

# London Borough of Haringey

## Haringey Local Development Framework Annual Monitoring Report 2011/12 March 2013

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## What is the Annual Monitoring Report?

### Approach to Monitoring

The Annual Monitoring Report (AMR) is a tool used to assess the performance of Haringey's planning policies and the delivery of the aims and objectives of the Unitary Development Plan and emerging Local Plan. The AMR reports on the achievements of services in the Council which contribute to the delivery of planning objectives. This edition principally covers the year ending 31<sup>st</sup> March 2012. Wherever possible, data was gathered up until the end of December 2012 to make the document as up-to-date as possible.

The AMR is the key feedback loop in identifying how the current local development framework (the Haringey Local Plan) is performing in delivering its objectives. The report provides information on the borough's demographic and socio-economic characteristics, outcomes of policies and projects for the monitoring year (2011/12), and highlights development management performance. It monitors the performance of the Council's Unitary Development Plan (UDP) and progress on the preparation of the future Local Plan documents.

As reported in the previous AMR, the Council has been working on Haringey's Local Plan: Strategic Policies (formerly known as Haringey's Core Strategy) under regulations contained in the Town and Country Planning Act 2008. The Local Plan Strategic Policies is expected to be adopted by Full Council in March 2013 following the Examination in Public and the Planning Inspector's report received in December 2012. This plan, when adopted, will partially replace the Unitary Development Plan.

However, for the monitoring of policy performance, the AMR 2011/12 monitors the performance of the Unitary Development Plan policies adopted in 2006 and saved in 2009. Next year we will start to monitor our new strategic policies alongside the saved sections of the UDP. A list of policies which will be operational after March 2013 is included in the Appendix 4 for information.

### Who should read this report?

The AMR is a means of publicising the achievements and progress of the planning service in Haringey to everyone who lives, works and visits Haringey. This report is of importance to anyone who has an interest in planning and regeneration in the borough.

The local community can use the AMR to see how the planning service is performing and how it will improve its performance in the future. The AMR can help communities to understand the impact of their own engagement in the planning process, and can also be a useful tool for neighbourhood planning by encouraging communities to engage in future policy making and helping them understand where neighbourhood plans sit in the whole context of a particular area.

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

Planning officers use the AMR to see successes in implementing planning policies and assess how and where improvements can be made to performance.

The GLA and neighbouring boroughs can use Haringey's AMR as information for gaining a wider sub-regional and regional picture of planning performance.

### How to use the AMR

The AMR 2011/12 is set out in a clear and concise way to allow readers to understand its function, the key outcomes for the year, and the impacts of the AMR on planning and development in the borough.

The report is set out in the following way:

**Section 1** – sets out a summary of key performance outcomes and a summary table with results from 2011/12 compared against the past five years

**Section 2** – introduces the AMR, and includes the impacts of changes to legislation on the AMR and future monitoring

**Section 3** – sets out the key milestones met in the Local Development Scheme

**Sections 4-8** – sets out the context, performance outcomes, and future requirements and monitoring options of the following planning policy areas:

- **Areas of Change** – covering progress made in growth areas Tottenham and Haringey Heartlands, other areas of change and major sites
- **Housing** – addressing new homes and affordable housing
- **Design and Heritage**
- **Environment** – including open space and biodiversity, waste management, flood risk and climate change.
- **Business and Town Centres** – covering employment and training and skills, town centres and retail.
- **Infrastructure** – including transport, education, health and infrastructure funding

**Section 9** – sets out planning performance with regards handling planning applications, appeals and enforcement decisions.

If you would like further information about the AMR or any other planning policy issues please see our website:

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[www.haringey.gov.uk/local\\_development\\_framework/amr](http://www.haringey.gov.uk/local_development_framework/amr)

Or you can contact the LDF Team via email at:

[ldf@haringey.gov.uk](mailto:ldf@haringey.gov.uk)

via post to:

LDF Team, Level 6  
River Park House, 225 High Road,  
Wood Green, N22 8HQ

Or call 02084895512

## 1. Summary of Performance in 2011/12

- 1.1 The AMR 2011/2012 monitors the performance of the current Local Plan policies, i.e. the Unitary Development Plan adopted in 2006 and saved in 2009. The AMR also identifies the policy objectives and key policy issues facing Haringey in 2013 and other relevant achievements realised up to December 2012. 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.
- 1.2 The AMR uses the most relevant and timely information available to the Council at the time of drafting for the identified monitoring period, including outcomes from non-planning services which contribute to planning objectives.
- 1.3 **National and Regional Planning Framework:** The introduction of the Localism Act and the National Planning Policy Framework brought significant changes to planning processes and outcomes. Monitoring these changes and impacts will continue to be important in order to ensure positive outcomes from the planning service. The new **National Planning Policy Framework** was published in March 2012, and seeks to provide a simplified planning framework. Haringey's emerging Local Plan Strategic Policies (formerly Haringey's draft Core Strategy) was consulted on in 2011 to ensure compliance with the NPPF. The Government carried out further consultation in 2011 and in 2012 for changes to the **use classes order and relaxation of the planning controls**. Recently, the Government amended the Community Infrastructure Levy (CIL) regulations so that new development sites were not double charged for CIL and existing S106s if a revised planning permission was sought. These have implications for Haringey and the Council has responded to these consultations. At the regional level, the updated London Plan was adopted in July 2011, and there were further amendments to the Plan which were examined in public in November 2012. The Mayoral CIL for Cross Rail 1 was introduced in April 2012 and Haringey is now collecting the levy on the Mayor's behalf.
- 1.4 **Growth areas and Areas of Change:** Despite the economic challenges, there has been a huge effort to continue to regenerate and provide the much needed housing and infrastructure. The main growth areas in Haringey include Tottenham Hale and Haringey Heartlands, both of which have progressed in their development during 2011/12.

### Tottenham / Tottenham Hale / Bruce Grove / Seven Sisters

- 1.5 A £41m investment package has been secured for the area, to be funded by the GLA and the Council. A new team has been established with specific focus for Tottenham regeneration and a Town Centre Growth manager was appointed in June 2012 to supplement the work of that team. Additional resource was put into Planning enforcement and Private sector housing teams to tackle these specific issues in Tottenham. "**A Plan for Tottenham**" document which was jointly adopted by the Mayor and the Council in 2012

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sets out the aspirations and potential measures and projects for regenerating Tottenham. The Plan focuses on **Northumberland Park, Tottenham Green and Seven Sisters, Tottenham Hale, and the High Road.**

1.6 A new Employment Programme aimed at creating 200 jobs and supporting a minimum of 600 local residents into work was launched in 2011/12.

1.7 Other progress during 2011-12 includes

- The Hale Village development at the **GLS site** in Tottenham Hale was progressed. An increase in the amount of affordable housing on the site has been achieved with support from the HCA. A Section 106 agreement was renegotiated on this site, with a similar gross total infrastructure contribution, albeit with a significant quantum linked to sale prices through overage.
- **Northumberland Park Development Project** which includes the Spurs stadium – construction on phase 1 (supermarket) began in September.
- **Brook House** – a planning application for 222 homes, a primary school and employment space received November 2012. This scheme received approval in January 2013.
- **Wards Corner** – planning consent was issued in July 2012. The proposal is subject to a potential Judicial review.
- A number of planning permissions have been given to replace buildings that were damaged or destroyed, including for the rebuilding of the **Aldi and CarpetRight** stores, and listed building consent has been granted for the development of **639 Tottenham High Rd** as a business and community hub. **The Post office** re-located and re-opened in 2012. **The Job Centre Plus** reopened in April 2012.
- **Lawrence Road** – A planning application was granted permission in January 2013 for a residential-led, mixed use redevelopment including 258 residential units with a cafe, gym and commercial/retail unit.
- **St Ann's hospital site** – Consultation on options by the landowners was carried out in 2012. The redevelopment of the existing hospital to provide a modern healthcare campus with a sustainable mix of mental health and other services, including new housing, public open space and other community infrastructure is expected to be submitted for planning consent in spring 2013.
- Joint working with TfL, GLA and rail operators has secured a funding package to deliver a scheme to enhance capacity and accessibility at **Tottenham Hale station**. The £20m project will provide a fully accessible station, enhanced capacity, improved passenger interface and a direct link into the major residential development of Hale Village. It is expected the scheme should complete by 2016.

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- Progress has been made on delivering the removal of one way working on **Tottenham gyratory and station interchange**. Work has commenced on Tottenham High Road following the agreement of a funding package for the scheme which is estimated to cost £34m. The scheme is due to complete in 2014.
- Progress is being made on all three aspects of the £750k regeneration schemes for **Bruce Grove** being funded through the Mayors Regeneration Fund (MRF) regarding the Holcombe Road market, focusing on better layout to improve pedestrian movement and safety as well as to incorporate more units for new stall holders. Planning enforcement action has been taken to clear the site next to Bruce Grove station. It is the intention to regain the public open space, which is limited in the Town Centre. The final aspect of the Bruce Grove regeneration activity is wider public realm improvements throughout the Town Centre.

### The Heartlands/Wood Green /Green Lanes Corridor

- 1.8 An outline planning permission was granted in September 2011 for the **Clarendon Square** development in Haringey Heartlands. This is a residential-led mixed use development including residential, office, retail and restaurant and includes an £8m s106 agreement. The scheme will provide up to 1,000 homes including affordable homes, a new town square, shops, offices and improved access to Alexandra Park. The new secondary school which was opened in 2010 has achieved BREEAM excellent standard for its sustainable design features. £1m of the s106 was approved to be spent on projects to improve access either side of the railway embankment; on street and open space improvement in **Hornsey High Street** and Campsbourne Estate and on Alexandra Park over the next 2 years. The **Coronation Sidings** project to provide a new Network Rail train depot was approved along with a s106 agreement of £1.7m. Pre application public consultation on **Hornsey Depot** site is expected to begin in 2013. The scheme will provide homes, retail, open space, business space and will be well designed to take into account its proximity to the local Conservation Area. A major extension and improvement scheme to **Wood Green police station** which received planning permission in 2011 is currently on site.
- 1.9 The Trustees of **Alexandra Palace** are developing a regeneration strategy and masterplan for the site. The plan is for the future use of the building; looking at the whole site and how people might use it and move around it in years to come.
- 1.10 The Council is developing a project to deliver public realm, pedestrian and cycle, road safety improvements to **Wood Green** town centre. Consultants have been retained to develop designs to deliver a greatly improved experience for people living, working and visiting Wood Green. Subject to approval by TfL we are planning to invest more than £4m on these improvements which should be completed by 2015.

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- 1.11 Urban realm improvements are proposed for **Harringay Green Lanes** to complement the plans for Wood Green. Footway improvements, enhancements to shop fronts, environmental measures and improvements to cycle accessibility are proposed. With an overall investment of about £3m, the scheme should be completed in 2014.
- 1.12 The London Boroughs of Hackney, Haringey and Islington have signed a 'Finsbury Park Accord' for cross-borough delivery of strategic policy, planning and public services in the Finsbury Park Area. To manage future development and physical regeneration of the area boroughs will develop a joint Supplementary Development Document (SPD) for the Finsbury Park Town Centre.
- 1.13 **Design** – The Council ran a successful Design Awards in July 2012 which celebrated the best design in the borough. The Haringey Design Panel continues to be used as a method of ensuring high quality design happens on new developments in the borough. The adopted London Housing Design Guide will now provide a key policy tool to ensure that new developments meet minimum design standards.
- 1.14 **Conservation** – The principal piece of work carried out this year was the appraisal of the Highgate Conservation Area. This was a significant piece of work as Highgate Conservation Area would be considered as 7 separate areas if it were to be designated today. The public consultation of the reports' findings will conclude on 11<sup>th</sup> January, and is expected to be adopted in 2013.
- 1.15 **Housing** – Despite the economic downturn, the numbers of additional new houses delivered in 2011/12 was almost on target. Haringey annual housing target is 820 new units with 50% of this affordable. 1,065 new housing units were completed in 2011/12. Taking into account demolitions and conversions, the total **net additional housing figure for 2011/12 is 818**. 100% of new dwellings were built on previously developed land.
- 1.16 There were **458 affordable completions in the 2011/12 financial year**. This accounts for 43% of total gross completions in the borough for this year. Much of this total can be accounted for by the 256 units completed on the GLS site in Tottenham Hale. This site has benefited from the Housing and Communities Agency stepping in to secure affordable completions. The sites that contributed to affordable housing completions can be found in section 5. The need for housing, especially affordable housing, in Haringey remains high.
- 1.17 **Housing and HMOs**  
An Article 4 Direction to bring small HMO development under planning control in the east of the borough (east of the East Coast Railway Line), was made on the 30<sup>th</sup> November 2012 with a 12 month notice period. A six week consultation period on the Direction was completed in January 2013. Subject to approval the Direction will come into force on 30<sup>th</sup> November 2013. Planning policy options for managing HMOs will be included in the

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consultation of the Development Management DPD scheduled for release in March 2013.

- 1.18 **Estate Regeneration/Stock Options**- 48 Homes were converted from temporary to permanent accommodation in partnership with London & Quadrant, which also attracted a £3.9m grant from the Homes and Communities Agency (HCA). A stock options report on future investment requirements of the Council's housing stock was delivered in partnership with Adults & Housing and Homes for Haringey, supported by PWC. Cabinet will decide on the Council's approach to estate regeneration in 2013. An options appraisal has been completed for disposal of a Council housing estate to a local Registered Housing Provider in Broxbourne working in partnership with Adults & Housing and Homes for Haringey. Waltham Cross Estate is due to transfer to B3Living in 2013.
- 1.19 **Environment** –The Council has established the Muswell Hill Low Carbon Zone, and membership of the Council's 40:20 scheme has continued to increase over the past year. The 40:20 Community Fund was opened in March 2012 and received 10 applications from local groups looking to run a project that increased community involvement in the low carbon agenda. The business case for a Decentralised Energy network in the Upper Lee Valley is progressing and may have implications for future planning policy. The Council is working in partnership with neighbouring boroughs to promote housing retrofit projects. The CO2 emissions from transport have now been reduced to 154 kilo-tonnes per year from 164 kilo-tonnes of CO2. Haringey's Carbon Commission launched in January 2012 in partnership with sustainability experts the 'new economics foundation' published its final report in October 2012. The Council has agreed its response to the Commission's recommendations, and produced an action plan.
- 1.20 During the year Haringey Council agreed a £16m investment into solar PV (£8m Council funded and £8m roof rental scheme). Following unexpected change to the FIT the programme and judicial review, the programme has been severely curtailed. A total of 13 hostels installed with a combined 41.535kWp before the 12<sup>th</sup> December 2011 deadline when the FIT rate was reduced.
- 1.21 In 2011/12, the waste recycling rate was approximately 27%. There was an increase in the recycling rate for the first quarter of 2012/13, which is largely attributable to the continuing roll-out of fortnightly waste collection services in parts of the borough. A third phase of the roll-out is set to follow, after which the Council expects to exceed this year's recycling rate target of 31.7%
- 1.22 In December 2012, the NLWA indicated that it will withdraw its application to provide a new waste facility on land at Pinkham Way. The North London Waste Plan will be reviewed to take account of the duty to co-operate included in the Localism Act, and future waste sites will be allocated in this document.
- 1.23 A Preliminary Flood Risk Assessment (PFRA) was prepared in early 2011 in the first step to improving flood risk management in Haringey. The Council is currently working on a second stage Strategic Flood Risk Assessment (SFRA). The Regional Drain London study for surface water flood risk has

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now been taken forward by the Council. Haringey's Surface Water Management Plan will identify critical drainage areas in Haringey.

- 1.24 There was no loss of protected open space in 2011/12. The proportion of Local Sites where positive nature conservation management has been or is being implemented has increased from 27% in 2010/11 to 32% this year.
- 1.25 Lordship Lane Recreation Ground's major improvements work was progressed and completed during 2011 and 2012, with the help of £4 million from the Heritage Lottery Fund.
- 1.26 **Employment and Town Centres** – Successful bids were made to the Outer London Fund for funding to improve and market Muswell Hill and Green Lanes as town centres. Overall there was a decrease in town centre uses of approximately 58m<sup>2</sup> in the monitoring year. Appeal decisions make it clear that the Council is required to maintain up-to-date evidence on retail frontages, including vacant units.
- 1.27 Overall there was a small increase in vacancy rates in the borough's town centres from 2011-12. However, the vacancy rates are lower than both the London (10%), and National (14.6%) averages. Vacancy rates have continued to increase in the east of the borough. Retail vacancy rates in the borough's largest retail area have remained low over the monitoring period, including a vacancy rate of 3% in Wood Green Metropolitan Centre. Two key developments include additional supermarket development that has been approved at Northumberland Park (Sainsbury's, 7,432m<sup>2</sup> net), and on Tottenham High Rd (replacement Aldi store, 1,414m<sup>2</sup> gross). Construction work for these stores is underway.
- 1.28 In December 2012 the Haringey Town Centre Forum allocated the £100,000 DCLG Portas High Street Innovation Fund to the Town Centre Partnerships. £50,000 was allocated to West Green Road, Tottenham for street scene improvements, with £10,000 to the Tottenham Traders Partnership to host a calendar of events and business workshops.
- 1.29 **Clusters in Town Centres**- The clustering of certain town uses, including betting shops, hot food take aways and payday loan shops has been identified as an issue for the Council. In addition to the Overview and Scrutiny reports on betting shops, the Council continued lobbying the government on changes to the Use Class Order, requesting that betting shops are removed from A2 use class, and placed into Sui Generis.
- 1.30 **Employment Land** - An employment land study that was carried out in February 2012, identified 731,362m<sup>2</sup> floorspace on defined employment areas. This is a decrease from 735,647m<sup>2</sup> when the survey was last carried out in 2009. The study identified 11.06Ha (8.4%) of the land on DEAs was vacant in February 2012.
- 1.31 The land requirement is forecast to grow for B1 uses over the Local Plan period, with smaller growth in B8, and gradual reduction in B2 uses. The loss of B8 over the reporting year therefore does not meet with need, but the gain

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in B1 does. The Government relaxation of planning control over change of use from office B1 to residential may have an impact on boroughs future B1 stock.

- 1.32 **Section 106 agreements:** Associated with planning permissions, the Council signed 27 agreements under Section 106 (S106) of the Town & Country Planning Act 1990. The total value negotiated was £21.9m. These funds will only become available if the planning permissions are triggered. This is a particularly high figure, and is largely due to significant planning applications granted at Clarendon Square, Haringey Heartlands, and Hale Village, which together total approximately £18m.
- 1.33 2011/12 saw a very high level of s.106 revenue negotiated and a three-year high amount collected. Due to lower collected amounts in previous years, spend was very low in 2011/12. Spend for 2012/13 is forecast to be higher. Education is generally the largest recipient of S106 funding from new development. There was a zero amount of spending on education in 2011/12, with monies only being spent on highways and recreation. In 2012/13 it is expected that over £2m will be spent on education, and approximately £1m on highways.
- 1.34 **Infrastructure including Transport and Education** - The Building Schools for the Future programme is almost complete and has delivered £214m investment in modernised and improved learning space and facilities for all secondary school students in the borough. The implementation of the Rhodes Avenue extension is expected to be delivered in 2013. Additionally, a new charging schedule for Community Infrastructure Levy (CIL) is being developed. This will deliver infrastructure in the future and marks a change as when the CIL comes into play in 2014 Haringey will be responsible for managing the delivery of infrastructure to support development.
- 1.35 Haringey's Local Transport Plan Delivery Plan covers the period for 2011–2014. Overall, the Delivery Plan has more than 30 projects with an estimated value of almost £27m. For 2011/12 TfL allocated £2.167m for transport projects with a further £100,000 for Wood Green town centre for a feasibility study for improvements to the public realm. Modelling and a business case for around £4m worth of improvements for Wood Green is currently being developed. Green Lanes has an allocation of £1.2 million LIP funding for public realm works which are expected to start in 2013-2014.
- 1.36 Progress has been made on delivering the removal of one way working on Tottenham gyratory and station interchange. Work has commenced on Tottenham High Road following agreement on a funding package for the scheme which is estimated to cost £34m. The project includes pedestrian and cycle accessibility. The scheme is due to complete in October 2014.
- 1.37 Joint working with TfL, GLA and rail operators has secured a funding package to deliver a scheme to enhance capacity and accessibility at Tottenham Hale station. The £20m project will provide a fully accessible station, enhanced capacity, improved passenger interface and a direct link into the major residential development of Hale Village. It is expected the scheme should complete by 2016.

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- 1.38 The Council has made good progress in securing our aspirations for enhanced capacity on the West Anglia main line through Tottenham Hale and Northumberland Park. With Enfield and other boroughs in the Lee Valley we have sought the inclusion of the project for a 3<sup>rd</sup> track to deliver a 4 trains per hour stopping service between Angel Road and Stratford. Network Rail is including the scheme in its Strategic Business Plan for 2014-19.
- 1.39 We have made progress on the promotion of car clubs and cycle parking in new developments, as well as off-site, as these are key measures for the Council in creating modal shift through planning. We have around 100 car club bays in the borough and have a target of around 150 by 2014 although our current car club operator has put a temporary hold on expansion at the present time. The Council won the London Transport awards for the Most Improved Borough in 2011/12.
- 1.40 **Development Management Performance-** In 2011/12, the Council processed 1,774 planning applications, consisting of 19 major applications, 300 minor applications, and 1,455 other applications. Government and Haringey business plan targets for determining planning applications are a) 60% of major applications in 13 weeks b) 65% of minor applications in 8 weeks c) 80% of other applications in 8 weeks. Haringey has seen a drop in performance in dealing with major applications in particular. The primary reasons have been the number of complex applications which have required extensive S.106 negotiations, and the relatively low number of applications received and the desire to negotiate towards approval because of the planning and economic benefits of large schemes. For 2012/13 the service is encouraging applicants to consider formal pre-application planning advice and where appropriate Planning performance agreements. 2 out of 4 major applications have been decided to date in 2012/13 on time. New performance management processes have been put into place to improve timeliness of processing applications – majors, minors and others.
- 1.41 There were a total number of 96 **planning appeals** in 2011/12 – the Council won 68 (71%) and lost 21 (22%).
- 1.42 In 2011/12, the Council issued 84 **planning enforcement** notices against breaches of planning control. Nearly two thirds of these related to the conversion to flats or houses in multiple occupation. There were 394 enforcement cases ongoing as of 30<sup>th</sup> September 2012. The overall caseload compares favourably with 2010-11 when the overall caseload was 241 when one considers the increase in Notices issued and subsequent appeals lodged against them.
- 1.43 With regard to formal enforcement action, very high activity has been recorded for the first half of this year with 64 Notices being issued, compared to 63 Notices for the whole of 2010-11. A high instance of appeals are also recorded too with 30 appeals against enforcement notices having been lodged compared with 23 for the whole of 2010-11.
- 1.44 **Community engagement** -since March 2010 there have been a number of consultations in relation to various planning policy documents. The outcomes of these consultations have fed into the development of the policies. Improving the way the service engages with the community is

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imperative to the meaningful policy making which reflects local needs. A consultation campaign was launched in early 2012 to update the consultation database and to introduce new methods of engaging with the local community, including a newsletter. The first newsletter has been sent to everybody on the planning policy database in October 2012.

1.45 The Localism Act has introduced the new initiatives of **Neighbourhood Planning**, the **Community Right to Challenge** and the **Assets of Community Value**. Haringey has put into place a process to assess and approve neighbourhood forums. At December 2012 Cabinet the **Highgate Neighbourhood Area** and **Neighbourhood Forum** were approved. Work on a Neighbourhood Plan for the approved area will take place in 2013. This is joint work with Camden Council. Similarly we have developed a set of procedures for community right to challenge and Assets of Community Value.

1.46 **Local Plan Preparation** - Progress was made in developing the Council's planning policies in line with its Local Development Scheme, and in accordance with the protocols contained in the Statement of Community Involvement. The key milestones achieved in 2011/12 were;

- Final Inspector's Report for the Local Plan: Strategic Policies document received December 2012;
- Preliminary Draft Charging Schedule consultation for Haringey's Community Infrastructure Levy completed July – September 2012

Future anticipated Local Plan key milestones anticipated for 2012/13 are:

- Local Plan: Strategic Policies scheduled for adoption in March 2013
- Local Plan: Development Management Policies DPD initial consultation is scheduled to take place March/April 2013
- Site Allocations DPD call for sites due to commence in March/April 2013, followed by a consultation on a draft document in July 2013.
- Community Infrastructure Levy scheduled to be consulted on a Draft Charging Schedule in spring/summer 2013.
- The Sustainable Design Guide SPD is due to go before Cabinet for approval for adoption in February 2013.
- The Upper Lee Valley OAPF was consulted on from November 2011 until January 2012. The final document is expected to be adopted by the Mayor of London in early 2013.
- New set of masterplans and Supplementary Planning Guidance will be prepared in 2013 to meet the Council's and Mayor's aspirations for regenerating Tottenham.
- Work on the review and resubmission of the North London Waste Plan by the seven north London Boroughs will progress in 2013/14.
- A neighbourhood Forum has been established in Highgate

1.47 **Census 2011** - During the preparation of the AMR new Census data was released. It is recognised that the population of London is larger than previously known. Haringey's population is following this trend, with the Borough's projected growth relative to other London Boroughs shown below. The 2011 census measured Haringey's population as being 254,900. This is an 18% increase on the 2001 census figure (216,500), and a 13% increase on the ONS

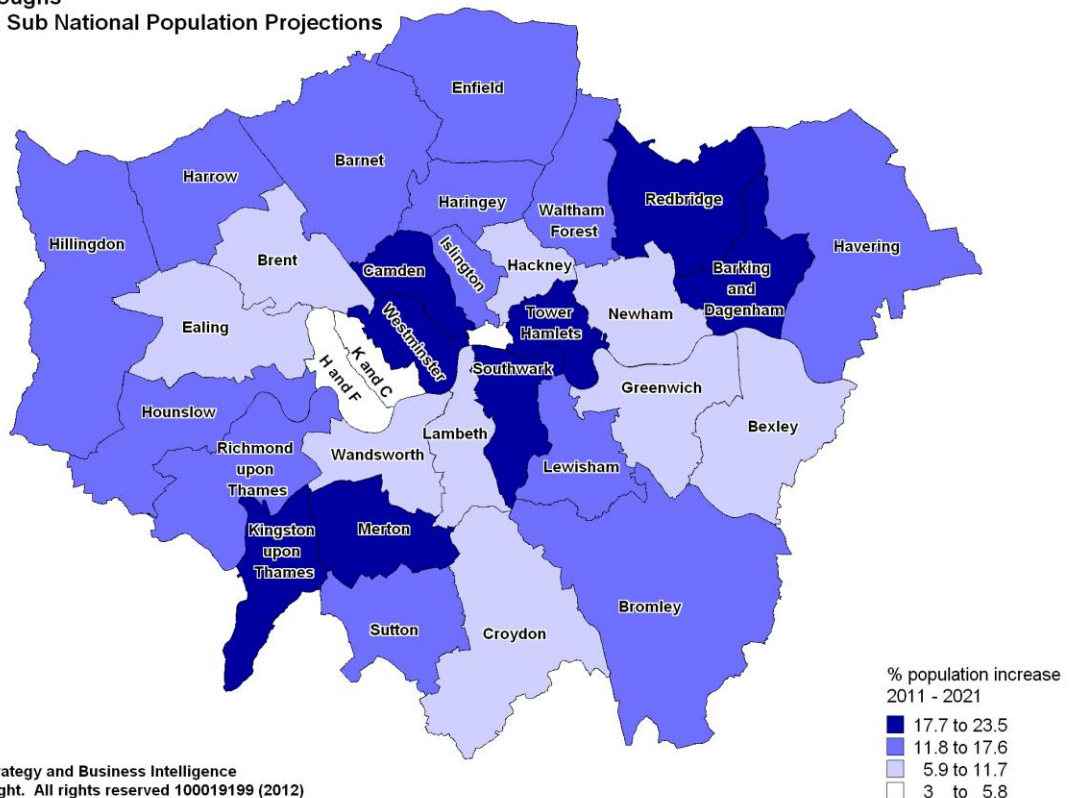
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2010 mid-year estimate. The Council has yet to receive formal external population projections and other census detail but any significant increase will need to be included as a key assumption in developing planning documents in the future. Additionally it is possible that other authorities may revisit their assumptions in light of this increase. A specific issue has been identified in terms of a potential increase in housing target from the Greater London Authority. In general and for comparison reasons we use GLA projections for future growth trends which are yet to be released. This area will be kept under review for policy implications and updates to our growth figures.

% population increase 2011 - 2021

London Boroughs

2011 Interim Sub National Population Projections



### Key Findings

- Implications of Census 2011 outcomes and the population projections up to 2026 will be kept under review. New figures may have implications in the long term for infrastructure needs, planning policy documents and housing targets.
- Significant progress on major developments has occurred with high level of affordable housing completion rate for 2011/12
- High levels of infrastructure contributions have been collected and spent in 2012/13 so far.
- Housing – Despite the recession the numbers of additional new houses delivered in 2011/12 was almost on target. However any slowdown will be monitored carefully. The reasons for a slowdown could be varied and include

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macroeconomic pressures. The Council should look at how it can become involved in speeding up this process. Assessment of site viability for delivery of major sites, affordable housing and infrastructure will be critical.

- Significant progress is made in Plan-Making with the Local Plan Strategic Policies to be adopted in March 2013. We will keep under review our planning policies in light of delivery of major sites, population growth and recent regeneration initiatives in Tottenham. Various masterplans for regenerating Tottenham are expected to be developed. These will be delivered via a combination of planning policy documents, e.g. the Site Allocations Document, the Development Management Policies and potentially Area Action Plans.
- To underpin the plan-making process the progress on supporting evidence base is critical. The Retail Capacity Study and the Strategic Flood Risk Assessment (second stage) study will be completed in early 2013. An Urban Characterisation study, and the Open Space and Nature Conservation Study will be carried out in the next monitoring period.
- Monitoring of retail frontages needs to be kept up to date including vacant units in order for Council's planning policies to be successful at appeal. The clustering of certain uses in town centres such as betting shops will require a policy response in these areas. This will be addressed in the emerging Development Management Policies.
- Strategic and Community Infrastructure – regular reviews of the Infrastructure Delivery Plan will be critical over the coming years especially as Haringey moves towards adopting and implementing its own CIL tariff.
- Good progress has been made in delivering key transport, education, public realm, and highways projects in 2011 and 2012. Some of these projects such as the Tottenham Gyratory and the Tottenham Hale station improvements, when completed, will support future growth in housing and jobs. Funding for infrastructure projects came from various sources including central government funding for schools, section 106 contributions, Transport for London (TfL) and Council's own capital budget.
- S106 obligations collections and delivery of infrastructure will continue to be reviewed especially for jobs and training.
- Major Planning Applications – Expected performance regarding deciding permissions on major sites was not met in 2011/12. A strong focus on these will be maintained to improve performance. New performance management processes have been put into place to improve timeliness of processing applications. For 2013, the Service is encouraging applicants to consider formal pre-application planning advice and where appropriate Planning Performance Agreements.
- Thought needs to be given to how the Monitoring Criteria in the Local Plan will be collected. It is recommended that a working group be set up to ensure this is managed in time for collection for the 2013/14 financial year.

## London Borough of Haringey: 2011/12 Annual Monitoring Report

- There were problems with data input and collection in some areas. This is partially rectified in the process of preparing this AMR. It is important that the progress should continue in this area.

## London Borough of Haringey: 2011/12 Annual Monitoring Report

### Summary of Policy Performance against UDP Policies

Indicators	Target	Relevant UDP Policies	Performance						Action	Relevant Local Plan Policy	Future Target
			2011/12	2010/11	2009/10	2008/09	2007/08	2006/07			
Number of Housing Completions	820 additional homes per year	G3 Housing Supply, HSG 1 New Housing Developments	818	629	635	828	657	1067	SHLAA review underway	SP2 Housing	820 additional homes per year
Percentage of Affordable Units	50% of additional new homes	HSG 4 Affordable Housing	43%	48%	43%	41%	32%	29%	Policy performing Keep under review	SP2 Housing	50% of additional new homes
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%	100%	Policy performing well. Missed target forecast in 2012/13.	SP13	No loss of areas of biodiversity, or designated open spaces 100% no loss
Waste Management	35% of municipal waste should be recycled or composted	ENV 13 Sustainable Waste Management	26.75% (residential waste figure)	28%	26.10%	24%	24%	21%	Policy performing Keep under review	SP6	N. London – wide target to manage growth in waste

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Indicators	Target	Relevant UDP Policies	Performance						Action	Relevant Local Plan Policy	Future Target
			2011/12	2010/11	2009/10	2008/09	2007/08	2006/07			
Additional Employment Floorspace	6737m2 p.a. of additional employment floorspace 2000 - 2016	G 4 Employment, EMP 5 Promoting Employment Uses	+8,700m <sup>2</sup> B1  -20,200m <sup>2</sup> B2/B8	364	5979	3456	4400	1052	Monitor change of use applications	SP9	9,133m <sup>2</sup> additional employment floorspace p.a.
Additional floorspace for Town Centres	2,999m2 pa of additional floorspace for town centre uses 2008-2016	TCR1, 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.	-58m <sup>2</sup> town centre uses	0sqm	1650	7066	4400	no figure	Continue to promote town centres for additional development, manage changes of use from A1 retail	SP10	2,760m <sup>2</sup> comparison floorspace p.a.  2,039m <sup>2</sup> convenience floorspace p.a.
S106 negotiated	No target	OS15 Open Space Deficiency and New Developments, CW1 New Community/Health Facilities, G6: Strategic Transport Links	£ 21,896,711	£ 907,854	£ 3,128,036	£ 2,796,368	£ 3,100,302	£ 1,714,684	Continue to collect S106, and develop a CIL charging schedule	SP16	N/A

## 2. Local Plan Making Update

- 2.1 During the monitoring year 2011/12 a lot of progress was made on the Council's Local Plan Strategic Policies and the Community Infrastructure Levy (CIL), both Mayoral and Haringey. The published London Plan (2011) and the finalised National Planning Policy Framework (NPPF) (2012) set the scene for local planning in Haringey
- 2.2 The London Plan is the overall strategic plan for London, and it sets out an integrated economic, environmental, transport and social framework for the development of the capital. London boroughs' plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor. Alongside Haringey's Local Plan Strategic Policies and emerging Development Plan Policies, the London Plan forms part of Haringey's development plan – the starting point for planning decisions in the borough.

### Local Plan (formerly Local Development Framework) Update

- 2.3 During the monitoring year 2011/12, progress was made on the Council's Local Plan Strategic Policies and the Community Infrastructure Levy (CIL), both Mayoral and Haringey.

### Haringey's Local Plan Strategic Policies (formerly the Core Strategy)

- 2.4 The Local Plan Strategic Policies Examination in Public (EiP) has been completed. A six day hearing ran from 28<sup>th</sup> June until 7<sup>th</sup> July 2011 with an additional hearing day in February 2012. The Inspector issued his Report for the Council in December 2012. The Local Plan has been found 'sound' and will be formally adopted by Full Council in March 2013. The 2012/13 AMR will monitor the indicators set out in the Local Plan.

### Research and Evidence Base

- 2.5 The Council has commissioned a number of studies to update its evidence base and to inform the next set of planning policies. A Retail and Town Centre Capacity Study is currently underway, results of which will inform the policy approach to balancing appropriate uses in our town centres, e.g. the clustering of betting shops/payday loan shops and hot food takeaways. A level 2 Strategic Flood Risk Assessment (SFRA), also underway, assesses flood risk in more detail with particular regard to potential development sites. The assessment also considers the potential local effects of climate change and the impact of flooding upon basement development.
- 2.6 In order to identify suitable locations for tall buildings and assess applications for tall buildings, an Urban Characterisation Study will be carried out in early 2013. An Open Space Study will also be carried out to look at the existing open space

designations across the borough to ensure compliance with the aims of national policy and to inform the effective delivery of Local Plan SP13 over the plan period.

### **Development Management Policies**

- 2.7 The Development Management Policies will include a set of policies to implement and deliver Haringey's Local Plan Strategic Policies. The document will address issues such as the clustering of betting shops and payday loan shops, hot food takeaways, Houses in Multiple Occupation (HMOs), and basement developments. A Development Management Engagement Document will be released for public consultation in March 2013.

### **Site Allocations**

- 2.8 This document will include a set of site allocation policies which will set out the Council's proposals for land and buildings on significant sites which are likely to be subject to development proposals during the lifetime of the Council's Local Plan (2011–2026). These allocations are intended to assist in delivering the priorities and objectives of the Council's Local Plan and the London Plan. A call for sites is due to commence in March 2013, and public consultation on a draft document to commence in mid-2013.

### **Community Infrastructure Plan and Levy (CIP/CIL)**

- 2.9 The Community Infrastructure Levy will set a Council tariff that can be applied to most forms of new development. The CIL will be closely linked to the infrastructure provision as set out in the Community Infrastructure Plan of the Local Plan Strategic Policies. The Council regularly updates the CIP in partnership with local service providers to meet changing needs.
- 2.10 The Council ran a viability study stakeholders consultation in preparation for its Community Infrastructure Levy (CIL) in November 2011. A public consultation was held regarding a Preliminary Draft Charging Schedule from 30<sup>th</sup> July-17<sup>th</sup> September 2012. The responses will feed into the Draft Charging Schedule which will be consulted on in early 2013. The final Haringey CIL is expected to be in place in summer 2013.
- 2.11 The implementation and collection of the Mayoral Community Infrastructure Levy (CIL) came into force on the 1<sup>st</sup> April 2012. The planning service responded to the consultation for the Mayoral CIL Examination in Public (EiP) to set out the Council's objections to the level of charge for Haringey, which is £35m2. The Mayoral CIL is intended to raise £300 million towards the delivery of Crossrail.

### **Area Action Plans**

- 2.12 The purpose of Area Action Plans for Tottenham and Wood Green/Haringey Heartlands is to maximise the housing and jobs growth potential, inwards investment and infrastructure on an area. The first document will cover three principal areas: Northumberland Park, Tottenham Hale, and the Tottenham High

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Road Corridor. It remains to be decided whether this will be published as one combined, or three separate documents. It is projected that scoping of this document will commence in 2013, with adoption in early 2015.

- 2.13 A Wood Green AAP will also be produced, with a timeline staggered 4 months after that of the Tottenham AAP.

### **Sustainable Design and Construction Supplementary Planning Document (SPD)**

- 2.14 The draft Sustainable Design & Construction SPD was amended following the consultation at the end of 2010/11. The SDC SPD is due to go to Cabinet for approval for adoption in February 2013.

### **House Extensions in South Tottenham Supplementary Planning Document (SPD)**

- 2.15 The Design team is currently reviewing the House Extensions in South Tottenham SPD which was adopted in 2010. This will include an additional advice leaflet addressing questions that have arisen following the operation of the SPD, also containing further advice on sound construction and meeting Building Regulations requirements, following liaison with our Building Control colleagues, to be issued by the end of 2012.

### **North London Waste Plan**

- 2.16 The Mayor of London and all London boroughs must make provision for the management of waste, in line with population growth, and in particular for the provision of adequate waste sites. The north London boroughs in the North London Waste Authority (NLWA) have drafted the joint North London Waste Plan (NLWP), which assesses population and waste growth, and the capacity of existing sites. It also proposes the scale, quantity and possible locations of new sites needed.
- 2.17 To meet the London Plan apportionment for Municipal Solid Waste, capacity needs to be increased to 1.9 million tonnes by 2027. Municipal waste arising in north London fell by 1.5% in 2007-08, and by 4.1% in 2008-09. The draft NLWP proposed that 11 existing municipal waste sites (including household waste recycling centres) should remain and that there should be an additional two new sites: at Geron Way in Barnet, and at Pinkham Way in Haringey.
- 2.18 The North London Boroughs submitted the draft North London Waste Plan for examination on 28<sup>th</sup> February 2012 with Examination in Public (EiP) scheduled for June 2012. Following objections on legal issues at the EiP on grounds of new Duty to Cooperate (NPPF 2011), the Planning Inspector issued a paper at the end of August to the seven boroughs setting out his conclusions. He considered that the North London Councils did not fulfill the legal requirement of the Duty to Co-operate which came into force in November 2011. The seven north London boroughs are currently deciding on the next steps to take in relation to the waste plan. Haringey

will report to Cabinet in February 2013 with a recommendation to “non-adopt” the plan and the process will go back two stages to production.

### Upper Lee Valley (ULV)

- 2.19 The service contributed to the development of the ULV Opportunity Area Framework prepared by the Greater London Authority and with input from Enfield, Haringey, Hackney and Waltham Forest Councils. The key proposals include:
- Opening up the Lee Valley Regional Park
  - Creating a new industrial geography
  - Housing and mixed-use development in the growth areas
  - New sustainable low carbon mixed-use communities
  - Connecting existing communities to opportunities

Growth within the opportunity area is focused in four areas. These are:

- Tottenham Hale and Blackhorse Lane
  - Meridian Water in Central Leaside
  - Ponders End in Enfield
  - The A1010 corridor which includes Seven Sisters, Tottenham High Road, Northumberland Park
- 2.20 The framework was consulted on from November 2011 until January 2012. Final document is expected to be issued to be adopted by the Mayor of London in early 2013.

### Finsbury Park joint SPD

- 2.21 The Finsbury Park area is one of the most deprived areas in the country. The area, in particular the Finsbury Park Town Centre, is in urgent need of regeneration, particularly to reduce poverty and social inequality. The area’s location on the boundary of three boroughs requires a coordinated approach to resolving its problems. .
- 2.22 To manage future development and physical regeneration of the area Islington, Haringey and Hackney Councils will develop a joint Supplementary Development Document (SPD) for the Finsbury Park Town Centre. In addition, a development options assessment will be undertaken covering five key sites in the direct vicinity of the station, including the Rowan’s Bowling Alley site in Haringey.
- 2.23 The SPD follows the development of the ‘Finsbury Park Accord’ between the London Boroughs of Hackney, Haringey and Islington to rethink the cross-borough delivery of strategic policy, planning and public services in the Finsbury Park Area. The Accord includes a list of 11 priorities for the area, including one that is aimed at managing future development of the area through a cross-borough spatial strategy in the form of an SPD.
- 2.24 The Finsbury Park Regeneration Board serves as the steering group through the development and delivery of the Finsbury Park SPD. The board has been set up to act as the principal vehicle for guiding and securing the delivery of regeneration in Finsbury Park. This includes delivering the priorities in the Finsbury Park Accord.

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The board consists of the responsible Executive Member of each of the three local authorities and senior officers. Other key stakeholders are invited if and when required.

### Conservation Area Appraisals

- 2.25 Due to the reduction in conversation officer numbers to one post, only one appraisal was prepared this year - the Highgate conservation area. However, it should be noted that this is a substantial area, covering seven sub-areas, and as such represents a significant achievement for the Council. This conservation area was the first to be designated, in 1967. If it were to be designated now, it would almost certainly be designated as seven separate conservation areas, so the appraisal represents a substantial amount of work. The appraisal was completed with help from the Highgate Society in the description of the sub areas. The draft will be submitted for public consultation in October 2012 and is expected to be adopted in spring 2013.

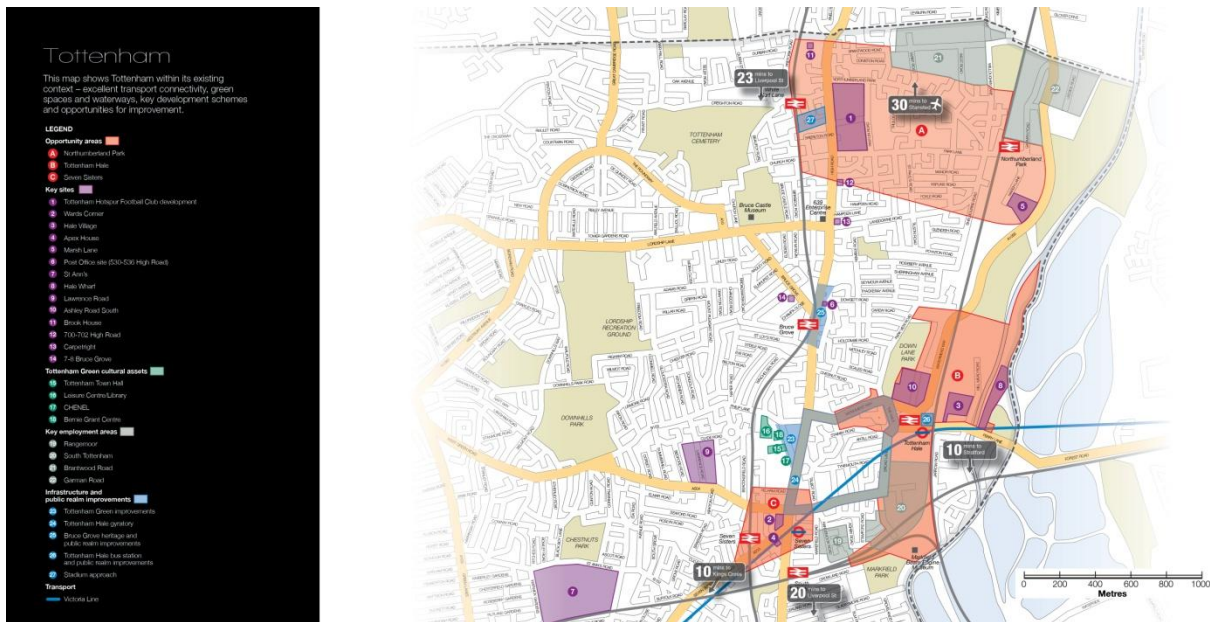
### Neighbourhood Plans

- 2.26 The Localism Act 2011 introduced the new initiatives of Neighbourhood Planning, the Community Right to Challenge and the Assets of Community Value. Haringey has put in place a process to assess and approve neighbourhood forums. A Neighbourhood Area and Neighbourhood Forum for Highgate was designated by the Council in December 2012. This is a joint neighbourhood area and forum with Camden. Similarly we have developed a set of procedures for community right to challenge and Assets of Community Value.

### Other Local Plans and Policies Update

#### A Plan for Tottenham

- 2.27 Haringey has set out its ambitions for change in Tottenham in *A Plan for Tottenham*. This identifies key spatial priority areas for change and establishes the principle that we will explore options for estate renewal. Haringey and the GLA are also working on a potential master plan options for High Road West, and an overall Physical Development Framework for Tottenham that will set out potential development and infrastructure opportunities across Tottenham over the medium term (to 2025) and the longer term.
- 2.28 Future masterplanning for the area will be developed within the Local Plan framework and be linked to the Sites DPD and Area Action Planning process.



Extract from A Plan for Tottenham

### Local Implementation Plan (LIP)

- 2.29 The Local Implementation Plan (Transport Strategy) has been approved by Transport for London (TfL)/Mayor. This sets out our transport policies and programmes for a 20 year period. It also includes a three year Delivery Plan for 2011 – 2014. Overall the Delivery Plan has more than 30 projects with an estimated value of almost £27m. For 2011/12 TfL allocated £2.167m with a further £100,000 for Wood Green town centre.
- 2.30 Key LIP objectives include reducing Haringey’s deprivation and health inequalities; ensuring that Haringey’s transport network can accommodate increases in travel demand by tackling congestion, increasing sustainable transport capacity and encouraging modal shift and reducing the need to travel; and increase transport access and connectivity to and from Haringey’s key employment and regeneration areas.

### Haringey 40:20

- 2.31 Haringey 40:20 was formed in June 2011 and was launched at a community action day where 60 residents attended from a range of voluntary groups and sectors across the borough. The 40:20 steering group was formed as a direct result and have met every 6 weeks since then, working in tandem with the Carbon Commission as ‘critical friend’. The 2012 action day saw over 100 people attend from across the borough, who heard from key speakers and took part in a series of focused discussions on key areas of work outlined by the Carbon Commission.
- 2.32 The 40:20 Community Fund was opened in March 2012 and received 10 applications from local groups looking to run a project that increased community involvement in the low carbon agenda. The community fund is possible due to Feed in Tariff payments from three schools in the Muswell Hill Low Carbon Zone in

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addition to sponsorship from British Gas. The first round totaled £13,000 and the 40:20 Steering group worked with the top four proposals to develop their plans further, generating cost savings by joint delivery between the bidders. This process led to funding being awarded to The Community Energy Lab based at the Selby Centre and the Highgate 21<sup>st</sup> Century Homes project. A further round of funding will take place in spring 2013.

### Carbon Commission

- 2.33 Haringey's Carbon Commission (launched in January 2012) in partnership with sustainability experts the *new economics foundation* published its final report in October 2012. The Commission has engaged over 70 experts and activists to discuss how a forty per cent reduction in carbon emissions could be achieved locally while tackling inequality – the same challenge we face at a global level. Key actions include establishing a Council backed company to deliver decentralised energy networks and setting up an eco retrofitting cooperative network. Low carbon schemes identified could thousands of jobs while reducing fuel costs for residents and businesses.
- 2.34 The Commission drew on a range of research completed in 2011 as part of the Department of Energy & Climate Change, Local Carbon Frameworks to assess feasibility and options to achieve 40:20 targets (decentralised energy, electricity licence, housing retrofit, LIP Sustainable Transport analysis, solar PV, green enterprise in the ULV).
- 2.35 The existing Transport Forum acted as the working group on Sustainable Transport for the Carbon Commission. At its last meeting on 28 November it considered a report prepared by consultants Colin Buchanan on the CO2 reductions which could be achieved by the measures and policies in the LIP. The Transport Forum was asked to make recommendations for a] prioritising existing LIP funding to maximise CO2 reduction and other outcomes; b] increasing funding and resources available and c] targeting CO2 emissions from journeys starting and/or ending outside the Borough. The Carbon Commission will provide recommendations for short, medium and long term.

### Neighbouring boroughs

- 2.36 During the course of 2011/12 neighbouring boroughs has published a number of planning policy documents. In line with Localism Act's Duty to Cooperate, key planning documents such as Development Management Documents is consulted on with neighbouring boroughs.
- 2.37 Enfield has published a draft Development Management DPD in August 2012, and a travel for direction for an AAP for Meridian water supplemented by a masterplan SPD for the same area. Work is ongoing in taking the North Circular AAP towards pre-submission. A draft planning brief for the Edmonton EcoPark is prepared.
- 2.38 Islington have an adopted Core Strategy, and Examinations for their Development Management and Site Allocations DPDs, and the Finsbury AAP has taken place during December 2012.

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- 2.39 Barnet adopted both their Core Strategy and Development Management DPDs in September 2012. A Mill Hill AAP was adopted in 2009 and a Colindale AAP in 2010. An examination in public was held into a Barnet CIL in December 2012.
- 2.40 Camden had Core Strategy and Development Management DPDs adopted in 2010. The Examination Site Allocations DPD has been submitted to the Secretary of State for examination. A Fitzrovia AAP pre-submission consultation finished in January 2013. The examination of Camden's CIL is expected to take place in mid-2013.
- 2.41 The Waltham Forest Development Management DPD was submitted for examination in December 2012. Preliminary Draft Charging Schedule consultation into the Borough's CIL was commenced in January 2013.
- 2.42 **Walthamstow Wetlands** –This is an emerging long term project managed by Borough of Waltham Forest and Thames Water and supported by Haringey and neighbouring boroughs. This includes an ambitious plan to create a park of comparable size to Hampstead Heath, to be known as Walthamstow Wetlands, out of existing discontinuous and inaccessible land in the Upper Lee Valley. It will include or connect to Haringey open spaces at Tottenham Marsh, The Paddock at Tottenham Hale and Markfield Park, South Tottenham, and support or enhance major regeneration proposals at Tottenham Hale in our borough, as well as at Central Leaside and Blackhorse Road in neighbouring boroughs, and create new leisure opportunities and car free routes.

### Changes in National and Regional Planning Framework

- 2.43 The new National Planning Policy Framework was published in March 2012. Haringey's emerging Local Plan Strategic Policies (formerly Haringey's draft Core Strategy) was consulted on in 2012 to ensure compliance with the NPPF. The Planning Inspector's report for Haringey's Local Plan Strategic Policies is based on the NPPF framework.
- 2.44 Further guidance by the Government for relaxation of the planning control has been published in 2012/12- most notably, the converting B1a uses( offices) to housing (C3), and converting buildings temporarily to a set of alternative uses including shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) for up to 2 years. The Council is assessing the impact of these new rules on boroughs office stock and housing stock as well as the impact on town centre regeneration. Recently, the Government amended the **CIL regulations** so that new development sites were not double charged for CIL and existing S106s if a revised planning permission was sought.
- 2.45 **London Plan 2011** – London Plan was published in 2011. Mayor's proposed alterations to the London Plan since publication in 2011 were subject to examination in public in November 2012 and will be formally published in early 2013. Amendments are related to the need for sites for gypsies and travellers, affordable rent, cycle parking standards, hazardous installations. Mayor's amended London Plan will form part of Haringey's planning policy portfolio.
- 2.46 The Mayor has published for public consultation a draft 'London Planning Statement' as proposed London Plan supplementary planning guidance. The document among other things highlights the issues the Mayor considers to be particular priorities for the London planning system and sets out the Mayor's

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intended programme of planning-related work for the next four years. Formal process of more substantial review of London plan is expected to start in early 2014. These will roll the Plan forward to cover the period to 2036. The review will take into account updated population and economic projections, revised housing need, energy and housing issues and impacts of new legislations.

- 2.47 The Mayor also published a number of Supplementary Planning Guidance documents in 2011/12, and the list of both adopted ones and the future guidance and other policy documents that the Mayor will work on is available on the GLA's website.
- 2.48 The Mayor has introduced a **Community Infrastructure Levy with** the aim of part-funding the Crossrail 1 project in April 2012. The levy in Haringey is £35 per m<sup>2</sup>. The Council has put into place procedures for collecting the levy on behalf of the Mayor in line with Mayoral CIL arrangements.
- 2.49 All new and emerging legislation will be taken into account where relevant, when monitoring Haringey's planning policies.

### 3. Policy Performance Outcomes

- 3.1 The vision of the Local Plan: Strategic Policies, in line with the Sustainable Community Strategy, aims to take Haringey a better place to live, work and visit, and a place for which diverse communities are proud to belong.
- 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, the majority of Haringey's population live in central and eastern areas in the borough, some of 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.

#### Baseline changes

- 3.4 A new England and Wales Census was carried out in 2011. During the preparation of the AMR, new population data was released which showed Haringey's estimated population for 2011 as 254,900. This is higher than previously estimated.
- 3.5 The Council has yet to receive formal external population projections and other census detail but any significant increase will need to be included as a key assumption in developing planning documents in the future. Additionally it is possible that other authorities may revisit their assumptions in light of this increase. A specific issue has been identified in terms of a potential increase in housing targets from the Greater London Authority. In general and for comparison reasons we use GLA projections for future growth trends which are yet to be released. This area will be kept under review for policy implications and updates to our growth figures.

### Areas of Change and Major Sites Updates

#### Areas of Change

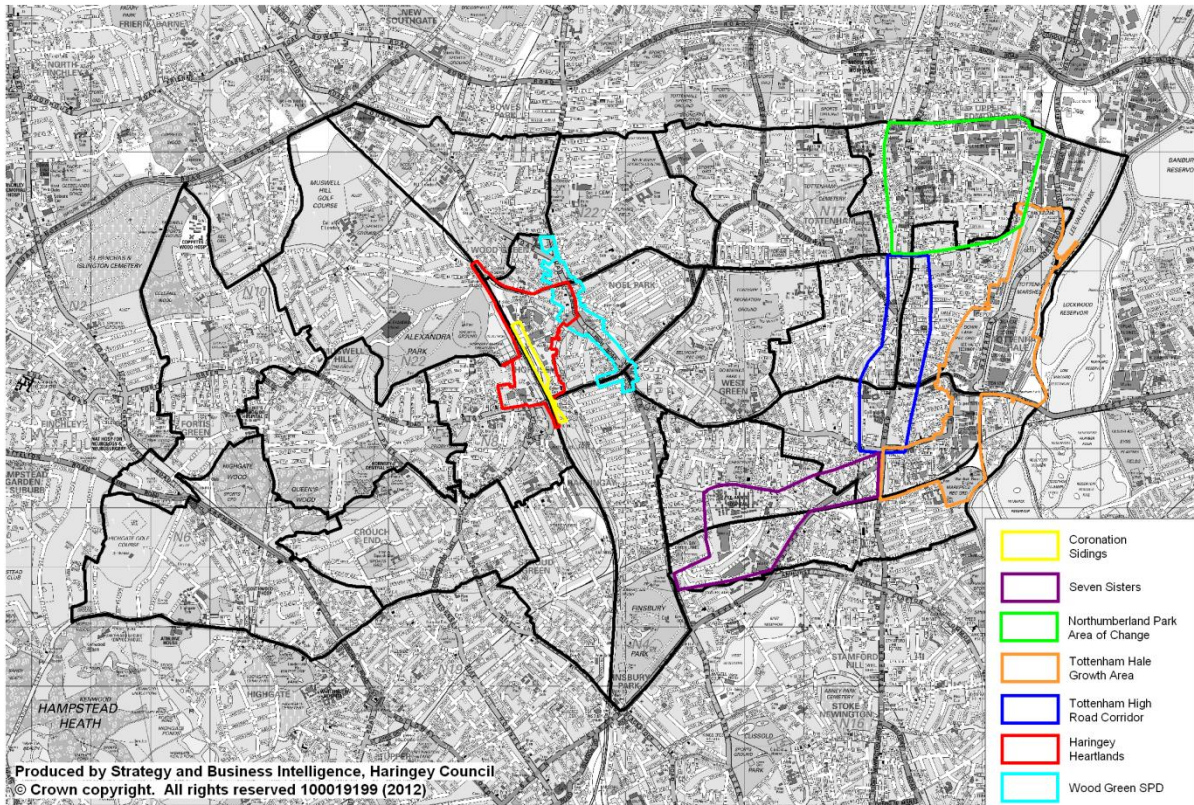
- 3.6 The Local Plan: Strategic Policies identifies the following growth areas:

- Haringey Heartlands
- Tottenham Hale

The Local Plan: Strategic Policies identifies the following areas of change:

- Wood Green Metropolitan Town Centre
- Northumberland Park
- Seven Sisters corridor
- Tottenham High Rd Corridor

Haringey Growth Areas / Areas of Change



## Tottenham

### Context

- 3.7 Tottenham is situated in the east of the Borough, making up around 40% of Haringey's total; it has generally high public land ownership and low land values. It is defined along its eastern boundary by the Lee Valley reservoirs and to the west by the urban centres of Finsbury Park, Green Lanes and Wood Green.
- 3.8 Tottenham is a key strategic growth area within the Upper Lee Valley Opportunity Area and the London-Stansted-Peterborough growth corridor. It is well connected by road and rail to the City and the West End of London. Tottenham's economic geography is based upon various centres of economic activity on the transport corridor of the High Road (A1010) which connect Tottenham and the M25, the City and central London. These centres include the Tottenham Hotspur stadium in Northumberland Park, the retail heart of the High Road at Bruce Grove and the gateway to Tottenham at Seven Sisters in the south.
- 3.9 Transforming Tottenham is a strategic priority for Haringey Council and it is an essential component of our overall vision for shaping 'one borough with one future'. We are committed to tackling the inequalities that exist across the borough and driving forward regeneration in Tottenham will play a huge role in addressing these and supporting our vision for building a better society in Haringey.

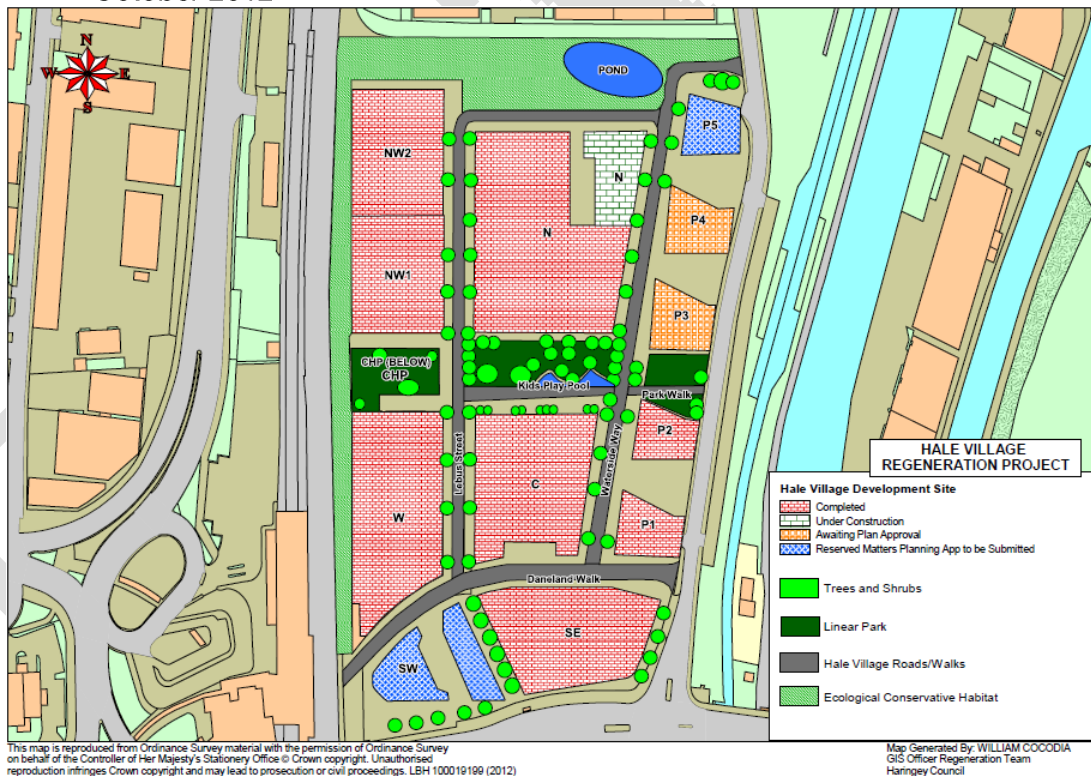
3.10 A Plan for Tottenham sets out the Council's long term aspirations for the area:

- Up to 10,000 new high quality homes
- Over 5,000 new jobs created or accessed with almost a million square feet of employment and commercial space added
- A new leisure destination in Northumberland Park, serviced by a new White Hart Lane station and improved public realm that enhances the local high street and becomes a genuine year round destination
- A new civic hub and excellent open space at Tottenham Green
- A new gateway to Seven Sisters
- A revamped station at Tottenham Hale, suitable for an international transport and growth hub

### Progress Made – Tottenham Hale

3.11 The S.106 renegotiation was completed in March 2012 and the Bus Station application was approved. Reserved matters consent issued for:

- Block NW2 for 524 Student flats February 2011
- Renewal of outline consent for an additional 3 years granted in March 2012
- Block NE for the erection of 64 residential units and a ground floor community facility - June 2012
- Change of use of the ground floor of Block C to provide a Renal Unit (D1) October 2012



3.12 Reserved matters application received for:

- Blocks E3 and E4 for 142 residential units November 2012-11-28

3.13 Works to remove the Tottenham Hale Gyrotory were commenced by TfL in October 2012. These works are scheduled to complete in 2014, returning the gyrotory roads to two way working.

**3.14 Progress Made – North Tottenham/Northumberland Park**

- Planning Permission was granted for a £430m leisure and mixed use development scheme on the Tottenham Hotspur Football Club site in 2011/12. A revised S106 agreement was signed in March 2012. The development will see the replacement of the White Hart Lane football stadium including a range of regeneration sites in the surrounding area. There have been two applications on this site, including a revised S106 agreement:
- Work on the Sainsbury's Supermarket forming phase 1 of the above scheme commenced in 2012.
- The Council in partnership with the GLA has appointed Arup consultancy to develop a Master plan for Tottenham starting with the Northumberland Park / North Tottenham area.

**Progress Made – Tottenham High Rd**

3.15 The Mayor's Regeneration Fund was allocated to Tottenham following the August 2011 riots. Part of this funding is directed at Tottenham High Road to target a series of public realm improvements.

- A Town Centre Manager has been appointed and started in summer 2012.
- A heritage shop front scheme was completed funded by the Heritage Lottery Fund and targeted at shop fronts along the High Road.
- Planning consent was secured for rebuilding of the Aldi supermarket and CarpetRight following the riots.
- 639 High Road has been sold to the GLA and Listed Building consent granted for provision of a business and community hub.
- We completed a Health Check of Bruce Grove, Seven Sisters and West Green Road district centres and the High Road in December 2011.
- The Post Office was relocated and opened in January 2012.
- The Job Centre Plus reopened in April 2012.
- Aldi re-opened its replacement store on 29 November 2012
- Launch of new Neighbourhood Action Service with a stronger enforcement presence in Tottenham
- Launch of new Employment Programme aimed at creating 200 jobs and supporting a minimum of 600 local residents into work

**3.16 Progress Made – Seven Sisters**

- A new application for the redevelopment of the Wards Corner Site was submitted on 9<sup>th</sup> June 2012 and approved on 12 July 2012.
- An application for judicial review of the above decision has been submitted to the High Court and the Council is awaiting the decision on whether the applicant is given leave for a hearing.

### Next Steps

- 3.17 The Council will continue to work with landowners and stakeholders to deliver the much needed regeneration of Tottenham as outlined in the Council's Plan for Tottenham taking forward the masterplanning work being prepared by ARUP, and other strategic important sites at Seven Sisters / Tottenham Green and Tottenham Hale. New set of masterplans and Supplementary Planning Guidance documents will be prepared in 2013 to meet the Council's and Mayor's aspirations for regenerating Tottenham.

### Haringey Heartlands

- 3.18 Outline planning permission was approved at planning sub-committee on the 22nd September 2011 for the Clarendon Square site. This is a residential- led mixed-use development including residential, office, retail and restaurant and £8m s106 agreement. Development on the site is expected to commence by 2012/13 with an approximate completion date 2018/19.
- 3.19 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.
- 3.20 A new secondary school which opened in 2010 has achieved BREEAM excellence for its sustainable design features. £1m of S106 was approved to be spent on projects to improve access either side of the railway embankment; on street and open space improvement in Hornsey High Street and Campsbourne Estate and on Alexandra Park over the next 2 years.
- 3.21 **Hornsey Depot** - Pre application public consultation will begin in 2012/13. The scheme will provide homes, retail, open space, business space and will be well designed to take into account its proximity to the local Conservation Area.
- 3.22 **Alexandra Palace** - The Trustees of Alexandra Palace are developing a regeneration strategy and masterplan for the site. The plan is for the future use of the building; looking at the whole site and how people might use it and move around it in years to come. The overarching aim will be to develop the Palace into a cultural space, recognise its important heritage assets, and maintain and improve its public open space.
- 3.23 **Wood Green Police Station** - Planning Committee approved a major extension and improvement scheme.
- 3.24 **Coronation Sidings** - Work has started on site to provide a maintenance depot which will support the expansion of Thameslink services. It is anticipated the depot will be operational in 2014.
- 3.25 **Wood Green Metropolitan Town Centre** - The Council's aspirations for Wood Green Metropolitan Town Centre are:

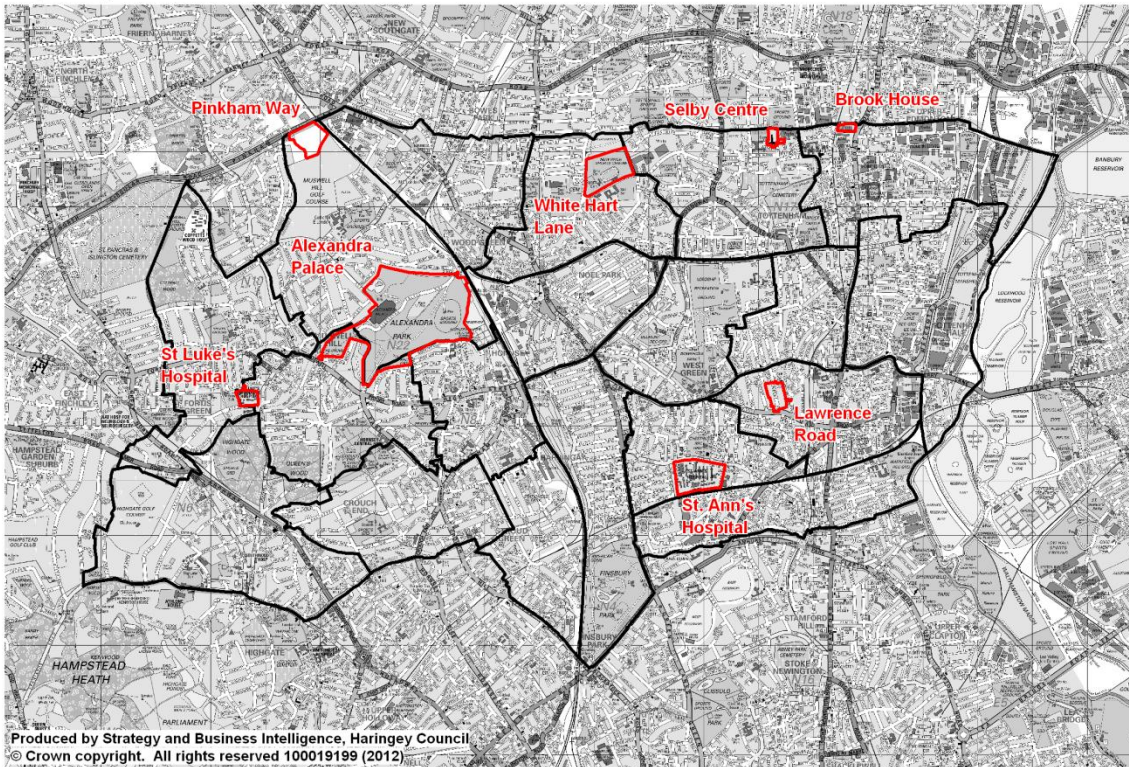
- To improve linkages with Haringey Heartlands to the west of the town centre and enhancing accessibility into and around the town centre for all members of the community;
- To encourage the retention and enhancement of the distinctive character areas within the town centre;
- To promote a sustainable future for Wood Green Town Centre;
- To improve the public realm throughout the town centre and to create a more pleasant pedestrian environment;
- To reduce congestion in the town centre by promoting car free development and the use of sustainable means of transportation;
- To conserve and restore high quality buildings within the town centre, and encourage appropriate development which respects the local environment and is of the highest standards of sustainable design;
- To develop the range and quality of the retail offered within the town centre;
- To improve the quantity, value and usage of town centre open spaces;
- To increase safety within the town centre, improving the confidence of visitors and users, and facilitating the development of a more positive overall perception of Wood Green as a destination;
- To encourage the development and management of appropriate leisure and night-time economy uses in the town centre and develop town centre infrastructure and amenities; and
- To increase the range and quantity of employment opportunities within the town centre.

3.26 The Council is currently developing a project to deliver public realm, pedestrian and cycle, road safety improvements to the town centre. Consultants have been retained to develop designs to deliver a greatly improved experience for people living, working and visiting Wood Green. Subject to approval by TfL we are planning to invest more than £4m on these improvements which should be completed by 2015.

3.27 An Area Action Plan is scheduled to be drafted in 2013/14 to complement the outcomes of the Local Plan to manage this area.

#### Other Major Projects Update

Major Projects



### Alexandra Palace

- 3.28 The Trustees of Alexandra Palace have commissioned Terry Farrell and Partners to develop a masterplan. Public consultation on six potential regeneration ideas have been carried out and a bid is being submitted to the Heritage Lottery Fund. The overarching aim is to develop the Palace into a cultural space; recognise its important heritage assets and maintain and improve its public open space.

### St Ann's Hospital

- 3.29 Officers have been liaising with the lead officer at St Ann's to develop masterplan proposals for the redevelopment of this major site. Initial proposals for consultation are that 1/3rd of the scheme will be retained for health facilities whilst 2/3 will be redeveloped to provide housing including affordable housing, open space, community and business uses.

### Lawrence Road

- 3.30 A planning application has been submitted by Bellway Homes for a residential led, mixed use scheme on the southern half of Lawrence Road. The scheme will provide 264 new homes and 500sqm of commercial/retail floor space to deliver A1/A2/A3/B1/D2 uses. Subject to planning permission being granted the development will start on site in spring 2013.

### Selby Centre

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- 3.31 Corporate Property Services is investigating development options for the Selby Centre. Pasteur Gardens is designated Metropolitan Open Land and needs an improvement strategy. Improvement options are expected to be ready by end of December 2012.

### St Luke's Hospital

- 3.32 Hanover, a specialist provider of older persons housing purchased the St Luke's Hospital site in early 2012. The proposals will be subject Planning Performance Agreement.

### Pinkham Way

- 3.33 This site was put forward as a potential waste site in the draft North London Waste Plan which is now been withdrawn. In the meanwhile, an application was received requesting registration of the site as a village green. This application will be assessed in March 2013.
- 3.34 The North London Waste Plan is being restarted, and sites will be considered afresh as part of this process. The planning application for the use of this site as a waste facility has been withdrawn.

### Brook House

- 3.35 A planning application was submitted in November 2012 seeking a comprehensive redevelopment of the Brook House (former Cannon Rubber Factory site) including the erection of a 22 storey building providing 100 residential units (use class C3), and 148 square metres of commercial floorspace (use class B1, D1 and D2), two buildings of 6 and 9 storeys respectively providing 101 residential units (use class C3) and a part 2/part 5 storey building comprising a 2,388 square metres 2 form entry primary school (use class D1) and 21 residential units (use class C3), together with associated car and cycle parking, refuse stores, highways, infrastructure, open space and landscaping works.

## 4. Design and Conservation

- 4.1 The NPPF attaches great importance to the design of the built environment and makes reference to design being a key aspect of sustainable development, contributing positively to place-making.
- 4.1 The NPPF requires a positive strategy for the conservation and enjoyment of the historic environment, including protecting heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- 4.2 *Strategic Policy 11 (SP11) Design* sets out the strategic policy for positive design for new development and its environs. Accordingly, new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use, with clear regard to sustainability and the historic environment. Local policy highlights that applications for tall building refer to a Characterisation Study for assessment in the AAP areas. The Council considers SP12 of the Local Plan: Strategic Policies is consistent with the revised NPPF with regards conservation.
- 4.3 A new Building for Life standard has been drawn up by design watchdog Design Council CABE, house building industry group the Home Builders Federation (HBF) and Design for Homes. The revision is in response to the introduction of the National Planning Policy Framework in 2012. Feedback from development management officers suggests that the previous Building for Life system did not necessarily reflect the design considerations of sites in Haringey, predominantly due to the increased constraints that many larger sites suffer in inner city locations.
- 4.4 The Local Plan monitoring framework sets the London Housing Design Guide standards as the key appraisal methodology for assessing the design standards of new development. The London Housing Design Guide standards are at the time of writing, still interim guidance, and discussions within the Council are ongoing about how and whether monitoring will be carried out against these criteria in future.

### Haringey Design Panel

- 4.5 As part of the pre-application process for major applications (excluding some commercial & industrial buildings), the Council encourage applicants to present their proposals to the Haringey Design Panel. This group of independent, objective experts, made up of experienced architects and other built environment professionals, meet voluntarily up to once a month; their advice is given to both the applicant and the Development Management Case Officer, and when it becomes a live planning application, the panel report is included in the consultation documents. The case officer then reports on how it was received at the panel, and if any changes have been made since then. Panel advice is intended to assist both the council's officers, Committee Members and the Applicants themselves; which is why schemes are only originally seen by the panel at pre-app stage (they may return later), so that design changes can be made.

- 4.6 The percentage of major applications considered by Planning Committee that have been seen by the Design Panel in 2011/12 was 63%. 17 major schemes were put before the Design Panel over the monitoring period. Although 10 eligible schemes weren't considered, sometimes this is at the discretion of the applicant, should they seek to avoid formal pre-application protocols.

### Design Awards

- 4.7 The Council ran a very successful Design Awards in July 2012 and an independent judging panel awarded the following awards:
- Best Build Project: Connaught Gardens
  - Best Homes: The Lighthouse
  - Best Green Design: Heartlands School
  - Best Heritage Project: Haringey Mortuary
  - Best New or Improved Place: Heartlands School
  - Overall Winner: Heartlands School
- 4.8 The Haringey Design Awards are one of the main ways in which the Council seeks to encourage good quality design of buildings and neighbourhoods. The awards recognise excellence in design in developments across the borough – with categories covering homes; green building; community; regeneration, place and landscape.

### Conservation Area Appraisals

- 4.10 Due to the reduction in conversation officer numbers to one post, only one appraisal was prepared this year - the Highgate conservation area. However, it should be noted that this is a substantial area, covering seven sub-areas, and as such represents a significant achievement for the Council. This conservation area was the first to be designated, in 1967. If it were to be designated now, it would almost certainly be designated as seven separate conservation areas, so the appraisal represents a substantial amount of work. The appraisal was completed with help from the Highgate Society in the description of the sub areas. The draft will be submitted for public consultation in October 2012 and is expected to be adopted in spring 2013.

### Historic Buildings

- 4.11 There was no change (increase/decrease) in the number of statutory listed buildings and structures in the Borough. There were 13 buildings and historic structures and five conservation areas on the English Heritage 2012 *Heritage at Risk* register. Significant progress was made in 2012 with regard to finding solutions to repairing and finding uses for buildings and historic structures at risk and it is hoped to remove between two and four entries in 2013.
- 4.12 Bruce Castle Archive Roof, which is a grade I listed building, required major repairs works, approval of specification, inspections of works and approval of repairs to structure and cladding. It's poor condition was exacerbated by theft of lead and vandalism to the listed building. Approval of specification, conditions and associated

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inspections are progressing for the Bruce Castle Park Boundary Walls, grade II listed structures on English Heritage at Risk Register.

- 4.13 In the Heritage at Risk Register for 2012, across north London, (Haringey, Enfield, Waltham Forest, Camden, Hackney and Barnet), Haringey is in 3<sup>th</sup> place in terms of listed Buildings at Risk, with 18 entries. Haringey has five conservation areas at risk, in 2013 it is hoped to remove several buildings from the Register.
- 4.14 Haringey continues to improve matters with investment schemes in Tottenham Green (Tottenham Town Hall refurbishment), in Tottenham High Road, (£1m conservation area frontage improvement scheme), in Myddleton Road, (environmental improvements and enforcement), in Crouch End, (Hornsey Town Hall Proposals) and in Highgate (Furnival House scheme and Highgate Bowl planning appeal).

### Heritage Led Improvement Projects

#### Bruce Grove Townscape Heritage Initiative (THI)

- 4.15 The third (final) phase of the Bruce Grove Townscape Heritage Initiative (THI) programme, funded in partnership with the Heritage Lottery Fund was completed in 2011/12. This is the completion of a 5-year programme that provided grant funding to deliver shop front renewal and historic building repairs to 19 properties, these are Nos. 527, 541-543, 551-553 (odds), 512, 522-528, 538-554 (even) Tottenham High Road, including the locally listed Windsor Parade and Wilson Building. [Phase 1 of the scheme was nominated finalist and runner-up in the best “heritage-led project” category for the Regeneration & Renewal magazine awards 2008, runner-up to King’s Cross St. Pancras].

#### Tottenham High Road – Partnership Schemes in Conservation Areas (PSiCA)

- 4.16 Shop front renewal and historic building repairs to 467-477 & 482-488 High Road (10 properties) through the Tottenham High Road – Partnership Schemes in Conservation Areas (PSiCA), funded in partnership with English Heritage.

#### Myddleton Road

- 4.17 An environmental improvement grant scheme to internalise external shutter boxes and provide traditional style awnings in Bowes Park Conservation Area to nos. 112, 116, 124, 128, 130, 132, 136, 143, and 107 Myddleton Road (9 properties). £200k PSiCA funding secured for shop front renewal and historic building improvements works on Myddleton Road N22.
- 4.18 For the Heritage Led Improvement Projects submitted Stage 1 bid for THI funding in North Tottenham & Bruce Grove in Nov 2011 – decision will be announced in April/May 2012.

**Conclusions**

- 4.19 Significant progress has been made in preserving the Council's heritage assets over the monitoring period. Funding bids to supplement limited resourcing on this issue have helped to drive outcomes in this area.
- 4.20 The changing policy perspective including guidance contained in the London Housing Design SPG will drive more onerous regulations on developments, and will improve design standards for occupants and neighbouring residents and uses.
- 4.21 The service is currently reviewing the ways it assesses design quality of applications as there is now a housing guide by the Mayor and a new set of Building for Life standards are published in 2011.
- 4.22 Issues relating to design remain of great importance to the Council, and the Development Management Policies DPD will add more detailed policy to the requirements set out in the Local Plan: Strategic Policies DPD. The Haringey Design Awards, held for the first time in 2012, were a success.
- 4.23 Conservation Area appraisals will progress in 2012/13 and in 2013/14.



## 5. Housing

The indicators in this chapter assess relevant policies against the following 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
- To help create mixed and balanced communities

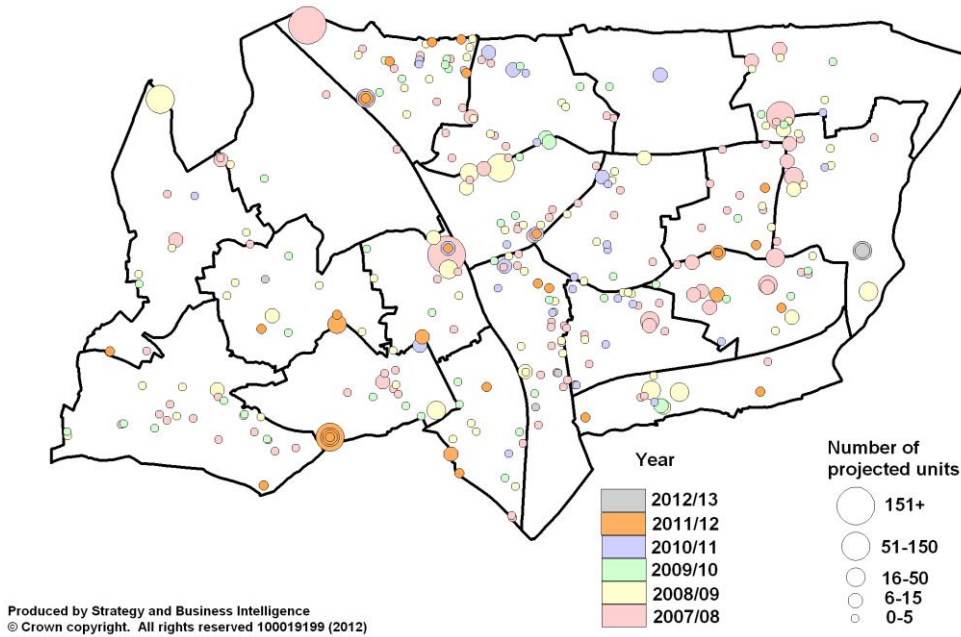
### Baseline Issues

- 5.1 Provision and access to high quality and affordable housing is one of the Council's key priorities. The Council's current and emerging policy framework aims to deliver balanced neighbourhoods where people choose to live, which meet the housing aspirations of Haringey's residents, offer quality and affordability, and are sustainable for current and future generations.
- 5.2 Planning policy aims to address the following issues:
- Provision of affordable housing
  - Overcrowding
  - Poor quality private rented housing
  - Provision of family housing

### Housing Completions in 2011/12

- 5.3 For the financial year 2011/12, 1,065 new housing units were completed. Taking into account demolitions and conversions, the total net additional housing figure for 2011/12 is 818. Over the first 9 months of the 2012/13 financial year, there have been 423 net units completed. 100% of new dwellings were built on previously developed land.

Housing completions 2007-2012



### Planning Permissions Granted in 2011/12

- 5.4 In the monitoring year there were 457 gross new units granted planning permission on 152 sites, totaling 326 net additional units. However, over the monitoring year there were 13 sites approved with a total net loss of 48 net units. These were generally approved in order to improve the Borough's stock of housing mix in favour of family sized dwellings
- 5.5 From April-December 2012 inclusive, 322 gross units were approved, totaling 254 net units. None of these were affordable dwellings. This is in large part due to only two sites approved in the reporting year meeting the threshold at which affordable housing is triggered. One of these was at 638 Tottenham High Rd, which was a like-for-like replacement of the existing structure following damage incurred during the 2011 riots. The other was for a lawful development certificate for use of a building as 10 flats at 38 Avenue Rd, Alexandra Palace.
- 5.6 Overall (from April 2011-November 2012) there were 754 units proposed on 208 sites totaling 546 net units. The overall average density of development over this period was 75 dwellings per hectare,

### Dwelling Mix

- 5.7 The housing mix over the reporting period shows a significant oversupply of 1 bedroom units being approved at the expense of larger family-sized dwellings.

Units	Recommended	Achieved
4+ bed	11%	4%
3 bed	22%	8%
2 bed	30%	32%

1 bed	37%	56%
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## Housing Supply

- 5.8 The National Planning Policy Framework (NPPF) introduced in March 2012 requires Local Authorities to demonstrate a five year supply of housing sites which are deliverable, i.e. they are available, suitable, achievable and viable; and a 15-year supply of identified sites which are developable, i.e. in a suitable location, likely to be available and could be viably developed at the envisaged time. The Housing Trajectory lists identified sites in line with the NPPF requirements.
- 5.9 The sites identified in Haringey's five year housing supply trajectory all meet these criteria. It is expected that 5,094 additional housing units will be delivered between 2012/13 and 2016/17. This is an average of 1,019 units per annum, which will exceed the current London Plan target (820) for Haringey.
- 5.10 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.
- 5.11 The London Plan designates Haringey Heartlands and Tottenham Hale as growth areas. 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.
- 5.12 In the past five years (2007/08 – 2011/12), a total of **3,160** net additional housing units have been delivered in Haringey, an average of 632 homes per year. This average rate fails to meet the previous London Plan target of 680 (which applied to the years up to 2011/12), and is also below the new London Plan target of 820. Housing delivery will be closely monitored to ensure that this target is met in future years.
- 5.13 The net completions figure in Haringey for 2011/12, 818, is only marginally less than the London Plan target of 820, and represents a strong performance in difficult economic times. The effects of the economic downturn continue to have a negative impact on the delivery of housing in the borough.
- 5.14 The Housing Trajectory shows the sites for housing likely to come forward in the plan period, i.e. up to 2025/26. This is a total of 11,673 units, an average of 834 units per year.
- 5.15 The GLA are preparing a revised London wide Strategic Housing Land Availability Assessment (SHLAA) to identify additional housing sites. This will in part be informed by a call for sites by Haringey which will also inform the Site Allocations DPD. It is envisaged this call for sites will occur in spring 2013. Once the study is complete, the identified sites will be included in the Council's updated housing trajectory.

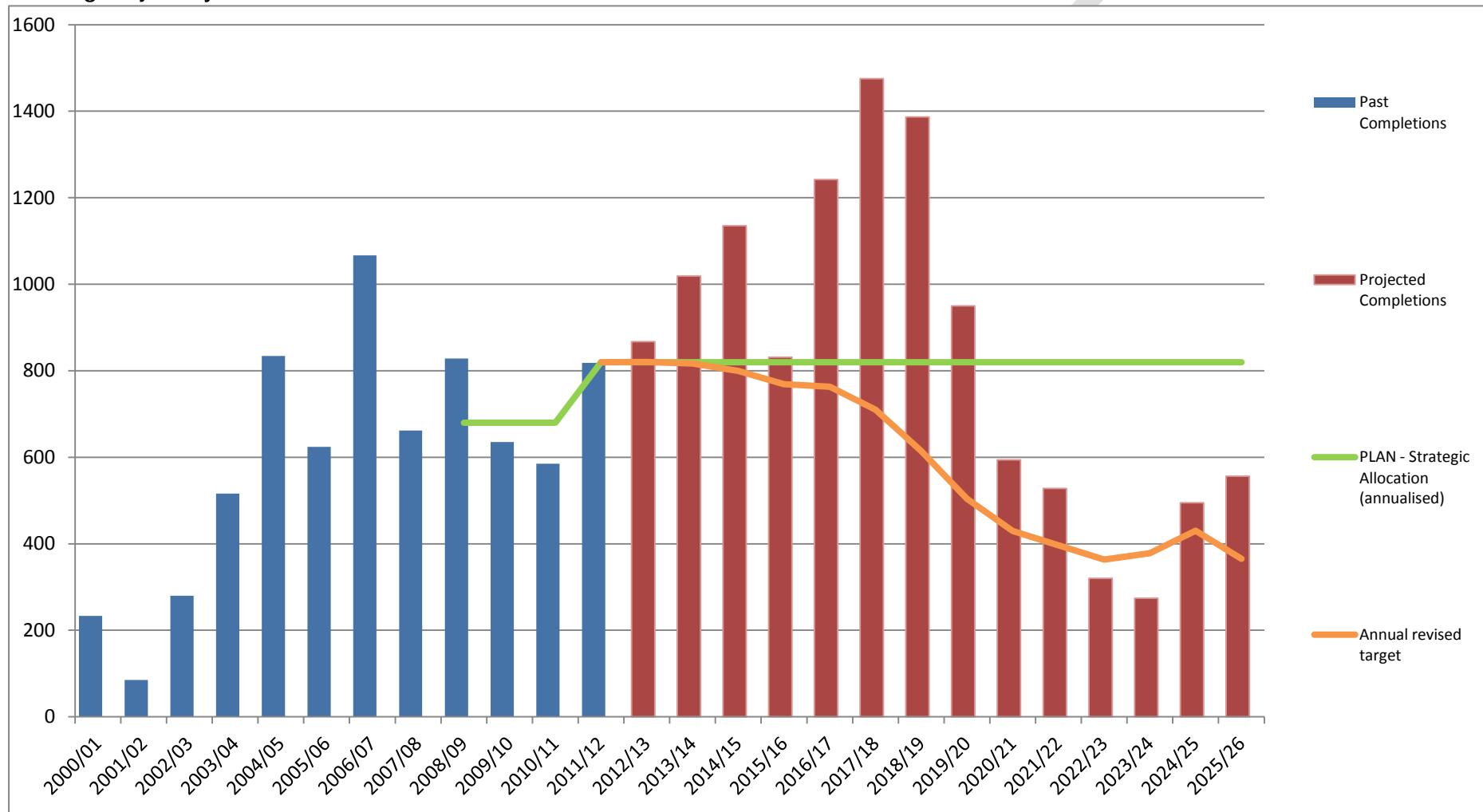
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- 5.16 The graph below shows past completions and the projected number of housing units to be delivered up to 2025/26 against the London Plan target of 820 units.



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## Housing Trajectory



### Affordable Housing Completions in 2011/12

- 5.17 There were 458 affordable completions in the 2011/12 financial year. This accounts for 43% of total gross completions in the borough for this year. A significant amount of affordable completions can be accounted for by the 256 units completed on the GLS site in Tottenham Hale.
- 5.18 This site stalled during the financial downturn, but has benefited from the Housing and Communities Agency stepping in to secure affordable completions on this site. There will be a private element of this scheme to follow, when market confidence reaches a sufficient level. Affordable completions were delivered on the following sites:
- GLS Site, Hale Village, Tottenham Hale – 256 units, 72% intermediate rent, 28% Social Rent
  - 658-660 High Rd, Tottenham Hale – 27 units, 70% shared ownership, 30% Social Rent
  - Aneurin Bevan House, Bounds Green – 31 units, 61% Social Rent, 39% Rent-to-Homebuy
  - Roden Court, Crouch End – 40 units, SPH
  - 8 Bruce Grove – 9 units, 67% Social Rent, 33% Intermediate Rent
  - Eleanor Close, Tottenham Green – 1 unit, Social Rent
  - Hornsey Central Hospital, Muswell Hill – 20 units, 55% shared ownership, 45% Social Rent
  - Park Tavern, 220 Park Lane, Tottenham Hale – 34 units, 65% Social Rent, 35% Intermediate Rent
  - 97-99 Phillip Lane, Tottenham Green – 12 units, 67% Intermediate Rent, 33% Social Rent
  - Watsons Road, Woodside – 28 units, 50% shared ownership, 50% Social Rent

Within affordable housing completions, 42.4% were social housing, and 57.6% are classified as intermediate housing

### Houses in Multiple Occupation

- 5.19 Although it is recognised that converted and shared houses are an important source of housing in the borough, especially for small and low income households, there is growing concern that there is a loss of family accommodation and a growing over-concentration of Houses in Multiple Occupation (HMOs) often offering low quality accommodation for occupiers and reducing the availability of family housing in the rental sector.
- 5.20 On the 6th April 2010 new planning legislation brought the definition of a “House in Multiple Occupation” in line with the definition in the Housing Act 2004, i.e. a HMO is a house or flat occupied by more than three people, who rent a property and are not related. In October 2010 the Coalition Government made further changes which mean a family dwelling (Use Class C3) can now change to a small HMO with up to six people (Class C4) as “permitted development”, i.e. without the need for planning permission. This change in legislation makes it difficult for councils to accurately monitor changes in the number and concentration of HMOs in their areas, as local planning authorities will not be made aware of the changes of use. This information

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is likely to be gleaned from less formal landlord liaison channels, local communities themselves, and building control officers (and other councils' officers who might have cause to visit a property during or post-conversion).

- 5.21 In response to this new legislation and in an effort to ensure HMOs provide good quality accommodation, the Council made an Article 4 Direction to remove permitted development rights for HMOs in the wards east of the Great Northern railway line. This was made on the 30<sup>th</sup> November 2012 and subject to agreement by Cabinet, will come into force on 30<sup>th</sup> November 2013.
- 5.22 Further approaches to managing the Private Rented Sector (PRS) are being developed across the relevant services, including Enforcement, Private Housing team, Housing, and Planning policy. This involves assessing the extent of problems associated with the PRS and developing policy and standards to address the issues.

### Affordable Dwelling Mix

- 5.23 The dwelling mix of affordable housing units compared to the standards set out in the Housing SPD, are set out below. There is a significant undersupply of large family homes coming forward, with 3, and 4+ bedroom units below the Housing SPD standards. The market is expressing a clear preference for 1 and 2-bed properties.

Tenure	1 Bed	2 Bed	3 Bed	4 bed	5 bed
Shared ownership	23	21			
Intermediate Rent	84	119	5		
Social Rent	11	53	57	22	11
Rent to HomeBuy		12			
Supported housing	15	25			
<b>Total</b>	<b>133</b>	<b>230</b>	<b>62</b>	<b>22</b>	<b>11</b>
%	29%	50%	14%	5%	2%
SPD %	19%	26%	27%	28%	

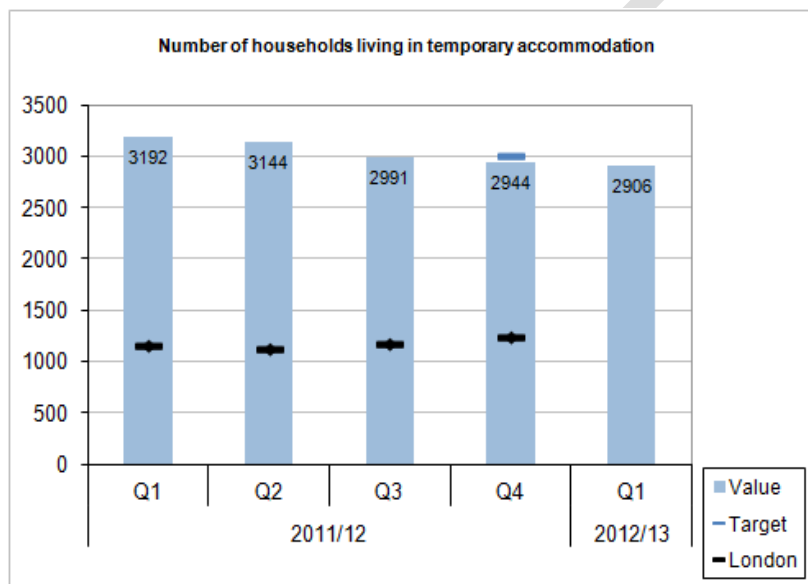
- 5.24 This year's and previous AMRs have shown that the dwelling mix targets are not being met. In response, the dwelling mix is currently being reviewed and updated as part of the Development Management Policies and will take into account current housing trends.

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### Number of residents homeless or in temporary accommodation

- 5.25 Performance against this measure is improving, with the target of fewer than 3,000 residents in temporary accommodation achieved for the last 3 recorded quarters.

Number of residents living in temporary accommodation	2010/11	2011/12				2012/13	Quarterly	Target
		Q1	Q2	Q3	Q4	Q1	Average	
	3,294	3,192	3,144	2,991	2,944	2,906	3,035	3,000



### Estate Regeneration/Stock Options and Decent Homes

- 5.26 48 Homes were converted from temporary to permanent accommodation in partnership with London & Quadrant, which also attracted a £3.9m grant from the Homes and Communities Agency (HCA). A stock options report on future investment requirements of the Council's housing stock was delivered in partnership with Adults & Housing and Homes for Haringey, supported by PWC. Cabinet will decide on the Council's approach to estate regeneration in 2013. An options appraisal has been completed for disposal of a Council housing estate to a local Registered Housing Provider in Broxbourne working in partnership with Adults & Housing and Homes for Haringey. Waltham Cross Estate is due to transfer to B3Living in 2013.
- 5.27 Joint partnership working with Barnet, Haringey and Enfield Health Authority brought back into use 75 Fortis Green Rd, a mental health scheme which was also refurbished and brought up to decent homes standards.

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- 5.28 In 2011/12 there was the enfranchisement of 4 leasehold properties of which 2 were retained as permanent council housing.
- 5.29 Stock options report on future investment requirements of the Council's housing stock delivered in partnership with Adults & Housing and Homes for Haringey, supported by PWC.

### Empty Homes

- 5.30 In 2011/12 55 empty homes were brought back into use. In 2012/13 so far, 35 homes have been brought back into use.

### Gypsy and Traveler Accommodation

- 5.31 There is an identified need for four additional pitches in Haringey. These will be allocated in the Site Allocations DPD. Sites will be identified as part of the housing trajectory in March 2013, as set out in the Planning Policy for traveller sites document published in March 2012.
- 5.32 There was no net addition to the stock of Gypsy and Traveller pitches over the monitoring period.

### Conclusions

- 5.33 Housing completions over the monitoring year were very close to the 820 units per/year target set out in the London Plan. The Council has generally met its housing targets in previous years, and has identified land available for housing development to meet the London Plan housing target.
- 5.34 Affordable housing has made a significant part of this years' housing supply. This was in no small part due to the HCA stepping in to provide affordable housing development on the stalled Hale Village site. On this site affordable units were completed with the help of HCA funding, meaning the site currently carries a higher affordable element than was planned. This will be rebalanced in future years, and may affect affordable completions as a percentage of overall completions.

## 6. Environment

The indicators in this chapter assess the relevant policy areas against the following UDP Objectives:

- All development should protect and enhance the environment and should operate in a sustainable and environmentally friendly manner
- To protect and promote a network of open space
- To maintain a satisfactory level of easily accessible open space in the borough with a variety of uses
- Ensure flora and fauna, with nature conservation value, environmental value or amenity value in the borough is protected and encouraged.

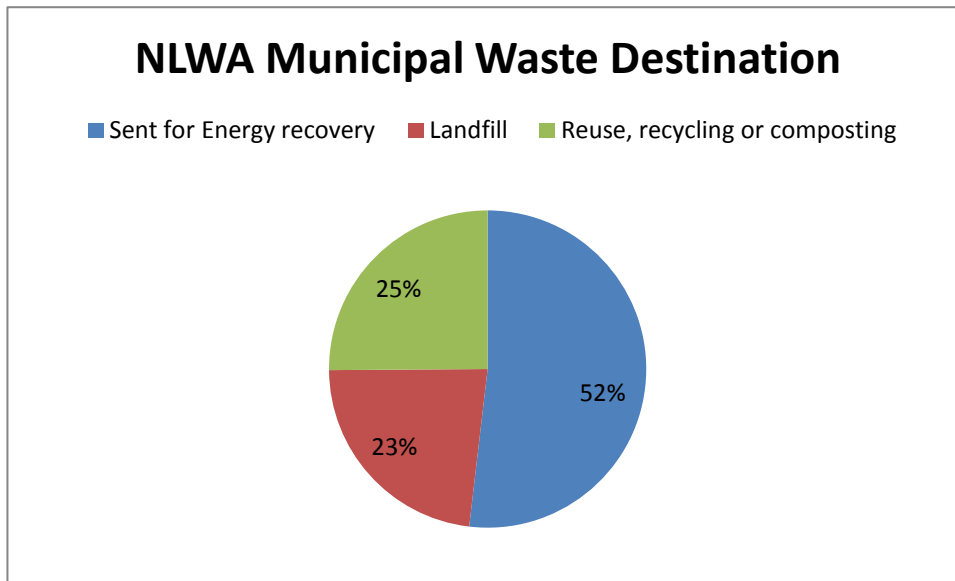
### Baseline Issues

- 6.1 There is an ongoing requirement to improve energy efficiency in both new and existing developments, as well as manage the potential effects of climate change. These requirements are all appraised as parts of new development, and new policies are coming forward to help guide new development to sustainable areas, and the employ sustainable building techniques. The Council has also demonstrated a commitment to retrofitting the existing stock of buildings in the Borough through engagement in schemes such as Haringey 40:20, the new green deal, and by establishing the Muswell Hill Low Carbon Zone.
- 6.2 Waste and recycling responsibilities are likely to grow in line with population growth in the Borough. The draft North London Waste Plan will recommend which locations should be used to accommodate this function, and Haringey is an active participant in the development of this plan.
- 6.3 Open space is a valuable resource which the Council will seek to protect and enhance where possible. As pressure from development increases, open space sites may become sought after for development. Additionally the resource that open space sites provide will be more heavily used as population densities increase. The NPPF places emphasis on Local Authorities identifying areas for protection in Local Plans.
- 6.4 A changing climate is expected to deliver heavier and more sudden rainfall, which may increase flood risk in the borough.

### Waste & Recycling

#### Total Waste Arising

- 6.5 The responsible authority for managing the end use of waste generated in Haringey is the North London Waste Authority. It collects waste from 7 north London local authorities, and the waste from these authorities is delivered to various destinations. The total amount of municipal waste arising in 2011/12 was 845,765 tonnes, and of that 194,776 tonnes (23%) was sent to landfill.



#### Household Waste

6.6 The total tonnage of household waste produced in Haringey in 11/12 was 90,882 tonnes, equating to approximately 363kg per head of population. The amount of residual waste (i.e. excluding any waste recycled or reused) is higher than had been hoped, and also higher than for the previous year.

6.7 The residual waste per household has decreased steadily over the monitoring period, but remains above the target by approximately 7%.

Residual household waste per household (kg)	2010/11	2011/12					Target
		Q1	Q2	Q3	Q4	Total	
	604	166	161	159	156	642	600

Residential household waste Recycled	2010/11	2011/12				2012/13		Target
		Q1	Q2	Q3	Q4	Q1	Total	
	28.11%	26.91%	26.98%	26.86%	25.07%	27.93%	26.75%	26%

6.8 In 2011/12 the Council exceeded its recycling target by three quarters of one percent. The recycling rate was lower than for the 2010/11 period however.

6.9 There was an increase in the recycling rate for the first quarter of 2012/13, which is largely attributable to the roll-out of fortnightly waste collection services in parts of the borough. A third phase of the roll-out is set to follow, after which the Council expects to exceed this year's recycling rate target of 31.7%

- 6.10 100% of households have a kerbside or kerbside-equivalent collection of recyclables (i.e. non-kerbside households such as estates have recycling bins located as close as their refuse bins / flats above shops have recycling sack collections as frequently as refuse). All kerbside properties (c.70% of the borough) have a weekly collection of organic (food/garden) waste.

#### New Waste Facilities

- 6.11 There were no waste facilities approved on safeguarded, new sites, or non-allocated sites. There were no additional household Waste Recycling Centres, or hazardous waste facilities approved across North London.

#### Street Cleanliness

- 6.12 The levels of litter on Haringey's streets have been below the 10% target for each recorded point in 2011/12. There was a significant increase in litter levels in the first quarter of 2012/13 to above the long term target. The Diamond Jubilee event, which included a number of street parties nationwide may have contributed to a one-off (or possibly two-off with the Olympics in the 2<sup>nd</sup> quarter) increase in street litter.

Improved street and environmental cleanliness: levels of litter	2010/11	2011/12				2012/13	Total	Target
		Q1	Q2	Q3	Q4	Q1		
	7%	7%	6%	6.7%	8%	13%	8.14%	10%

#### Construction Waste

- 6.13 No construction waste collected by Haringey Council is landfilled. In 2011/12 the Council delivered 768 tonnes of construction waste to the North London Waste Authority, which has contracts in place for it to be recycled for use as aggregates.

#### Reducing Carbon emissions

- 6.14 As part of Haringey's drive to assist residents and businesses, a number of schemes have been developed and implemented:
- 434 Home Energy Assessments & installation of smaller measures carried out.
  - 30 business audits complete by February 2012. In house temporary staff appointed to carry out audits.
  - Low Carbon Loan (Green Deal demonstration project) launched with 28 households registering interest in 2012.
  - Phase 1 residential LED exchange launched with 91 bulbs exchanged and potential additional 140 bulbs to be purchased by residents at low cost during exchanges scheduled in February/March 2012. Business LED exchange launched with orders of 360 bulbs received.

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- Procurement of lighting retrofit project of New London Performing Arts Centre completed. Carbon savings from this project far exceed original predictions.
- During 2011/12 Haringey Council agreed a £16m investment into solar PV (£8m Council funded and £8m roof rental scheme). Following unexpected change to the Government's FIT programme and judicial review, the programme has been severely curtailed. A total of 13 hostels installed with a combined 41.535 kWp before the 12<sup>th</sup> December 2011 deadline when the FIT rate was reduced.

### Fuel Poverty

- 6.15 The Council submitted a successful bid to the Greater London Authority for an energy efficiency project in Northumberland Park (RE:NEW). This provided us with data on how energy efficient homes are and also provided 1530 residents with energy saving measures completely free of charge. The RE:NEW affordable warmth scheme successfully delivered in Tottenham during the final quarter of 2011-12.
- 6.16 Working with colleagues in Adult & Community Housing we submitted a successful bid to the Department of Health for just under £100,000. This funding allowed us to run a Warm & Healthy project over the winter 2011/2012 primarily targeted at elderly residents.

### Reduction in CO2 emissions from ground based transport

- 6.17 The 2008 baseline was 164 kilo-tonnes of CO<sub>2</sub>, which has now been reduced to 147 kilo-tonnes. This shows the indicator going in the right way. However with transport comprising 30% of all emissions and the 2011 Buchanan Transport Study indicating that transport CO<sub>2</sub> emissions can only be cut by 17% by 2020.
- 6.18 The Carbon Commission will make recommendations on how this can be increased (e.g. incentives for electric vehicles and cross borough working) but this issue is largely dependent on more funding being put in place at the national and regional level based on local economic and health benefits.

### Policy Issue – Open Space

- 6.19 There was no identified loss of Metropolitan Open Land, Significant Local Open Space, allotments, green chains or other SINC's in the monitoring period.
- 6.20 There was some small change of 0.299Ha at the Eden Primary School are development site to include outdoor sports facilities including school playing fields. The outdoor sports facility is an appropriate use for Metropolitan Open Land.
- 6.21 There were two applications permitted in Haringey which involved changes to non-designated open space in 2011/12.
- The loss of 0.036Ha of undesignated park/garden at Coronation Sidings
  - The loss of 0.073Ha of undesignated open space at the rear of 62-70 Coolhurst Rd.

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- 6.22 The proportion of Local Sites conservation management has been or is being implemented has increased from 27% in 2010/11 to 32% this year.
- 6.23 There are at present 18 parks with Green Flag designation, of which 15 are owned and managed by Haringey.

### Conclusions

- 6.24 Reduction in energy use and carbon consumption continues to be a priority for the Council. Waste and recycling rates will continue to improve as upgraded facilities come online.

DRAFT

## 7. Employment and Town Centres

The indicators in this chapter assess relevant policies against the following 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 that land and premises are capable of embracing modern work requirements
- Seek to meet the needs of different sectors of the economy, especially SMEs and those organisations within the voluntary sector through provisions of the range of premises of different types, sizes and costs
- To ensure the borough's town centres are easily accessible and meet the needs and requirements of its people.
- Ensure people have access to a fully range and quality of goods and services.

### Baseline issues

- 7.1 Many of Haringey's urban centres continue to flourish despite the current trend towards online shopping, and out of town centres. The role of town centres is an important policy topic, with local centres being a key symbol of the local distinctiveness of an area and its local residents. Vacancy rates in most of the borough's town centres remain below London and national averages, which is positive. It is recognised that in some of the borough's smaller centres, vacancy rates are far higher however, and the potential change of these frontages to other uses will need to be managed.
- 7.2 The Council has concerns over the clustering of certain uses in the borough's town centres and their effect on local communities. These include betting shops, hot food takeaways near schools and payday loan shops. Data on this is presented in this section.

### Town Centre Development

- 7.3 Haringey has a varied network of retail centres. Wood Green is the only town centre designated in the London Plan as a Metropolitan Town Centre. Muswell Hill, Crouch End, Green Lanes, Tottenham High Rd/ Bruce Grove, and West Green Rd/Seven Sisters are all designated as District Centres. Additionally there are 38 local shopping centres providing an important function to their local neighbourhoods.
- 7.4 The Council has recently commissioned a Retail and Town Centre Study to support the development of its Development Management policies. Baseline information suggests that Haringey has an existing convenience goods retail sales floorspace within the borough of 54,926m<sup>2</sup> and a comparison goods retail sales floorspace within the borough of 101,403m<sup>2</sup>.

- 7.5 Successful bids were made to the Outer London Fund (OLF) in both Rounds 1 & 2 with funding going to Green Lanes and Muswell Hill in Round 1 to improve and market the boroughs Town Centres. Green Lanes received £90,000 and Muswell Hill £70,000. Town centre forums delivered a number of events and initiatives between September 2011 and March 2012 including the Haringay Food Festival, Christmas Lights, shopping promotions, a phone application and website development. The Council has worked with the Green Lanes Strategy Group to secure £1.78m Round 2 funding which will fund much needed improvement to the public realm and to the facades of the buildings to allow the High Street to celebrate its diversity and to remain as a competitive alternative with a distinct local identity.
- 7.6 Intensive work supporting business and the Tottenham Traders Partnership following the riots in August with £350K paid in grants and an Interim Town Centre Manager in place. Tottenham has also received £2M from the Mayors Regeneration Fund which will be spent on Town Centre improvements over the next 3 years. An independent consultancy, SpeakTo have been commissioned to work with all the town centre partnerships/business forums to look at developing initial action plans.

7.7 **Retail Policy Issues – Change of use from retail applications**

TRC1-5: Town Centre Development Policies

Site: 7 Broadway Parade, Crouch End

Proposal: Change of use of property to hot food takeaway (A5) and installation of extract ducting to rear of property – Appeal dismissed, but not on change of use grounds.

- 7.8 The issue with this proposal was that the existing A1 retail level is below 65% (60.9%) but the proportion of A3/4/5 uses is below the 20% maximum. The Inspector allowed the change of use because the 20% maximum has not yet been reached despite the fact that the proportion of retail will drop further below the target. The existing number of vacant units and the fact that the proportion of retail was already below 65% were the decisive factors. This decision reinforces the need for a formalised way of accounting for vacant units and town centres where the existing mix is already below target.

**Retail Appeals outcomes**

- 7.9 During the course of appeal hearings, it has been made clear that surveys of shopping parades are not given much weight unless they are accurate and up to date. It would therefore be prudent to undertake regular surveys of retail frontages in the borough. Additionally, the proportion of non retail frontage may not be sufficient on its own to justify refusal when challenged at appeal. This means we must look at the policies TRC1-5 as a whole as an opportunity to strengthen policy to manage change. This will be addressed via the emerging Development Management Policies.

### Forecast retail change

- 7.10 The results from demand forecasting for retail spending suggests there is generally an excess of demand at present which will grow over time as the population of the area increases. It would be prudent therefore to ensure that future planning policies reinforce the need to retain, and where possible, provide for additional comparison and convenience retail provision. The exception to this result is in the east of the borough, where there appears to be an oversupply of convenience retail floorspace.

Table 12.2 Convenience Goods Floorspace Projections

Centre	2017	2022	2027	2031
	sq m net	sq m net	sq m net	sq m net
Central Haringey (Wood Green/Green Lanes)	900	1,875	2,960	3,882
West Haringey (Crouch End/Muswell Hill)	6,019	6,626	7,499	8,723
East Haringey (Bruce Grove/Tottenham High Rd/West Green Rd/Seven Sisters)	-3,193	-2,394	-1,599	-1,022
<b>Borough Total</b>	<b>3,725</b>	<b>6,108</b>	<b>8,900</b>	<b>11,133</b>

Source: Table 11, Appendix 3

Table 12.3 Comparison Goods Floorspace Projections

Centre	2017	2022	2027	2031
	sq m net	sq m net	sq m net	sq m net
Central Haringey (Wood Green/Green Lanes)	2,465	5,360	9,599	12,900
West Haringey (Crouch End/Muswell Hill)	888	1,769	3,472	4,917
East Haringey (Bruce Grove/Tottenham High Rd/West Green Rd/Seven Sisters)	1,367	3,208	5,661	7,497
Other/Local Shops	211	435	717	931
<b>Borough Total</b>	<b>4,931</b>	<b>10,771</b>	<b>19,449</b>	<b>26,245</b>

Source: Table 8, Appendix 4

- 7.11 Additional supermarket development has recently been approved at Northumberland Park (Sainsbury's, 7,432m<sup>2</sup> net) as a part of the Tottenham Hotspur football stadium redevelopment, and on Tottenham High Rd (replacement Aldi store, 1,414m<sup>2</sup> gross, applications 2011/2301 & 2302 (outline) and 2012/1065 (reserved matters)). Additionally, a Sainsbury's Local has recently opened at 669-673 Tottenham High Rd. This was the subject of a planning application for new signage and revised opening hours, and was approved in April 2012.

### Town Centre Uses Floorspace Change

- 7.12 There were four sites completed during the monitoring year which had an impact on town centre floorspaces in the borough's Town Centres. These combined result in a

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loss of 58m<sup>2</sup> within designated town centres during the monitoring period. Total change in each “town centre use” is summarised in the table below.

Borough Reference	Net A1*	Net A2	Net B1a	Net D2	Total Floorspace Gained	Net Floorspace (all uses)	Proposed Non Res Site Area	Town Centre
2005/2228	-500					-500	0.000	Metropolitan, Wood Green
2010/2004			-84			-84	0.000	District, Crouch End
2010/2110			-151			-151	0.000	District, Muswell Hill
2011/1642	-337	-337		1351	1351	677	0.213	Metropolitan, Wood Green
<b>Total</b>	<b>-837</b>	<b>-337</b>	<b>-235</b>	<b>1351</b>	<b>1351</b>	<b>-58</b>	<b>0.213</b>	

### Vacancy rates in town centres

- 7.13 There is a small increase in overall vacancy rates in the borough from 2011-12. Vacancy rates have continued to increase in the east of the borough, possibly as a by-product of the August 2011 riots. Vacancy rates in all of the borough’s retail centres are lower than both the London (10%), and National (14.6%) averages.
- 7.14 Retail vacancy rates in the borough’s largest retail areas have remained low during the monitoring period, including to 3% vacancy rate in Wood Metropolitan Centre. This low rate is below frictional vacancy meaning that new retail firms seeking to enter this marketplace may cause inflationary pressure on rents due to a lack of choice of available sites. These market signals may indicate a pattern of more mature firms entering this marketplace, possibly at the expense of smaller independent retailers, and increasing rents.

Town Centre	Units	Vacancy Rates			Clusters of uses (august 2012)
		'09	'11	'12	
Crouch End	230	11 (4.8%)	7 (3%)	7 (3.0%)	<ul style="list-style-type: none"> <li>• 39 Cafes/Restaurants</li> <li>• 23 Hair and beauty salons</li> <li>• 18 Estate Agents</li> <li>• 22 Clothes and Shoe Shops</li> </ul>
Green Lanes	236	9 (4.3%)	12 (5%)	8 (4.7%)	<ul style="list-style-type: none"> <li>• 13 Estate Agents</li> <li>• 15 Cafes/Restaurants</li> <li>• 11 Takeaways</li> <li>• 8 Betting Shops</li> </ul>
Muswell Hill	170	7	3	9	<ul style="list-style-type: none"> <li>• 29 Cafes/Restaurants</li> <li>• 9 Estate Agents</li> <li>• 21 Hair and beauty salons</li> </ul>

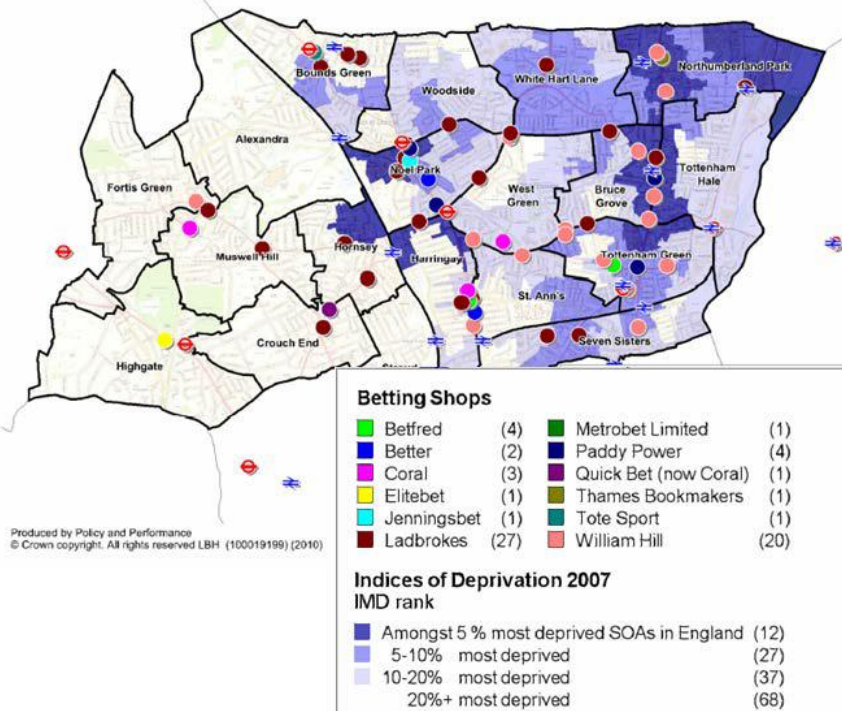
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		(4%)	(1.7%)	(5.3%)	<ul style="list-style-type: none"> <li>• 15 Clothes and Shoe Shops</li> </ul>
Tottenham/Bruce Grove	135	5 (3.7%)	4 (3%)	11 (8.1%)	<ul style="list-style-type: none"> <li>• 27 Newsagents and food stores</li> <li>• 14 Money shops</li> <li>• 10 Cafes/restaurants</li> <li>• 16 takeaways</li> <li>• 13 Hair and nail salons</li> </ul>
West Green /Seven Sisters	120	6 (5%)	8 (6.6%)	11 (9.2%)	<ul style="list-style-type: none"> <li>• 23 Newsagents and food stores</li> <li>• 18 Hair and nail salons</li> <li>• 11 Takeaways</li> <li>• 10 Money shops</li> </ul>
Wood Green High Road	367	13 (4.7%)	8 (2.1%)	11 (3.0%)	<ul style="list-style-type: none"> <li>• 8 Betting Shops</li> <li>• 6 Money Shops</li> <li>• 9 Cafes/Restaurants</li> <li>• 6 Takeaways</li> </ul>
Total	1,258	51 (4.1%)	42 (3.3%)	52 (4.1%)	

Vacancy Rates: Autumn 2012

### Emerging Baseline Issue – Clustering of Town Centre uses

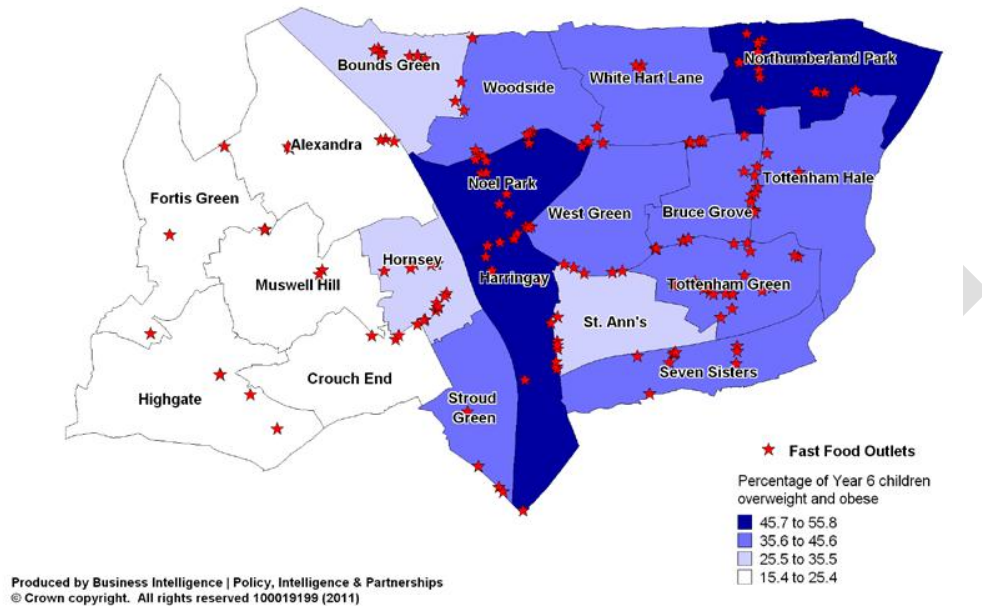
7.15 In order to inform the emerging Development Management DPD, NHS Haringey's Public Health Directorate sought to review the health evidence that surrounds this issue. This review looked at the health effects linked with hot food outlets, betting shops and high street money-lenders (such as pay-day loan shops). At the time of writing this report was still in draft form, the map below appears to indicate a link between indices of deprivation and numbers of betting shops.



Betting Shops Vs Deprivation

**Emerging Baseline Issue - Clustering of Hot food takeaways**

7.16 Initial assessments indicate that there is a link between clusters of hot food takeaways and obesity in young children. This is clearly demonstrated in the map below. Haringey Council Public Health service have commissioned a research study with City University that will examine the impact of fast food takeaway businesses clustering around schools and the impact this has on health. The study is working with three schools in Tottenham.



Hot food takeaway Vs percentage of Y6 children who are overweight or obese

**Emerging Baseline Issue – Clustering of payday loan shops**

7.17 In addition to hot food takeaways and betting shops, the clustering of payday loan shops is also evident in some of our town centres. Whereas betting shops and hot food takeaways are more established issues, less data is readily available on payday loan shops. As is the case with betting shops, planning policy currently only has the power to restrict certain changes of use, meaning that it does not have the power to stop the problem once it exists, and has only limited power at present to manage the increase of these uses in town centres.

**Employment Floorspace Change**

7.18 In the monitoring period there was a loss of approximately 11,600m<sup>2</sup> permitted of employment floorspace in the Monitoring period. This is summarised in the table below.

Borough Reference	Net B1	Net B2	Net B8	Net B1, B2 and B8
2011/0548	-378	0	0	-378
2011/0495	20	0	0	20

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2011/0546	0	0	0	0
HGY/2011/1624	3,456	0	0	3,456
2010/2189	0	0	0	0
2009/1131	-405	-580	0	-985
2011/0970	-346	0	0	-346
2011/2160	-502	0	0	-502
HGY/2011/1537	0	-382	0	-382
2011/0292	-52	0	0	-52
2011/0599	0	0	-103	-103
2011/0609	-146	0	0	-146
2011/0705	-43	0	0	-43
2011/1069	-400	0	0	-400
2011/1132	-26	0	0	-26
HGY/2010/2066	0	-533	0	-533
HGY/2011/1066	-305	0	0	-305
HGY/2011/1254	-56	-603	0	-659
HGY/2011/1414	-88	0	0	-88
HGY/2011/1477	-196	0	0	-196
HGY/2011/2117	-351	0	0	-351
2011/0302	-146	0	0	-146
2011/0620	-990	0	0	-990
HGY/2011/0814	8,489	0	-6,625	1,864
HGY/2011/1393	-59	0	0	-59
HGY/2011/1566	1,814	0	-11,438	-9,624
2011/0440	-587	0	0	-587
<b>Total:</b>	<b>8,703</b>	<b>-2,098</b>	<b>-18,166</b>	<b>-11,561</b>

7.19 The most significant change of use have happened at 550 White Hart Lane (HGY/2011/0814 & HGY/2011/1566), where permission has been granted for a change of use from B8 to B1 on a designated employment area.

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- 7.20 The increase in B1 floorspace accounts for a potential 544 jobs at a rate of 16m<sup>2</sup> per employment job in an office environment. The loss of B2/B8 accounts for a potential 579 potential jobs at a combined 35m<sup>2</sup> per employee for these land uses.
- 7.21 Over the monitoring period 3,048m<sup>2</sup> of employment floorspace was permitted for loss of employment land to residential. This figure is made up of 1809m<sup>2</sup> for B1, 1,136m<sup>2</sup> for B2, and 103m<sup>2</sup> for B8. The table below sets out the planning permissions for the loss of B1 to residential for the monitoring year.

Development Description	Net B1 (m <sup>2</sup> )
Change of use of first floor from (offices) to C3 (residential)	-52
Conversion of upper floors to 1 x one bed flat and 1 x two bed flat	0
Change of use of upper floors from offices / storage to 1 x three bed flat, extension of retail unit to rear and remodelling of frontage with new entrance door to flat above.	-146
Change of use and conversion of existing ground floor shop and storeroom to a single, self contained, one bedroom flat.	-43
Change of use of upper floors from B1 (business) to C3 (residential) comprising 2 x studio units, 2 x one-bed flats and 3 x two-bed flats	-400
Change of use of part of ground floor from office to 1 x 1 bed self contained flat	-26
Partial demolition of existing industrial unit and erection of 4 x 2 bedroom self contained maisonettes.	0
Application for a new planning permission to replace an extant planning permission, in order to extend the time limit for implementation for : demolition of existing block of five single storey garages/workshops and erection of 4 x 2 storey houses with integral garages (original ref HGY/2008/1340)	-305
Erection of 2 storey terrace of 5 x three bedroom units. Demolition of existing two storey building on Bruce Castle Road and erection of two storey building to match existing. Demolition of existing building on Birkbeck Road and erection of 2 x two storey terrace house.	-56
Conversion of estate office into three bedroom self contained house	-88
Change of use of property from B1 (workshop) to C3 (residential) comprising 1 x 1 bed flat, 1 x 2 bed flat and 1 x 2/3 bed flat with associated minor exterior alterations	-196
Conversion of existing first floor office area into 2 x two bed flats and 1 x one bed flat	-351
Change of use from offices (B1) to a Live/Work unit	-146
<b>Total</b>	<b>-1,809</b>

- 7.22 In terms of UDP Policy EMP4, which manages the transition of disused employment land to other uses, this policy was observed twice in permitting residential development causing the loss of 729m<sup>2</sup>. EMP4 is not generally being enforced on development applications for change of use of premises above and behind shopping parades. This has given rise to the loss of a combined 1,426m<sup>2</sup> of employment land (generally B1/A2, but occasionally B8) on 9 development sites.

### Designated Employment Land

- 7.23 There is a total of 131.43Ha of Designated Employment Land in Haringey. An Employment Land Update was carried out in February 2012, identifying the need for an additional 731,362m<sup>2</sup> of employment floorspace, a decrease from 735,647m<sup>2</sup> when the survey was last carried out in 2009. The study identified that 11.06Ha (8.4%) of the land designated as employment land was vacant at February 2012.
- 7.24 The employment land requirement is forecast to grow for B1 uses over the Local Plan period, with smaller growth in B8, and gradual reduction in B2 uses. The loss of B8 over the reporting year therefore does not meet with need, but the gain in B1 does.

### Businesses

- 7.25 Latest figures from the ONS for 2011 show that Haringey has 9,315 active enterprises. For the same period, 1,325 businesses opened and 1,605 closed. Active rates remain consistent with the London average with an 11% increase between 2006 and 2010 the UK average is 4%. New businesses are above the London average with a 17% growth rate between 2006 and 2010 the London average is 10% and UK average -8%. Business closures have increased by 61% for the same period compared to 55% across London and 44% across the UK.

### Employment

- 7.26 Worklessness remains a persistent problem in Haringey. In the year to September 2012, 66.8% of the population aged 16-64 in Haringey was in employment, lower than the London and England rates of 68.6% and 70.7% respectively.
- 7.27 At February 2012, 17.4% of the Haringey population aged 16-64 was claiming out of work benefits, slightly up by 0.1 percentage points from February 2011. The out of work benefits claim rate in Haringey continues to be higher than the London and England rates, which, at May 2011, were 12.6% and 12.1% respectively.

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### Out of work benefits, February 2000 to February 2012

7.28 Data for October 2012 show that the Job Seekers Allowance (JSA) claim rate in Haringey was 6.2%, down by 0.5 percentage points on the year. However, it should be noted that JSA is a narrow measure of unemployment and therefore should not be taken as a complete indicator of labour market conditions.

7.29 Despite the recent fall in the JSA claim rate in Haringey, it should be noted that it is 2.0% higher than at the same point four years ago. The Haringey rate also remains higher than the current London and England rates of 4.2% and 3.8% respectively. The JSA claimant rate is disproportionately high:

- in the east of the borough, particularly Northumberland Park - 12.1% (the second highest rate in London)
- for males - 7.2% compared to 5.1% for females
- for 18-24 year olds - 10.1%

7.30 At November 2012, employers notified Jobcentre Plus of 444 vacancies based in Haringey. The main sectors these vacancies were in are set out below:

- Financial and business services – 49.8%
- Other service activities – 22.5%
- Wholesale/retail distribution – 8.1%
- Health and social work – 6.1%
- Public services, administration and defence – 2.9%

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- 7.31 In 2011/12, the Council delivered a much reduced Haringey Guarantee service while a new approach to tackling worklessness was being developed. However, despite this reduced service, 161 long-term unemployed people were supported into employment through the Haringey Guarantee.
- 7.32 From 2012/13, the Council has been delivering the new Jobs for Haringey programme, which is targeted to support at least 600 unemployed and economically inactive people into sustained employment by March 2015. Jobs for Haringey complements the range of Government funded programmes operating in the borough – principally the Work Programme and SFA funded training provision – through engaging and supporting those residents NOT eligible for these programmes (currently 80% of benefit claimants) and providing a range of bespoke employability support and job brokerage. So far the programme has been successful in supporting 51 unemployed and economically inactive Haringey residents into employment; the first sustained jobs are anticipated to be delivered in the third quarter of 2012/13.
- 7.33 In May 2012 the Council launched the Haringey Jobs Fund, an initiative to create 300 jobs for unemployed and economically inactive Haringey residents. The 2012/13 target is to create 50 jobs; 21 have been created to November 2011, with commitments in place from employers to create a further 53 jobs by the end of the financial year.
- 7.34 The Credit Union opened for membership after HICCU received FSA approval in March 2011. Membership savings and loans at 23 May 2012 are:
- Total number of Haringey residents in membership = 861
  - Total value of savings held by Haringey residents = £283,734
  - Total value of loans issued to Haringey residents = £329, 952
- 7.35 The number of members taking out loans is outweighing the number of members saving with the Credit Union at a loan to share ration of 117% with the average loan being £989 per family. This situation is most likely caused by the prevailing economic conditions. The result is that the credit union is seeking additional capital to meet the demand for loans from Haringey residents and to ensure sustainable business growth.

### Development Contributions: Employment & Training

- 7.36 9 recent agreements have been signed which include financial contributions towards securing training and local employment opportunities, either through the “Haringey Guarantee” scheme, or any other scheme agreed between the Owner and the Council. Financial contributions were sought on 3 sites, and money has been received in line with agreed payment schedules.
- 7.37 There are 9 sites which currently have planning agreements relating to employment and skills. On the Clarendon Square site in Haringey Heartlands, £200,000 was agreed to be put towards employment skills training funding and/or funding for work placement co-ordinator. This will be paid upon commencement. A further £200,000

was agreed at the Coronation Sidings site to fund a programme of employment skills training targeted at the likely job skill requirements during construction and/or occupation of the development for residents of LBH. This was paid prior to commencement of the project. At 550 White Hart Lane £60,000 was agreed to contribute towards securing training and supporting local employment opportunities either as part of the Council's "Haringey Guarantee" Scheme or any other scheme agreed between the Owner and the Council. On the remaining 6 sites, non-monetary agreements were struck to implement measures that provide jobs for Haringey residents. These have met with mixed success, with some schemes enacted and providing local jobs and training opportunities, and some obligations failing to be enforced.

- 7.38 A number of on-site agreements have been struck, seeking commitment to 20% of the construction workforce to comprise of local residents, and where not practicable, residents of the North London sub-region. Three of these arrangements have not been enforced, with no contact being made between the developer and Council once permission has been granted.

#### Conclusions

- 7.39 There are a number of issues that planning policy needs to address in managing employment and town centre uses. The recent Retail Study will assist in setting targets for retail provision in the future, and in providing an evidence base against the loss of retail in policies TRC1-5 of the UDP, and its successor in the Development Management DPD. In order to enforce these policies it is important that the Council has access to up to date data on existing retail frontages.
- 7.40 There was a loss of employment land over the monitoring period. This was generally in accordance with the policy on managing redundant uses in EMP4 on B2 and B8 land. There is also a significant cumulative change on development sites behind and above shopping parades which is not being governed by EMP4.
- 7.41 Similarly, although the market for development of employment land in the borough is at present relatively depressed, particularly compared to that for residential development, it is important that the findings of the 2012 Employment Land Review are taken into account when planning for new employment designations, and deciding on proposals for conversions from employment to residential. There is an underlying need for B1 employment floorspace in the borough in the medium to long term.

## 8. Strategic and Community Infrastructure

The indicators in this chapter assess relevant policies against the following UDP Objectives:

- To support and promote transport improvements where it would improve safety for all road users, including pedestrians and cyclists, enhance residential amenity and complement land development and regeneration strategies
- Reduce the need to travel by car and promote more sustainable transport choices for local residents and local businesses
- Improve freight movement, whilst minimising the environmental impact
- To balance the need for parking and the environmental impact of traffic movement and parked cars.
- To increase the overall stock of good quality community and health facilities in Haringey, especially in areas of shortage, and to improve existing facilities
- To ensure that major new developments seek to promote public health and assess health impacts

### Progress

- 8.1 Good progress has been made in delivering key transport, education, public realm, and highways projects in 2011 and 2012. Some of these projects such as the Tottenham Gyratory and the Tottenham Hale station improvements, when completed, will support future growth in housing and jobs. Funding for infrastructure projects came from various sources including central government funding for schools, section 106 contributions, Transport for London (TfL) and Council's own capital budget.
- 8.2 The contribution of £1m from the New River Village Development has been committed for spend with £320k remaining to be spent. In 2011/12 there was a low amount of infrastructure spending from s106 contributions, but a very high amount negotiated, principally due to large sites. s106 spend is higher in the first half of 2012-2013.
- 8.3 At present, there is some uncertainty on the implementation of a number of planning permissions due to the economic downturn. This will have an impact on the level of S106 collected from previously negotiated agreements.
- 8.4 The legislation governing how infrastructure contributions from new developments can be collected and spent has undergone legislative change. From April 2014 there will be restrictions on pooling section 106 contributions to fund infrastructure. The process is underway to introduce the new system called Community Infrastructure Levy (CIL) in Haringey by early 2014 that will broaden the range of sites on which infrastructure contributions can be collected.

### Community Infrastructure Plan and Infrastructure Delivery Plan.

- 8.5 The infrastructure needed to support a growing population in the Borough is going to increase. In part, this can be accommodated by making better use of existing assets, but some new infrastructure will also need to be provided. The infrastructure that will be needed to support future growth over the next 15 years, have been assessed in a Community Infrastructure Study as part of the Local Plan making process. Key projects and needs from this study are set out by infrastructure type in the Infrastructure Delivery Plan (IDP). The IDP list is prepared in 2010 and updated in July 2011.

#### Infrastructure Delivery

##### Major transport schemes

- 8.6 Haringey's Local Transport Plan Delivery Plan covers the period for 2011– 2014. Overall, the Delivery Plan has more than 30 projects with an estimated value of almost £27m. For 2011/12 TfL allocated £2.167m for transport projects with a further £100,000 for Wood Green town centre for a feasibility study for improvements to the public realm. Modelling and a business case for around £4m worth of improvements for Wood Green is currently being developed. Green Lanes has an allocation of £1.2 million LIP funding for public realm works which are expected to start in 2013-2014.
- 8.7 Progress has been made on delivering the removal of one way working on Tottenham gyratory and station interchange. Work has commenced on Tottenham High Road following agreement on a funding package for the scheme which is estimated to cost £34m. The project includes pedestrian and cycle accessibility. The scheme is due to complete in October 2014.
- 8.8 Joint working with TfL, GLA and rail operators has secured a funding package to deliver a scheme to enhance capacity and accessibility at Tottenham Hale station. The £20m project will provide a fully accessible station, enhanced capacity, improved passenger interface and a direct link into the major residential development of Hale Village. It is expected the scheme should complete by 2016.
- 8.9 The Council has made good progress in securing our aspirations for enhanced capacity on the West Anglia main line through Tottenham Hale and Northumberland Park. With Enfield and other boroughs in the Lee Valley we have sought the inclusion of the project for a 3<sup>rd</sup> track to deliver 4 trains per hour stopping service between Angel Road and Stratford. Network Rail is including the scheme in its Strategic Business Plan for 2014-19.

#### Cycling

- 8.14 Since 2004, Haringey Council has installed over 430 cycle parking stands across the borough. In addition, secure estate parking has been piloted at four locations in Tottenham and Muswell Hill as it is recognised that secure cycle parking at the home end is important for greater cycle usage. £65k funding has been allocated

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from the LIP budget and to continue this programme of cycle parking stands between 2010-14.

- 8.15 Secure cycle storage provision either included as part of a proposal or requested by the transportation team was for 684 cycles in 2011/12. Provision either included as part of a proposal or requested by the transportation team so far in 2012/13 is for 1215 cycles. Cycling rates are expected to increase in the Borough, with investment into cycling infrastructure in the Borough forecast to increase.
- 8.16 Continuing to promote sustainable transport further, the Council is working with neighbouring boroughs for a North London Cycling Study, and has started work on a Walking and Cycling Audit across the borough to identify cycling improvements.
- 8.17 In 2011/12 Haringey was awarded the most improved Borough at the TfL transport awards.

### Education

- 8.18 The demand for reception places outstripped supply at reception level in 2011 as a result of a continued rising birth rate and an increasing demand for places in Haringey schools. This upward trajectory continues to be managed by monitoring of reception applications for entry in any given academic year and contingency plans continue to be considered to increase provision via bulge classed and/or permanent expansion at location(s) across the borough as and when required. In the last two years a number of bulge classes have been provided to meet rising demand.
- 8.19 One form of entry has been provided as a result of free school provision at Eden Primary School in the west of the borough in 2011. One additional permanent form of entry was provided at Rhodes Avenue Primary in 2011 as a result of expanding the school from two to three forms of entry. Expansion of Rhodes Avenue Primary School is progressing and the school will operate at 3form entry (fe) across all year groups by 2018. Buildings works are expected to be completed 2014. As of September 2012 the capacity at Alexandra Primary was increased from 1fe to 2fe starting with the reception cohort. This is a response to demand created through rising births. Additional capacity as a result of development at Heartlands will still have to be planned for locally either through expansion(s) or through a free school provider.
- 8.20 Hartsbrook E-Act Free School located in Tottenham has opened with two reception classes in 2012. The school is expected to move into its new premises in north Tottenham in 2015 as part of the Brook House development which received planning permission in early 2013. Although the school has relieved the pressure locally, its proximity to the London Borough of Enfield and residential development being provided as part of the development of the site on which the school will be located, means that, additional primary capacity may still be required in the Northumberland Park ward. Detailed work to determine how best to provide this additional provision has been carried out in the past 12 - 18 months, and initial options suggest that a new site for a primary school would be required in the future.

### Health

- 8.21 NHS Haringey is now part of NHS North Central London and the delivery of health services in the area is subject to change in line with the Government's recent changes to the Health Service.

### Parks and Leisure Centres

- 8.22 **Lordship Recreation Ground** major improvements work has been progressed during 2011 and 2012. £5m of construction works over the last 18 months (£4m from the Heritage Lottery Fund) have resulted in a brand-new flower-lined channel for the River Moselle, a new 'Loop' bike track and an Environmental Hub building with café and classroom, refurbishment of the Shell Theatre, restoration of the historic and nationally-unique Model Traffic Area, new meadows, flower-beds and tree planting, and general improvements to drainage, paths and entrances. The Lordship Recreation Ground was relaunched in September 2012 with a community festival.
- 8.23 Other improvement works to Haringey's parks include a major restoration and improvement work to **Finsbury Park**. Public consultation on improvements to **Hartington Park** in North Tottenham, was carried out in 2012, outcomes of which will feed into a programme of works in 2013.
- 8.24 The Council is also developing proposals for use of s106 funds for Wood Green Common, Nightingale Gardens and Barratt Avenue open space improvements with plans being finalised for expenditure in early 2013-14.
- 8.25 A major change for managing borough's Leisure centres took place in 2012. Fusion Lifestyle Ltd, an independent charity working in partnership with the council, will be running Park Road and Tottenham Green Leisure Centres and Broadwater Farm Community Centre on a 20-year contract. They will also look after White Hart Lane Leisure Centre for the next three years. Haringey Leisure Centres is expected to see around £15m of investment when Fusion Lifestyle Ltd takes over management of the service in December. Improvements to facilities at Park Road and Tottenham Green Leisure centres and upgrade of the Park Road Lido are likely to begin next year.

### Utilities

- 8.26 Deephams Sewage Treatment Works (STW) serves part of the Haringey Borough. Deephams STW is situated in Edmonton in the Borough of Enfield and has a catchment that extends across an area of 249km<sup>2</sup> including the northern part of Haringey and therefore has a strategic role in providing sewage treatment within North London.
- 8.27 Deephams plant requires improvements and upgrade. This upgrade will cater for population growth within Haringey and surrounding Boroughs, and improve the

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water quality of the Salmon's and Pymmes Brooks and River Lee, through improving the treatment of influent at Deephams STW. Thames Water's preferred option is to build the upgrade on the existing Deephams Sewage Works site (rather than a replacement site).

- 8.28 National Grid is working on a major national infrastructure project called the North the London Reinforcement Project (NLRP). The project comprises a series of upgrades to an existing overhead line route that runs from Waltham Cross Substation, near Waltham Abbey to Hackney Substation in London. The route consists of two sections, one runs from Waltham Cross to Tottenham, and the other runs from Tottenham to Hackney. The aim of this upgrade project is to ensure that new sources of power generation located in, and supplying the boundaries of, the London region can continue to meet the city's demand for energy.

### Flood Alleviation

- 8.29 The current Infrastructure Delivery Plan (July 2011) does not include specific measures for flood risk alleviation. The Council has been working to develop a Surface Water Management Plan during 2011 and 2012. The draft Plan has identified 9 Critical Drainage Areas (CDAs) in the Borough. These CDA's require investment in resilience and mitigation measures to protect those that live and work in these areas from the risks associated with flooding. Climate predictions indicate that intensities of storms are likely to increase giving rise to greater likelihood of flood incidents in the future. The Surface Water management related project will be included in the 2013 update of the Infrastructure Delivery Plan. Funding from DEFRA and other sources for flood alleviation will need to be identified for implementation of flood risk alleviation measures.

### Other

- 8.30 The Council has spent section 106 funding on improvements in and around the Haringey Heartlands Regeneration area on educational purposes, access and playing field improvements and Hornsey High Street lighting improvements in 2012. Further £100k will be spent this financial year 2012-2013 on Campsbourne environmental and community streets works.
- 8.31 Planning permission for the new police Station in Wood Green was granted in 2011/12, and the construction work has already started. London Mayor's recent announcements for emergency service provision in London mean that there may be changes to the police services in the borough including the potential reduction in services from Tottenham Police Station.

### Section 106

- 8.32 As at 30<sup>th</sup> November 2012, 186 S106 planning agreements have been agreed in Haringey. These placed a financial obligation on developers to the total value of £49,158,449.69. In addition: -
- 56 agreements required the specific provision of on-site affordable housing.
  - 45 agreements placed specific restriction on development to safeguard the development and surrounding area (i.e. restriction of use class, residents parking restrictions, health care restrictions and hostel/homeless restrictions).

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To date:

- £49million S106 funds have been negotiated 2005-2012;
- £17million has been received;
- The collection rate of monies owed and triggered is 99.1%;
- £12million has been spent;
- £5million remains to be spent with project plans in plan for their use; and
- The Council has collected £50k towards the Mayoral CIL and received £2k in monitoring costs.

8.33 There was a significant jump in agreed s106 monies this year, compared to last year, primarily due to the granting of major planning applications for sites at Clarendon Square (Haringey Heartlands, £8m), and Hale Village (Tottenham Hale, £10m). It is also recognised that there may have been a spike in s106 revenues this year due to the implementation of the Mayoral CIL from 1<sup>st</sup> April 2012.

	2009/10	2010/11	2011/12	Total
S.106 funds agreed negotiated)	£3,128,036	£907,854	£21,896,711	£25,932,601
S.106 funds received	£1,379,733	£1,560,670	£2,067,933	£5,008,336
S.106 funds spent	£3,422,844	£1,701,282	£419,496	£5,543,622

### S106 Spend in 2011/12 and in April-October 2012

8.34 S106 spent in the 2011/12 financial year was low, and this reflects low agreements and monies collected in 2010/11. In the first half of 2012/13, planning contributions received total £3,834,329, and the spend was higher with a total so far spent of £2,816,677.

8.35 S106 funds spend during the 2011/12 financial year was:

Site Address	Amount	Obligation Type
	183,347.70	Admin
658-660 High Road, N17	49,000.00	Highways
Rangemoor Road & Herbert Road, N15	8,000.00	Highways
1-13 Herbert Road, N15	25,000.00	Highways
Former Middlesex University, Bounds Green, N11	12,148.35	Recreation
Eden Primary School, 79 Creighton Avenue, N10	82,000.00	Highways
Former Day Nursery Site, Plevna Crescent, N15	20,000.00	Highways

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Hale Village, Ferry Lane, N17	40,000.00	Highways
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8.36 S106 funds spent first April- October 2012 were:

Site Address	Amount	Obligation Type	Date Spent
Former Hornsey Water Works	500,000.00	Education	24/04/2012
Former Hornsey Water Works	180,000.00	Highways	24/04/2012
Former Hornsey Central Hospital, Park Road, N8	121,457.44	Highways	02/05/2012
Former Hornsey Central Hospital, Park Road, N8	7,970.82	Education	02/05/2012
596-606 High Road, N17	192,400.00	Education	02/05/2012
44-54 Coleridge Road, N8	23,745.00	Education	02/05/2012
25 Watsons Road, N22	250,000.00	Education	02/05/2012
Fyfe House, Chadwell Lane, N8	29,315.99	Education	02/05/2012
120-128 Mayes Road, N22	20,000.00	Education	02/05/2012
14-16 Creighton Avenue, N10	35,979.34	Education	02/05/2012
158 Tottenham Lane, N8	107,084.51	Education	02/05/2012
235-237 Archway Road, N6	20,000.00	Education	02/05/2012
Freemasons Arms, 646 Lordship Lane, N22	40,000.00	Education	02/05/2012
26 Lordship Lane, N17	46,000.00	Education	02/05/2012
Tottenham Town Hall, Town Hall Approach Road, N15	366,000.00	Education	02/05/2012
Playground site adjoining Stainby Road, N15	131,219.00	Education	02/05/2012
3 Lawrence Yard, Lawrence Road, N15	31,094.00	Education	02/05/2012
Winns Mews, off Grove Park Road, N15	47,596.57	Education	02/05/2012
375, 377 & 379 High Road, N17	15,065.00	Education	02/05/2012
Bronhill Terrace, Lansdowne Rd	25,000.00	Recreation	01/06/2012
Silver Ind. Est., Reform Row, N17	10,000.00	Recreation	01/06/2012
612 High Road, N17	5,000.00	Recreation	01/06/2012
26 Lordship Lane, N17	20,000.00	Highways	21/08/2012

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Bounds Green Ind. Est.	30,000.00	Highways	21/08/2012
Tottenham Hale Retail Park, Broad Lane, N15	15,000.00	TfL	21/09/2012
25 Watsons Road, N22	100,000.00	Highways	24/09/2012
1-3 High Road, N22	750.00	TMO	24/09/2012
The Swan PH, 363 High Road, N17	1,000.00	TMO	24/09/2012
658-660 High Road	1,000.00	TMO	24/09/2012
596-606 High Road, N17	1,000.00	TMO	24/09/2012
25 Watsons Road, N22	1,000.00	TMO	24/09/2012
120-128 Mayes Road, N22	1,000.00	TMO	24/09/2012
Playground site adjoining Stainby Road, N15	1,000.00	TMO	24/09/2012
97-99 Philip Lane, N15	1,000.00	TMO	24/09/2012
375, 377 & 379 High Road, N17	1,000.00	TMO	24/09/2012
Hale Village	438,000.00	Highways	02/10/2012

### Mayoral Community Infrastructure Levy (CIL)

- 8.37 The Mayor has introduced a CIL tariff to part-fund the Crossrail project in 1<sup>st</sup> April 2012. The rate for Haringey has been set at £35/m<sup>2</sup> on all new floorspace excluding health and education floorspace (alongside standard exemptions for affordable housing and charitable developments.)
- 8.38 From April 2012-Dec 2012, 12 developments were liable to pay CIL, totalling £124,269.67. Commencement Notices have been received from 4 developments with payment received from 2. Payment from the remaining 2 developments is to be received in December 2012 totalling £12,669.37. The Council has collected £50,274 towards the Mayoral CIL and has also received £2,094 which is 4% of the overall total collected.

### Haringey Community Infrastructure Levy (CIL)

- 8.39 The Council held a consultation into the Preliminary Draft Charging Schedule from 30th July until 17th September 2012. The results from this consultation have been analysed, and at present it is anticipated that the Council will begin the formal consultation on its proposed CIL tariff prior to submission for examination in spring 2013. Haringey CIL is expected to be adopted before April 2014. Below is a summary of neighbouring Authorities' progress on CIL preparation, including a comparison of the proposed rates charged with those consulted on by Haringey.

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Authority	Current Stage	Residential Rate(s)/m <sup>2</sup>	Commercial rate(s)/m <sup>2</sup>	Retail Rate(s)/m <sup>2</sup>
Camden (Highgate & Hampstead)	Preliminary Draft Charging Schedule	1-10 units £500  10+ units £500	Office £25  Industrial, warehousing, r&d £nil  Other £25	£25
Camden (zone 2)	Preliminary Draft Charging Schedule	1-10 units £500  10+ units £250	Office £25  Industrial, warehousing, r&d £nil  Other £25	£25
Islington	Preliminary Draft Charging Schedule	£300	£nil in Haringey-proximate part of Islington	£200 (A1,A2,A5)  £300 (A3,A4)
Hackney	Pre-preliminary draft charging schedule	N/A	N/A	N/A
Enfield	Pre-preliminary draft charging schedule	N/A	N/A	N/A
Barnet	Draft charging schedule	£120	£120	£120
Waltham Forest	Pre-preliminary draft charging schedule	N/A	N/A	N/A
Haringey	Preliminary Draft Charging schedule	£15-£265/m <sup>2</sup>	Nil	Nil, £25 warehouse retail, £95 supermarkets

### Conclusions

- 8.40 2011/12 was a good year for negotiated s106, principally due to significant developments being agreed at Clarendon Square and Hale Village. There has been a significant increase in the amount of s106 monies spent in 2012/13 so far.
- 8.41 Progress has been made on developing a CIL in Haringey, with the Preliminary Draft Charging Schedule consultation held in summer 2012.
- 8.42 Key infrastructure improvements have been delivered in the form of additional education facilities at Eden primary school Rhodes Avenue Primary and the new Hartsbrook E-Act Free School. The Lordship Recreation Ground has undergone significant renewal, and work is continuing on the reinstating of two-way working on the Tottenham gyratory.

## Development Management Performance

### Planning Applications

- 9.1 In 2011/12, the Council processed 1,774 planning applications, consisting of 19 major applications, 300 minor applications, and 1,455 other applications.
- 9.2 DCLG and Haringey have the same targets for expedience of planning application determination. These targets were:
- 60% of major applications were determined within 13 weeks  
65% of minor applications were determined within 8 weeks  
80% of remaining other applications were determined within 8 weeks
- 9.3 In terms of meeting its targets for application processing times, the Council achieved:
- 0% of major applications were determined within 13 weeks
  - 66% of minor applications were determined within 8 weeks
  - 69% of remaining other applications were determined within 8 weeks
- 9.4 In the first 6 months of 2012, the Council has achieved
- 50% of major applications were determined within 13 weeks
  - 63% of minor applications were determined within 8 weeks
  - 70% of remaining other applications were determined within 8 weeks
- 9.5 Haringey has seen a drop in performance in dealing with major applications in particular. The primary reasons have been the number of complex applications which have required extensive S.106 negotiations, and the relatively low number of applications received and the desire to negotiate towards approval because of the planning and economic benefits of large schemes. For 2012/13 the service is encouraging applicants to consider formal pre-application planning advice and where appropriate Planning performance agreements. 2 out of 4 major applications have been decided to date in 2012/13 on time. New performance management processes have been put into place to improve timeliness of processing applications- majors, minors and others.
- 9.6 Dealing with “backlog” applications during 2012/13 will mean national performance targets will not be met in 2012/13 for “minor” and “other” applications. The aim however on major applications is to achieve close to the national target for 2012/13.

### Planning Enforcement

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- 9.7 There were 394 enforcement cases ongoing as of 30<sup>th</sup> September 2012. These include 60 cases received up to 2010/11 which remain open. Only 16 cases remain open from before 1st April 2009 which are the more complex cases. All of these cases are at an advanced stage and actions against these are ongoing. The overall caseload compares favourably with the end of 2010-11 when the overall caseload was 241 when one considers the increase in Notices issued and subsequent appeals lodged against them.
- 9.8 With regard to formal enforcement action very high activity has been recorded for the first half of this year with 64 Notices being issued, compared to 63 Notices for the whole of 2010-11. A high instance of appeals too with 30 appeals against enforcement notices having been lodged compared with 23 for the whole of 2010-11.

Year	No. cases opened for investigation	No. of cases remaining open
2001/2002	401	0
2002/2003	782	0
2003/2004	881	0
<b>subtotal 2001/2 - 2003/4</b>	<b>2064</b>	<b>0</b>
2004/2005	899	1
2005/2006	941	3
2006/2007	687	1
<b>subtotal 2004/5- 2006/7</b>	<b>2527</b>	<b>5</b>
2007/2008	919	2
2008/2009	1062	11
<b>subtotal 2007/8 - 2008/9</b>	<b>1975</b>	<b>13</b>
2009-2010	881	14
2010-2011	760	28
2011-2012	718	126
<b>2012-30.09.12</b>	<b>452</b>	<b>208</b>
<b>Total for all years</b>	<b>9366</b>	<b>394</b>

## Planning Appeals

- 9.9 Performance in dealing with planning appeals has improved steadily over the last three years and is significantly better than the National average and London average. For the first half of this year however the figures have dropped back towards the national average. This is at least in part explained by the relatively low number of determinations and it is anticipated that the proportion of appeals allowed will decline as more decisions come in. So far in 2012/13 27 appeals have been dismissed (54.9%), 7 (14.2%) turned away, and 15 allowed (30.9%).

Decision	2009/10	2010/11	2011/12	2012/13
Allowed	38 (30.4%)	21 (24.4%)	21 (21.9%)	8 (34.2%)
Withdrawn	3 (2.4%)	7 (8.1%)	7 (7.3%)	2 (8.7%)
Dismissed	84 (67.2%)	58 (67.5%)	68 (70.8%)	13 (57.1%)
Total	125	86	96	23
National Average allowed	34%	33%	35%	35%
London Average allowed	32%	28%	32%	32%

- 9.10 Customer Satisfaction Surveys- CSS for Planning and Building Control have recently been collated and initial results for 2011/12 are as follows: 76% of respondents were either satisfied or very satisfied with the level of service they received from the planning department. This is slightly above the target set for the year which is 75% (based on a London average). In comparison to 2010/11 customer satisfaction levels have fallen from 81%. The impact of the loss of specialist teams in the call centre has been identified as the primary reason for the slight fall, with customers unhappy at the waiting times.

### Policy Analysis: Procedural issues in deciding appeals

- 9.11 Pre-application advice is a material consideration, and that where the planning decision differs from the pre-application advice given, there exists a need to give clear reasons why. A statement of pre-application advice should be submitted to strengthen appeal.
- 9.12 Decisions cannot anticipate what future use might be for outbuildings in gardens.
- 9.13 That where appeals for non-determination are lodged, the Council must provide good defence including statement.

- 9.14 The NPPF is now a significant material planning consideration, and brought up regularly at appeals hearings.

## Conclusions

### Monitoring Local Plan Policies

#### Key Findings

- Looking to 2013/14 the implications of Census 2011 outcomes and the population projections up to 2026 will be kept under review. New figures may have implications in the long term for infrastructure needs, planning policy documents and housing targets.
- Housing – Despite the recession the numbers of additional new houses delivered in 2011/12 was almost on target. However any slowdown will be monitored carefully. The reasons for a slowdown could be varied and include macroeconomic pressures. The Council should look at how it can become involved in speeding up this process. Assessment of site viability for delivery of major sites, affordable housing and infrastructure will be critical.
- Significant progress is made in Plan-Making with the Local Plan Strategic Policies to be adopted in March 2013. We will keep under review our planning policies in light of delivery of major sites, population growth and recent regeneration initiatives in Tottenham. Various masterplans for regenerating Tottenham are expected to be developed. These will be delivered via a combination of planning policy documents, e.g. the Site Allocations Document, the Development Management Policies and potential Area Action Plans.
- To underpin the plan-making process, the progress on supporting evidence base is critical. The Retail Capacity study and the Strategic Flood Risk Assessment (second stage) study will be completed in 2012-2013. An Urban Characterisation study, and the Open Space and Nature Conservation Study will be carried out in the next monitoring period.
- Monitoring of retail frontages needs to be kept up to date including vacant units in order for Council's planning policies to be successful at appeal. The clustering of certain uses in town centres such as betting shops will require a policy response in these areas. This will be addressed in the emerging Development Management Policies.
- Strategic and Community Infrastructure- regular reviews of the Infrastructure Delivery Plan will be critical over the coming years especially as Haringey moves towards adopting and implementing its own CIL tariff.
- Good progress has been made in delivering key transport, education, public realm, and highways projects in 2011-12 and first half of 2012-2013. Some of these projects such as the Tottenham Gyratory and the Tottenham Hale station improvements, when completed, will support future growth in housing and jobs. Funding for infrastructure projects came from various sources including central government funding for schools, section 106 contributions, Transport for London (TfL) and Council's own capital budget.

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- s106 obligations collections and delivery of infrastructure will be continued to be reviewed especially for jobs and training.
- Major Planning Applications – Expected performance regarding deciding permissions on major applications was not met in 2011/12. A strong focus on these will be maintained to improve performance. New performance management processes have been put into place to improve timeliness of processing applications. For 2013, the Service is encouraging applicants to consider formal pre-application planning advice and where appropriate Planning Performance Agreements.
- Thought needs to be given to how the Monitoring Criteria in the Local Plan will be collected. It is recommended that a working group be set up to ensure this is managed in time for collection for the 2013/14 financial year.

DRAFT

**Appendix 1: Infrastructure Delivery Schedule- 2010 with 2011 Update**

Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
<b>Health Infrastructure</b>								
NHS Haringey extended or new GP premises.	To ensure health provision, (accessible services and buildings) that deliver good and equal health outcomes that meet the needs of the growing population in Haringey, especially in areas with future housing growth and undersupply. (GP numbers associated by population growth 2010- 2026 is approximately 12 GPs, 8 of which associated with north east and south east, 2 with central	SP1 SP14 SP16	Accessible services and premises	TBC- see below	NHS Haringey	2010-2026	NHS capital grant, LIFT funding/ Sc 106 agreement.  CIL /NHS revenue	Contingency plan based on identifying appropriate sites. Some of these will be met by new primary care buildings (see below)

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
	Haringey)							

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
<p>NHS Haringey collaborative primary and community health care network serving the north east of the borough, including Tottenham and Tottenham Hale development.</p> <p>Serving east of the borough (Tottenham)</p>	Improvement of and access to public health, primary and community health care facilities.	SP1 SP14 SP16	Options under development include mix of redeveloped and new primary care facilities and resource centre(s) for local public health services and appropriate hospital and community care delivered closer to home. Based on Hornsey central model	£400/sqm based on assumptions for Hornsey Central.	NHS Haringey	By 2015/16	NHS capital Grant, LIFT funding/ Sc 106 agreements/NHS revenue, CIL, S106	Site options are being developed by NHS North Central London based on appraisal against care pathway plans under development with NHS Haringey's Commissioning Pathfinder.
<p>NHS Haringey collaborative primary and community health care network serving the south east of the borough.</p>	Improvement of and access to public health and primary health care and facilities.	SP1 SP14 SP16	Options under development including new primary care local public health services premises associated with the	£400/sqm based on assumptions for Hornsey Central.	NHS Haringey	By 2015/16	NHS Capital Grant, LIFT funding / S106 agreement, CIL/NHS revenue	Site options are being developed by NHS North Central London as above

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
			redevelopment of the St Ann's hospital site. These would be complementary to The Laurels and appropriate hospital and community care delivered closer to home.					
Secondary care facilities Haringey NHS/Neighbouring boroughs' NHS	This is a demand- led estimate by the Local planning authority.	SP1 SP14 SP16	Potential for 28 – 40 additional hospital beds or equivalent appropriate alternative primary care facilities	£10 - £14.5m	NHS Haringey and/ or neighbouring boroughs ' NHS	2015-6	TBD	As required by the Department of Health and NHS London, NHS Central London is developing a Quality Innovation Productivity and Prevention Plan and Medium Term Financial Plan

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
								extending the current plan assumption regarding <u>secondary to primary activity</u> shift by two years to 2014/15.
Modernisation of Mental Health Facilities	Long term plans to provide care in most appropriate/least stigmatising environment with a focus on early intervention and community based care wherever possible.	SP1 SP14 SP16	Currently in discussion.	Currently in discussion.	Barnet Enfield Haringey MHT	Currently in discussion.	Currently in discussion.	This is linked with the redevelopment of facilities at St Ann's Hospital site
Primary School additional capacity	Expansion of Rhodes Avenue Primary School from 2fe to 3fe to respond to rising birth rates in the local area.	SP1 SP16	Capital investment	£8.5m	LB Haringey	2011	Capital grant from Department for Education using existing funding	



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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
	the Greater Ashley Road							
Primary school additional capacity  Haringey Heartlands	Provision of additional primary places in the Heartlands area of the borough to meet increased demand as a result of new housing and rising birth rates.	SP1 SP16	Sites and capital investment /s106 agreement/CIL	Up to £6.5m	LB Haringey	2011-16	Capital grant from Department for Education using existing funding streams and additional funds to be agreed (including s106/CIL money)	Increasing the capacity of existing school(s) to be considered during the planning phase.
Primary school additional capacity  Northumberland Park	Provision of additional places in the Northumberland Park area to meet the demand created by any redevelopment of Tottenham Hotspur's stadium and to respond to arising place demand and minimal existing	SP1 SP16	Sites and capital/s106 agreement/CIL	Up to £6.5m	LB Haringey	2011-16	Capital grant from Department for Education using existing funding streams and additional funds to be agreed (including	Increasing the capacity of existing school(s) to be considered during the planning phase.

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
	local surplus capacity						s106 money/CIL)	
Primary School additional capacity  Across the borough	Provision of additional reception places across the borough to meet a rising birth rate and demand for primary places	SP1 SP16	Sites and capital investment/S106/CIL	A cost of £13,800 per place at existing schools, or £25k per place for new provision on a new site.	LB Haringey	2010 and ongoing	Capital grant from Department for Education using existing funding streams and additional funds to be agreed. Safety valve funding from the DCSF  CIL and S106.	In the short term, an increase in capacity can be accommodated by the provision of one or more bulge classes or respond quickly to increased demand. In the longer term, increasing the capacity of existing schools is to be considered during the planning phase. Any additional provision outside of the local authority arising as a result of the provision of Free School(s) in the

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
								borough will feed into the place planning process.
Broad Water Farm Inclusive learning Campus – Major demolition and new build on existing site	This is part of a scheme to establish a primary and secondary learning campus (ILC) in the borough. The primary special school will be provided on the Broad Water Farm primary school campus. Potential decentralised energy link	SP16 SP7	Combining 3 schools including special needs school	£18.5m	LB Haringey	2013	Capital grant from Department for Education using existing funding streams and additional funds to be agreed.	
Provision of new Secondary School  Haringey Heartlands	To respond to the increasing demand for secondary places in the borough	SP1 SP16	Capital investment	£40m	LB Haringey	2009 – 2012	Capital grant from Department for Education using existing funding streams and additional funds to be agreed	

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Secondary school additional capacity	Provision of additional school places to meet the demand as a result of rising birth rate and new housing	SP1 SP16	Sites and capital investment	Average cost of £20,700 per place if expanding existing sites.	LB Haringey	2014-2017	Capital grant from Department for Education using existing funding streams and additional funds to be agreed, CIL and S106	Increasing the capacity of existing schools only, to be considered during the planning phase.
Further Education College of Haringey, Enfield and North East London	Aspirations of the College to modernise facilities	SP1 SP16	Capital investment	TBD	CHENEL	2017-2020	TBD	
<b>Social Care</b>								
Bounds Green Day Care Centre	Modern day care facilities	SP16	2100sqm	£175k	LB Haringey	2010	LB Haringey	On course to be completed in 2010

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Tottenham Coombes Croft library	Improve library facilities Rebuilding work is complete.	SP15 SP16	Extension and redevelopment	£794k	LB Haringey	2010	Lottery Fund - Community Libraries	Funding is secure
Upgrade to buildings for accessibility	Improve library facilities	SP15 SP16	Maintenance and access	£ dependent on type of improvement	LB Haringey	2012	LB Haringey maintenance budget	There is a risk if the improvements can only be funded by enabling development
Bruce Castle Museum	Upgrade. Still seeking external funding for the Museum update.	SP15 SP16	Improvements to the building	External funding bid is estimated as over £4m	LB Haringey	2016	External funding is sought	External funding may not be forthcoming. The museum will continue to operate as it currently does
Haringey Heartlands	Requirement to increase accessibility to existing open space from the Heartlands development	SP1 SP13	S106 agreement/CIL	£ dependent on type of	LB Haringey/ Developer	As the development rolls out	S106 agreement/CIL	Identify improvements to accessibility required and negotiate with the

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
	Potential for deculverting of the River Moselle.			improvement made				developer during the planning phase. Alternative funding options are being explored
Tottenham Hale – Greater Ashley Road	Requirement to improve existing open space (and extend where possible) to serve new housing development	SP1 SP13	S106 agreement /Council land/CIL	£ dependant on type of improvement made	LB Haringey, Developer	As the development rolls out	S106 agreement/ Mayor's 10,000 trees funding and GAF3, LB Haringey/CIL	Identify improvements to accessibility required and negotiate with the developer during the planning phase. Alternative funding options are also being explored
Allotment infrastructure provision in the borough - Two sites (Risley Avenue N17 and Salisbury N15) have already been	To address deficiencies in provision of allotments as identified in the Open Space Assessment.	SP13 SP14	Identify additional new sites in the borough as appropriate.	£ dependant on site(s) identified	LB Haringey / Local community groups	As the development rolls out and sites are found 2011-2026	LBH , S106 agreement/CIL , external funding	Two sites are already identified. Identification of further suitable land could pose a risk. Contingency includes bringing back disused sites

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
identified.								into public use to ease the demand for plots, and innovative solutions such as use of roof spaces. Levels of demand for allotments will be monitored on an ongoing basis. 60 new growing spaces in the borough by 2012, working in partnership with Capital Growth.
Local Nature Reserves (LNR)  Three sites have already been identified Tottenham Marshes, Coldfall Wood and	Regional and local standards indicate that Haringey is short of designated Local Nature Reserves	SP13	Three sites have already been identified as suitable for Local Nature Reserves. All three sites are deemed suitable to be designated now (pending	Minor.	LB Haringey	As development occurs 2011 - 2026	LB Haringey, S106 agreement/CIL	Contingency plan based on identifying at least 3 suitable sites for LNRs. Sites have been identified. Principle risk is in respect of revenue funding where

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Alexandra Park. They are all at various stages of development.			consultation with Natural England) with no monetary implications to implement their designation. Legal agreements are required with Lee Valley Regional Park (Tottenham Marshes) and Alexandra Park as these sites are outside of Council ownership.					obtaining and sustaining LNR status necessitates increased costs. Contingency is to review timescales /availability of funding and re-programme if required
Green chains	The Haringey Open Space and Sports Assessment highlights the need to provide further linkages between presently remote green	SP13 SP14 SP15	Provision of additional green chains and walks and public open spaces by rivers.	£ dependant on site(s) identified	LB Haringey / Developers	As development occurs 2011-2026	London Borough of Haringey/S106 agreement/CIL	Contingency plan to look at creating links on a more strategic level, with surrounding boroughs, in order to create a green

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
	chains and sites.							<p>network for North London.</p> <p>Principle risks are lack of funding and multiplicity of land ownerships with different landowners potentially having conflicting objectives.</p>
<p>Lordship Lane Recreation Ground</p> <p>Starting on site in March 2011.</p>	To enhance usage and benefits for residents within 1-2km catchment	<p>SP13</p> <p>SP14</p> <p>SP15</p> <p>SP5</p>	River Moselle deculverting, environmental Centre and city Farm, extensive landscape works	<p>£5.4m</p> <p>All funding received for the first stage. City Farm may be developed</p>	LB Haringey	2010-2012	<p>Heritage Lottery Parks for People Funding and London Mayor's Priority Parks Initiative Lottery Funding, Environment</p>	<p>The farm will be in a second phase of work post 2010.</p> <p>Funding for this scheme has been secured. Progression of the farm facility will be</p>

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
				ed as a second phase of work subject to consultation			Agency	dependent upon it being sponsored and funded by a third party
Improving Access to Regional Park - Marsh Lane Pedestrian Link or similar  Northumberland Park	To Improve existing pedestrian access to Lee Valley Regional Park	SP7 SP13 SP14 SP15	Safer routes for pedestrians	£50k	LB Haringey	2015-16	GAF 3 funding approved	To be developed as part of Marsh Lane Waste Management site scheme.
Improvements to existing Parks	Upgrade and address deficiencies in provision across the borough to meet standards	SP13 Sp14 SP15	Facility, infrastructure and landscaping improvements	Dependent upon scope and quality of	LB Haringey	2011-2015	S106/CIL, Playbuilder funding, LB Haringey	Progression will be dependent upon securing capital funds. The timetable for

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Borough-wide:	<p>Masterplans for two parks are complete. Wood Green Common and Ducketts Common. Harrington, and Woodside Parks are on site.</p> <p>Further sites include White Hart Lane Recreation ground, Tower Gardens, Downhills Park, Stationers Park</p>			improvement				works may need to be extended if funding is not available within the timescale indicated
Muswell Hill Playing Fields	Upgrade Phase 1 complete. No further progress. There are indicative costs of £1.8m for phases 2 and 3 (at a cost of £750k).	SP13 SP14 SP15	Play, sports and physical activity and ancillary facilities	Estimated £750k	LB Haringey	2011-2015	S106/CIL, LB Haringey, Playbuilder, External funding	Phase 1 to value of £750k implemented. Remaining works will be dependent upon securing capital receipts, S106/CIL and external funding

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
								and may need to be reprogrammed if wider development in this area is delayed
Bruce Castle Park	Upgrade/replacement  Money secured and works are on site. £480k secured from the tennis Foundation and Government plus the LBH.	SP13 SP14 SP15	Play, sports, landscaping and infrastructure	£480k	LB Haringey	2010-2013	LB Haringey, Playbuilder, External funding	Play facilities improved in 2010. Subject to planning permission, funds secured for tennis improvements for 2011. Further works dependent upon funding and may need to be reprogrammed
Football provision  Finsbury Park, White Hart Lane Community Sports Centre, Lordship	To provide upgraded/improved provision	SP13 SP14 SP15	Pitch and ancillary improvements	£7.8m	LB Haringey	2011-2017	LB Haringey, External funding, S106/CIL, private sector.	Funding for two schemes is secured. (Lordship and Alexandra Park).

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Rec, Alexandra Park and Albert Road								All other schemes will need to be reviewed in 2012 if no funding is available
Free to access outdoor recreation provision  Borough wide	To provide upgraded/improved provision	SP13 SP14 SP15	Multi use games areas in each borough ward	Dependent upon scope and quality of improvement	LB Haringey	As the development occurs	Sc106/ external funding	No specific funding is identified yet. This should be reviewed in 2012
<b>Leisure Services</b>								
Central area of the borough, possibly  Wood Green area  Swimming pool	Demand-led assessment. One additional combined swimming pool and leisure centre to meet demand from predicted growth	SP15 SP14	Identify site in the central part of the borough.	£7-10m approx but too early in the planning process to be specific.	LB Haringey	By 2026	LB Haringey/Section 106/CIL/private sector partnership/ external funding	Principle risk is lack of funding. The project and the delivery timeline should be reviewed in 2012.

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Community indoor sports hall provision equivalent to badminton courts.  Borough wide	To address deficiencies identified in Haringey Open Space and Sports Assessment. Recent developments at HH School and the Sixth Form Centre have reduced deficiency to 34 courts.	SP14 SP15	Additional sports hall provision equivalent to 41 badminton courts or ten 4-court sports halls.	estimated £2.5m per hall and ancillary facility	LB Haringey	2011-2020	LB Haringey /S106/CIL/external funding	Risk includes lack of revenue and capital funding. This should be reviewed in 2012 to identify if the funding situation has improved
White Hart Lane Community Sports Hub	Identified as a sub regional sports hub by London Playing Fields Assoc (LPFA) needs analysis	SP13 SP14	Demolition and new build to provide upgraded facilities	Estimate d £6m	LB Haringey	2011-2017	LBH/S106/CIL /External funding	This project has no public funding behind it. The Council is working with private sector to deliver the improvements in a different way.
<b>Emergency Services (Police, Fire, Ambulance services )</b>								
Safer Neighbourhood bases  Borough-wide	To provide permanent accommodation for Safer Neighbourhoods teams	SP14 SP16	Borough wide	Pending further investigation	Metropolitan Police Authority	Pending further investigation	Metropolitan Police Authority	Continue to use existing sites and facilities.

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Front Counters, New Custody Centre, New Patrol Base, New Office Accommodation	Modernisation and consolidation of estate and relocation of facilities. A shift from an existing multi site custody cells to a centralised custody cells structure, one patrol centre, and one back office accommodation.	SP16		Pending further investigation	Metropolitan Police Authority	Pending further investigation	Metropolitan Police Authority	Continue to use existing sites and facilities and assess new sites where relevant.
Additional small site	Need to be confirmed (not yet identified as an essential requirement)	SP16	Small holding for a single ambulance	Pending further investigation	London Ambulance Service	2011 - 2016	London Ambulance Service	Continue to use existing facilities
<b>Transport</b>								
Tottenham Hale Gyratory/Bus	To reduce environmental	SP1	Revert to two way traffic flow,	£37 m	TfL	2010/12 & 2013/14	TfL & HCA (with up to	Part of Mayor's Transport Strategy

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interchange	severance and support new development	SP7	improve cycle and pedestrian access and reconfigured bus station to improve interchange at Tottenham Hale station				£15m. from CIL to repay part of TfL/HCA investment) Community Infrastructure Fund, Growth Fund, S106, LBH	and North London Transport Plan
Tottenham Hale/High Road 'Green Link -	To provide new pedestrian./cyclist route to link new development in Tottenham Hale to open space, community facilities & the High Road (include bridges over road, railway and River Lee)	SP1 SP7 SP14	Agreements with landowners, Network Rail, DfT, TfL, British Waterways and Env. Agency	£15m.	Council/ LDA	2016-2020	To be determined – CIL contribution required	Risk to funding  Potential re-phasing
Interchanges	Additional capacity and connectivity	SP1 SP7	Strategic interchanges at Tottenham Hale,	No cost estimates available	TfL	Tottenham Hale: Phase 1	TfL	Part of North London sub regional transport

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
			Seven Sisters/South Tottenham, Finsbury Park	(*indicative cost for Tottenham Hale is £18- 20m )		2015+ (linked with THFC); TH Phase 2 & other Stns. post 2020		plan and MTS
Interchanges Tottenham Hale and Finsbury Park	Step-free access improvements.	SP1 SP7	Access for All project at Tottenham Hale and Finsbury Park.	tbc	Network Rail	2012-2015	DfT	Access for All is a ring-fenced fund for station accessibility improvements under the government's ten-year Railways for All strategy. Station selection and prioritisation is made by the DfT.
West Anglia lines- 4 tracking from	Capacity enhancement and service reliability	SP1 SP7	Possible closure of level crossing at Northumberland	TfL estimate the cost at £540m	Network Rail	2020	Not committed yet.	Identified as a priority investment in Mayor's Transport strategy.

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Tottenham Hale to Broxbourne and Cheshunt	improvements		Park and additional platforms at Tottenham Hale station	but depends on the scheme final design.				and draft Network Rail London and South East Route Utilisation Strategy and North London Transport Plan
West Anglia lines – New rolling stock	Capacity Enhancement	SP1 SP77	Train lengthening to Northumberland Park and Tottenham Hale	Office of Rail Regulation Determination of Network Rail funding 2009-2014	Network Rail	2014	DfT	This work is outlined in the Office of Rail Regulation Determination of Network Rail funding 2009-14
West Anglia lines – Seven Sisters, Bruce Grove and Northumberland Park wards.	Improvement of service	SP1 SP7	Turnback facility at Seven Sisters to allow shuttle service to Cheshunt in peak hours	No cost available	Network Rail	No date available.	DfT	included in draft Network Rail London and Southeast Route Utilisation Strategy
East coast	Improvement of service	SP7	Part of	Office of	Network	2015	DfT	This work is

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mainline			Thameslink project, including additional platforms – Finsbury Park station	Rail Regulation Determination of Network Rail funding 2009-2014	Rail			outlined in the Office of Rail Regulation Determination of Network Rail funding 2009-14
East Coast mainline	Improvement of service reliability	SP7	Additional track between Alexandra Place and Finsbury Park and amendment to Alexandra Park station.	Network Rail – no cost available.	Network Rail.	2013	DfT	Identified in draft Network Rail London and South East Route Utilisation Strategy and commitment by DfT
London Overground - Barking to Gospel Oak line	Improvement to service and integration and West London lines	SP7	Train lengthening and electrification of the line with North London line	£ no cost available.	TfL/ Network Rail	2020	TfL/DfT	

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Piccadilly Line upgrade including new trains, new signalling and new control centres – benefits to services at Bounds Green, Wood Green, Turnpike Lane , Manor House, and Finsbury Park stations	To provide enhanced capacity and reduced journey times	SP1 SP7	Part of TFL Business Plan	N/A	TfL	2014	TfL Business Plan 2009/10 – 2017/18	
Victoria Line upgrade including new trains, new signalling and new control centres benefit to services at Tottenham Hale, Seven Sisters and Finsbury Park	To provide enhanced capacity and reduced journey times	SP1 SP77	Part of TfL Business Plan	N/A	TfL	2012	TfL Business Plan 2009/10 – 2017/18	

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Northern Line upgrade part 1 signalling, new control, centre at Highgate Station	To provide enhanced capacity and reduced journey times	SP7	Part of TfL Business Plan	N/A	TfL	2012	TfL Business Plan 2009/10 – 2017/18	
Cycle Superhighway - Improvements to Link 1 (Tottenham to Liverpool Street) and Link 12 (East Finchley to Angel)	To improve cycle highways and encourage sustainable travel.	SP7 SP14	Part of TfL Business Plan	TfL Business Plan	TfL	2013 for Link 12 and 2014/5 for Link 1	TfL	This is outlined in the TfL Business Plan 2009/10 – 2017/18
Greenways cycle and pedestrian routes - 4 links proposed borough wide	To improve cycle routes and encourage sustainable travel	SP7 SP14		Local Implementation plan delivery of all links dependant on	LB Haringey	2014	TfL	

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
				future funding.				
Borough wide cycle parking	Cycle parking	SP7	To improve facilities for parking cycles	Local Implementation Plan – Delivery of scheme dependent on funding	LB Haringey	2014	TfL/S106/CIL	
Haringey Heartlands east/west cycle routes	To encourage cycling as a means of transport	SP1 SP7 SP14	Improvement of cycle routes	TBD	LB Haringey	2012	S106 Agreement (not yet drawn up) or CIL	Outline planning application for the proposal submitted
Borough wide car clubs	To encourage the use of car clubs	SP7	Delivery of up to 100 bays.	Local Implementation Plan - £50k	LB Haringey	2013	TfL	Funding identified

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
				between 2011 and 2013				
Borough wide electric charging points -	To encourage and sustain the use of electric vehicles	SP7	To be provided in a mixture of on and off street locations	Local Implementation Plan - £60k between 2011 and 2014	LB Haringey/ Private	2016	TfL	Funding identified
Borough wide transport improvements  - Sustainable Transport - Local road safety schemes - Smarter travel - Community transport - Cycle training and parking	Local Implementation Plan (LIP) specifies funding requirements	SP7 SP14 SP10	LIP specifies funding requirement	£4 million a year approximately	LB Haringey /TfL and other partners across the public and private sector	2011 - 2014	TfL, LBH, and other public and private investors	

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
<ul style="list-style-type: none"> <li>- Environmental Improvements</li> <li>- -Improving roads and bridges</li> </ul>								
Wood Green Town Centre Major Scheme	Regeneration of Metropolitan Town Centre	SP7 SP10 SP14	Public realm, road safety improvements, pedestrian and cycle enhancements	£3.9m subject to funding from TfL	LB Haringey	2014	TfL	Included in Local Implementation Plan
Chelsea-HACKNEY LINE	Improving access to areas poorly served by underground and potential relief of Victoria, Northern and Piccadilly lines depending on alignment.	SP7	New underground alignment	N/A	TfL/DfT	2020	To be confirmed	Included in Mayor's Transport Strategy and North London Transport Plan
North Circular Road - The NCR between Bounds Green and Green Lanes	Improvement of road safety and appearance	SP7	Safety and environmental improvements	TfL Business Plan	TfL	2012	TfL	This is outlined in the TfL Business Plan 2009/10 – 2017/18

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Better management of road network	Reduce congestion and improve journey reliability	SP7	Improved traffic control; improved management of interventions	N/A	TfL/Borough	2012 and onwards	TfL/Borough	Included in MTS and North London Transport Plan
<b>Waste</b>								
Marsh Lane N17	To establish a modern and centralised waste management /green industry centre for the borough	SP6	Sources of funding to be secured	Acquisition and construction £18 million	LB Haringey	TBD	LB Haringey, GAF III  Other sources of funding being investigated	Alternative is to remain on existing sites.
New Waste management facilities and land	North London Waste Plan (draft)	SP6 SP17	Sites across North London		NLWA	TBD		
<b>Water Supply and Sewerage</b>								
Water supply upgrades for trunk mains and mains replacement	Improvements to water supply network	SP6		Within overall improvement plan for London	Thames Water	2010-2015	TW investment Programme	

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Sewer upgrades and combined sewer overflow studies	Improvements to sewage system	SP6		Within overall improvement plan for London	Thames Water	2010-2015	TW investment Programme	
<b>Energy Infrastructure</b>								
Decentralised Energy networks Tottenham Hale CCHP	Developments to connect to existing CCHP  Policy Requirement	SP4	Connection to phased development	£ dependant on site(s) identified	ESCo	2010-2016	Private	In place with capacity to provide heat and power to over 1000 units
Broadwater Farm DE connections	Existing networked boiler to be connected to the primary school complex nearby	SP4	Connection to three primary schools	£ dependant on site(s) identified	LB Haringey/ ESCo	2010-2013	Capital grant from Department for Children, Schools and Families, LB Haringey	LDA feasibility study is currently being carried out
Potential decentralised CHP/ CCHP / DE	Policy requirement	SP4	CHP/CCHP plants and	£ dependant on	£dependant on site(s)	£dependant on site(s)	£dependant on site(s)	To be detailed through Area Action Plans and

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Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Networks at central, south, west and northeast of the borough			networks	site(s) identified	identified	identified	identified	in opportunity sites in line with policy requirement
A Community use space	Aspirational need by HAVCO	SP16	2000m2	This is aspirational	HAVCO	TBD	This is aspirational	
Community Infrastructure throughout the borough to address deficiency.	As need arises.	SP16	Further assessment is needed	TBD	TBD	TBD		

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### Appendix 2: London Plan AMR Benchmarking Tables

Number of net housing completions by borough 2010/11						
					% of London Plan target	
Borough	conventional	non self-contained	vacants returning to use	total	2008 London Plan	2011 London Plan
Barking and Dagenham	339	0	89	428	36%	40.2%
Barnet	679	0	135	814	39.6%	36.1%
Bexley	168	0	-109	59	17.1%	17.6%
Brent	393	-9	-34	350	31.3%	32.9%
Bromley	672	-34	82	720	148.5%	144%
Camden	538	138	110	786	132.1%	118.2%
City of London	98	54	-22	130	144.4%	118.2%
Croydon	1,122	7	155	1,284	116.7%	96.5%
Ealing	264	31	282	577	63.1%	64.8%
Enfield	455	8	-42	421	106.6%	75.2%
Greenwich	1,182	2	-279	905	45%	34.9%
Hackney	391	-5	88	474	43.7%	40.9%
Hammersmith and Fulham	457	-20	114	551	122.4%	89.6%
Haringey	322	-7	93	408	60%	49.8%
Harrow	440	0	41	481	120.3%	137.4%
Havering	69	0	127	196	36.6%	20.2%
Hillingdon	303	-72	116	347	95.1%	81.6%
Hounslow	667	0	489	1,156	259.8%	246%
Islington	512	752	133	1,397	120.4%	119.4%
Kensington and Chelsea	168	246	-3	411	117.4%	70.3%
Kingston upon Thames	136	121	328	585	151.9%	156%
Lambeth	1,342	0	550	1,892	172%	158.3%
Lewisham	728	-12	2	718	73.6%	65%
Merton	356	0	-11	345	93.2%	107.8%
Newham	787	-17	193	963	27.4%	38.5%
Redbridge	350	-600	120	-130	-14.4%	-17.1%
Richmond upon Thames	320	-18	-52	250	92.6%	102%
Southwark	1,444	235	471	2,150	131.9%	107.2%
Sutton	327	0	189	516	149.6%	245.7%
Tower Hamlets	1,296	1192	684	3,172	100.7%	109.9%
Waltham Forest	425	2	105	532	80%	70%
Wandsworth	481	-21	108	568	76.2%	49.6%
Westminster	746	-122	630	1,254	184.4%	162.9%
London	17,977	1,851	4,882	24,710	81%	76.7%

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<b>Losses of Protected Open Space in planning approvals 2010/11</b>				
<b>Borough</b>	<b>Green Belt (ha)</b>	<b>Metropolitan Open Land (ha)</b>	<b>Local Open Spaces and other (ha)</b>	<b>grand total (ha)</b>
Barking and Dagenham	0.000	-1.756	0.000	-1.756
Barnet	0.000	0.000	0.000	0.000
Bexley	0.000	0.000	0.000	0.000
Brent	0.000	-0.102	0.000	-0.102
Bromley	-2.770	-1.106	-0.558	-4.434
Camden	0.000	0.000	0.000	0.000
City of London	0.000	0.000	0.000	0.000
Croydon	0.000	0.000	0.000	0.000
Ealing	0.000	0.000	-0.031	-0.031
Enfield	0.000	0.000	-0.030	-0.030
Greenwich	0.000	0.000	0.000	0.000
Hackney	0.000	0.000	0.000	0.000
Hammersmith and Fulham	0.000	0.000	0.000	0.000
Haringey	0.000	0.000	0.000	0.000
Harrow	0.000	0.000	-0.740	-0.740
Havering	-0.010	0.000	0.000	-0.010
Hillingdon	0.000	0.000	0.000	0.000
Hounslow	0.000	0.000	-0.131	-0.131
Islington	0.000	0.000	0.000	0.000
Kensington and Chelsea	0.000	0.000	0.000	0.000
Kingston upon Thames	-0.163	0.000	-0.150	-0.313
Lambeth	0.000	0.000	-1.411	-1.411
Lewisham	0.000	0.000	0.000	0.000
Merton	0.000	-1.900	0.000	-1.900
Newham	0.000	0.000	-0.235	-0.235
Redbridge	0.000	0.000	0.000	0.000
Richmond upon Thames	0.000	0.000	0.000	0.000
Southwark	0.000	0.000	0.000	0.000
Sutton	-0.032	0.000	-0.036	-0.068
Tower Hamlets	0.000	0.000	0.000	0.000
Waltham Forest	0.000	0.000	0.000	0.000
Wandsworth	0.000	0.000	0.000	0.000
Westminster	0.000	0.000	0.000	0.000
<b>London Total 2010/11</b>	<b>-2.975</b>	<b>-4.864</b>	<b>-3.322</b>	<b>-11.161</b>

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Average affordable housing output as a proportion of overall conventional housing provision over the three years to 2010/11								
Borough	Total net conventional affordable completions				Affordable as % of total net conventional supply			
	2008/09	2009/10	2010/11	Total	2008/09	2009/10	2010/11	Total
Barking and Dagenham	157	24	143	324	40%	12%	42%	35%
Barnet	314	136	224	674	28%	19%	33%	27%
Bexley	51	239	60	350	22%	68%	36%	47%
Brent	589	414	184	1,187	52%	51%	47%	51%
Bromley	177	224	198	599	35%	40%	29%	35%
Camden	402	216	142	760	45%	51%	26%	41%
City of London	0	0	2	2	0%	0%	2%	1%
Croydon	416	708	385	1,509	27%	51%	34%	37%
Ealing	309	229	73	611	37%	53%	28%	40%
Enfield	73	30	220	323	20%	11%	48%	29%
Greenwich	239	141	775	1,155	31%	26%	66%	46%
Hackney	915	611	221	1,747	44%	37%	57%	43%
Hammersmith & Fulham	312	441	150	903	69%	50%	33%	51%
Haringey	293	281	49	623	37%	51%	15%	38%
Harrow	228	209	167	604	30%	40%	38%	35%
Havering	301	288	0	589	48%	67%	0%	52%
Hillingdon	177	189	175	541	21%	31%	58%	31%
Hounslow	332	381	349	1,062	42%	59%	52%	51%
Islington	330	472	-43	759	15%	32%	-8%	18%
Kensington & Chelsea	96	22	61	179	38%	7%	36%	24%
Kingston upon Thames	0	30	65	95	0%	21%	48%	19%
Lambeth	585	417	744	1,746	51%	36%	55%	48%
Lewisham	205	168	339	712	23%	22%	47%	30%
Merton	265	49	48	362	34%	15%	13%	25%
Newham	590	712	370	1,672	49%	48%	47%	48%
Redbridge	97	175	111	383	15%	18%	32%	20%
Richmond upon Thames	135	76	45	256	38%	37%	14%	29%
Southwark	299	700	587	1,586	29%	52%	41%	42%
Sutton	243	-15	222	450	52%	-7%	68%	45%
Tower Hamlets	1,701	707	292	2,700	56%	27%	23%	39%
Waltham Forest	295	-130	248	413	40%	-88%	58%	31%
Wandsworth	482	479	109	1,070	31%	31%	23%	30%
Westminster	231	385	152	768	32%	56%	20%	36%
London	10,839	9,008	6,867	26,714	37%	37%	38%	37%

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Employment Growth in Outer London						
Outer London Borough	2009			2010		
	residents in employment	residents of working age	rate	residents in employment	residents of working age	rate
Barking and Dagenham	69,200	110,500	62.6	72,000	114,400	62.9
Barnet	151,900	225,300	67.4	164,000	230,500	71.1
Bexley	101,200	145,300	69.7	103,600	146,300	70.8
Brent	118,000	171,100	69.0	113,000	175,100	64.6
Bromley	149,000	197,000	75.7	146,900	201,200	73.0
Croydon	165,200	229,100	72.1	168,200	232,300	72.4
Ealing	144,000	220,900	65.2	152,600	223,400	68.3
Enfield	115,300	187,500	61.5	121,200	189,300	64.0
Haringey	95,600	158,100	60.5	100,600	160,100	62.8
Harrow	108,300	150,500	72.0	113,100	155,200	72.9
Havering	107,100	150,200	71.3	105,200	152,600	69.0
Hillingdon	125,400	172,300	72.8	119,600	176,100	67.9
Hounslow	116,400	164,000	71.0	121,500	168,000	72.3
Kingston upon Thames	86,600	116,200	74.5	85,000	119,800	70.9
Merton	105,200	143,300	73.4	107,200	147,600	72.6
Redbridge	119,300	177,100	67.3	118,600	182,600	65.0
Richmond upon Thames	93,700	125,800	74.5	96,200	127,700	75.4
Sutton	98,000	126,600	77.4	98,800	129,600	76.3
Waltham Forest	98,600	150,400	65.6	99,700	154,400	64.5
Outer London	2,168,000.0	3,121,200.0	69.5	2,207,000.0	3,186,200.0	69.3
London	3,640,000.0	5,320,000.0	68.4	3,702,100.0	5,436,200.0	68.1

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### Appendix 3: London Development database non-housing development tables

Approvals including change of employment floorspace 2011/12

Borough Reference	Subdivision of Building	Site Name/Number	Primary Street Name	Development Description	Net B1	Net B2	Net B8
2009/1131	Site Of Alexandra Works	50	Clarendon Road	Demolition of existing buildings and erection of a new three storey building to include 6 x new commercial units (B1 uses) and residential units, comprising of 5 x one bed and 1 x two self-contained flats (amended description).	-405	-580	0
2010/2189		Bound Green Industrial Estate	Ring Way	Erection of 1,672 square meters of Class B8 storage for Safestore (Re-Siting).	0	0	0
2011/0292	1st Floor	303	Muswell Hill Broadway	Change of use of first floor from A2 (offices) to C3 (residential)	-52	0	0
2011/0302	Unit 1-2	Palace Gates Mews, 5-9	The Campsbourne	Change of use from offices (B1) to a Live/Work unit	-146	0	0
2011/0440		Zenith House, 69	Lawrence Road	Inclusion of D1 use in specified area on 2nd floor for educational purposes.	-587	0	0
2011/0495		46	White Hart Lane	Change of use from mini cab office (sui generis) to general office (B1)	20	0	0
2011/0546		2nd / 3rd / 4th Floor, Alexandra Court 122-124	High Road	Use of floors as B1 (office) and D1 (non-residential institutions)	0	0	0
2011/0548		3rd / 4th Floors, Belmont	High Road	Use of floors as B1 (office) and D1 (non-residential institutions)	-378	0	0

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		House 78-80					
2011/0599	Upper Floors	516	High Road	Conversion of upper floors to 1 x one bed flat and 1 x two bed flat	0	0	-103
2011/0609	Upper Floors	25	West Green Road	Change of use of upper floors from offices / storage to 1 x three bed flat, extension of retail unit to rear and remodeling of frontage with new entrance door to flat above.	-146	0	0
2011/0620		522 Railway Viaduct Arches	King Street	Change of use from B1 (Garage) to Sui Generis (MOT Station)	-990	0	0
2011/0705	Ground Floor Only	104	Myddleton Road	Change of use and conversion of existing ground floor shop and storeroom to a single, self-contained, one bedroom flat.	-43	0	0
2011/0970	Upper Floors	107	Mayes Road	#####	-346	0	0
2011/1069	Upper Floors	435	Green Lanes	Change of use of upper floors from B1 (business) to C3 (residential) comprising 2 x studio units, 2 x one-bed flats and 3 x two-bed flats	-400	0	0
2011/1132	Ground Floor	111	Myddleton Road	Change of use of part of ground floor from office to 1 x 1 bed self-contained flat	-26	0	0
2011/2160		718 - 720	Seven Sisters Road	Conversion of a three storey former industrial building into a ground floor commercial unit and four residential units on first and second floors	-502	0	0
HGY/2010/2066		19a	Thorold Road	Partial demolition of existing industrial unit and erection of 4 x 2 bedroom self-contained maisonettes.	0	-533	0
HGY/2011/0814		550	White Hart Lane	#####	8,489	0	-6,625
HGY/2011/1066		2-6	Summerland Gardens	#####	-305	0	0
HGY/2011/1254		26	Lordship Lane	#####	-56	-603	0

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HGY/2011 /1393		5	Alfoxton Avenue	Use of property as mini-cab office	-59	0	0
HGY/2011 /1414		1a Peabody Cottage	Lordship Lane	Conversion of estate office into three bedroom self-contained house	-88	0	0
HGY/2011 /1477		72	Clarence Road	Change of use of property from B1 (workshop) to C3 (residential) comprising 1 x 1 bed flat, 1 x 2 bed flat and 1 x 2/3 bed flat with associated minor exterior alterations	-196	0	0
HGY/2011 /1537		722	Seven Sisters Road	Conversion of former industrial building into commercial unit at ground floor level, 2 x studios at first floor level and 1 x 2 bed flat at second floor level.	0	-382	0
HGY/2011 /1566		Eastern Part Of Site, 550	White Hart Lane	#####	1,814	0	-11,438
HGY/2011 /1624		Former Lynx Depot (South Part Of Site)	Coppetts Road	#####	3,456	0	0
HGY/2011 /2117	1st Floor	14	Wordsworth Parade	Conversion of existing first floor office area into 2 x two bed flats and 1 x one bed flat	-351	0	0
<b>Total:</b>					<b>8,703</b>	<b>-2,098</b>	<b>-18,166</b>

### Completions including change of employment floorspace 2011/12

Borough Reference	Site Name/Number	Primary Street	Net B1	Net B2	Net B8
2005/1057	88	Woodstock Road	-60	0	0
2005/2228	Land R/O 14	High Road	246	0	0
2006/1177	Gls Supplies Depot	Ferry Lane	3,408	0	0

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2007/1307	Builders Yard, 87a	Marlborough Road	-631	0	0
2008/0152	Ariella & Bt Site, 25	Watson Road	400	0	0
2008/0806	1	Queens Road	-130	0	0
2008/1233	61	Ridge Road	-30	0	0
2009/0851	150	Crouch Hill	-234	0	0
2010/0090	3 Lawrence Yard	Lawrence Road	-270	0	0
2010/2194	Harvest House, 104-106	Brantwood Raod	37,656	0	-37,656
<b>Total:</b>			<b>40,355</b>	<b>0</b>	<b>-37,656</b>

Borough Reference	Site Name/Number	Primary Street Name	Net A1	Net A2	Net A3	Net A4	Net D1	Net D2
2000/1679	Hornsey Central Hospital	Park Road					-10993	
2005/1057	88	Woodstock Road						
2005/2228	Land R/O 14	High Road	-500					
2006/1177	Gls Supplies Depot	Ferry Lane	5500				9240	
2006/1569	Adj. To And R/O 1	Mount Pleasant Villas						
2007/0570	Former Garage/ Petrol Station Adj. To 59	Nightingale Road						
2007/1307	Builders Yard, 87a	Marlborough Road						

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2007/1341	Hesta Annexe R/O 34-52	Great Cambridge Road						
2007/1350	2	Hampden Road	-90					
2007/1434	Site Rear Of 1-21	Daleview Road						
2007/2245	658-660	High Road	-785					
2008/0152	Ariella & Bt Site, 25	Watson Road						
2008/0806	1	Queens Road						
2008/1079	Freemasons Arms, 646	Lordship Lane	380			-537		
2008/1233	61	Ridge Road						
2008/1643	158	Tottenham Lane						
2008/1789	391	High Road					-270	
2008/2220	Park Tavern Ph, 220	Park Lane	366			-750	550	
2009/0792	Fyfe House	Chadwell Lane			-95		-355	
2009/0851	150	Crouch Hill						
2009/1695	8	Bruce Grove				-300		
2010/0090	3 Lawrence Yard	Lawrence Road						
2010/2194	Harvest House, 104-106	Brantwood Raod						
HGY/2011/1642	725 - 733	Lordship Lane	-337	-337	-337		-340	1351
HGY/2011/1707	24	Wightman Road	0					
		<b>Totals</b>	<b>4,534</b>	<b>-337</b>	<b>-432</b>	<b>-1,587</b>	<b>-2,168</b>	<b>1,351</b>

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#### Appendix 4 - Saved UDP Polices post Local Plan adoption

Haringey's Local Plan Strategic Policies (formerly Core Strategy) was adopted by the Council on 25<sup>th</sup> February 2013. The Local Plan replaces 63 out of the 102 policies in the Unitary Development Plan (UDP) 2006.

The following UDP policies are now extant and will be used for the purposes of determining planning applications until they are replaced by other emerging Local Plan documents.

#### Saved Policies

UDP Saved Policy	Policy Name
UD1	Planning Statements
UD3	General Principles
UD7	Waste Storage
UD10	Advertisements
UD11	Telecommunications Equipment
ENV5	Works affecting Watercourses
ENV6	Noise Pollution
ENV7	Air, Water and Light Pollution
ENV11	Contaminated Land
ENV12	Development at or near premises involving use or storage of hazardous substances

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UDP Saved Policy	Policy Name
HSG2	Change of use to residential
HSG5	Hostel Accommodation
HSG6	Houses in Multiple Occupation
HSG7	Housing for Special Needs
HSG11	Restricted Conversion Areas
EMP4	Non-employment generating uses
EMP5	Promoting employment uses
EMP6	Car repair workshops, garages and car washes
EMP7	Live/work units
TCR2	Out of town centre development
TCR3	Protection of shops in town centres
TCR4	Protection of local shops
TCR5	A3 Restaurants and cafes, A4 Drinking establishments & A5 Hot Food Take Aways
M8	Access Roads
M9	Car free residential developments
M10	Parking for development

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UDP Saved Policy	Policy Name
M12	Mini Cabs
OS3	Significant Local Open Land
OS4	Alexandra Park and Palace
OS5	Development adjacent to open spaces
OS8	Heritage Land
OS17	Tree Protection, tree masses and spines
CLT3	Social Clubs
CLT4	Hotels, Boarding Houses and Guest Houses
CSV4	Alterations and extensions to Listed Buildings
CSV5	Alterations and extensions in Conservation Areas
CSV6	Demolition of Listed Buildings
CSV7	Demolition in Conservation Areas
CSV8	Archaeology