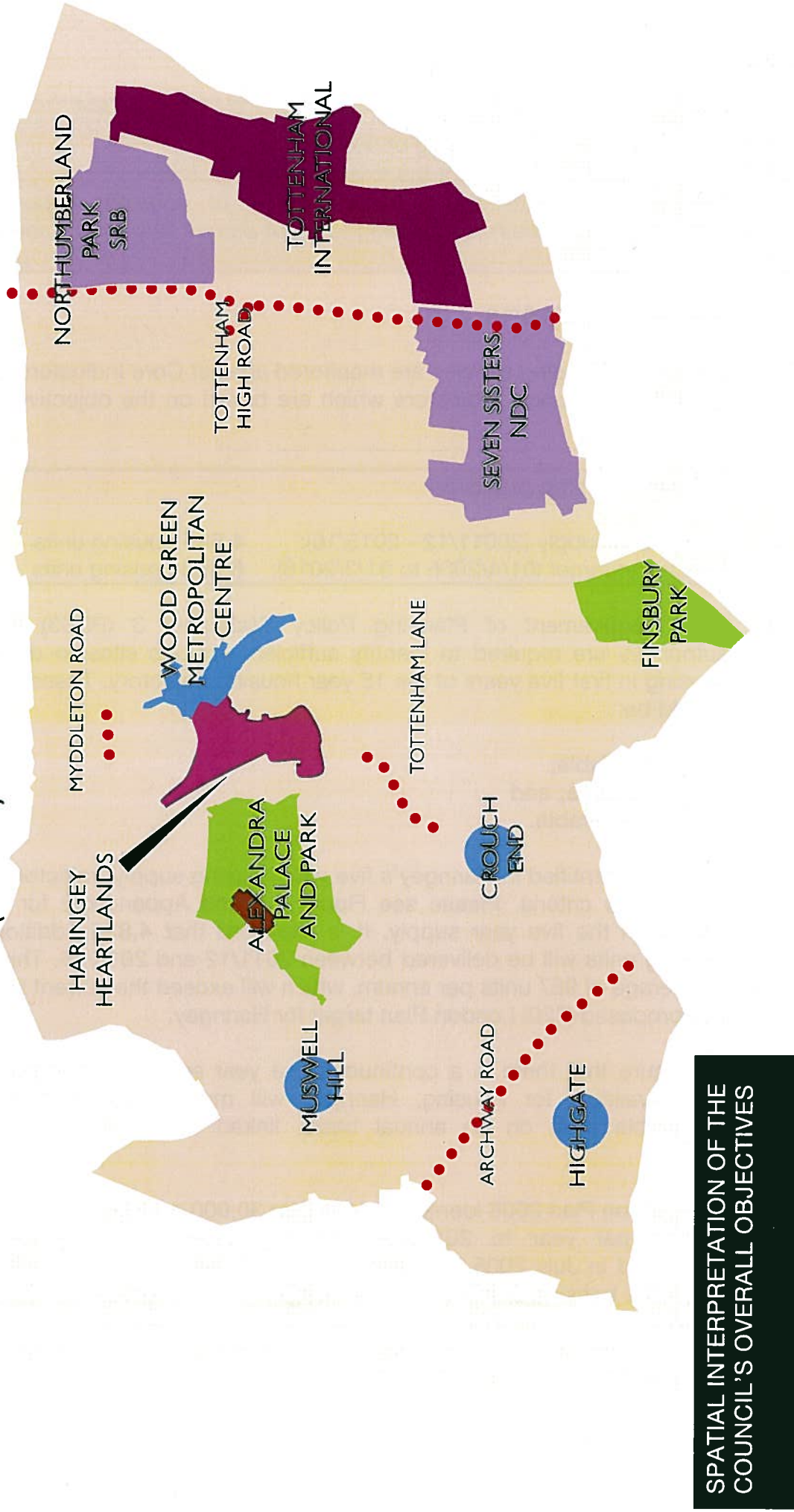
- 5.18 The Upper Lee Valley is identified as an Opportunity Area in the London Plan, with significant growth expected in the next 15 years. The area has experienced a long period of decline due to the structural decline of manufacturing in London. Several programmes have attempted to halt this trend, including substantial investment from the European Union. In addition, new opportunities such as the 2012 Olympics and the pressure for increased housing supply mean a new vision for the area is needed to ensure comprehensive redevelopment and regeneration and avoid the area being developed on a piecemeal, site by site basis.
- 5.19 The Council along with the other North London boroughs of Enfield and Waltham Forest have worked in partnership with the London Development Agency and the Greater London Authority to develop a new vision that can guide the future of the Upper Lee Valley over a 20-30 year period. The progress and outcome from these plans will be monitored closely in future years.

### Future monitoring

- In the coming 2-3 years, Haringey will continue to drive development in these identified areas of change in order to meet the demand for

new housing and create opportunities for jobs and investment for the plan period. Changes in government and cuts in public spending will require the Council to adapt and work more closely with Registered Providers and developers.

Figure 5.1 STRATEGIC FRAMEWORK FOR HARINGEY (UDP 2006)



## Housing

### UDP Objectives

- Seek to maximise new housing opportunities
- Seek to maintain and protect the existing housing stock
- Ensure an adequate standard and range of housing, especially affordable and accessible housing to meet current and future need in the borough

### Housing Outcomes 2009/10

5.20 Haringey's Housing policies are monitored against Core Indicators, set by DCLG and Local Indicators which are based on the objectives of the UDP.

### Planned future housing provision

Five year housing supply (20011/12 - 2015/16): **4,835 housing units**  
Ten year housing target (01/4/2006 to 31/3/2016): **6,800 housing units**

5.21 As a requirement of Planning Policy Statement 3 (PPS3) local authorities are required to identify sufficient specific sites to deliver housing in first five years of the 15 year housing trajectory. These sites should be:

- Available;
- Suitable; and
- Achievable.

5.22 The sites identified in Haringey's five year housing supply trajectory all meet these criteria. Please see Figure 5.2 and Appendix 2 for the details on the five year supply. It is expected that 4,835 additional housing units will be delivered between 2011/12 and 2015/16. This is an average of 967 units per annum, which will exceed the current (680) and proposed (820) London Plan target for Haringey.

5.23 To ensure that there is a continuous five year supply of deliverable sites available for housing, Haringey will monitor the supply of deliverable sites on an annual basis, linked to the AMR review process.

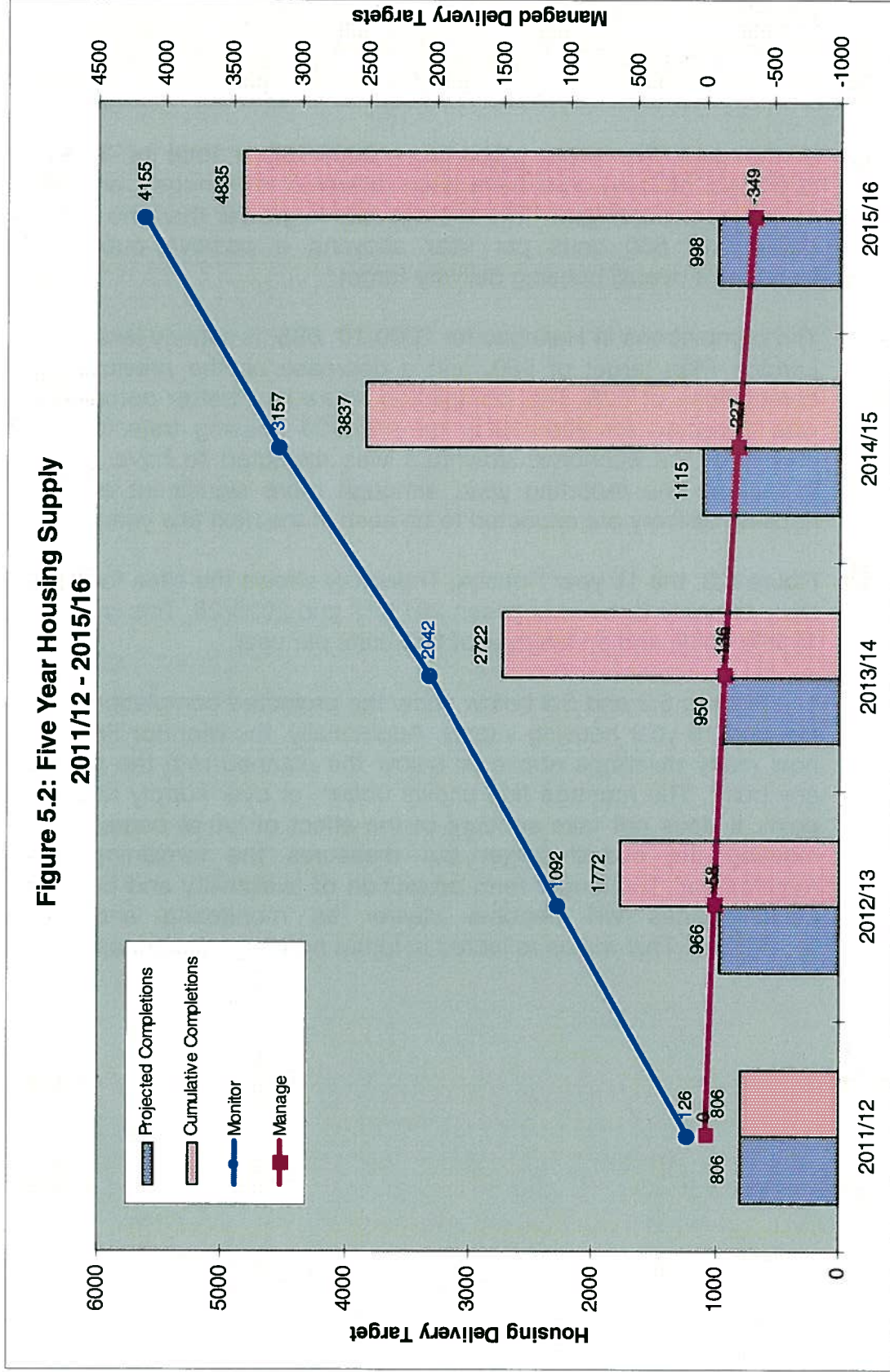
5.24 The London Plan 2008 identifies a need for 30,000 additional homes in London per year to 2016. A London Housing Capacity Study completed in July 2005 identified Haringey's housing capacity which was then translated into a housing target for the borough of 6,800 additional dwellings between 2007/08 – 2016/17 or 680 dwellings per year. These borough housing targets were carried forward as alterations to the London Plan 2008.



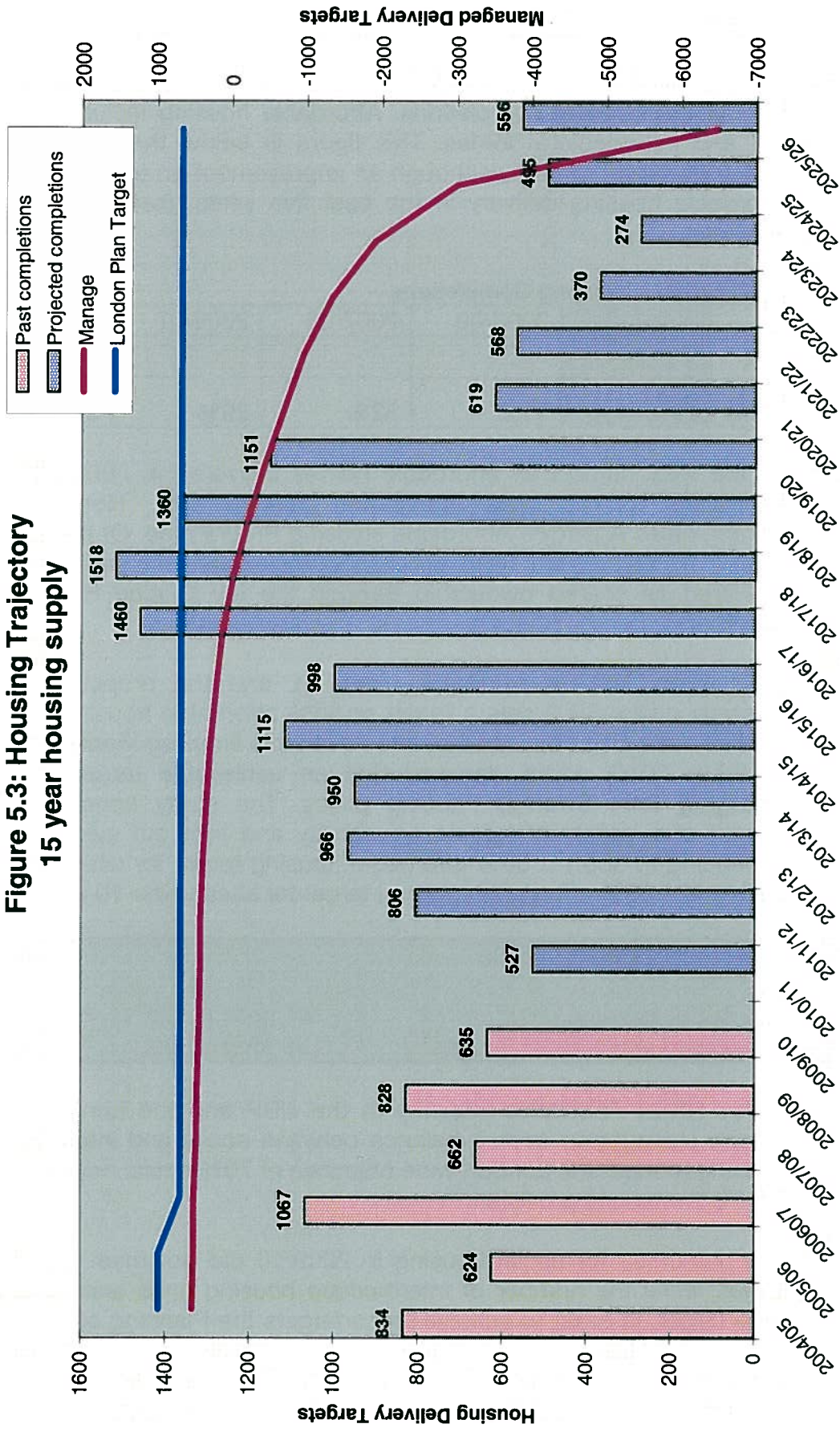
**Net Additional dwellings**

a) in previous five years	3816
b) for the reporting year	635
c) in future years (11/12–25/26)	13,206
d) managed annual delivery target (See Figure 5.3 Housing Trajectory)	

- 5.25 In the past five years (2005/06 – 2009/10), a total of **3,816** net additional housing units have been delivered in Haringey, an average of 763 homes per year. This average rate is greater than the expected delivery of 680 units per year showing a positive outcome for Haringey's overall housing delivery target.
- 5.26 The completions in Haringey for 2009/10, **635**, is slightly less than the London Plan target of 680, and a decrease on the previous year's completions of 828. This completion figure is a better outcome than was expected for 2009/10 in the 2008/09 housing trajectory. The effects of the economic downturn was expected to have a greater impact on the reporting year, although more significant effects on housing delivery are expected to be seen in the next few years.
- 5.27 Figure 5.3, the 15 year Housing Trajectory shows the sites for housing likely to come forward between 2011/12 and 2025/26. This is a total of 13,206 units, and an average of 880 units per year.
- 5.28 The Figures 5.2 and 5.3 below show the projected completions for the five and 15 year housing supply. Additionally, the monitor line shows how many dwellings above or below the planned rate the plan is at any point. The manage line shows under- or over-supply at any one point. It does not take account of the effect of future completions in meeting the overall target but measures the remaining annual requirement. The longer term projection of availability and phasing of housing sites will become clearer as monitoring and review progresses. This will be reflected in future housing trajectories.



**Figure 5.3: Housing Trajectory  
15 year housing supply**



**Gross Affordable Housing Completions**

273 total affordable housing units

5.29 The number of affordable homes delivered in 2009/10 was 273, which is 43% of net housing completions. Affordable housing includes social rented and intermediate homes. This figure is below the Council and London Plan target of 50%, although an improvement on the percentage of affordable housing delivery in the past five years. (see comparative table below).

**Table 5.1 Affordable Housing Completions**

	2009/10	2008/09	2007/08	2006/07	2005/06
Affordable housing completions	43%	41%	32%	29%	32%

5.30 Of the total number of affordable homes delivered in 2009/10, 189 affordable homes were completed through the Homes and Communities Agency's Affordable Housing Programme. Of these, 146 were new builds, ten were purchased for social rent and 33 were delivered as shared ownership through the My Choice Home Buy scheme.

5.31 UDP policy HSG 4 Affordable Housing, and the proposed Core Strategy policy SP 2 sets a target of 50% affordable housing. These policies have been reviewed by the Affordable Housing Viability Study (October 2010) which demonstrates an achievable target for the emerging Core Strategy housing policy. The study considers the impact of a variety of targets on viability and sets out evidence for continuing to apply a 50% affordable housing target for sites over 10 units and a 20% affordable housing target for sites under 10 units.

**Affordable Housing Tenure Split**

Number of Social housing units: 147 units (54%)  
 Number of Intermediate housing units: 126 units (46%)

5.32 Policy HSG4 Affordable Housing in the UDP and the London Plan require Haringey to seek a balance between social and intermediate housing to meet the London wide objective of 70% social housing and 30% intermediate provision.

5.33 The outcomes for social housing in 2009/10 did not meet the 70% target, while the number of intermediate housing units exceeded its 30% target. In order to achieve these targets the Planning service will work more closely with Housing services and Registered Providers. The implications of changes in legislation will also be taken into account for future monitoring of delivery of affordable housing.

**New and converted dwellings on previously developed land**

635 dwellings on previously developed land (PDL)  
100% dwellings on PDL

- 5.34 100% of residential development took place on previously developed land, which exceeded the Council target of 95% and significantly exceeded the Government target of 60%.
- 5.35 Performance on this indicator is consistently above target and no review of planning policy is required at this time. Additionally, all new homes constructed in 2009/10 were at density levels that comply with Government objectives.

**Net additional Gypsy and Traveller pitches**

No net additional pitches (10 existing pitches)

- 5.36 The borough has two Gypsy and Traveller sites, both of which are authorised Council sites. The sites have a total caravan capacity of 10 pitches. No unauthorised encampments were identified, compared to 10 unauthorised caravans in January 2003.
- 5.37 The London Gypsy and Traveller Accommodation Needs Assessment (GTANA) 2008 calculated a minimum and maximum requirement for pitches in Haringey to be provided by 2017, this is four and 50 respectively. The Core Strategy SP3 aims to protect existing pitches and will identify new sites through the Sites DPD.
- 5.38 It is important to note that the draft Replacement London Plan states that there is no longer a need for local authorities to include targets for additional Gypsy and Traveller pitches in their LDFs, but instead identify need when it arises through other DPDs.

**Dwelling mix of new housing**

30% one bedroom units  
46% two bedroom units  
16% three bedroom units  
6.6% four bedroom units  
1.8% five bedroom (+) units

- 5.39 The indicator set out above monitors the proportion of bedroom sizes in new developments in 2009/10. The outcomes listed do not comply with the policy requirements set out in the Housing SPD.
- 5.40 The Housing SPD sets out dwelling mix standards for private and affordable housing.

**Table 5.2 Market housing dwelling mix standards**

Size of dwelling	Percentage mix target	2009/10 performance
1 bed	37	65
2 bed	30	64
3 bed	22	16
4+ bed	11	5.8

**Table 5.3 Affordable Housing dwelling mix standards**

Size of dwelling	Percentage mix target	2009/10 performance
1 bed	19	24.5
2 bed	26	44
3 bed	27	20
4+ bed	28	11

- 5.41 It is evident from the tables above that performance of this indicator does not meet policy requirements. The need for policy review is addressed in the emerging Core Strategy and will be informed by the ongoing SHMA which will identify housing need and housing mix. Additionally, Haringey will adopt the GLA design guidance which set out new floor space standards. This will be kept under review in future AMRs.
- 5.42 The 'Money to Move Smaller' scheme tackles the issue of under-occupation in Council owned properties and its implementation in 2009/10 has produced positives outcomes. The scheme provides financial incentives, advice and support to residents in large family Council owned homes to move to smaller, more suitable homes. During 2009 the scheme helped 63 households to move into smaller and more appropriate properties. This has resulted in the release of two five-bedroom homes, ten four-bedroom homes, 30 three-bedroom homes and 21 two-bedroom homes. This increases the number of much needed family units, and reduces the occurrence of overcrowding and associated problems.

**Bringing empty homes back into use**

118 empty properties brought back into use

- 5.43 At April 2010, Haringey had an estimated 2,142 empty private sector properties. Of these, 1,286 were vacant for longer than six months. This is a decrease from 2008/09 which recorded 3,113 empty properties, of which 2,039 were vacant for over six months. This reduction can be attributed to successful implementation of UDP policy HSG 3 Protecting Existing Housing. Empty properties are an important contribution to Haringey's housing supply. The refurbishment of empty properties will be kept under review to ensure that housing supply targets are met.

- 5.44 In addition to Planning and Housing policy, the Council provides an Empty Property grant for private landlords who own properties which are empty for one year or more, and in need of repair. The grant covers repairs and/or improvements to convert empty properties into habitable units, which meet both planning and building regulation requirement.

**Numbers of residents homeless and in temporary accommodation**

68 homeless households

3,547 households in temporary accommodation

- 5.45 At March 2010, 68 households were accepted as homeless by the Council (excluding those intentionally so). At March 2010 there were 3,547 households in temporary accommodation in Haringey. This is a reduction on the previous five years, though still one of the highest levels in the UK. Given the high levels of temporary housing and homelessness there is the need to ensure that affordable housing meets those households in priority need. A Housing Needs Assessment Update in 2007 estimated a need for 4,865 affordable housing units per annum. The North London sub-regional Strategic Market Housing Assessment will identify an updated figure for housing requirement in the borough. These results are due in December 2010.
- 5.46 The outcomes for 2009/10 show that Haringey's UDP polices on Areas of Change and Housing have been performing relatively well.

**Future Monitoring**

- Despite the economic downturn and the negative impacts on the house-building market, the Council have still managed to deliver two thirds of the LAA affordable homes target and complete some significant, high quality schemes. The Council have also managed to keep the Hale Village development on track through our partnership with the Homes & Communities Agency which will start to deliver higher numbers of affordable homes during 2010/11.
- Further significant impacts of the downturn are expected to be seen in the next few years. In conjunction with the Housing Strategy performance of housing delivery will be kept under review to monitor the performance by housing developers.
- The Haringey Borough Investment Plan (BIP) is an emerging plan which will help to determine investment covering the period 2011 to 2014. It sets out the Council's priorities for housing, growth and regeneration at a strategic level, identifies key sites for development and sets out in broad terms the investment required to make these schemes happen.

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As it develops it will need to take account of the merging localism agenda and cuts in public funding which will require partner agencies to develop innovative ways of bridging the gap between local aspirations and resource allocation.



## 6. An environmentally sustainable future

6.1 This chapter assesses how the following UDP policies;

1. Flood protection
2. Renewable Energy
3. Waste Management;
4. Transport

perform against relevant UDP objectives and core and local indicators, and provides analysis and possible future monitoring options

### UDP Objectives:

- All development should protect and enhance the environment and should operate in a sustainable and environmentally friendly manner
- Reduce the need to travel by car and promote more sustainable transport choices for local residents and local businesses

### Environment Outcomes 2009/10

6.2 Haringey's Environment policies are monitored against Core Indicators set by DCLG and Local Indicators which are based on the objectives of the UDP.

### Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

No permissions granted contrary to advice of EA

6.3 No applications were contrary to the EA advice in 2009/10, or previous years. This shows that UDP policies relating to flooding and water quality, particularly ENV 1 Flood Protection and ENV 5 Works affecting Water Courses have been performing well.

### Renewable Energy generation

Between April 2009 and March 2010, 16 applications were granted planning permission which included a number of renewable energy generating measures, comprising solar/photovoltaic panels, energy efficient boilers, rainwater harvesting and green roofs.

6.4 The London Plan requires local authorities' LDFs to 'achieve a reduction in carbon dioxide emissions by 20% from on-site renewable energy generation'. The London Plan Policy 4A.7 Renewable Energy replaces UDP policy ENV10 Mitigating Climate Change: Renewable Energy since July 2009.

6.5 The emerging Core Strategy, specifically SP4 Working towards a Low Carbon Haringey, proposes a standard for 20% on-site provision and this policy, when adopted, will be monitored in future AMRs.

**Number of planning applications accompanied by a travel plan**

11 planning applications accompanied by a travel plan

6.6 In 2009/10 a total of 11 applications were accompanied by a travel plan. This is compared with 12 applications in 2008/09, and this is a significant increase from previous years, 2007/08, three, and 2006/07, four.

6.7 This indicator is currently implemented by the Local Implementation Plan 2005-2011. The second Transport strategy (2011-2031) is due for adoption in 2011 and takes forward the implementation and monitoring of this policy.

**Capacity of new waste management facilities by waste planning authority**

No new waste facility in 2009/10

6.8 No new waste facilities were completed during 2009/10.

6.9 Haringey has an overall capacity for waste management of approximately 104, 800 tonnes per annum. The table below shows how this waste is currently distributed.

**Table 6.1 Existing Waste Capacity and Waste Arisings in Haringey**

Name	Address	Capacity (tonnes per annum)
2 B's Motorcycles Ltd	Blackboy Lane, N15	Not known
Brantwood Auto breakers Ltd.	Brantwood Road, N17	21
O'Donovan (Waste Disposal) Ltd.	Markfield Road, N15	24,000
Redcorn Ltd	White Hart Lane, N17	80,000
Restore Community Projects	Ashley Road N17	750

6.10 The North London Waste Plan (NLWP) has just completed public consultation for the Preferred Options document. The NLWP will consider the management of waste in North London up to 2020. It will identify suitable sites to deal with waste, using a mix of facilities including recycling, composting and using waste to produce energy.

6.11 Monitoring of the NLWP will be central to the effective delivery of the plan. Data will be examined and managed through the Plan review process.

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- 6.12 The plan proposes ten new sites across North London, two of which have been identified in Haringey. These potential sites are at Pinkham Way and Marsh Lane.

### Amount of municipal waste arising, and managed by management type by Waste Planning Authority

26.1% of waste recycled/composted, 73.9% landfill/incineration

- 6.13 In 2009/10, 26.1% was recycled or composted, mainly from kerbside collection, and the rest was sent to landfill or incinerated for energy recovery.
- 6.14 The London Plan overall target states that recycling or composting levels for municipal waste should exceed 35% by 2010, and 45% by 2015; and for commercial and industrial waste should achieve 70% recycling or composting levels by 2020.

### Production of primary land-won aggregates

Not applicable

### Production of secondary/recycled aggregates

Not applicable

- 6.15 In the London Borough of Haringey there was no production of primary or secondary aggregates in 2009/10.
- 6.16 Overall, the UDP polices relating to environmental management and transport performed well during 2009/10.

### Future Monitoring

- It is recognised that closer monitoring of environmental polices is required to ensure that the Council's objectives for mitigating climate change are met. The Core Strategy will set targets in its environment polices for more effective monitoring. These targets relate to reducing carbon emissions and increasing renewable energy generation in the borough.
- There is also a need to review some targets in line with any changes in the London Plan and national legislation.

## 7. Economic vitality and prosperity shared by all

- 7.1 This chapter assesses how the following UDP policies;
1. Employment
  2. Town Centres
- perform against relevant UDP objectives and core and local indicators, and provides analysis and possible future monitoring options

### UDP Objectives

- Ensure that a plan-monitor approach is adopted for good quality land and employment premises, and the creation of new ones is assisted where appropriate.
- Ensure people have access to a fully range and quality of goods and services.

### Employment and Town Centre Outcomes 2009/10

- 7.2 Haringey's Employment and Town Centre policies are monitored against Core Indicators, set by DCLG and Local Indicators which are based on the objectives of the UDP.

#### Total amount of additional employment floorspace by type

5,979 m<sup>2</sup> gross internal floorspace

#### Total amount of additional employment floorspace on previously developed land (PDL)

5,979 m<sup>2</sup> gross internal floorspace  
100% of gross internal floorspace on PDL

- 7.3 The total amount of additional employment floorspace for which planning permission was granted for the year 2009/10 was 5,979 m<sup>2</sup>. All developments were planned on previously developed land.

Table 7.1 Employment Floorspace

Indicator	B1a	B1b	B1c	B2	B8	Total
Gross (m <sup>2</sup> )	648	0	325	3,334	1,672	5,979m <sup>2</sup>
% Gross on PDL	100%	n/a	100%	100%	100%	100%
Hectares	150.6					150.6

- 7.4 The developments which contributed to this additional floorspace in 2009/10 included:
- Park Tavern, Park Lane, N17;
  - 579c High Road, N17;
  - 624 High Road, N17;
  - Former Lynx Depot, Coppetts Road, N10; and
  - Bounds Green Industrial Estate, The Ringway, N11.

- 7.5 Haringey's Employment Study (Update 2008) identifies for all 'B' Class Uses (offices, light and general industrial and warehouses) an additional floorspace requirement of 107,800m<sup>2</sup> between 2000 and 2016. This is an annual target of 6,737m of additional employment floorspace. Although the performance for 2009/10 did not meet this target it is an increase on the three years, and a better outcome than expected during the recession.
- 7.6 Haringey is home to approximately 8,900 businesses, together employing some 67,000 people (ONS: Annual Business Inquiry 2008). The majority of Haringey's businesses are small - 94% of the businesses employ fewer than 24 people. The major sectors of employment in Haringey are public administration, education and health (27.8%); retail and distribution (26%). Banking, finance and business activities account for 17.7% of all employment.

**Employment Land available by type**

150.6 hectares of designated employment land in the borough.

- 7.7 The amount and type of employment land available as set out in the Unitary Development Plan is **150.6 hectares**.
- 7.8 Haringey contains 22 Defined Employment Areas (DEAs). Collectively the DEAs provide 134 hectares of employment land, over 1,000 buildings, 722 business establishments and nearly 736,000m<sup>2</sup> of employment floorspace. The borough also contains other smaller employment locations which total a further 16.6 hectares of employment land.
- 7.9 The UDP identifies a hierarchy of Defined Employment Areas:
- Strategic Employment Locations;
  - Industrial Locations;
  - Employment Locations; and
  - Regeneration Areas.

**Total amount of floorspace for town centre uses**

1,650 m<sup>2</sup> (gross) of additional town centre floorspace

**Table 7.2 Total Amount of Floorspace for Town Centre Uses**

Indicator	A1/A2/A3/A4	B1a	D2	Total
Gross (m <sup>2</sup> )	1,002	648	0	1,650 m <sup>2</sup>

- 7.10 The amount of additional floorspace for town centre uses in 2009/10 was 1,650 m<sup>2</sup>. This is defined as Use Classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafés), A4 (drinking

establishments), B1a (offices other than in A2), and D2 (assembly and leisure).

7.11 Haringey's Retail Study 2008 identifies that Haringey will require an additional 13,800 m<sup>2</sup> of gross comparison goods floorspace and an additional 10,194 m<sup>2</sup> net convenience goods floorspace by 2016. This is on average an annual target of 2,999 m<sup>2</sup> of additional retail floorspace. The economic downturn is expected to have impacts on the demands for retail floorspace in Haringey's town centres. The emerging Core Strategy and DM DPD will take this in account when monitoring future retail and town centres policies performance.

**Vacancy rates in town centres**

4 - 5% vacancy rates in town centres

**Table 7.3 Town Centre Vacancy Rates**

Town Centre	Vacancy rate %
Wood Green	4
Crouch End	5
Green Lanes	4
Muswell Hill	4
Tottenham High Road/Bruce Grove	4
West Green Road/Seven Sisters	4

Figures from 2009 Town Centre Survey

7.12 The vacancy rate is well below the Council target of 10% and below London and national vacancy rates at 11% and 14% respectively. This reflects a lower vacancy rate compared to the previous years, e.g. 2007/08, which was between 4.7 and 8.8%. This performance is positive despite the economic downturn. The impacts of the downturn will be monitored in the future, and policy will be reviewed accordingly.

7.13 Vacancy rates can be used as an indicator of the health of a town centre. Government guidance suggests that where the health of a centre is declining, as identified in higher vacancy rates, diversification of uses may be appropriate. SP 10 Town Centres in the emerging Core Strategy aims to promote and encourage a variety of uses in town centres in order to protect and enhance the viability of Haringey's town centres.

**Proportion of non A1 (retail) uses in Town Centres**

The proportion of non-retail uses varied between town centres from 31% and 43% in the borough

7.14 Information available for 2009/10 showed the proportion of non-A1 (retail) use varied between 31% in Wood Green Metropolitan Centre to

43% in Green Lanes District Centre. This figure has been consistent over the past four years and generally meets the UDP target of 35% primary frontages and 50% secondary frontages.

- 7.15 TCR3 Protection of Shops in the Town Centres (UDP 2006) seeks to protect the viability and function of Haringey's town centres by concentrating A1 uses in the primary frontages. The Plan allows a higher proportion of non-A1 uses in the secondary frontages, which allows a greater diversity of uses in these areas.

#### Employment and skills opportunities

Over 180 local residents supported into employment  
93 local residents supported to set up businesses

- 7.16 In 2009/10 The Families into Work project helped 98 families to access skills development and support into work. 15 people started jobs, 14 have attended skills courses, and four have been on work placements.
- 7.17 Additionally, the Haringey Business Board was launched to bring together traders from across the borough to bolster their strength during the recession.
- 7.18 Haringey Guarantee is the Council's flagship employment and skills programme. During 2009/10 the programme worked with 882 people and supported 183 people into employment.
- 7.19 The Council submitted a successful Future Jobs Fund application that will create 221 jobs for unemployed people up to March 2011.
- 7.20 At the end of October 2009, there were 62 apprenticeships in place in Haringey Council and the Decent Homes and Building Schools for the Future programmes.
- 7.21 It is considered that despite the economic downturn in 2009/10, the UDP employment and town centre policies are performing relatively well.

#### Future Monitoring

- Haringey will continue in future years to protect existing employment land, intensify existing employment sites where appropriate, and release employment land if it is surplus to demand.
- Future monitoring of economic policies will assess the skills levels, job attainment, type and level of occupation of employment land, impact of creative industries on the local economy.
- A need for a policy review of the licensing and planning framework

relating to betting shops and take ways in Haringey has been identified and is currently under way. The review was requested by Council Members who were concerned about the concentration of betting shops and hot food take aways in a local area. The issues highlighted suggested that these premises;

- may not reflect the needs or expectations of local people
  - may limit the choice and retail appeal of a local area to local residents
  - may impact on the future sustainability of local communities
- A review in these policies will have an overall impact on town centre uses and related town centre policies. These updated policies will be included in the emerging Development Management DPD.
  - The impacts of the economic downturn on employment and town centre policies will be monitored in future AMRs.



## 8. A safer, attractive and valued urban environment

- 8.1 This chapter assesses how the following UDP policies;
1. Design
  2. Conservation
  3. Open Space;
- perform against relevant UDP objectives and core and local indicators, and provides analysis and possible future monitoring options.

### UDP Objectives

- To protect and promote a network of open spaces
- To promote high quality design which is sustainable in terms of form, function and impact, and meets the principles of inclusive design.
- To preserve and enhance the character and appearance of listed building and conservation areas.

### Design, Conservation, Open Space and Safety Outcomes 2009/10

- 8.2 Haringey's design and open space policies are monitored against Core Indicators, set by DCLG and Local Indicators which are based on the objectives of the UDP.

### Design Standards - Building for Life Assessments

2 applications assessed against Building for Life criteria in 2009/10

- 8.3 The Building for Life (BfL) Standard was adopted by the Housing Corporation in 2007. For the 2008-2011 National Affordable Housing Programme, affordable schemes that are funded are required to gain at least a 60% positive response for BfL (i.e. 13 points out of 20).
- 8.4 The schemes were assessed against four criteria, Environment and Community; Character; Street Parking and Pedestrianisation; and Design and Construction; and scored out of five for each criterion.
- 8.5 The schemes assessed were Hornsey Town Hall, which scored 13/20, and 596 – 606 Tottenham High Road, which scored 14.5/20. The BfL assessment is carried out by Haringey Design and Development Management Officers. The number of schemes assessed is increasing, and the design standards of development in Haringey will continue to be monitored.
- 8.6 Good design standards are currently implemented by UDP policies UD3 General Principles and UD4 Quality Design.

### Changes in areas of biodiversity importance

No change

- 8.7 Protection of designated open space and biodiversity in the borough is implemented through UDP policies, specifically OS 1- 3, 11 and 17. These ensure protection of Green Belt, Metropolitan Open Land (MOL), Significant Local Open Land (SLOL), Biodiversity and Trees. These policies have been effective in Haringey as during the reporting year and the previous reporting years there have been no changes in biodiversity habitats in the borough.
- 8.8 Haringey contains 12 National Priority Species, six London Priority Species, 19 Haringey Priority Species, five London Flagship Species and 16 Haringey Flagship Species (a flagship species is one that is readily recognised and represents biodiversity to the wider public). It is estimated that there has been no loss or addition in priority habitats and species during 2009/10.

#### Safety and access

7.4% reduction in the level of crime across the borough in 2009/10.

- 8.9 Overall there was a 7.4% reduction in the level of crime across the borough in 2009/10.
- Robbery, residential burglary and motor vehicle crime have significantly reduced.
  - There is a significant reduction in the numbers of young people aged 10-17 entering the Youth Justice System
  - In 2009, there were 700 hours of Parkforce patrols and over 120 hours of additional police presence in our parks every week.
  - In 2009/10, 85% of residents said that they feel safe when outside in their local area during the day, up from 74% in 2008/09.
- 8.10 During 2009/10 £10.5m was invested to improve access in and around the borough e.g. street lighting, footways, road maintenance, bus priority scheme, local road safety schemes, cycling, walking and car club schemes.

#### Number of Conservation Area Character Appraisals

No conservation area character appraisals were adopted in 2009/10, however, a considerable amount of work is currently underway in the Crouch End Conservation Area

- 8.11 A number of Haringey's conservation areas have supplementary planning guidance in the form of Policy Statements that were produced as part of the 1998 UDP and Design Guides, but these have

been superseded by Supplementary Planning Guidance (SPG) 2: Conservation and Archaeology.

- 8.12 Additional controls are applied to minor applications within certain conservation areas in the form of Article 4 Directions. There are currently four areas covered by Article 4 Directions.
- 8.13 In Haringey there are currently 16 buildings on the at risk register. This compares to 16 in 2008. Haringey's ratio of listed buildings to at risk buildings is 4.3% and this compares to London average of 2.4%. This last year 3 entries were removed - after repairs were successfully carried out, however, 3 new entries have been included.
- 8.14 Conservation polices in the emerging LDF will continue to preserve and enhance the borough's historically valuable sites and address the new requirements set out in the new PPS5.

#### Future monitoring

- It is evident from the outcomes of Design, Conservation and Open Space polices during 2009/10 that improved monitoring processes will be needed in order to assess more effectively the performance of these polices.
- This will involve developing a more sophisticated approach to measuring these policies. This may require training more staff in assessing planning applications in relation to design standards; assessing residents' perception on safety and access; and assessing the loss of biodiversity as a result of development.

## 9. Healthier people with a better quality of life

- 9.1 This chapter assesses the main outcomes in relation to;
1. Health and Wellbeing
  2. Culture and Leisure;
- and provides analysis and possible future monitoring options.
- 9.2 Currently, there are no indicators in place for monitoring the impact of planning policies on health and well being, including culture and leisure facilities. It is recognised throughout the LDF the important role that planning can have in promoting good health and cultural opportunities and addressing health inequalities. This will be addressed through policies relating to housing quality, availability of affordable housing, provision of open space and recreation facilities, sustainable travel and transport, improving environmental standards and access to job and opportunities.

### Health and Wellbeing Outcomes 2009/10

- 9.3 There have been a number of positive outcomes in Haringey during 2009/10 in relation to the provision of health services and reducing health inequalities across the borough. These include:

#### Provision of Health Care and Services

- 3,161 people received a free comprehensive health check
- 730 people had their blood pressure checked by the Stroke awareness team.
- The new Hornsey Neighbourhood Health Centre provides 18 different health services, including GPs, an in house pharmacy, dementia day care centre and drop-in services for sexual health and family planning.

#### Promotion of better health and wellbeing

- 23,608 people accessed health information through Haringey libraries
- The Community Nutrition Assistants provided advice on healthy eating to more than 800 older people in their own community languages.
- The Lifestyle Behaviour project involved weigh in days where people are encouraged to achieve their ideal weight and general life ambitions.

- 9.4 These outcomes show a positive approach in reducing health inequalities and promoting good mental and physical health.
- 9.5 Overall, life expectancy rates in Haringey are increasing and are expected to improve further in 2010; although male expectancy rates still remain below the national average. Within the borough male life

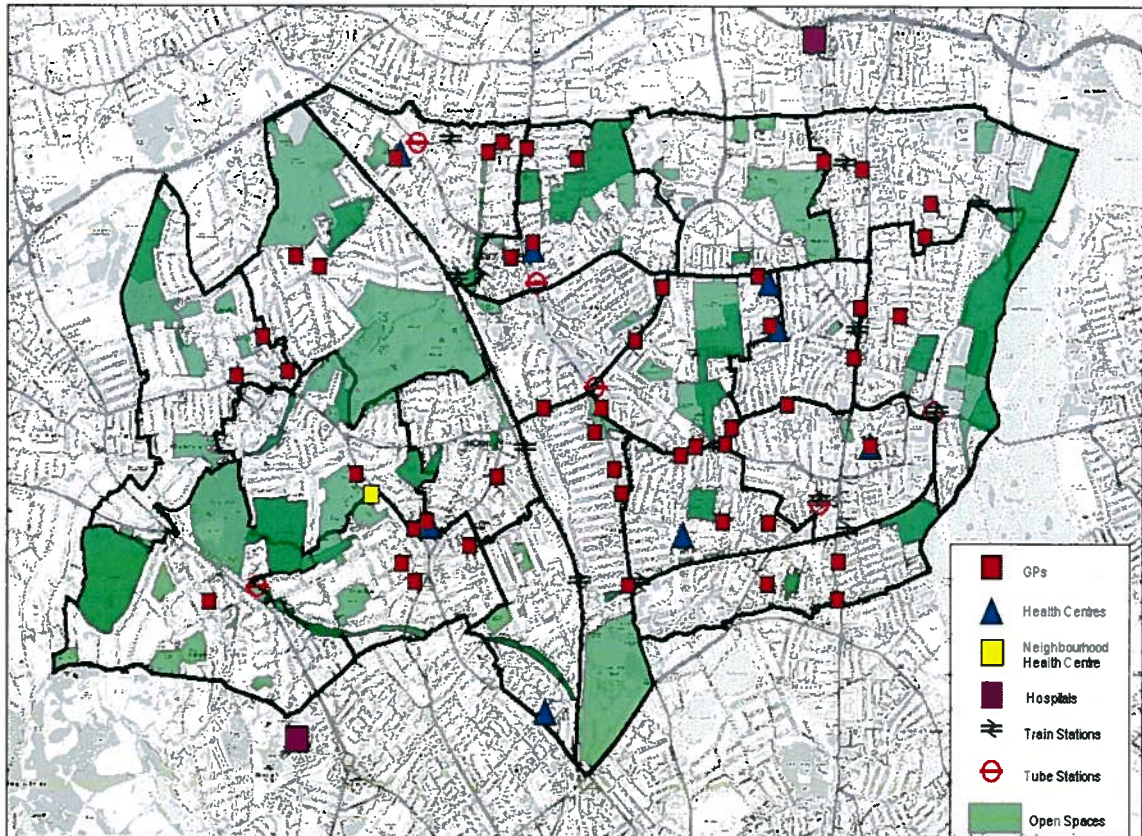
expectancy in the west is higher than the east by 6.5 years. The east/west divide for women's life expectancy is less evident and the borough average is equal to that of the UK.

9.6 Health inequalities in Haringey are apparent with the most deprived areas tending to experience the poorest health. All geographical locations, however, experience trends of specific health problems. In the east, there are high rates of hospital admissions for mental health needs, and the north east neighbourhood experiences the highest levels of chronic kidney disease, smoking, dementia and stroke. The central part of the borough has the highest levels of registered pulmonary heart disease, heart failure and chronic obstructive pulmonary disease; while the west experiences the highest levels of cancer.

9.7 Figure 9.1 shows the current health facilities in Haringey. The Council will support the provision of additional health facilities and will work with NHS Haringey and other service providers to ensure the borough has a necessary supply and distribution of premises to meet Haringey's health care needs.

Figure 9.1 Existing Health Provision

Health Services  
Community Infrastructure Plan - existing provision



LB Haringey  
Core Strategy November 2009

Produced by Policy and Performance  
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- 9.8 The performance of health and leisure policies will be monitored through the provision of appropriate housing, access to open space and facilities, safe and accessible public spaces and good transport.

**Future Monitoring**

- Health Impact Assessments will be used to consider the impacts of planning and decisions on health and health inequalities. HIAs may be requested as part of the documentation for outline planning applications, particularly for large, mixed-use development, whether as a stand alone exercise or as part of the EIA.
- Measure the reduction in health inequalities by area and vulnerable community groups, in line with recommendations by the JSNA

## 10. Delivering and monitoring

10.1 This chapter assesses the outcomes of planning decisions made in 2009/10 in relation to;

1. Planning Applications
  2. Planning Appeals
  3. Planning Obligations;
- and provides analysis and possible future monitoring options.

### Development Management outcomes

#### Number of Planning Applications decided

1,664 planning applications decided in 2009/10.

10.2 Of the 1,664 planning applications Haringey performed well in determining applications within the statutory timescale against the Government targets, though less so against business plan targets.

- 67% of major applications were determined within 13 weeks compared to a Government target of 60% and business plan target of 82%;
- 76% of minor applications were determined within 8 weeks compared to a Government target of 65% and business plan target of 85%; and
- 87% of other applications were determined within 8 weeks compared to a Government target of 80% and business plan target of 90%.

10.3 Approximately 1.08% of applications determined in 2009/10 were major applications (over 10 units) (18 applications) and 22.11% were minor (under 10 units) (368 applications). Over 76% of applications were categorised as other applications (1278 applications).

#### Number of enforcement notices

113 enforcement notices issued in 2009/10.

10.4 This is a decrease from the previous three reporting years;

- 177 notices in 2008/09;
- 122 notices in 2007/08;
- 130 notices in 2006/07.

This is a positive result and future outcomes will continue to be closely monitored. Future monitoring will focus on preventing and reducing the need for enforcement action.

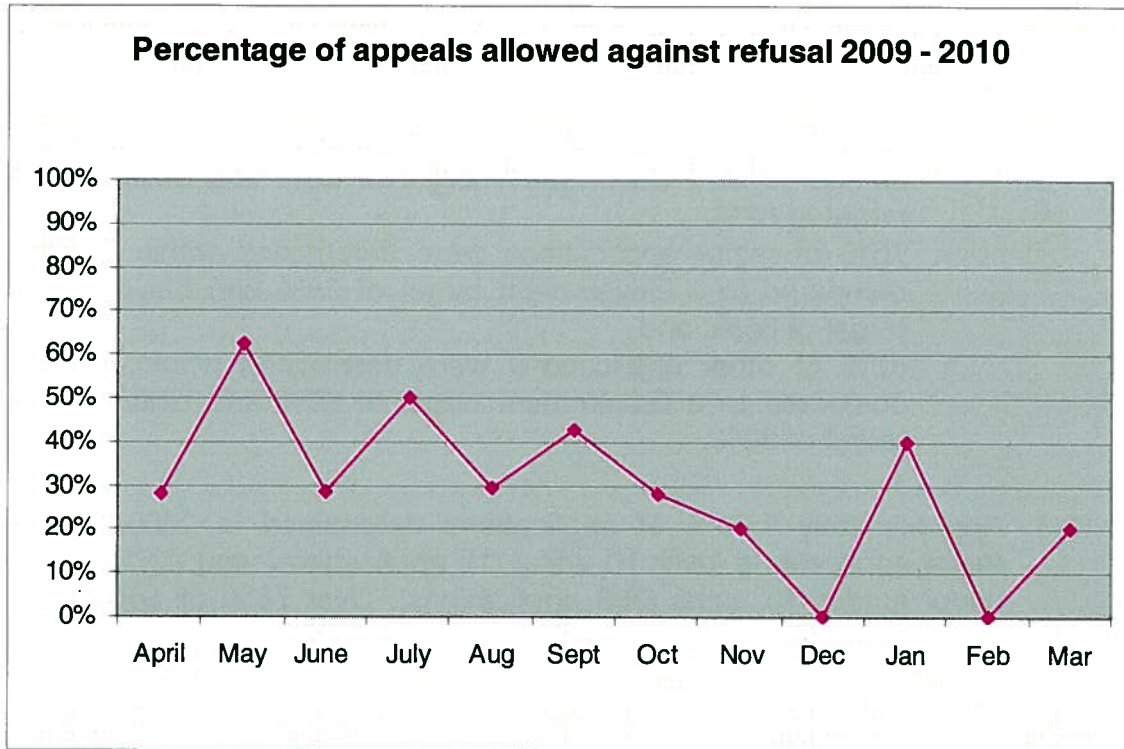
**Planning Appeals**

10.5 Planning appeals are conducted by the Planning Inspectorate, a separate, independent national body. 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.

**Number of appeals against refusal**  
114 appeals against planning refusal.

10.6 Of these, 30.9% (35) were allowed on refusal, and 69.3% (79) were dismissed on refusal. The majority of appeals in 2009/10 were householder applications.

**Figure 10.1 Appeals allowed against refusal 2009-10**



10.7 The total numbers of planning appeals in the past five years have fluctuated only slightly, with only slight variation between years of appeals allowed. This consistency is a positive reflection on planning decisions made within the service.

**Table 10.1 Total appeals against refusals 2005/06 – 2009/10**

	<b>Appeals allowed on refusals</b>	<b>Appeals dismissed on refusals</b>	<b>Total no. of appeals against refusals</b>
<b>2005/06</b>	35	74	109



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<b>2006/07</b>	51	36.7%	88	63.3%	139
<b>2007/08</b>	52	42.62%	70	57.38%	122
<b>2008/09</b>	42	36.21%	74	63.79%	116
<b>2009/10</b>	35	30.70%	79	69.30%	114

### Planning Obligations

#### Amount of planning obligations secured

Total amount negotiated **£3,128,036.14**

10.8 The Council negotiated and secured planning obligations and signed legal agreements on 16 planning permissions within financial year 2009/10 under Section 106 (S106) of the Town & Country Planning Act 1990. The total amount negotiated was **£3,128,036.14**.

10.9 In addition the Council negotiated and secured 290 on-site affordable housing units and secured a total of £635,000 for off-site affordable housing provision within the Borough.

10.10 The table below shows the breakdown of funds secured, received and spent by Ward from S106 Agreements signed within this financial year.

**Table 10.2 S106 Agreements 2009/10**

Ward	Secured	Received
Bounds Green	189,125.00	158,625.00
Bruce Grove	43,000.00	1,000.00
Crouch End	630,000.00	0.00
Hornsey	265,518.00	0.00
Muswell Hill	468,201.62	247,600.81
Northumberland Park	126,500.00	126,500.00
Tottenham Green	696,350.00	0.00
Tottenham Hale	222,484.52	10,000.00
Seven Sisters	118,307.00	118,307.00
Woodside	368,550.00	0.00
<b>Total</b>	<b>3,128,036.14</b>	<b>662,032.81</b>

10.11 Once planning permission has been granted, Applicants/Developers are required to commence their development within a specified expiry date (usually 3 years), failing which the planning permission shall have no effect. The release of planning obligation contributions or physical benefits is usually triggered when development commences or when the new development is occupied.

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10.12 The table below shows the comparison of S106 contributions secured, received and spent from signed S106 Agreements within the past five financial years and the Actual S106 contributions received and spent within each financial year. Further detail of S106 monies can be seen in Appendix 3.

**Table 10.3 S106 Agreements signed within each financial year**

	Secured	Received	Spent
2005/06	3,005,565.69	2,171,053.09	1,981,855.48
2006/07	1,714,684.71	1,408,155.18	1,304,522.13
2007/08	10,900,302.65	2,211,851.72	1,384,957.74
2008/09	2,730,504.00	236,002.00	0.00
2009/10	3,128,036.14	662,032.81	0.00

**Table 10.4 S106 Contributions Received & Spent within each financial year**

Financial Year	Received	Spent
2005/06	3,960,894.57	817,765.01
2006/07	2,046,154.33	1,676,681.96
2007/08	3,329,255.80	1,459,500.00
2008/09	528,305.71	2,552,679.22
2009/10	1,379,733.00	3,442,844.84

### Community Infrastructure

#### Emerging Community Infrastructure Plan (CIP)

10.13 Planning Policy Statement (PPS) 12 (para 4.8) states the need for LDF Core Strategies to be supported by evidence of what community infrastructure is needed to enable the development proposed for the area. Haringey's CIP will identify service areas where investment will be needed to meet the additional demand from population and housing growth over the next 15 years. It will also set the basis for developers' contributions to meet future need, and highlights where applicable the gaps in existing and form a platform for funding bids to relevant agencies.

10.14 The initial findings indicate that Haringey is relatively well served by a range of community infrastructure and facilities. There are no obvious major deficits in provision in key areas up to 2016. The services where investment will be needed to meet the infrastructure needs from the predicted housing growth are discussed in the schedule (the full CIP can be viewed [www.haringey.gov.uk/ldf](http://www.haringey.gov.uk/ldf)).

10.15 Future Annual Monitoring Reports will assess whether these key programmes and plans are being delivered against phasing and costs.

10.16 The infrastructure schedule will be updated annually in the AMR. Additionally, other monitoring mechanisms such as the Annual School Place Planning Report which provides yearly updates on all projections on primary and secondary rolls will be used to update the CIP. Ongoing monitoring will allow appropriate consideration to be given to the level of risk that some of the required infrastructure will not be forthcoming and ways that this might be mitigated or addressed.

#### Community Infrastructure Levy (CIL)

10.17 Under the new system effective from April 2010, Section 106 and the Community Infrastructure Levy (CIL) will co-exist. However, from April 2014 onwards, the scope for pooling resources via section 106 Agreements will be limited.

10.18 The recent new changes proposed:

- **S106** - Reduction in S106 agreements and their use to be narrowed to be used only for “site compliance” and affordable housing
- **Community Infrastructure Levy (CIL)** - Creation of a development levy system that would be charged on all new net floorspace, (both residential and non residential) above a threshold to contribute towards necessary supporting physical community infrastructure as set out and agreed in the CIP. This levy would be a standard charge, (typically £3-18k per new home) and it would be a compulsory payment.

10.19 It is proposed that the Council allocate funds to create a Levy Charging Schedule in the event of CIL proceeding; that this will not be abortive work since this should also be done for the existing S106 system or for S106 Tariff system – and that this work also include the regular planning and monitoring of the delivery of the borough’s CIP which will increasingly be a corporate and HSP process.

#### Future Monitoring

- Continued close monitoring of planning applications to identify further performance information including loss of garden land, and parking standards.
- Potential gathering information from Building Control for better monitoring of planning appeals in order to reduce number further.
- Development and consideration of role of CIL in Haringey.

## 11. Key Outcomes and Recommendations

- 11.1 The Annual Monitoring Report identifies that the Council is performing well implementing planning policies and meeting milestones set out in the Local Development Scheme.
- 11.2 Evidence from the 2009/10 AMR shows whether our planning policies are achieving the desired outcomes. The conclusions as listed below are drawn.

### Progress on the LDS

- Milestones for 2009/10 LDS have been met
- The Council will submit a revised LDS to the GLA to ensure milestones are realistic and achievable
- Future AMRs will identify the need for additional policies or the productions of LDDs which will then be included in the LDS

### Housing

- Although housing completions for 2009/10 did not meet London Plan target, the 635 units delivered was a better outcome than expected due the impacts of the recession on the construction industry.
- Likewise with the affordable housing units delivered in Haringey, although the 50% London Plan target was not met, there was an increase in affordable units delivered compared to the previous four years.
- We have collaborated with the GLA on a SHLAA which has resulted in an allocation of a higher housing target of 820 units per year in the draft London Plan. If this figure is adopted it will present future challenges for the Council.
- 2009/10 was the first year to carry out BfL assessments on major schemes. It is important to continue these assessments as they can improve the implementation of our policies in relation to:
  - application of Lifetime Home standards
  - the Secured by Design principles
  - application of our 10% Wheelchair target
  - the choice of materials that last
  - the creation of high quality environment that respond well to their surround context
- even though the Core Strategy is not adopted yet we are taking significant steps in implementing the Code for Sustainable Homes standards
- If all developments come forward as planned then we will build 12,000 additional units in the next 15 years which is above our target for that period.

### Infrastructure

- A number of social and community infrastructure developments are planned to support our housing growth, particularly for the first five years of the life of the Core Strategy (2011-2026). This is set out in detail in our Community Infrastructure Plan.
- We are currently considering a CIL that will establish a standard charge which will help us collect money from developers towards infrastructure developments
- The Council negotiated and secured planning obligations and signed legal agreements on 16 planning permissions within financial year 2009/10 under Section 106. The total amount negotiated was £3,128,036.14.
- In addition the Council negotiated and secured 290 on-site affordable housing units and secured a total of £635,000 for off-site affordable housing provision within the Borough.

### Open Space

- In 2009/10 we have protected all of our allotments
- There has been no loss of designated open space
- We expect that through developments in our growth areas there will be a gain in open space as well as ensuring they address open space deficiencies.

### Town Centres and Employment

- Delivery of new employment floor space has been slow in 2009/10
- We gained an additional 1000 m<sup>2</sup> of retail floorspace.
- We will continue to encourage a variety of uses in the borough's town centres to avoid dominance of one particular use, for example the clustering of betting shops and hot food take aways.
- In light of this we recommend that the emerging DM DPD addresses these policy issues.

### Energy

- A total of 16 applications with renewable energy installations were submitted in 2009/10, which is an increase in the past number of years and positive direction for meeting the 20% CO<sup>2</sup> emissions reduction target as set out in the London Plan.

**Waste**

- The total amount of recycling for the monitoring year was 26.1%. There is still an amount of further work to be done to meet the London Plan target of 45% of waste to be recycled/composted by 2015.

**Development Management**

- We met our targets for planning applications and for new homes on previously developed land.
- In 2009/10, the Council issued 113 enforcement notices against breaches of planning control. This is a decrease from the previous three reporting years; 2009/10(177); 2007/08 (122); 2006/07 (130). It is recognised that development management policies should be reviewed to reduce the occurrence of enforcement notices.

**Partnership working**

- Due to changes in Government and legislation and budget restructuring there is possible opportunity to produce future AMRs with neighbouring North London Boroughs for 2010-11 and beyond. This will allow for more effective and efficient use of resources.

Appendix One SCS/UDP/LDF Framework  
Links between SCS, UDP and LDF

People at the Heart of Change		
SCS Objectives	UDP Policies	Core Strategy Strategic Policy
To manage growth in Haringey so that it meets our need for homes, jobs and services, is supported by necessary infrastructure and maximises the benefits for the local area and community and the borough as a whole.	G3 Housing Supply, G12 Priority Areas, HSG1 New housing Developments, HSG4 Affordable Housing	SP1 Managing Growth, SP2 Housing
To provide homes to meet housing needs, in terms of affordability, quality and diversity and to help create mixed communities.	HSG1 New housing Developments HSG4 Affordable Housing, HSG10 Dwelling Mix UD4 Quality Design, G3 Housing Supply	SP2 Housing
To promote the efficient and effective use of land whilst minimising environmental impacts.	G12 Priority Areas, UD3 General Principles (Urban Design), UD6 Mixed Use Developments	Sp1 Managing Growth, SP2 Housing
To strengthen the role of town centres as accessible locations for retail, office, leisure and community uses and new homes.	UD6 Mixed Use Developments, TCR1 Development in Town Centres and Local Shopping Centres	SP1 Managing Growth, SP10 Town Centres
An environmentally sustainable future		
SCS Objectives	UDP Policies	Core Strategy Strategic Policy
To limit climate change by reducing CO <sub>2</sub> emissions.	UD2 Sustainable Design and Construction,	SP4 Working towards a Low Carbon Haringey, SP7 Transport,
To adapt to climate change by improving the sustainability of buildings against flood risk, water stress and overheating.	ENV1 Flood Protection, ENV2 Surface Water Runoff, ENV4 Enhancing and Protecting the Water Environment	SP5 Water Management and Flooding, SP4 Working towards a Low Carbon Haringey

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To manage air quality within the borough by travel planning, promotion of walking, cycling and public transport.	ENV7 Air, Water and Light Pollution, M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes	SP7 Transport
To protect and enhance the quality of water features and resources.	ENV5 Works Affecting Watercourses	SP5 Water Management and Flooding
To reduce and manage flood risk.	ENV1 Flood Protection, ENV2 Surface Water Runoff, ENV4 Enhancing and Protecting the Water Environment	SP5 Water Management and Flooding
To increase energy efficiency and increase the use of renewable energy sources.	UD2 Sustainable Design and Construction	SP4 Working towards a Low Carbon Haringey
To ensure the sustainable use of natural resources – by reducing, reusing and recycling waste and supporting the use of sustainable materials and construction methods.	UD2 Sustainable Design and Construction	SP6 Waste and Recycling
To manage air and noise pollution and land contamination.	ENV6 Noise Pollution, ENV7 Air, Water and Light Pollution.	SP6 Waste and Recycling
To promote the use of more sustainable modes of transport.	M2 Public Transport Network, M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes	SP7 Transport

<b>Economic vitality and prosperity shared by all</b>		
<b>SCS Objectives</b>	<b>UDP Policies</b>	<b>Core Strategy Strategic Policy</b>
To reduce worklessness by increasing skills, raising educational attainment and improving childcare and nursery provision.	CW1 New Community/Health Facilities, CW2 Protecting Existing Community Facilities	SP8 Employment, SP10 Town Centres, SP16 Community Infrastructure
To enhance environmental quality and attractiveness of town centres in response to changing economic and retail demand.	TCR1 Development in Town Centres and Local Shopping Centres	SP6 Waste and Recycling, SP10 Town Centres, SP11 Design



Economic vitality and prosperity shared by all		
SCS Objectives	UDP Policies	Core Strategy Strategic Policy
To link deprived areas with the employment benefits arising from the development of major sites and key locations in the borough and to improve access to new employment opportunities outside of the borough.	M2 Public Transport Network, G12 Priority Areas	SP1 Managing Growth, SP10 Town Centres, SP8 Employment, SP7 Transport
To meet the needs of different sectors of the economy, including SMEs and those organisations within the voluntary sector through the provision of a range of premises of different types, sizes and costs.	HSG1 New housing Developments, EMP5 Promoting Employment Uses	SP10 Town Centres, SP8 Employment, SP1 Managing Growth, SP11 Community Infrastructure
To support the development of Haringey's most successful growth sectors.	EMP2 Defined Employment Areas - Industrial Locations, EMP3 Defined Employment Areas - Employment Locations	SP7 Town Centres, SP8 Employment, SP1 Managing Growth

A Safer, Attractive & Valued Urban Environment		
SCS Objectives	UDP Policies	Core Strategy Strategic Policy
To promote high quality buildings and public realm to improve townscape character.	UD3 General Principles (Urban Design), UD4 Quality Design	SP11 Design, SP12 Conservation
To promote safe and secure buildings and spaces.	UD3 General Principles (Urban Design), UD4 Quality Design	SP11 Design
To promote a network of quality, accessible open spaces as areas for recreation, visual interest and biodiversity.	OS1 Green Space, OS2 MOL, OS3 SLOL, OS7 Historic Parks, Gardens and Landscapes, OS12 Allotments, OS13 Playing Fields	SP13 Open Space and Biodiversity

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<p>To protect and enhance the borough's buildings and areas of architectural and historic interest.</p>	<p>UD4 Quality Design, CSV1 Development in Conservation Areas, CSV2 Listed Buildings, CSV4 Alterations and Extensions of Listed Buildings, CSV5 Alterations and Extensions in Conservation Areas.</p>	<p>SP11 Design, SP12 Conservation</p>
<p><b>Healthier People with a Better Quality of Life</b></p>		
<p><b>SCS Objectives</b></p>		
<p>To improve the health and wellbeing of Haringey's residents by reducing inequalities in access to health services and promoting healthy lifestyles.</p>	<p>CW1 New Community/Health Facilities, M3 New Development Location and Accessibility</p>	<p>Core Strategy Strategic Policy SP7 Transport, SP14 Health and Well being, SP16 Community Infrastructure</p>
<p>To improve the provision of, and access to, education and training facilities.</p>	<p>CW1 New Community/Health Facilities, CW2 Protecting Existing Community Facilities, M3 New Development Location and Accessibility</p>	<p>SP9 Improving skills and training to support access to jobs and community cohesion and inclusion, SP16 Community Infrastructure, SP7 Transport</p>
<p>To improve access to local services and facilities for all groups.</p>	<p>CW1 New Community/Health Facilities, CW2 Protecting Existing Community Facilities, M3 New Development Location and Accessibility</p>	<p>SP16 Community Infrastructure, SP15 Culture and Leisure</p>
<p>To ensure that community, cultural and leisure facilities are provided to meet local needs.</p>	<p>CW1 New Community/Health Facilities, CW2 Protecting Existing Community Facilities, CLT1 Provision of new facilities</p>	<p>SP16 Community Infrastructure, SP15 Culture and Leisure</p>

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Appendix Two Housing Trajectory

Five Year Housing Supply		2011/12	2012/13	2013/14	2014/15	2015/16
Small scale unidentified windfalls		70	70	70	70	70
Large scale unidentified windfalls						
Vacancies		116	116	116	116	116
Non self-contained units		9	9	9	9	9
<b>Identified sites</b>	<b>Ward(s)</b>					
<b>Growth Areas</b>						
Haringey Heartlands	Noel Park					150
Tottenham Hale (former GLS, Hale Village)	Tottenham Hale	300	300	300	310	
Greater Ashley Road	Tottenham Hale				250	250
Former Hornsey Central Hospital, Park Road, N8 8JL	Muswell Hill	21	36			
Hornsey Town Hall, crouch End N8	Crouch End			123		
Lymington Ave. Wood Green N22 6LU	Noel Park	42				
St. Ann's Hospital, St Ann's Rod, N15 3TH	St Ann's				100	100
Seven Sisters and Westerfield Road, N15 5LF	Tottenham Green					43

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Identified sites	Ward(s)	Capacity	Status	2011/12	2012/13	2013/14	2014/15	2015/16
Tottenham Town Hall, N15	Tottenham Green	109	Site Proposal in Haringey UDP - application submitted.		109			
Wards Corner N15	Tottenham Green	197	Site Proposal in Haringey UDP, permission granted, construction not yet started.		100	97		
Council buildings at Apex House N15 5PQ	Tottenham Green	130	Site Proposal in Haringey UDP			50	80	
Land at Lawrence Road, N15	Tottenham Green	388	Site Proposal in Haringey UDP		80	80	80	
Lawrence road, N15 4EG (PHASE 2)	Tottenham Green	386	Potential Housing Site					100
Park Tavern, Park Lane N17 0HY	Tottenham Hale	34	Permission granted, construction started	34				
673 Lordship Lane, N22 5LA	Bruce Grove	28	Permission granted - nearing completion	28				
Plevna Crescent N15 6DX	Seven Sisters	16	Permission granted, construction started	8				
Roden Court, 113-115 Hornsey Lane, N6 5NL	Crouch End	84	Permission granted - construction started	40	44			
Furnival House, 50 Chormley Park N6 5EW	Highgate	16	Permission granted	16				
Ariella and BT site, Watsons Road N22 7TZ	Woodside	60	Permission granted, construction not yet started		14	46		
Former BP Garage, 308 West Green Road N15 3QR	West Green	43	Permission granted - not yet started		43			
686 & 700-702 High Road N17 0AE	Northumberland Park	16	Permission granted	16				
159 Tottenham Lane N8 9BT	Hornsey	16	Permission granted			16		

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Identified sites	Ward(s)	Capacity	Status	2011/12	2012/13	2013/14	2014/15	2015/16
624 High Road, Tottenham N17	Tottenham Hale	54	Permission granted		14	20	20	
658-660 High Road N17 OAB	Tottenham Hale	27	Permission granted, near completion	27				
Aneurin Bevan House, Bounds Green, N11 2QA	Bounds Green	35	Permission granted	35				
Somerset Road N17 9EJ	Tottenham Hale	11	Potential Housing Site		11			
Cholmeley Park N6 5ET	Highgate	32	Potential Housing Site			32		
Coppetts Road Muswell Hill N10 1NN	Fortis Green	15	Potential Housing Site			15		
Myddleton Road South N22 8LP	Bounds Green	31	Potential Housing Site		31			
505-511 Archway Road, N6	Highgate	12	Potential Housing Site			12		
Coppetts Wood Hospital N10 1JN	Fortis Green	63	Potential Housing Site				63	
Saltram Close N15 4DZ	Tottenham Green	44	Potential Housing Site	44				
Stamford Road, N15 4PU	Tottenham Green	50	Potential Housing Site			50		
<b>Projected Completions</b>				<b>806</b>	<b>966</b>	<b>950</b>	<b>1115</b>	<b>998</b>
<b>Cumulative Completions</b>				<b>806</b>	<b>1772</b>	<b>2722</b>	<b>3837</b>	<b>4835</b>
<b>PLAN</b> - Strategic Allocation (annualised)				<b>680</b>	<b>680</b>	<b>680</b>	<b>680</b>	<b>680</b>
<b>MONITOR</b> - No. dwellings above or below cumulative allocation				<b>126</b>	<b>1092</b>	<b>2042</b>	<b>3157</b>	<b>4155</b>
<b>MANAGE</b> - Annual requirement taking account of past/projected completions				<b>0</b>	<b>-58</b>	<b>-136</b>	<b>-227</b>	<b>-349</b>

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15 Year Housing Supply		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	24/25	25/26	
Small scale unidentified windfalls		70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	
Vacancies		116	116	116	116	116	116	116	116	116	116	116	116	116	116	116	
Non self-contained units		9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	
Identified sites	Ward(s)	Capacity	Status														
Haringey Heartlands	Noel Park	1100	Site Specific Proposal in Haringey UDP - application submitted. Total number of housing units to be agreed (currently range of 900 -1100)	150	150	150	150	150	150	150	150	150	150	150	150	150	150
Haringey Heartlands (Area north of core Eastern utilities land)	Noel Park	350	Potential Housing Site - forms part of the overall Heartlands Framework	100	100	100	100	100	150								
Tottenham Hale (former GLS, Hale Village)	Tottenham Hale	1210	Permission granted, construction started	300	300	300	310										
Tottenham Retail Park N17	Tottenham Green	200	Potential Housing Site								100	100					
off Ferry Lane n17	Tottenham Hale	400	Potential Housing Site				100	100	100	100							

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Identified sites	Ward(s)	Capacity	Status	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	24/25	25/26	
Welbourne Centre, Tottenham N17 9EX	Tottenham Hale	20	Potential Housing Site																
Greater Ashley Road	Tottenham Hale	1600	Potential Housing Site				250	250	250	250	300	300							
<b>Other major sites</b>																			
Spurs Football Ground (Tottenham Hotspur FC) High Road N17 0AP	Northumberland Park	200	Site Specific Proposal in Haringey UDP						100	100									
Former Hornsey Central Hospital, Park Road, N8 8JL	Muswell Hill	57	Site Specific Proposal in Haringey UDP	21	36														
Hornsey Depot Land N8	Hornsey	185	Potential Housing Site									100	85						
Greenfield School, Coppetts Road, N10	Fortis Green	28	Site Specific Proposal in Haringey UDP																
Hornsey Town Hall, Crouch End N8	Crouch End	123	Site Specific Proposal in Haringey UDP			123													
Lymington Ave. Wood Green N22 6LU	Noel Park	42	Site Specific Proposal in Haringey UDP	42															

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Identified sites	Ward(s)	Capacity	Status	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	24/25	25/26	
St. Ann's Hospital, St Ann's Rod, N15 3TH	St Ann's	200	Site Specific Proposal in Haringey UDP				100	100											
Seven Sisters and Westerfield Road, N15 5LF	Tottenham Green	43	Site Specific Proposal in Haringey UDP					43											
341-379 Seven Sisters Road	Seven Sisters	45	Site Specific Proposal in Haringey UDP																
Arena Business Centre, Ashfield Road, N4 1NY	Seven Sisters	54	Site Specific Proposal in Haringey UDP																
Tottenham Town Hall, N15	Tottenham Green	109	Site Specific Proposal in Haringey UDP - application submitted.		109														
Land adjacent to railway line, White Hart Lane N17 8DP	Northumberland Park	75	Site Specific Proposal in Haringey UDP												75				
Wards Corner N15	Tottenham Green	197	Site Specific Proposal in Haringey UDP, permission granted, construction not yet started.		100														





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Identified sites	Ward(s)	Capacity	Status	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	24/25	25/26
<b>Unimplemented Planning Permissions</b>																		
Portland Place, 45-57 Portland Road N15 4SY	Tottenham Green	15	Permission granted, construction started															
Park Tavern, Park Lane N17 0HY	Tottenham Hale	34	Permission granted, construction started	34														
673 Lordship Lane, N22 5LA	Bruce Grove	28	Permission granted - nearing completion	28														
Plevna Crescent N15 6DX	Seven Sisters	16	Permission granted, construction started	8														
Roden Court, 113-115 Hornsey Lane, N6 5NL	Crouch End	84	Permission granted - construction started	40	44													
97-99 Philip Lane N15 4JR	Bruce Grove	12	Permission granted															
Furnival House, 50 Chormley Park N6 5EW	Highgate	16	Permission granted	16														
1-13 Herbert Road, Tottenham Green, N15 4PE	Tottenham Green	18	Permission granted, construction started															

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Identified sites	Ward(s)	Capacity	Status	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	24/25	25/26
2-4 Broadlands Road N6 4AS	Highgate	40	Permission granted, construction started															
Ariella and BT site, Watsons Road N22 7TZ	Woodside	60	Permission granted, construction not yet started	14	46													
Former BP Garage, 308 West Green Road N15 3QR	West Green	43	Permission granted - not yet started	43														
686 & 700-702 High Road N17 OAE	Northumberland Park	16	Permission granted	16														
159 Tottenham Lane N8 9BT	Hornsey	16	Permission granted		16													
624 High Road, Tottenham N17	Tottenham Hale	54	Permission granted		14	20	20											
658-660 High Road N17 0AB	Tottenham Hale	27	Permission granted, near completion	27														
Aneurin Bevan House, Bounds Green, N11 2QA	Bounds Green	35	Permission granted	35														
Hesta Annexe, White Hart Lane, N17 7BT	White Hart Lane	13	Permission granted, near completion															

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Identified sites	Ward(s)	Capacity	Status	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	24/25	25/26	
Prince of Wales Pub N17 9TA	Tottenham Hale	20	Permission granted, near completion																
Waverly Road Garages, Waverly Road, N17 0PX	Northumber land Park	12	Permission granted, near completion																
<b>SHLAA Proposed Sites</b>																			
Ashfield Road N4 1PG	Seven Sisters	54	Potential Housing Site							54									
100 Albert Road N22 7AH	Alexandra	23	Potential Housing Site							23									
Land between Rangemoor Road and Herbert Road N15 4ND	Tottenham Green	111	Potential Housing Site							55	56								
Castleford Close, N17 8EW	Northumber land Park	50	Potential Housing Site					50											
551a Morrisons Yard, High Road, Tottenham N17 6SB	Tottenham Hale	67	Potential Housing Site									67							
Edith Road, Palace Road N11 2PU	Bounds Green	184	Potential Housing Site							50	50	84							

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Identified sites	Ward(s)	Capacity	Status	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	24/25	25/26	
Magistrates Court, Lordship Lane N17 6RT	Woodside	54	Potential Housing Site						54										
Haworth Litho Ltd - White Hart Lane (DEA 7) N17 6LT	West Green	103	Potential Housing Site						50	53									
Barbour Wilson & Co Ltd, Crawley Road N22 6AN	West Green	50	Potential Housing Site											50					
School and Tottenham Garage Philip Lane N15 4JB	Bruce Grove	176	Potential Housing Site														100	76	
British Distributing Co. Collina Mews Green Lanes N4 3HS	Stroud Green	90	Potential Housing Site						45	45									
Bounds Green Road N22 8HE	Woodside	59	Potential Housing Site								59								
Haringey Professional Development Centre Down Hills Park Road N17	West Green	81	Potential Housing Site								40	41							

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Identified sites	Ward(s)	Capacity	Status	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	24/25	25/26	
Green Ridings House High Road Bounds Green Road N22 8HE	Woodside	186	Potential Housing Site														100		86
Curry's Ltd 41-679 High Road N22 6BH	Noel Park	92	Potential Housing Site							45	47								
Leaside Buses Bus Depot High Road N22	Woodside	285	Potential Housing Site														100		185
Somerset Road N17 9EJ	Tottenham Hale	11	Potential Housing Site			11													
Bruce Grove N17 6RA	Bruce Grove	35	Potential Housing Site							35									
White Hart Lane N17 8HJ	Northumberland land Park	13	Potential Housing Site											13					
Grand Avenue N10 3AY	Muswell Hill	14	Potential Housing Site																14
Tottenham Lane N8 9BT	Hornsey	109	Potential Housing Site												50	59			
Cholmeley Park N6 5ET	Highgate	32	Potential Housing Site				32												
Highgate Hill N6	Highgate	36	Potential Housing Site									36							
Bounds Green Road N11 2EX	Bounds Green	59	Potential Housing Site										59						

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Identified sites	Ward(s)	Capacity	Status	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	24/25	25/26
Coppetts Road Muswell Hill N10 1NN	Fortis Green	15	Potential Housing Site				15											
Weston Park N8 9PL	Stroud Green	20	Potential Housing Site													20		
Westerfield Road N15 5 JX	Tottenham Green	39	Potential Housing Site								39							
Bounds Green Road, Bounds Green N22 4HE	Woodside	72	Potential Housing Site										30	42				
Myddleton Road South N22 8LP	Bounds Green	31	Potential Housing Site		31													
505-511 Archway Road, N6	Highgate	12	Potential Housing Site			12												
Coppetts Wood Hospital N10 1JN	Fortis Green	63	Potential Housing Site				63											
r/o 242-274 Hermitage Road N4	Seven Sisters	20	Potential Housing Site													20		
Saltram Close N15 4DZ	Tottenham Green	44	Potential Housing Site										44					
Stamford Road, N15 4PU	Tottenham Green	50	Potential Housing Site			50												
Tynemouth House N15 4AT	Tottenham Green	20	Potential Housing Site							20								





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Appendix Three - Section 106 Monitoring 2009/10						
Overview July 2010						
Breakdown by Infrastructure Type						
<b>Education</b>						
	Value Negotiated	Received	Not Received	Spent	Not Allocated	
Pre 2005	444,262.80	324,014.79	120,248.01	324,014.79	0.00	
2005/06	1,005,300.76	687,439.70	317,861.06	687,439.70	0.00	
2006/07	1,157,281.22	914,519.28	242,761.94	914,519.59	-0.31	
2007/08	1,705,873.74	1,412,364.17	293,509.57	1,133,715.74	278,648.43	
2008/09	717,162.00	0.00	717,162.00	0.00	0.00	
2009/10	1,612,753.14	242,100.81	1,370,652.33	0.00	242,100.81	
<b>Total</b>	<b>6,642,633.66</b>	<b>3,580,438.75</b>	<b>3,062,194.91</b>	<b>3,059,689.82</b>	<b>520,748.93</b>	
<b>Education Site Specific</b>						
	Value Negotiated	Received	Not Received	Spent	Not Allocated	
2005/06	154000	154,000.00	0.00	154,000.00	0.00	
2007/08	1010000	0.00	1,010,000.00	0.00	0.00	
2008/09	240000	0.00	240,000.00	0.00	0.00	
<b>Total</b>	<b>1,404,000.00</b>	<b>154,000.00</b>	<b>1,250,000.00</b>	<b>154,000.00</b>	<b>0.00</b>	

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<b>Environment (Site Specific)</b>						
	Value Negotiated	Received	Not Received	Spent	Not Allocated	
<b>Pre</b>						
2005	2,655,500.00	2,639,500.00	16,000.00	1,619,351.65	1,020,148.35	
2005/06	413,109.86	233,958.32	179,151.54	141,958.32	92,000.00	
2006/07	192,000.00	162,000.00	30,000.00	162,000.00	0.00	
2007/08	5,581,800.00	71,800.00	5,510,000.00	51,800.00	20,000.00	
2008/09	5,000.00	0.00	5,000.00	0.00	0.00	
2009/10	225,000.00	0.00	225,000.00	0.00	0.00	
<b>Total</b>	<b>9,072,409.86</b>	<b>3,107,258.32</b>	<b>5,965,151.54</b>	<b>1,975,109.97</b>	<b>1,132,148.35</b>	
<b>Environment Pool</b>						
	Value Negotiated	Received	Not Received	Spent	Not Allocated	
2005/06	915,002.00	915,002.00	0.00	915,002.00	0.00	
2006/07	25,164.12	20,000.00	5,164.12	20,000.00	0.00	
<b>Total</b>	<b>940,166.12</b>	<b>935,002.00</b>	<b>5,164.12</b>	<b>935,002.00</b>	<b>0.00</b>	
<b>Street Scene</b>						
	Value Negotiated	Received	Not Received	Spent	Not Allocated	
<b>Pre</b>						
2005	65,000.00	65,000.00	0.00	65,000.00	0.00	
2005/06	172,000.00	75,000.00	97,000.00	25,000.00	50,000.00	
2006/07	140,000.00	140,000.00	0.00	115,000.00	25,000.00	
2007/08	2,108,585.00	272,000.00	1,836,585.00	122,000.00	150,000.00	

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2008/09	197,000.00	10,000.00	187,000.00	0.00	10,000.00
2009/10	534,375.00	100,000.00	434,375.00	0.00	100,000.00
<b>Total</b>	<b>3,216,960.00</b>	<b>662,000.00</b>	<b>2,554,960.00</b>	<b>327,000.00</b>	<b>335,000.00</b>
<b>Car Free Developments</b>					
	Value Negotiated	Received	Not Received	Spent	Not Allocated
2006/07	400.00	200.00	200.00	200.00	0.00
2007/08	4,650.00	3,950.00	700.00	3,200.00	750.00
2008/09	4,000.00	0.00	4,000.00	0.00	0.00
2009/10	2,000.00	1,000.00	1,000.00	0.00	1,000.00
<b>Total</b>	<b>11,050.00</b>	<b>5,150.00</b>	<b>5,900.00</b>	<b>3,400.00</b>	<b>1,750.00</b>
<b>Recreation</b>					
	Value Negotiated	Received	Not Received	Spent	Not Allocated
Pre 2005	20,000.00	20,000.00	0.00	20,000.00	0.00
2006/07	43,500.00	43,500.00	0.00	0	43,500.00
<b>Total</b>	<b>63,500.00</b>	<b>63,500.00</b>	<b>0.00</b>	<b>20,000.00</b>	<b>43,500.00</b>
<b>Employment</b>					
	Value Negotiated	Received	Not Received	Spent	Not Allocated
2005/06	210,000.00	10,000.00	200,000.00	10,000.00	0.00
2006/07	75,000.00	60,000.00	15,000.00	60,000.00	0.00
<b>Total</b>	<b>285,000.00</b>	<b>70,000.00</b>	<b>215,000.00</b>	<b>70,000.00</b>	<b>0.00</b>

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<b>Affordable Housing</b>									
	Value Negotiated	Received	Not Received	Spent	Not Allocated				
Pre 2005	925,000.00	925,000.00	0.00	925,000.00	0.00				
2008/09	1,320,000.00	0.00	1,320,000.00	0.00	0.00				
2009/10	635,000.00	0.00	635,000.00	0.00	0.00				
<b>Total</b>	<b>2,880,000.00</b>	<b>925,000.00</b>	<b>1,955,000.00</b>	<b>925,000.00</b>	<b>0.00</b>				
<b>Campsbourne Playscheme</b>									
	Value Negotiated	Received	Not Received	Spent	Not Allocated				
2006/07	7,500.00	7,500.00	0.00	7,500.00	0.00				
<b>Total</b>	<b>7,500.00</b>	<b>7,500.00</b>	<b>0.00</b>	<b>7,500.00</b>	<b>0.00</b>				
<b>Public Art</b>									
	Value Negotiated	Received	Not Received	Spent	Not Allocated				
2008/09	100,000.00	0.00	100,000.00	0.00	0.00				
<b>Total</b>	<b>100,000.00</b>	<b>0.00</b>	<b>100,000.00</b>	<b>0.00</b>	<b>0.00</b>				
<b>Traders Sum</b>									
	Value Negotiated	Received	Not Received	Spent	Not Allocated				
2008/09	96,650.00	0.00	96,650.00	0.00	0.00				
<b>Total</b>	<b>96,650.00</b>	<b>0.00</b>	<b>96,650.00</b>	<b>0.00</b>	<b>0.00</b>				

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	<b>Admin &amp; Monitoring</b>								
	Value Negotiated	Received	Not Received	Spent	Not Allocated				
Pre									
2005	228,562.30	223,000.00	5,562.30	213,000.00	10,000.00				
2005/06	136,153.07	95,653.07	40,500.00	48,455.46	47,197.61				
2006/07	73,839.37	60,435.90	13,403.47	25,302.54	35,133.36				
2007/08	489,393.91	451,737.55	37,656.36	9,242.00	442,495.55				
2008/09	50,692.00	3,522.00	47,170.00	0.00	3,522.00				
2009/10	118,908.00	37,000.00	81,908.00	0.00	37,000.00				
<b>Total</b>	<b>1,097,548.65</b>	<b>871,348.52</b>	<b>226,200.13</b>	<b>296,000.00</b>	<b>565,348.52</b>				

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## FINANCIAL YEAR 2009-2010

Map Reference Key	Year Staged	Site	Amount	What funds	Date Spent
1 (Education)	2004-2005	Former Middlesex University, Bounds Green Site, N11	170,000.00	Education	15.12.09
2 (Education)	2004-2005	1a Bedford Road	41,000.00	Education	15.12.09
3 (Education)	2004-2005	761-767 High Road, N17	12,089.07	Education	15.12.09
4 (Education)	2006-2007	725-733 Lordship Lane, N22	321,980.38	Education	15.12.09
5 (Education)	2005-2006	30 Palace Road, former Welsh Methodist Church, N11	4,835.90	Education	15.12.09
6 (Education)	2006-2007	21-29 Tewkesbury Road, N15	19,802.78	Education	15.12.09
7 (Education)	2002	Former Hornsey Waterworks, N8 - 2002	109,500.00	Education	15.12.09
8 (Education)	2004-2005	88 White Hart Lane, N22	10,000.00	Education	15.12.09
9 (Education)	2006-2007	891-893 High Road, N17	208,743.10	Education	15.12.09
10 (Education)	2003	12-14 Truro Road, N22 - 2003	23,000.00	Education	15.12.09
11 (Education)	2006-2007	79-91 Kirkton Road, N15	11,785.50	Education	15.12.09
12 (Education)	2006-2007	Land adj. to 48 Elizabeth Place, N15	15,284.89	Education	15.12.09
13 (Education)	2004-2005	3 Vale Terrace, N4	4,030.00	Education	15.12.09
14 (Education)	2006-2007	12-14 High Road & Whymark Hse	23,009.22	Education	15.12.09
15 (Education)	2006-2007	Units 2, 4 & 5, 103-149 Cornwall Road & Land adj. 2 Falmer Road, N15	71,237.41	Education	15.12.09
16 (Education)	2007-2008	159 Park Lane, N17	10,644.67	Education	15.12.09
17 (Education)	2007-2008	381-481 Seven Sisters Road, N15	298,098.00	Education	15.12.09
18 (Education)	2007-2008	591 Lordship Lane, N22	34,458.00	Education	15.12.09
19 (Education)	2007-2008	Womersley Hse, Womersley Rd, N8, Dickenson Hse, Dickenson Rd, N8	23,656.88	Education	15.12.09
20 (Education)	2006-2007	72-74 Twyford Avenue, N2	100,000.00	Education	15.12.09
21 (Education)	2007-2008	42-48 Newland Road, N8 (Land r/o)	95,000.00	Education	15.12.09
22 (Education)	2005-2006	Silver Industrial Estate, Reform Row, N17	98,952.10	Education	15.12.09
23 (Education)	2007-2008	Garages at 1-4 Harold Rd & 15-44 Newton Road, N15	68,500.00	Education	15.12.09
24 (Education)	2004-2005	339 Lordship Lane, N17	10,000.00	Education	15.12.09
25 (Education)	2007-2008	1-4 Connaught House, Connaught Gdns, N10	107,458.21	Education	15.12.09
26 (Education)	2005-2006	Lynx Depot, Coppetts Road, N10	264,081.00	Education	15.12.09
27 (Education)	2007-2008	r/o 2-70 Dowsett Road, N17 - 2nd Agreement	50,000.00	Education	15.12.09
28 (Education)	2006-2007	40 Coleridge Road	101,070.00	Education	15.12.09
29 (Education)	2005-2006	2A Brabant Road, N22	65,000.00	Education	15.12.09
30 (Education)	2007-2008	Roden Court, 113-115 Hornsey Lane, N8	100,000.00	Education	15.12.09
31 (Education)	2007-2008	Albert Works, Spencer Road, N8	10,000.00	Education	15.12.09
32 (Education)	2007-2008	r/o 242-274 Hermitage Road, N4	130,000.00	Education	15.12.09
33 (Education)	2007-2008	120-128 Mayes Road, N22 (2nd agreement)	27,900.00	Education	15.12.09
34 (Education)	2007-2008	The Narrow Boat PH & 146-152 Reedham Close, N17	180,000.00	Education	15.12.09
7 (Affordable Housing)	2004-2005	Former Hornsey Waterworks, High Street, N8	35,000.00	Housing	27.7.09
7 (Affordable Housing)	2004-2005	Former Hornsey Waterworks, High Street, N8	180,000.00	Housing	5.8.09
24 (Environmental)	2004-2005	339 Lordship Lane, N17	12,500.00	Environment	26.5.09
35 (Environmental)	2004-2005	Land on corner of Rangemoor Road & Herbert Road, N15	22,000.00	Environment	25.7.09
16 (Environmental)	2007-2008	159 Park Lane, N17	10,000.00	Environment	25.7.09
1 (Environmental)	2004-2005	Former Middlesex University, Bounds Green Site, N11	24,000.00	Environment	18.5.09
6 (Environmental)	2006-2007	21-29 Tewkesbury Road, N15	13,000.00	Environment	24.7.09
36 (Environmental)	2005-2006	Three Compasses Public House, Queens Street, N17	12,300.00	Environment	8.8.09
1 (Environmental)	2004-2005	Former Middlesex University, Bounds Green Site, N11	8,055.75	Environment	15.10.09
37 (Environmental)	2006-2007	154 West Green Road, N15	10,000.00	Environment	9.12.09
18 (Environmental)	2007-2008	591 Lordship Lane, N22	10,000.00	Environment	9.12.09
31 (Environmental)	2007-2008	Albert Works, Spencer Road, N8	1,800.00	Environment	9.12.09
7 (Environmental)	2002	Former Hornsey Waterworks, N8 - 2002	25,000.00	Environment	10.7.09
7 (Environmental)	2004-2005	Former Hornsey Waterworks, High Street, N8	16,112.00	Environment	14.9.09
7 (Environmental)	2004-2005	Former Hornsey Waterworks, High Street, N8	71,888.00	Environment	07.7.09
28 (Highways)	2006-2007	40 Coleridge Road	20,000.00	Street Scene	4.2.10
7 (Highways)	2002	Former Hornsey Waterworks, N8 - 2002	75,000.00	Street Scene	7.12.09
<b>GRAND TOTAL</b>			<b>3,383,532.84</b>		

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