



# **Authority Monitoring Report (AMR)**

Covering the year

01 April 2013 to 31 March 2014

# Summary

## Introduction to the AMR

The Authority Monitoring Report (AMR) assesses the performance of Haringey's planning policies. It also reports on milestones in the Council's Local Development Scheme (LDS), the timetable for production of our local planning documents.

The AMR is a key feedback tool identifying how planning policies are performing. It provides a robust basis to inform any future revisions to policies or their implementation.

### *Reporting period*

This AMR covers the year 01 April 2013 to 31 March 2014.

Information beyond this date is included where it helps to provide a more complete picture of planning performance and project delivery.

### *Monitoring requirements*

The Council is required by section 35 of the Planning and Compulsory Purchase Act 2004, as amended by section 113 Localism Act 2011, to prepare an annual report providing such information to the implementation of the local development scheme; and the extent to which the policies set out in the local development documents are being achieved.

### *Which policies are being monitored?*

The Council is in the process of replacing the Saved Policies of its Unitary Development Plan (UDP) with a suite of Local Plans. Haringey's Strategic Policies Local Plan, adopted in March 2013, is the first plan to come forward as part of this replacement process. It includes a collection of monitoring indicators and

targets. These have been used as the basis for assessing policies in this AMR.

The AMR does not attempt to measure and monitor each planning policy individually, but focuses on monitoring key policy objectives for which data is currently available, in order to assess overall outcomes in plan delivery.

## Report structure

The AMR is set out in 9 sections, as follows:

**Section 1** introduces the AMR.

**Section 2** provides a plan making update. It also highlights recent changes in the national and regional planning framework.

**Sections 3 to 8** set out performance outcomes by policy topic areas, including:

- Place-making & regeneration
- Design & conservation
- Housing
- Town centres & employment
- Environmental sustainability
- Strategic & community infrastructure

**Section 9** summarises planning performance with regard to handling planning applications, appeals and enforcement decisions.

Each section of the report concludes with some **key considerations for future monitoring**.

This remainder of this Executive Summary follows the AMR structure.

## Plan making update

There have been significant changes at the national and regional planning levels in recent years. The Government's programme of planning reform has resulted in a new National Planning Policy Framework (NPPF), along with new rules governing the change of use of land for housing, employment and retail uses. In addition, the Mayor of London has introduced draft Further Alterations to the London Plan (FALP) which are expected to be adopted in the near future. The FALP propose significant increases to Haringey's housing and jobs targets

The Council is proactively responding to these changes with its new and emerging forward planning documents. These will help to ensure a coordinated approach to growth and regeneration in Haringey, with a focus on enabling new development that is appropriate to its location within the borough and well supported by strategic and community infrastructure

Haringey's current **Local Development Scheme**, which was approved in January 2015, sets the timetable for production of future Local Plan and other planning documents for the period 2015-2018.

A key milestone was achieved with the adoption of Haringey's **Strategic Policies Local Plan** on 18 March 2013. Importantly, the plan was tested against the NPPF and found to be consistent with it. The Strategic Policies provides a robust basis for planning decisions, as well as guiding new development and investment in the borough.

However, in light of the significant increase in Haringey's growth targets arising from the revised London Plan, as well as new local evidence, an early review and update to the Strategic Policies has been undertaken.

Subsequent to this review, the Council has proposed **Alterations to the Strategic Policies Local Plan**.

The alterations involve mostly factual updates to policies, where required, to ensure the plan appropriately reflects the FALP revised growth figures, national planning guidance and updated technical evidence. In February 2015, the Council commenced a Regulation 18 stage public consultation on these alterations.

Further, to help in the realisation of the ambitious housing target set in the FALP, Haringey has submitted a successful bid for the London Mayor's Housing Zone initiative, which will provide additional funding to significantly accelerate housing delivery and regeneration in the **Tottenham Housing Zone**.

During the 2013/14 reporting year, work also progressed on the preparation of 3 emerging Local Plan documents which will support and assist in delivery of the Strategic Policies:

- **Development Management Policies;**
- **Site Allocations;** and
- **Tottenham Area Action Plan.**

This work included assessments of previous consultation outcomes, commissioning new technical evidence and studies (including on development viability), as well as ongoing collaboration with key stakeholders and delivery partners.

In February 2015, the Council commenced a Regulation 18 stage 'preferred approach' public consultation on these draft Local Plans.

Work has commenced on the new **North London Waste Plan**, for which Haringey is working alongside the other North London boroughs.

The Council is also supporting the Highgate Neighbourhood Forum in the preparation of

its emerging **Neighbourhood Plan**, which, once adopted, will form part of the local Development Plan.

Following an independent examination in December 2013, **Haringey's Community Infrastructure Levy** Charging Schedule was adopted on 21 July 2014. The CIL has been implemented since 01 November 2014, with all applications for qualifying development decided on or after this date liable to pay the levy.

In July 2014, Cabinet Members agreed to commence a process of consolidating the Council's suite of **Supplementary Planning Guidance**. This will ensure that guidance appropriately supports Haringey's current development plan policies. The streamlined suite of guidance will also reduce confusion amongst communities and remove contradictions in local advice to help guide development more effectively.

The Council has worked with neighbouring boroughs and the GLA in the preparation of the Mayor's **Opportunity Area Planning Framework (OAPF) for the Upper Lee Valley**, which was adopted by the Mayor in July 2013.

The Council has been carrying out the Duty to Cooperate in preparing its Local Plan documents, as required by the Localism Act.

### **Place-making & areas of change**

Parts of Tottenham and Wood Green (including Haringey Heartlands) and have been identified in the Local Plan as the borough's key strategic growth areas. A number of 'areas of change' have also been identified across the borough.

#### **Tottenham**

##### Key Plans & Strategies

In addition to preparations for an Area Action Plan for Tottenham, the Council recently published several documents to help guide regeneration and positive change:

- The Council's Strategic Regeneration Framework was agreed by the Council's cabinet on 18 March 2014. This is a landmark 20-year vision for the future of Tottenham, and sets out how people's priorities could be achieved through long term regeneration.
- The Council published a Strategic Regeneration Framework based on the Physical Development Framework in 2014, which sets out detailed regeneration plans and opportunities for change.
- A Plan for Tottenham was launched in August 2012. It sets out a vision to 2025, identifies key priority areas for change, and principles for regeneration and estate renewal; and
- Following consultation with the local community, a Strategic Masterplan Framework for Northumberland Park was published in February 2015.

##### Housing Zone

As noted above, the Council has also submitted a successful bid for the Tottenham Housing Zone, which will bring substantial place-making investments in Tottenham with a rapid acceleration in the delivery of new homes, especially at Tottenham Hale.

Highlights on investment and project delivery, in Tottenham to to-date include:

- Hale Village development progressing, including completion of new homes and student accommodation

- Completion of Tottenham gyratory project along with further works to facilitate development of a public square and improved bus interchange
- Investment in new Tottenham Hotspur Stadium led development
- High Street Innovation funding awarded to West Green Road spent on delivering a pilot shop front improvement project
- Public realm improvements in Tottenham Green
- Improvements to Bruce Grove Station and the surrounding area

### **Wood Green**

The London Plan designates Wood Green (including Haringey Heartlands) as an Area of Intensification, where there are key development opportunities for new housing, jobs and community infrastructure. Further, Wood Green town centre has metropolitan centre status, making it a key focal point for retail and related service provision in the wider area.

#### Area Action Plan

An Area Action Plan for Wood Green will be prepared, with timescales set out in the Local Development Scheme.

#### Wood Green Investment Framework

In October 2014, a proposal for a Wood Green Investment Framework was approved by Cabinet. The investment framework will help to bring together a coordinated approach to drive and shape area regeneration. This includes:

- New residential development with appropriate supporting infrastructure;
- A strategy for public realm improvement;

- Higher quality retail and leisure environments;
- New links to Haringey Heartlands and Alexandra Palace; and
- Maximising the potential of new transport interchanges.

Work has since commenced on progressing the programme to see that it is delivered in a timely manner.

#### Town centre improvements

Haringey Council is working with Transport for London to improve Wood Green's public spaces and create a safe, brighter and greener town centre.

To-date, £4.2 million has been invested to de-clutter pavements and open spaces from Wood Green to Turnpike Lane tube stations, and make the High Road more welcoming. Highlights of the scheme include:

- Wider pavements, improved pedestrian crossings and street lighting;
- New bus shelters along the high road, with stopping points moved to more accessible locations;
- 'Legible London' signage installed;
- Tree planting; and
- Better cycling facilities.

#### Alexandra Palace

- In 2012, the Trustees of Alexandra Palace developed a spatial masterplan for the future use of the site. Also that year, an application was made for Heritage Lottery Fund funding from the Major Grants Programme, towards the repair and refurbishment of the Palace's historic BBC studios, East Court and Victorian Theatre. The bid was successful and in May 2013, a Round 1 pass and £844,800 was awarded in Development Phase funding, which will be used to improve and refine the scheme

design. A round 2 application will be submitted at the end of 2014, and if successful, will allow for delivery of the project.

- In February 2015, planning permission and recommendation for listed building consent were given for the repair and refurbishment of the eastern part of Alexandra Palace. Subsequently, the Secretary of State has granted the listed building consent.

#### Other highlights

- In 2012, National Grid was granted planning permission to redevelop the Clarendon Gas Works, for a high quality, mixed use residential led scheme of around 1,000 new homes, commercial uses and public space. In 2013, a Section 73 application was submitted, in order to allow for site preparation works and to help bring forward the development.

### **Design & conservation**

Haringey aims to be the best performing planning authority in London and this includes delivering design excellence.

As part of the pre-application process Haringey encourages applicants to present proposals to the Haringey Design Panel. In 2013/14, the Panel met 8 times and considered 14 development proposals, 12 of which were for major schemes. The Panel was able to positively influence the design quality of proposals, which reflects its overall success in helping to deliver a high standard of design since it was formed in 2006.

Building on the success of the Design Panel, the Council will establish a Quality Review Panel as an independent advisory body to provide advice on planning applications,

having particular regard to the emerging Haringey Development Charter.

Recent progress on Conservation Area Appraisals, including the Highgate Appraisal, as well as the production of Haringey's Urban Characterisation Study, will assist in delivery on policy objectives to protect and enhance Haringey's local character.

The emerging Development Management Policies Local Plan will set more detailed requirements for high quality and sustainable design. It will reflect principles of a new Haringey Development Charter.

### **Housing**

The Council is committed to meeting its London Plan housing delivery targets. The current annual target is 820 new homes. While this was not met in 2013/14, with only 493 net units completed, in the previous two years the target was exceeded, and over the plan period to date, the Borough is on course to meet its strategic housing target. Informed by monitoring outcomes, Haringey's emerging Local Plan documents will propose targeted policy interventions to address local housing supply, taking into account the new FALP targets.

150 affordable housing units were completed in 2013/14, accounting for 26% of new conventional housing units completed. This performance is down from previous years. It reflects the lower levels of housing completions across all tenure types compared to previous years, as well as the challenge of continued provision of affordable rent (including social rent) products for affordable housing. Provision is linked to development viability and changing patterns of affordable housing funding options.

Planning contributions remain an important tool for the Council to secure affordable

housing. Since 2004, 64 S106 agreements have required the specific provision of on-site affordable housing, totalling almost 2,500 units. In 2013/14, S106 agreements accounted for more than one-third of affordable units delivered

The continued provision of affordable rent (including social rent) products for affordable housing will be challenging in the years ahead. Provision of affordable housing is linked to development viability and changing patterns of affordable housing funding options. The Council's emerging Strategic Housing Needs Assessment will provide an up to date evidence base for future policy options in this area.

Monitoring indicates that a higher proportion of 1 and 2 bedroom units are being delivered compared to larger and family sized housing. The Planning policy response to this challenge, in part driven by site characteristics and development viability, will need to be more sophisticated and strategic in future.

The Council continues to make significant progress on Decent Homes. Targeted actions have resulted in an overall reduction in the proportion of non-decent Council homes.

### **Town centres & employment**

Haringey's town centre vacancy rates have increased in recent years. However, when surveys were last carried out, the overall local vacancy rate (7%) remained lower than the national (14%) and London (9%) averages at that time. The proportion of non-retail uses in Haringey's town centres is consistent with local targets, which suggests that planning policies are supporting an appropriate balance of uses.

In the future, it is noted that town centres are expected to be subject to changes reflecting new shopping and macroeconomic patterns,

as well as the proposed national planning policies and legislation that aim to relax planning rules for town centre uses. This reinforces the importance of continued monitoring so that impacts are effectively tracked and that any necessary policy responses can be robustly supported by evidence.

In 2013/14, planning permissions resulted in a net loss of some 4,000 sq m of employment (Class B) floorspace. The majority of employment floorspace lost was for change of use to housing, owing to the approved residential-led mixed use scheme at the Pembroke Works site in Hornsey Ward. Importantly, the site is not located within a designated employment area and current policies provide that this is an acceptable change of use.

Monitoring indicates that the Council is effectively managing the borough's stock of employment land through its plans and policies. However, in light of emerging FALP housing and jobs targets, there is an imperative to refresh Haringey's existing policies.

Emerging Local Plan documents will better position the Council to safeguard key employment areas and to seek a greater intensity of uses on sites, so as to increase business and job numbers. Haringey's draft Local Plans identify opportunities for enabling mixed-use proposals where viability issues have prevented sites coming forward for employment use development.

Despite recent figures showing improvement worklessness remains a challenge. The Council's proactive employment programmes are helping to deliver positive outcomes in this regard. Job creation and effective use of employment land stock and floorspace are also considered in the Council's regeneration

framework and emerging Local Plan documents. Haringey is committed to delivering its London Plan jobs target.

### **Environmental sustainability**

Good progress has been made on environmental protection, climate change adaptation and mitigation.

Planning policies are performing well in protecting the borough's open spaces and designated sites of biodiversity importance. There was no net loss of designated open space in 2013/14.

Indicators suggest that many of Haringey's parks are of a high quality and that overall, local parks are well used, managed to a good standard and visitors are generally satisfied with them, evidenced by the borough's many Green Flag designations.

A Strategic Flood Risk Assessment (SFRA) was prepared and used to inform production of Haringey's emerging Local Plan documents. The Council is continuing work on surface water management projects in identified areas at risk. Finally, new Government rules (coming into force in 2015) will strengthen requirements for developers to incorporate Sustainable Drainage Systems (SuDS) in schemes.

Since 2005 (the earliest year for which carbon emissions data is available at the local authority level) Haringey's total emissions have fallen by 11%. Further, the Council is on track to reduce carbon emissions from its estate by 40% by 2015, five years ahead of the borough wide target.

Transport emissions in Haringey have decreased nearly 18% since 2005. This is due to improvements in vehicle efficiency

and reduced traffic flows on both A-road and minor roads. The Council continues to encourage a shift to more sustainable transport modes, both through strategic policy and local project delivery, with a number of positive outcomes achieved through Smarter Travel Haringey.

Household recycling rates in Haringey continue to improve.

The Government is considering changes to the legislative framework and requirements for sustainable design and construction, including for flood risk management (Sustainable Drainage Systems) and zero carbon development. These changes will need to be monitored, as there may be implications for planning policy and development control.

### **Strategic & community infrastructure**

The Infrastructure Delivery Plan (IDP) supports the Council's Local Plan. It identifies the service areas where investment will be needed to meet the additional demand from population and housing growth. It also sets the basis for developer contributions through Community Infrastructure Levy to meet future need and highlights, where applicable, gaps in existing provision to form a platform for future investment and project delivery. The IDP was last updated in April 2013. A further update is being undertaken to align with Haringey's emerging Local Plans.

This AMR signposts some of the progress made in delivery of strategic / community infrastructure, including for transport.

Planning contributions (including S106 agreements) remain an important tool to ensure adequate provision of infrastructure across the borough, particularly for affordable



housing. Since 2004, 64 S106 agreements have required the specific provision of on-site affordable housing, totalling almost 2,500 units. In 2013/14, S106 agreements accounted for more than one-third of affordable units delivered.

However, due to changes in national legislation, S106 contributions will be limited in the future, as there will be a shift towards Haringey's Community Infrastructure Levy, which is now required on qualifying development.

Section 106 funds secured in 2013/14 were down from the previous years. This due in part to the significant amount of funds negotiated through several major planning applications in years past, and it further reflects market conditions and the lower levels of development activity in the reporting year.

### **Development management performance**

In 2013/14, the Council decided 1,965 planning applications consisting of 22 major applications, 356 minor applications and 1587 other applications.

The Council met and exceeded its local performance targets for the processing of major, minor and other applications. The service has also exceeded the Government's published 'performance standard' for Major applications, which was a matter for concern during the early part of the monitoring period. The service is continuing to investigate opportunities for further service improvements.

In 2013/14, there were a total of 73 appeals on refusals decided by the Planning Inspectorate, with 24 appeals allowed (32.9%) and 49 (67.1%) appeals dismissed. The proportion of appeals allowed in Haringey

was an improvement on the previous year (39%). Haringey's performance on appeals over the past 5 years is a positive reflection on Council decisions, with performance generally in line with that of authorities across London and England.

Recognising the importance of understanding how the planning service is meeting customer needs and expectations, and for considering future service improvements, the Council is taking part in a free program offered by the Planning Advisory Service (PAS) and is actively participating in both corporate and service specific improvement programmes.

### **Considerations for future monitoring**

In the process of preparing this AMR, a number of considerations and future requirements for monitoring planning policy performance have been brought to attention, including:

- Changes in the national and regional policy framework (including the London Plan) have prompted Haringey to proactively respond through preparation of its Local Plan documents.
- National and regional policies must continue to be monitored, as these may have impacts which require further targeted responses to protect Haringey's interests. In particular, London Plan housing targets will need to be kept under review.
- Processes should be considered to ensure effective monitoring of the Strategic Policies Local Plan, as well as indicators for Haringey's e other emerging Local Plans. Capture of development information on design standards, in particular, will help with performance

assessment of design and environmental policies.

- A number of studies have been prepared to support Haringey's Local Plan preparation (including on employment land, open space / biodiversity, flood risk, development viability and urban character). Study findings have, in some instances, updated earlier baseline positions. This could have implications for policy approaches and/or monitoring targets. Targets and indicators should therefore be kept under review.
- Information on housing and commercial development is drawn from the London Development Database (LDD), which the Council inputs data into. This forms an important (and ongoing) tool and will continue to require a resource so that it can be regularly updated to ensure effective and timely monitoring, especially on development completions.
- Town centres need to be regularly surveyed, included further detailed information on defined primary and secondary frontages. This information is crucial to both inform and support planning decisions, as well as to help with proactive management of town centres.
- The IDP should be regularly updated, with continued input from key service providers (such as for health and education infrastructure). This is particularly important as the Council has commenced charging for local CIL, and funding will now be available for identified infrastructure.
- Haringey's CIL has been implemented from 01 November 2014, with all applications for qualifying development

decided on or after this date liable to pay the levy. Haringey's CIL is underpinned by a viability appraisal which has informed the setting of rates across the borough. In the future, further viability testing may be undertaken to assess any change in circumstance, which might suggest that current CIL rates require reviewing.

## Summary of performance against selected Local Plan indicators

Indicator	Current Target	Performance					Action	Local Plan Policy	Future Target
		2013/14	2012/13*	2011/12*	2010/11	2009/10			
Number of housing completions	820 additional homes per year	493 (of which 474 conventional, loss of -40 non-conventional, and 59 empty homes back into use)	1,150 (of which 606 conventional, 492 non-conventional , 52 long term empty homes back into use)	1,395 (of which 694 conventional, 646 non-conventional , 55 long term empty homes back into use)	629	635	Continue to monitor and review in light of London Plan targets. Allocate sufficient sites to help meet identified need over plan period.	SP2 Housing	820 additional homes per year (2011-2014). Target subject to Further Alterations to the London Plan, as proposed 1,502 homes per year (2015-2026)
Percentage of affordable housing units delivered	50% of additional new homes	26%	51%	44%	48%	43%	Continue to monitor and review, taking account of viability evidence. Consider package of targeted interventions to help boost delivery. Housing Zone under option.	SP2 Housing	Future targets subject to outcomes of Strategic Policies review and alterations, along with updated viability evidence.
Loss of open space	No loss of areas of biodiversity or designated open spaces; 100% no loss	100% (no loss)	100% (no loss)	100% (no loss)	100% (no loss)	100% (no loss)	Policy performing well. Future monitoring to take account of findings of Open Space and Biodiversity Study update.	SP13 Open Space and Biodiversity	No loss of areas of biodiversity or designated open spaces; 100% no loss

Waste management, including recycling	31.7% of waste should be recycled or composted (former NI192)	36.5%	32%	26.75%	28%	26.1%	Performance improving. Continue to review and monitor in light of future targets.	SP6 Waste and recycling	North London Joint Waste Strategy aims to achieve 45% recycling / composting household waste by 2015 and 50% in 2020.
Additional employment floorspace	Protect B Class land and floorspace to meet forecast floorspace demand of 137,000 sq m to 2026.	Permissions: Net loss of 4,071 sq m (comprising -4,687 B1, -1,101 B2, +1,717 B8)	Permissions: Net loss of 31,716 sq m (comprising -30,986 B1, -730 B2/B8)	Permissions: Net loss of 11,500 sq m (comprising +8,700 B1, -20,200 B2/B8)	364 sq m	5,979 sq m	Policy performing. Most B1 floorspace lost owing to an approved residential led scheme at Pembroke Works in Hornsey - site is not in a designated employment area and acceptable for the change of use. Investigate merit of new target(s) to monitor net change in employment land (not floorspace) & employment density; reflects need to monitor management of land in view of housing/job targets, and viability.	SP8 Employment	Protect B Class uses to meet forecast floorspace demand of 137,000 sq m to 2026. Future targets subject to employment land review updates.
Additional floorspace for town centres	Promote distribution of retail growth to meet 13,800 sq	+769 sq m (permissions: town centre uses)	+325 sq m (permissions: town centre uses)	-58 sq m (town centre uses)	Nil	1,650 sq m	Monitor changes of use and impact of new permitted development,	SP10 Town Centres	Meet need for 13,800 sq m gross comparison

	m gross comparison goods floorspace and an additional 10,194 net convenience goods floorspace by 2016						especially changes from A1 retail use. Monitor uses in primary/ secondary frontages.		goods floorspace, 10,194 sq m net convenience goods floorspace by 2016, as set in Local Plan. Future targets subject to retail capacity study updates.
Planning contributions negotiated	No target	£2,058,983	£4,237,826	£21,896,711	£907,854	£3,128,036	Continue to collect S106 in line with legislation. Monitor Haringey CIL uptake following adoption of CIL charging schedule.	SP16 Community Facilities, SP17 Delivering and Monitoring the Local Plan	Not applicable
<p><i>*Denotes that housing figures have been revised from previous reports. This is due to factual updates to the London Development Database on planning permissions and completions (including for conventional and non-conventional housing), as well as use of local authority data on empty homes returned back into use.</i></p>									

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# 1 Introduction

## 1.1 What is the Authority Monitoring Report?

- 1.1.1 The Authority Monitoring Report (AMR) is used to assess the performance and effectiveness of Haringey's planning policies in delivering their key objectives. Currently, these policies are set out in the adopted Strategic Policies Local Plan and Unitary Development Plan (UDP) saved policies. In addition, the AMR reports on the achievements of services in the Council which contribute to the delivery of planning objectives.
- 1.1.2 The AMR is an important feedback tool and helps the Council to assess the extent to which its planning policy objectives are being achieved. It provides information on the borough's demographic and socio-economic characteristics, its environmental qualities and outcomes of policies and projects.
- 1.1.3 The AMR also includes an update on the progress and implementation of the Council's Local Development Scheme (LDS), which sets the timetable for the preparation of future planning documents.

## 1.2 What is the reporting period?

- 1.2.1 This AMR covers the year 01 April 2013 to 31 March 2014 and key performance outcomes are set within this period. Information beyond this date is included where it helps to provide a more complete picture of planning performance and project delivery, recognising that the next AMR will fully address the year ending 31 March 2015.

## 1.3 What is being monitored?

- 1.3.1 The Council is required by virtue of section 35 of the Planning and Compulsory Purchase Act 2004, as amended by section 113 Localism Act 2011, to prepare an annual report providing such information as is prescribed as to the implementation of the local development scheme; and the extent to which the policies set out in the local development documents are being achieved.
- 1.3.2 The AMR 2013/14 is the first AMR to focus specifically on monitoring of Haringey's Local Plan Strategic Policies, which was adopted on 18 March 2013 (at the very end of the reporting year for the AMR 2012/13). It also assesses the performance of Haringey's Saved Unitary Development Plan (UDP) Policies, where appropriate.
- 1.3.3 The AMR uses the most relevant and timely information available to the Council at the time of report preparation, including outcomes from non-planning services which contribute to delivering planning objectives.
- 1.3.4 This report does not attempt to measure and monitor each planning policy individually, but focuses on monitoring key policy objectives for which data is currently available, in order to assess overall outcomes in plan delivery. Haringey's Strategic Policies Local Plan (Appendix 1) sets out which UDP policies have been replaced by the Local Plan, and which continue to remain in force.

## **1.4 Who should read this report?**

- 1.4.1 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.
- 1.4.2 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.
- 1.4.3 The AMR can assist local Councillors in their scrutiny function and provides them with an overall view of the performance of the service.
- 1.4.4 Planning officers use the AMR to see successes in implementing planning policies and assess how and where improvements can be made to performance.
- 1.4.5 The Greater London Authority (GLA) and neighbouring boroughs can use Haringey's AMR to help inform their strategic plans.

## **1.5 How to use the AMR**

- 1.5.1 The AMR 2013/14 is set out in a 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:
- 1.5.2 Section 1 provides an introduction to the Authority Monitoring Report
- 1.5.3 Section 2 provides a plan making update in view of the Local Development, and also sets out some of the key changes in the national and regional planning framework
- 1.5.4 Sections 3 to 8 set out the context, performance outcomes, and future requirements and monitoring options of the following planning policy areas:
  - Place making – covering areas of change
  - Design and the historic environment
  - Housing – addressing new homes and affordable housing
  - Employment and town centres – covering employment land, town centres and skills and training
  - Environment – including open space and biodiversity, climate change (including flooding) and waste management
  - Strategic and community infrastructure – including transport, health and well-being and infrastructure funding



- 1.5.5 Section 9 sets out planning performance with regards handling planning applications, appeals and enforcement decisions.
- 1.5.6 Each section of the report concludes with some key considerations for future policy monitoring.
- 1.5.7 If you would like further information about the AMR or any other planning policy issues, please see our website: [http://www.haringey.gov.uk/index/housing\\_and\\_planning.htm](http://www.haringey.gov.uk/index/housing_and_planning.htm)

## 2 Plan making update

### 2.1 Background

- 2.1.1 There have been significant changes at the national and regional planning levels in recent years. The Government's programme of planning reform has resulted in a new National Planning Policy Framework (NPPF), along with new rules governing the change of use of land for housing, employment and retail uses. In addition, the Mayor of London has introduced draft Further Alterations to the London Plan (FALP) which are expected to be adopted in the near future. The FALP propose significant increases to Haringey's housing and jobs targets.
- 2.1.2 The Council is proactively responding to these changes with its new and emerging forward planning documents. These will help to ensure a coordinated approach to growth and regeneration in Haringey, with a focus on enabling new development that is appropriate to its location within the borough and well supported by strategic and community infrastructure.

### 2.2 Local Development Scheme

- 2.2.1 The Local Development Scheme (LDS) sets out the work programme for future planning policy documents which make up Haringey's Local Plan. The Council is required to regularly review this procedural document.
- 2.2.2 The current version of the LDS (covering 2015-18) was approved in January 2015 and it provides the timetable for taking forward new policy documents from February 2015 onwards. The LDS can be found online at Haringey's Planning Policy webpage, and can be accessed using the following link: [Local Development Scheme](#).
- 2.2.3 The timetable is subject to regular review to take into account the changes to national and regional planning framework, local priorities, and the need to programme the undertaking of local studies and public consultation into the plan production process.
- 2.2.4 An LDS update was previously undertaken in March 2014. This latest update will ensure the LDS appropriately reflects the current work programme, which includes a partial review of the Strategic Policies Local Plan and additional public consultations on 3 emerging Local Plans: Development Management Policies, Site Allocations and Tottenham Area Action Plan.
- 2.2.5 The following section of the AMR highlights progress made on the production of documents included in the LDS.

### 2.3 Local Plan

- 2.3.1 Haringey's Local Plan is being prepared within the context of the Government's National Planning Policy Framework (NPPF) (2012) and the Mayor's London Plan (2011), including Revised Early Minor Alterations (2013), as well as the draft Further Alterations to the London Plan (FALP) (2014).

- 2.3.2 The NPPF acts as guidance for local planning authorities both in drawing up plans and making decisions on planning applications.
- 2.3.3 The London Plan is the overall strategic plan for London. It sets out a framework for the sustainable development of the capital. Haringey's Local Plan documents, including the Strategic Policies, need to be in general conformity with the London Plan. Together these documents form part of Haringey's Development Plan – the starting point for planning decisions in the borough.
- 2.3.4 Haringey's Local Plan comprises a suite of local Development Plan Documents.
- 2.3.5 A significant amount of progress has been made on the Local Plan (formerly the Local Development Framework) and supporting documents since April 2012.
- 2.3.6 Haringey's Strategic Policies Local Plan was adopted on 18 March 2013, which is an important milestone. The Strategic Policies replace many of Haringey's saved Unitary Development Plan (UDP) policies. However, some will remain extant (along with UDP Schedules 1 – 13) until they are replaced by future Local Plans. The full list of UDP saved policies is set out in Appendix 1 of the Strategic Policies.
- 2.3.7 Further work is now underway to ensure that the strategic policies set out in the adopted Local Plan are put into place effectively, with complementary development management policies and site allocations, Area Action Plans, Community Infrastructure Levy and a limited number of supplementary planning documents.

## **2.4 Strategic Policies**

- 2.4.1 As noted above, the Strategic Policies Local Plan was adopted on 18 March 2013. The plan provides a spatial vision and a framework for the key priorities, plans and strategies of the Council. It contains strategic planning and regeneration policies and an implementation framework to deliver the vision up to 2026.
- 2.4.2 The Council is now undertaking a partial review of the Strategic Policies. The review is considered necessary in the light of changes to national planning policy and guidance, as well as the draft Further Alterations to the London Plan (FALP), discussed later in this section.
- 2.4.3 The partial review is required to update and appropriately reflect the quantum of housing and employment to be delivered in the borough (as set by the FALP). The review also provides an opportunity for the Council to take account of new information from updated evidence base studies. Importantly, the review and any proposed alterations arising from it, will ensure that the Strategic Policies remain consistent with national policy and in conformity with the London Plan, and therefore continue to provide the Council with a robust basis for planning decisions and coordinating investment.
- 2.4.4 On 09 February 2015, a Regulation 18 stage public consultation on proposed alterations to the adopted Strategic Policies commenced.

## **2.5 Development Management Policies**

- 2.5.1 The Development Management Policies (DMP) Local Plan will set out detailed planning policies for assessing planning applications for the development and use of land. The policies will generally be criteria based and will focus on giving effect to the strategic objectives and core policies of the Strategic Policies Local Plan. The document will also be the main vehicle for replacing the remaining saved Unitary Development Plan (UDP) policies.
- 2.5.2 A Regulation 18 stage public consultation on the Draft DMP plan was undertaken from 22 March to 10 May 2013, along with a consultation on an Interim Sustainability Appraisal report, which ran from 28 March 2012 to 10 May 2013. Outcomes of this consultation can be viewed on the Council's Planning Policy webpage.
- 2.5.3 During the reporting year, work was progressed on a 'preferred approach' consultation document. This included assessments of previous consultation outcomes, commissioning new technical evidence and studies, as well as ongoing collaboration with key stakeholders and delivery partners.
- 2.5.4 On 09 February 2015, a Regulation 18 stage 'preferred option' public consultation on the document commenced.

## **2.6 Site Allocations**

- 2.6.1 The Site Allocations Local Plan will identify sufficient development sites, outside of Tottenham, to meet the identified housing growth/needs of the Local Plan, including those for housing, jobs and the delivery of required infrastructure. It will also establish specific site requirements against which planning applications will be considered. The Council will actively bring forward identified sites over the plan period to 2026.
- 2.6.2 A Call for Sites consultation was undertaken from 22 March to 10 May 2013. This was followed by a Regulation 18 Consultation on the subject matter of the proposed document, which ran from 17 January to 07 March 2014, along with a consultation on a Sustainability Appraisal Scoping Report, which ran for the same time period.
- 2.6.3 During the reporting year, work was progressed on the preferred option consultation version of the DM Policies document. This included assessments of previous consultation outcomes, commissioning new technical evidence and studies, as well as ongoing collaboration with key stakeholders and delivery partners.
- 2.6.4 On 09 February 2015, a Regulation 18 stage 'preferred option' public consultation on the document commenced.

### *London-wide Strategic Housing Land Availability Assessment*

- 2.6.5 The Greater London Authority, in partnership with the London boroughs, issued a call for sites to be included in the London-wide Strategic Housing Land Availability Assessment (SHLAA). Whilst the SHLAA is not formally a part of Haringey's LDS, the SHLAA will nonetheless help to inform the Site Allocations documents. The call for sites consultation closed on 28 January 2013.

- 2.6.6 The GLA published by the SHLAA 2013 in January 2014. It sits as technical evidence supporting the Draft Further Alterations to the London Plan (FALP). Haringey Council has had regard to the latest SHLAA in the preparation of its Local Plan documents.

## **2.7 Area Action Plans**

### *Tottenham*

- 2.7.1 The Area Action Plan (AAP) will set out a comprehensive set of policies, proposals and site allocations for development within the Tottenham Area. It will ensure development is managed in a comprehensive manner and delivers the social, environmental and economic outcomes sought for this area.
- 2.7.2 A Regulation 18 Consultation was carried out from 17 January to 07 March 2014, along with a consultation on a Sustainability Appraisal Scoping Report, which ran for the same period.
- 2.7.3 In addition, work was progressed on a 'preferred option' consultation document. This work included assessments of previous consultation outcomes, commissioning new technical evidence and studies, as well as ongoing collaboration with key stakeholders and delivery partners.
- 2.7.4 On 09 February 2015, a Regulation 18 stage 'preferred option' public consultation on the document commenced.

### *Wood Green Area Action Plan*

- 2.7.5 The Wood Green Area Action Plan will provide a comprehensive policy framework for the delivery of key sites and regeneration of the central areas of Wood Green and Haringey Heartlands. Work on this document is scheduled to commence in 2015.

## **2.8 North London Waste Plan**

- 2.8.1 The North London boroughs in the North London Waste Authority (NLWA) are jointly preparing a Waste Plan. This will identify a range of suitable sites for waste management, in line with London Plan requirements, and include policies and guidelines for determining planning applications.
- 2.8.2 Boroughs have recently commenced preparation of the Waste Plan, as discussed in the AMR 2012/13.
- 2.8.3 A Regulation 18 notification consultation on the contents of this new Waste Plan was held between 19 April 2013 and 07 June 2013.
- 2.8.4 A North London Waste Plan Consultation Protocol document was published in March 2014. This outlines the background and context for the preparation of the plan, as well as the overall approach to consultation and communication activities that will be implemented.
- 2.8.5 During the reporting year, focus group sessions for key stakeholders were commenced. Further details can be found at the North London Waste Plan's dedicated website at the following link: [North London Waste Plan website](#)

## **2.9 Other documents**

### *Community Infrastructure Levy (CIL)*

- 2.9.1 The Community Infrastructure Levy is a Council tariff that can be applied to most forms of new development. The CIL is closely linked to infrastructure provision, as set out in the Infrastructure Delivery Plan of the Local Plan.
- 2.9.2 Haringey's CIL was adopted on 21 July 2014 and was implemented on 01 November 2014, with all applications for qualifying development decided on or after this date liable to pay the levy.
- 2.9.3 A CIL Draft Charging Schedule was submitted to the Planning Inspectorate on 28 October 2013, with a public examination taking place in December 2013. The Inspector's Report was received by the Council on 04 February 2014, advising that the CIL Charging Schedule is sound subject to a few minor modifications.
- 2.9.4 Several rounds of public consultation were undertaken in lead up to the CIL examination, including on: a Preliminary Draft Charging Schedule (30 July to 17 September 2012); a Draft Charging Schedule (26 April to 24 May 2013); and Minor Modifications to the Draft Charging Schedule (28 October to 26 November 2013).

### *Infrastructure Delivery Plan Review*

- 2.9.5 The Infrastructure Delivery Plan (IDP) addresses how and when the infrastructure proposals in Haringey's Local Plan will be delivered.
- 2.9.6 To demonstrate that the Local Plan Strategic Policies document is realistic and deliverable, a Community Infrastructure Study was carried out in 2009-2010 and an IDP was produced as part of the Strategic Policies Local Plan. The Local Plan and its IDP were found sound by the Planning Inspector at examination.
- 2.9.7 The IDP is a key document which will be updated regularly in discussion with service and infrastructure providers and stakeholders to ensure that that expected growth and regeneration in Haringey are supported by appropriate infrastructure.
- 2.9.8 The latest comprehensive update of the Infrastructure Delivery Plan (IDP) was provided in April 2013 forming a basis for defining funding gaps, to be met in part from the Community Infrastructure Levy. The AMR 2012/13 also provided IDP updates.
- 2.9.9 A full review of the IDP is currently being undertaken to help inform and align with Haringey's emerging Local Plan documents.

## **2.10 Neighbourhood Planning**

- 2.10.1 The Localism Act 2011 enables local communities, through Neighbourhood Forums, to prepare Neighbourhood Plans. Once adopted, Neighbourhood Plans form part of the local development plan, and planning applications are considered against their policies.

- 2.10.2 There is currently one Neighbourhood Plan being prepared in Haringey, by the Highgate Neighbourhood Forum. This is a cross-borough plan with Camden.
- 2.10.3 During the reporting period, the Council liaised with the Highgate Neighbourhood Forum in the preparation of its emerging Neighbourhood Plan.
- 2.10.4 The Forum commenced a 'pre-submission' consultation on its Neighbourhood Plan in January 2015.

## **2.11 Supplementary Planning Documents**

- 2.11.1 The main role of Supplementary Planning Documents (SPDs) is to elaborate on adopted planning policies. Importantly, they cannot set policies or allocate land. SPDs are justified where there is a clear benefit of additional guidance to help deliver sustainable development.

### *Supplementary Planning Document/Guidance Review*

- 2.11.2 The National Planning Policy Framework encourages local planning authorities to review their planning guidance, either in whole or in part, to respond flexibly to changing circumstances.
- 2.11.3 In considering the performance of the Council's planning policies and reflecting changes in the wider policy context, a review of the borough's suite of Supplementary Planning Documents and Guidance was undertaken in Spring/Summer 2014.
- 2.11.4 The review findings identified a scope to rationalise some of the Council's existing guidance to ensure it remains consistent with current policy, to provide greater clarity for the public and to help promote sustainable development in the borough.
- 2.11.5 On 15 July 2014, Cabinet Members agreed to commence a process of consolidating Haringey's supplementary planning guidance. This will ensure that guidance appropriately supports Haringey's current development plan policies. The streamlined suite of guidance will also reduce confusion amongst communities and remove contradictions in local advice to help guide development more effectively.

### *Planning Obligations SPD*

- 2.11.6 Planning obligations (including S106 agreements) remain an important tool to ensure adequate provision of infrastructure across the borough, particularly for affordable housing. However, due to changes in national legislations, uptake of S106 funding will be more limited in the future, as the focus on provision of strategic infrastructure will shift to CIL.
- 2.11.7 A Planning Obligations SPD has been produced in order to bring together a number of draft or adopted guidance documents on planning obligations. The SPD will:
- Provide transparency and certainty in regard to the functioning of the planning application process and procedures for securing planning obligations;

- Set out the types of planning obligations that may be sought with various development proposals;
- Detail the relationship between planning obligations and CIL; and
- Assist with the delivery of sustainable development in accordance with Haringey's Local Plan.

2.11.8 A public consultation on the draft Planning Obligations SPD took place from 01 August to 12 September 16.

2.11.9 The SPD was adopted by Cabinet on 14 October 2014. Planning obligations will continue to be monitored through the AMR process.

*Finsbury Park Town Centre*

2.11.10 This SPD follows from the 'Finsbury Park Accord' between Haringey, Hackney and Islington, which was agreed in June 2012.

2.11.11 The Accord includes a list of priorities, including one that is aimed at managing future development of the area through a cross-borough strategy in the form of an SPD.

2.11.12 A draft Supplementary Planning Document was prepared and consulted on between 01 July and 19 August 2013.

2.11.13 The Finsbury Park Town Centre SPD was adopted on 25 June 2014.

2.11.14 The aim of the SPD is to improve the town centre, the station and surrounding public spaces, create new homes, jobs and training opportunities, make the most of the historic buildings and improve links between the town centre and Finsbury Park.



### Key Milestones for preparing Haringey's Development Plan Documents

Development Plan	Regulation 18 consultation	Pre-Submission Consultation	Submission to Secretary of State	Adoption
Strategic Policies (alterations)	Feb/Mar 2015	Sept/Oct 2015	Nov 2015	Aug 2016
Development Management Policies	Feb/Mar 2015	Sept/Oct 2015	Nov 2015	Aug 2016
Site Allocations	Feb/Mar 2015	Sept/Oct 2015	Nov 2015	Aug 2016
Tottenham AAP	Feb/Mar 2015	Sept/Oct 2015	Nov 2015	Aug 2016
Wood Green AAP	Nov/Dec 2015	Jun/Jul 2016	Sept 2016	May 2017
North London Waste Plan	May/Jun 2015	Feb/Mar 2016	Jun 2016	Mar 2017

The above table reflects timescales for production of Haringey's Local Development Documents. Full details for stages in plan production, along with timescales, are set out in the adopted Local Development Scheme 2015-18, which can be found online here: [Haringey Local Development Scheme](#). These timetables may be subject to future review.

## 2.12 Changes in the national planning framework

### *National Planning Policy Framework*

- 2.12.1 In March 2012, the Government published the National Planning Policy Framework (NPPF). The NPPF replaced 44 planning documents, primarily Planning Policy Statements (PPS) and Planning Policy Guidance (PPG), which previously formed the Government policy towards planning.
- 2.12.2 As discussed in the AMR 2012/13, the Council has demonstrated, through the public examination process, that the Strategic Policies Local Plan is consistent with the NPPF.
- 2.12.3 Future Local Plan documents will need to be prepared in view of the NPPF and it is currently a material consideration in planning decisions.

### *National Planning Guidance*

- 2.12.4 On 06 March 2014 the Government launched the Planning Practice Guidance website, which was accompanied by a Written Ministerial Statement setting out the list of previous guidance documents cancelled. The Council will need to have regard to this guidance both in terms of plan making and decision taking. The guidance is intended to be updated regularly, as required, and it will be important that the Council monitors and appropriately responds to any changes.

2.12.5 There have been recent changes to national planning guidance, including on planning contributions for affordable housing. These changes are currently being considered through the Strategic Policies partial review.

#### *Planning Reform*

2.12.6 The Government has recently introduced a number of planning reforms which are intended to help facilitate economic growth and speed up the planning system, amongst other aims.

2.12.7 New rules governing house extensions and commercial changes of use came into force on 30 May 2013. In brief, key changes include allowance for the following, without the need for planning permission:

- Larger extensions to industrial and warehousing premises, shops and offices;
- Conversions between office and residential uses;
- More flexible uses of shops, offices and residential institutions; and
- Easier conversion of commercial premises to schools

2.12.8 Further changes to permitted development took effect from 06 April 2014, including:

- Conversions from shops to residential uses;
- Conversions from shops to banks and building societies, although change to betting shops and payday loan shops are not permitted; and
- Conversion of offices, hotels, residential and non-residential institutions and leisure/assembly places to registered nurseries

2.12.9 In July 2014, the Government launched a 'Technical Consultation on Planning'. This consultation document outlined proposals for extending the scope of permitted development rights. This includes change of use from light industrial units and offices to residential use, as well as broadening scope for change of use in town centres, to be facilitated by the introduction of a wider retail use class and allowing more flexibility for change of use within centres.

2.12.10 Outcomes of this consultation will need to be reviewed, as monitoring may be needed to assess local impacts arising from any such changes.

### **2.13 Changes in regional planning framework**

#### *Census information*

2.13.1 Data from the 2011 Census revealed that the growth of London's population had accelerated to a greater extent than was previously anticipated, with Haringey's population growth mirroring this trend.

2.13.2 The 2011 Census measured Haringey's population as being 254,900. This represented an 18% increase on the 2001 census figure (216,500), and a 13% increase on the Office for National Statistics (ONS) 2010 mid-year estimate.

- 2.13.3 In May 2014, the ONS released its '2012-based Subnational Population Projections for England'. These projections are based on its '2012 Mid-year Population Estimates', published in summer 2013 (discussed in Haringey's AMR 2012/13), and a set of underlying demographic assumptions regarding fertility, mortality and migration based on local trends.
- 2.13.4 This latest ONS data suggests that over a 10 year period to mid-2022, London's population is projected to grow by 13%, exceeding the projected 7% growth rate for England. Haringey's population is expected to rise by some 34,000 people over this period, with a growth rate of 13%.

#### *Further Alterations to the London Plan (FALP)*

- 2.13.5 On 15 January 2014 the Mayor of London began consultation on draft Further Alterations to the London Plan (FALP).
- 2.13.6 The FALP were prepared mainly to address key housing and employment issues emerging from an analysis of 2011 Census data (released after the publication of the London Plan in July 2011), which indicated a substantial increase in London's population, as noted above.
- 2.13.7 Along with key findings of Census data, the FALP are informed by the Greater London Authority 2013 Round Population Projections, which provide that Haringey's population will grow by 20-29% in the period 2011 to 2036. In addition, the FALP set out evidence led assumptions on the increasing number and size of households in London, as well as revised employment forecasts, which also reflect significant growth.
- 2.13.8 A specific issue has been identified in terms of the FALP proposed increase in housing and employment targets for Haringey. In the FALP, Haringey's housing supply target is identified as 1,502 units per year from 2015/16 until 2024/25. This is a significant increase from the current 820 units per year target. The employment target is for an additional 22,000 jobs 2011-2036, which at 29.5% is the highest rate of job growth in London.
- 2.13.9 The FALP Examination in Public (EiP) commenced in September 2014, following which the Mayor published the Report of the planning Inspector on 15 December 2014, along with a response to the Secretary of State for Communities and Local Government on the EiP and the Inspector's Recommendations. Subject to the response of the Secretary of State, it is anticipated that the FALP will be published for adoption by March 2015.
- 2.13.10 As noted previously, Haringey Council is proactively responding to the FALP by undertaking a partial review of its Strategic Policies Local Plan, to ensure the plan appropriately reflects the quantum of housing and jobs to be delivered.

#### *Tottenham Housing Zone*

- 2.13.11 In June 2014, the Mayor published the Housing Zones Prospectus, inviting bids from London boroughs to a £400 million programme, jointly funded by the Mayor and central Government, to create a number of Housing Zones across London. Delivery of housing in these zones will be supported by a menu of planning and financial measures.

- 2.13.12 Haringey has submitted a successful bid for the Housing Zone initiative, which will provide additional funding to significantly boost housing delivery and regeneration in Tottenham. Tottenham Hale is the proposed first phase. The Housing Zone will also assist the borough in meeting the more ambitious housing targets set out in the FALP.
- 2.13.13 If the bid is successful, there will be a need to ensure that the Housing Zone is appropriately reflected within Haringey's Local Plan documents, particularly to ensure coordination with other key plans and strategies, and to maximise its benefits.

## **2.14 Community Involvement, partnership working and Duty to Cooperate**

### *Community Involvement*

- 2.14.1 The Council is committed to involving and consulting with local people in all planning processes and decisions.
- 2.14.2 The Council's Statement of Community Involvement (SCI) sets out how the community, as well as stakeholders with an interest in the borough, will be engaged in the preparation of local planning documents and in determining planning applications.
- 2.14.3 Haringey's SCI was first adopted in 2008 and later updated in February 2011. The Council will continue to monitor and update the SCI to reflect any changes in planning law and changes in the consultation process.
- 2.14.4 A number of public consultations are planned for the next reporting year, in line with the Statement of Community Involvement.

### *Partnership working*

- 2.14.5 The Council actively seeks to work in partnership with the Mayor of London, neighbouring authorities and other stakeholders, particularly where there are clear advantages to delivering planning and regeneration outcomes. A number of planning and policy guidance documents are being prepared through this collaborative approach.
- 2.14.6 The Upper Lee Valley Opportunity Area Planning Framework (OAPF) was adopted by the Mayor of London in July 2013. The OAPF provides an overarching framework for the regeneration of the area and is set against 8 key objectives for the Upper Lee Valley. The document was prepared by the Greater London Authority working with stakeholders including the Boroughs of Haringey, Enfield, Waltham Forest and Hackney.
- 2.14.7 Several other documents set out earlier in this report highlight the extent of the Council's partnership approach and include:
- 2.14.8 The North London Waste Plan, being prepared by the North Waste consortium authorities comprising Haringey, Hackney, Camden, Islington, Barnet, Waltham Forest and Redbridge;
- 2.14.9 The Finsbury Park Town Centre SPD, with Haringey joint working with Islington and Hackney; and

2.14.10 The emerging Highgate Neighbourhood Plan, covering areas in Haringey and Camden, for which the Council will support the Highgate neighbourhood forum, in line with requirements of the Localism Act.

*Duty to Cooperate*

2.14.11 Under the Localism Act 2011 local planning authorities are required to ‘engage constructively, actively and on an ongoing basis’ with neighbouring planning authorities and a prescribed list of bodies when preparing development plan and other local development documents concerning matters of ‘strategic significance’; that is matters affecting two or more local planning authorities. The prescribed list of bodies includes:

- The Environment Agency
- The Historic Buildings and Monuments Commission for England
- Natural England
- The Mayor of London
- The Civil Aviation Authority
- The Homes and Communities Agency
- NHS (Joint Commissioning Bodies)
- Office of Rail Regulation
- The Highways Agency
- Transport for London
- Integrated Transport Authorities
- Highways Authorities
- The Marine Management Organisation

2.14.12 Neighbouring Boroughs, Lee Valley Regional Park Authority, and the prescribed list of bodies will be engaged during the preparation of local development documents. An auditable record of Duty to Cooperate actions will be maintained and presented at relevant public examinations.

2.14.13 A list of key Duty to Cooperate actions for the reporting year is set out in the table below.

### Duty to Cooperate Actions 2013/14

Document	Actions by the Council
Site Allocations, Development Management Policies, Tottenham Area Action Plan	<ul style="list-style-type: none"> <li>▪ Worked with the Greater London Authority in the production of a shared London Strategic Housing Land Availability Assessment</li> <li>▪ Liaised with Transport for London , as well as adjoining boroughs on strategic transport issues, plans and proposals, including promoting rail improvements on the West Anglia Rail Line</li> <li>▪ Liaised with neighbouring authorities, Environment Agency, and English Heritage on emerging development plan documents</li> <li>▪ Liaised with English Heritage with regard to the Council's Historic Environment Record, archaeology and listed buildings</li> </ul>
North London Waste Plan	<ul style="list-style-type: none"> <li>▪ Commenced work on a North London Waste Plan (along with Barnet, Camden, Enfield, Hackney, Islington and Waltham Forest Councils) will set out the planning framework for waste management in North London</li> <li>▪ Supported preparation of draft Regulation 18 consultation document</li> </ul>
Finsbury Park Town Centre SPD	<ul style="list-style-type: none"> <li>▪ Following agreement of the Finsbury Park tri-Borough Accord in June 2012 (along with Islington and Hackney Councils), undertook work on a joint Supplementary Planning Document covering the areas around Finsbury Park Station and the main high streets of Seven Sisters Road, Stroud Green Road, Blackstock Road and Fonthill Road to guide area regeneration</li> </ul>
Upper Lee Valley Opportunity Area Planning Framework	<ul style="list-style-type: none"> <li>▪ Worked in partnership Greater London Authority, Transport for London, Enfield, Haringey, Waltham Forest and Hackney Councils, Lee Valley Regional Park Authority, North London Strategic Alliance and Environment Agency to finalise the planning framework</li> </ul>
Draft Further Alterations to the London Plan	<ul style="list-style-type: none"> <li>▪ Provided consultation responses on the FALP to help inform production of regional planning framework</li> </ul>

*The above table provides a summary of key Duty to Cooperate actions undertaken during the reporting period. When development plans are progressed for Examination in Public, the Council will set out a full list of Duty to Cooperate consultation actions for relevant documents covering plan preparation.*

## 3 Place shaping

### 3.1 Background

- 3.1.1 The Council's strategic documents include a vision to make Haringey a better place to live work and visit, and a place for which diverse communities are proud to belong.
- 3.1.2 In order to help achieve this vision, local planning policies put on emphasis on place shaping, which is vital to accommodate population growth, meet housing demand, strengthen community cohesion and bring services and infrastructure to the areas that need it the most.
- 3.1.3 In the Strategic Policies Local Plan, Tottenham Hale and Wood Green, including Haringey Heartlands, have been identified as the borough's key strategic 'growth areas'. A number of 'areas of change' have also been identified, including Wood Green Metropolitan Town Centre, Northumberland Park, Seven Sisters corridor and Tottenham High Road corridor.
- 3.1.4 The Council is focused on promoting and managing change within these areas in a way that maximises site opportunities and delivers sustainable communities, offering opportunities and benefits for the whole of the borough.

### 3.2 Tottenham area

- 3.2.1 Regeneration and renewal in Tottenham is a strategic priority which is reflected in Haringey's Local Plan. The Council is committed to tackling inequalities throughout the borough and driving forward regeneration in Tottenham will play a huge role in achieving this.

#### *Key plans and strategies*

- 3.2.2 The Council's Strategic Regeneration Framework (SRF) was agreed by the Council's cabinet on 18 March 2014. This is a landmark 20-year vision for the future of Tottenham, and sets out how people's priorities could be achieved through long term regeneration. It sets out key priorities including: world-class education and training; improved access to jobs and business opportunities; a different kind of housing market; a fully connected community with even better transport links; a strong and healthy community; great places; and the right investment and quality development.
- 3.2.3 In addition, Haringey Council and the Greater London Authority have published a Physical Development Framework for Tottenham in February 2014, which forms the basis of a Strategic Regeneration Framework with detailed regeneration plans and opportunities for change.
- 3.2.4 A Plan for Tottenham was launched in August 2012. It sets out a vision for the area to 2025 and identifies key spatial priority areas for change, as well as establishing the principles that will be explored for regeneration and estate renewal.

- 3.2.5 These documents will help inform the emerging Tottenham Area Action Plan (AAP) development plan document.

#### *Tottenham Housing Zone*

- 3.2.6 As noted previously, the Council has also submitted a successful bid for the Tottenham Housing Zone, which will bring substantial place-making investments in Tottenham with a rapid acceleration in the delivery of new homes, especially at Tottenham Hale.

#### *Tottenham Hale*

- 3.2.7 The SRF vision for Tottenham Hale is: *London's next great new neighbourhood, Tottenham Hale will be a destination where people can easily access the open spaces and waterways of the Lee Valley Park whilst enjoying a range of retail, leisure and business opportunities. The Hale will feel like a new town centre with an attractive network of streets and public spaces. Through transport improvements, master planning and targeted promotion, key sites will be made ready for major new investment.*

- 3.2.8 In terms of project delivery some key achievements to-date include:

- Hale Village development progressing with completion of new homes and student accommodation, plus commercial & retail space
- Completion of the Tottenham gyratory project along with further works to facilitate development of a public square and improved bus interchange
- Planning approval for a new Tottenham Hale tube station ticket hall and major refurbishment of the station

#### *High Road West & Tottenham Hotspur / Northumberland Park*

- 3.2.9 The SRF vision for High Road West & Tottenham Hotspur is: *Home to Tottenham Hotspur FC and the High Road West regeneration area, this is an area undergoing exciting change. The ambitions are to create a new residential neighbourhood alongside a strong focus on place making, leisure opportunities and commercial developments.*

- 3.2.10 The SRF vision for Northumberland Park is: *The ambitions for Northumberland Park are extremely high. The neighbourhood will be transformed into a mixed and sustainable community where people want to live, work and visit. It will retain its diverse North London character and have a strengthened community identity. The neighbourhood will be known for its mix of urban and landscape settings, with improved access to both a busy London high street and the abundant open spaces of the Lee Valley Park.*

- 3.2.11 Following consultation with the community on 'key principles for change' in Autumn 2014, a Strategic Masterplan Framework for Northumberland Park was published in February 2015.

- 3.2.12 The Council, Greater London Authority, Transport for London, Greater Anglia and Network Rail have created a Steering Group to explore more detailed feasibility work into moving White Hart Lane Station, creating a new station square and public realm outside of the station and opening the arches for commercial ventures.



3.2.13 In terms of project delivery some key achievements to-date include:

- Investment in new Tottenham Hotspur Stadium led development, including delivery of phase 1 of the scheme;
- The new Tottenham University Technical College, run in partnership with Middlesex University and specialise in technology and science for sport, health and engineering;
- A master plan for High Road West is being developed in consultation with the community (further to the options consultation that ran between April – June 2013);
- Construction almost complete on over 200 new homes and a new primary school at the old canon rubber site (Brook House).

#### *Tottenham Green and Seven Sisters*

3.2.14 The SRF vision for Tottenham Green and Seven Sisters is: *The gateway to Tottenham, the area is becoming known for high quality, well-connected public spaces providing a welcoming place to do business and socialise throughout the day and evening. Improvements to the streets and the public realm will enhance the atmosphere in existing character areas such as West Green Road and the civic heart of Tottenham at Tottenham Green. New pop up activities, street furniture and lighting will better activate the High Road between Seven Sisters and Tottenham Green, creating an inviting entrance into the neighbourhood.*

3.2.15 In terms of project delivery some key achievements to-date include:

- £50,000 High Street Innovation funding awarded to West Green Road spent on delivering a pilot shop front improvement project local businesses, installing a billboard to display local art under the railway bridge and creating a tropical themed pocket park which attracted match funding from the GLA.
- Public realm improvements in Tottenham Green, to create a new civic hub for Tottenham Green , as well as an improved space for community and cultural events.

#### *Bruce Grove*

3.2.16 The SRF vision for Bruce Grove is: *A beautiful and historic high street at the heart of Tottenham's business and community life, the area will continue to attract new businesses, professional services and home owners to its fine Victorian streets and houses. A targeted retail management strategy will enhance the quality and image of existing businesses and encourage new cafes, restaurants and shops. Creative interventions at Bruce Grove station and Holcombe Market will establish retail and market landmarks in Tottenham's town centre.*

3.2.17 In terms of project delivery some key achievements to-date include:

- Improvements to Bruce Grove Station and the surrounding area

- Globally renowned architects John McAslan and Partners opening the N17 Design Studio on Tottenham High Road in a partnership with the Council and the College of Haringey, Enfield and North East London, in a pilot to give local students opportunities for apprenticeships
- Improvements to the Holcombe Road market infrastructure

### **3.3 Wood Green / Haringey Heartlands**

3.3.1 The London Plan designates Wood Green / Haringey Heartlands as an Area of Intensification, where there are key development opportunities for new housing, jobs and community infrastructure.

3.3.2 Further, Wood Green town centre has metropolitan centre status, making it a key focal point for retail and related service provision in the wider area.

#### *Area Action Plan*

3.3.3 An Area Action Plan for Wood Green will be prepared, with timescales set out in the Local Development Scheme.

#### *Wood Green Investment Framework*

3.3.4 In October 2014, a proposal for a Wood Green Investment Framework was approved by Cabinet. The investment framework will help to bring together a coordinated approach to drive and shape area regeneration. This includes:

- New residential development with appropriate supporting infrastructure;
- A strategy for public realm improvement;
- Higher quality retail and leisure environments;
- New links to Haringey Heartlands and Alexandra Palace
- Maximising the potential of new transport interchanges

3.3.5 Work has since commenced on progressing the programme to see that it is delivered in a timely manner.

#### *Town centre improvements*

3.3.6 Haringey Council is working with Transport for London to improve Wood Green's public spaces and create a safe, brighter and greener town centre.

3.3.7 To-date, £4.2 million has been invested to de-clutter pavements and open spaces from Wood Green to Turnpike Lane tube stations, and make the High Road more welcoming. Highlights of the scheme include:

- Wider pavements, improved pedestrian crossings and street lighting;

- New bus shelters along the high road, with stopping points moved to more accessible locations;
- ‘Legible London’ signage installed;
- Tree planting; and
- Improved cycling facilities.

#### *Alexandra Palace*

- 3.3.8 In 2012, the Trustees of Alexandra Palace developed a spatial masterplan for the future use of the site.
- 3.3.9 In 2012, an application was made for Heritage Lottery Fund funding from the Major Grants Programme, towards the repair and refurbishment of the Palace’s historic BBC studios, East Court and Victorian Theatre.
- 3.3.10 In May 2013, it was awarded a Round 1 pass and £844,800 in Development Phase funding, which will be used to improve and refine the scheme design. A round 2 application will be submitted at the end of 2014, and if successful, will allow for delivery of the project.
- 3.3.11 In February 2015, planning permission and recommendation for listed building consent were given for the repair and refurbishment of the eastern part of Alexandra Palace. Subsequently, the Secretary of State has granted the listed building consent.

#### *Other sites*

- 3.3.12 In March 2012, National Grid was granted outline planning permission to redevelop the Clarendon Gas Works for a mixed use residential led scheme of around 1,000 new homes, along with commercial uses and public space. In 2013, a Section 73 application was submitted in order to allow necessary site preparation works to commence, to assist in bringing the site forward for development.

## 4 Design and conservation

### 4.1 Background

- 4.1.1 It is widely recognised that design can impact on people's quality of life. Haringey's Local planning policies therefore seek to ensure that all new development is constructed in a sustainable way, and that it enriches and enhances Haringey's built and natural environment, especially where there are historic assets and other valued features that shape the character of the area.

### 4.2 High Quality Design

#### *Haringey Design Panel*

- 4.2.1 As part of the pre-application process for major applications (excluding some commercial and industrial buildings), the Council encourages applicants to present their proposals to the Haringey Design Panel.
- 4.2.2 The panel is a group of independent and objective experts, made up of experienced architects and other built environment professionals, meet voluntarily on a regular basis. Their advice is given to both the applicant and the Development Management case officer. Once the proposal becomes a live planning application, the panel report is included in the consultation documents. The case officer then reports on how the proposal was received at the panel, and if any changes have been made since then. Panel advice is intended to assist the applicant as well as the Council's officers and Committee Members in delivering good quality design in the borough.
- 4.2.3 In 2013/14, the Haringey Design Panel met 8 times and considered 14 development proposals, 12 of which were for major schemes.
- 4.2.4 Overall, the panel was able to positively influence design quality of proposals, which reflects the overall success of the panel in helping to deliver a high standard of design since it was formed in 2006.
- 4.2.5 Recent experience has demonstrated that the best design outcomes generally occur when schemes are presented to the panel at the pre-application stage, as this allows applicants sufficient time to amend proposals following panel feedback.

#### *Haringey's Quality Review Panel*

- 4.2.6 Recognising the positive contribution that an independent advisory body can have in delivering good quality development, Haringey Council intends to establish a new Quality Review Panel. This panel will provide advice to the Council to help inform its consideration of planning proposals, in particular, having regard to Haringey's Development Charter, which will establish principles for high quality, sustainable design across the borough.

### *Design awards*

- 4.2.7 The Haringey Design Awards are one of the ways in which the Council seeks to encourage good quality design of buildings and neighbourhoods. The awards recognise excellence in design in developments across the borough.
- 4.2.8 The results of the most recent Design Awards were announced on 05 July 2012 and were reported in the AMR 2012/13. Outcomes of future awards will be reported in the AMR.
- 4.2.9 The Council also encourages the entry of schemes into various national and regional design award schemes.

### *Urban Characterisation Study*

- 4.2.10 An Urban Characterisation Study (UCS) has been prepared as evidence to support Haringey's emerging Local Plan documents. In addition to informing plan preparation, this study will function as a key reference document to assist the Council and the public in delivering high quality development that is sensitive to Haringey's local character, including the many unique aspects of the urban fabric.

### *Perceptions of safety*

- 4.2.11 Well designed buildings and spaces are safe and accessible and respond flexibly to the needs of different users. There are local requirements for all new developments to incorporate design solutions that reduce crime and the fear of crime, such as by applying the principles set out in 'Secure by Design' and 'Safer Places'.
- 4.2.12 The latest information on local residents' perceptions of safety was compiled in summer 2013 as part of the Frontline Service Satisfaction research.
- 4.2.13 Survey data indicates that 84% of residents feel safe when they are outside in the local area during the day. After dark, as is often typical of such surveys, the proportion of residents feeling safe drops, to 57%.
- 4.2.14 The proportion of residents who feel unsafe in their local area during the day does not vary significantly by demographic factors such as gender or age. However, there are variations by Area Forum.

### *Strategic views*

- 4.2.15 In Haringey, the view of St Paul's Cathedral and the City from Alexandra Palace is identified in the London Plan and the London View Management Framework as a strategically important view.
- 4.2.16 The Council seeks to promote this view and protect it against the harmful impact of development from proposals which fall within the boundaries several identified zones, which are set out in the table below.

### Haringey strategic view corridor

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

Source: Strategic Policies Local Plan

- 4.2.17 No significant changes have been proposed to the strategic view in the reporting year. The Council's design officers will continue to seek to protect strategic views in considering planning applications.
- 4.2.18 The Council has adopted a definition of 'Tall Buildings' and the Local Plan Strategic Policies now sets out criteria against which planning applications for tall buildings will be judged, including CABE / English Heritage guidance.
- 4.2.19 In addition, local policy also highlights that applications for tall buildings refer to a Characterisation Study for assessment in the Area Action Plan areas.
- 4.2.20 The aforementioned Urban Characterisation Study will assist in identifying opportunities and guidelines and for the siting and design of tall buildings.

### 4.3 Historic Environment

- 4.3.1 Haringey has a rich and diverse local heritage. The Historic Environment Record consists of:
- 471 Statutory Listed Buildings of Architectural or Historic Interest
  - Over 1150 Locally Listed Buildings of Merit
  - 29 Conservation Areas
  - 2 English Heritage Registered Parks & Gardens of Special Historic Interest
  - 34 Local Historic Green Spaces
  - 23 Designated Sites of Industrial Heritage Interest
  - 22 Architectural Priority Areas

#### *Historic buildings*

- 4.3.2 There was no change in the number of statutory listed buildings and structures in the borough in the reporting year.
- 4.3.3 In Haringey, there are currently 18 buildings and historic structures on the English Heritage at Risk Register (2014). This compares with the 16 buildings listed in 2013.
- 4.3.4 External funding from Heritage Lottery fund is being sought to restore and refurbish Alexandra Palace and facilitate its future use. Further funding through enabling development is also being encouraged to facilitate restoration of privately owned buildings.

### *Conservation Areas*

- 4.3.5 There are currently 9 Conservation Area Character Appraisals covering 13 conservation areas, which have been performing well since their adoption.
- 4.3.6 The Highgate Appraisal was successfully adopted in December 2013, following consultation earlier in the spring. This character appraisal pertains to a substantial area, covering seven sub-areas. The document was prepared in close liaison with the community groups.
- 4.3.7 There are 5 conservation areas on the English Heritage at Risk Register, and this figure remains unchanged from the previous reporting year. Community partnership is being encouraged to write Conservation Area Appraisals for areas that are at risk.
- 4.3.8 Additional controls are applied to minor applications within certain conservation areas in the form of Article 4 Directions. There are currently 4 areas covered by Article 4 Directions: Rookfield, Tower Gardens, Noel Park and Peabody Cottages.

### *Heritage-led regeneration*

- 4.3.9 As part of the ongoing focus on Tottenham regeneration, potential funding is being sought for North Tottenham area for shop front improvements. This would help to build on previous heritage led regeneration projects in the area.<sup>2</sup>
- 4.3.10 In February 2015, planning permission and recommendation for listed building consent were given for the repair and refurbishment of the eastern part of Alexandra Palace. Subsequently, the Secretary of State has granted the listed building consent.

## **4.4 Key findings and future monitoring**

- Positive design outcomes were achieved on major applications, particularly as a result of the Haringey Design Panel. Haringey aims to be the best performing planning authority in London, and this includes design excellence;
- A new Quality Review Panel will help to ensure that Haringey delivers the highest quality development that is consistent with the emerging Haringey Development Charter;
- Recent progress on Conservation Area Appraisals, including the Highgate Appraisal, as well as the production of Haringey's Urban Characterisation Study, will assist in supporting policy implementation, including for protecting and enhancing local area character;
- Community partnership and grant funding will be important to support ongoing conservation activity, particularly for heritage-led regeneration projects and managing historic assets at risk;
- In support of the Local Plan Strategic Policies, further detailed design standards will be set out in the emerging Local Plan documents, including the Development Management Policies DPD. Notably, the 'preferred option' consultation Development Management Policies reflects the Council's intention to set a 'Haringey Development Charter', to which all planning applications should respond and against which all applications will be assessed

- A number of design standards have been set out in the Local Plan monitoring framework. Processes will need to be developed in order to ensure effective monitoring against these standards, including the capture of relevant information from minor as well as major planning applications / approvals.



## 5 Housing

### 5.1 Background

- 5.1.1 Local planning policies reflect the Council's aim to provide good quality homes to meet Haringey's varied housing needs, by maintaining and renewing the existing stock and maximising opportunities for new housing development. In managing future growth, it is important that there is an adequate standard and range of housing, especially affordable and accessible housing, to meet the requirements for existing and future residents. Furthermore, all new housing should contribute to the creation of mixed and balanced neighbourhoods throughout the borough.

### 5.2 Housing Supply

- 5.2.1 Paragraph 47 of the National Planning Policy Framework (NPPF) requires local authorities to 'identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land'. A footnote to the paragraph explains what is meant by deliverable.
- 5.2.2 In meeting this requirement, the Council monitors the supply of sites on an annual basis, linked to the AMR review process. Further details are set out in Appendix 1 of this AMR.
- 5.2.3 In addition to the 5 year supply of sites, paragraph 47 of the NPPF requires that a further identification of a supply of specific, developable sites or broad locations for growth for years 6-10 and where possible, for years 11-15; and for market and affordable housing, to illustrate the expected rate of housing delivery through a housing trajectory for the plan period'. A footnote to the paragraph explains what is meant by developable. A housing trajectory has been prepared, with further details set out in Appendix 2 of this AMR.

#### *Housing completions*

- 5.2.4 The Council is committed to meeting its London Plan housing delivery targets. The current annual target is 820 net homes. While this was not met in 2013/14, with only 493 net units completed, in the previous two years the target was exceeded and over the plan period to-date, the borough is on course to meet its strategic housing target.
- 5.2.5 Informed by monitoring outcomes, Haringey's emerging Local Plan documents propose policy interventions to address local housing supply, taking into account the new annual housing target of 1,502 arising from the Further Alterations to the London Plan. As noted earlier in this AMR, the Council has submitted a bid for the London Mayor's Housing Zone initiative, which, if successful, will help boost the delivery of homes in the borough.
- 5.2.6 The housing delivery figure is calculated by factoring 3 types of supply: completions of conventional units (self-contained houses and flats), non-conventional units (student bedrooms, hostels, HMOs) and counting empty homes brought back into use. Housing delivery in 2013/14 comprised of:

- 474 net conventional housing units completed;
  - A net loss of -40 non-conventional units (owing mainly to conversions of HMO, residential hostel and care home to larger self-contained units); and
  - 59 empty homes back to use through targeted enforcement action.
- 5.2.7 Information on conventional and non-conventional completions is drawn from the London Development Database (LDD), which is regularly maintained by the Council. This LDD information is discussed below.
- 5.2.8 Empty homes data is drawn from Haringey Council records, and reflects empty homes brought back into use through targeted enforcement action.
- 5.2.9 This empty homes data is distinguished from that which is published by the Government Department of Communities and Local Government (CLG), which is based on Council tax records. These CLG figures are used by the GLA in their Annual Monitoring, and were previously cited in Haringey's AMR. However, for this and future monitoring reports, the Council will use its own records in order to draw on local evidence, as well as to ensure timely and consistent information in its AMR.

#### *Planning permissions*

- 5.2.10 In the reporting year, there were 571 gross new units granted planning permission, totalling 400 net additional units. The Council will monitor these permissions through the LDD to track whether and when they are completed.

### **5.3 Housing Need**

- 5.3.1 The Council published a local Strategic Housing Market Assessment (SHMA) in May 2014. This study updates the North London sub regional SHMA (2011), which informed the Local Plan Strategic Policies.
- 5.3.2 The SHMA provides an understanding of the Haringey housing market in both current and future terms, relating to housing growth, needs and regeneration. It identifies levels of housing demand, estimates of households in affordable housing need, existing and future housing supply, and provides a calculation of affordable housing requirements of the borough. Importantly, it also considers the impact of Welfare Reforms on meeting affordable housing need across the borough.
- 5.3.3 The findings of the SHMA will be used to inform planning policy for the long-term delivery of housing within Haringey, and will also help to inform negotiations on planning applications.

#### *Dwelling mix: Completions*

- 5.3.4 Monitoring indicates that a higher proportion of 1 and 2 bedroom units are being delivered compared to larger and family sized housing. This is generally consistent with performance in previous years.

- 5.3.5 The dwelling mix performance for market housing is set out in the table below, alongside performance in 2012/13.

**Market housing dwelling mix**

Size	2012/13	2013/14
1 bed	46%	48.4%
2 bed	36%	36.5%
3 bed	14%	10.5%
4+ bed	4%	4.6%

Source: London Development Database.

- 5.3.6 Recognising the need to ensure mixed and balanced communities, including provision of larger and family sized homes, the Council is currently considering policy approaches to address this in its emerging Local Plans, including proposals to control residential conversions.

*Affordable housing*

- 5.3.7 Local planning policies seek to secure the delivery of high quality affordable housing.
- 5.3.8 Haringey's current policies set out that, subject to viability, sites capable of delivering 10 or more units are required to meet a borough wide target of 50% affordable housing, based on habitable rooms. Schemes below the 10 unit threshold are required to provide 20% affordable housing on site, based on habitable rooms, or to provide financial contributions towards such provision.
- 5.3.9 There were 150 affordable housing units completed in 2013/14, accounting for 26% of gross new conventional housing units constructed in the borough.
- 5.3.10 This performance is down from previous years and below the Local Plan target. It reflects the lower levels of housing units delivered across all tenure types compared to previous years, as well as the challenge of continued provision of affordable rent (including social rent) products for affordable housing. Provision is linked to development viability and changing patterns of affordable housing funding options. The Council's emerging Strategic Housing Needs Assessment will provide an up to date evidence base for future policy options in this area.
- 5.3.11 In terms of tenure split of affordable housing, the Council currently seeks a balance of 70% affordable rent (including social rent) and 30% intermediate affordable housing products across the borough.
- 5.3.12 In 2013/14, the tenure split delivered was 45% for affordable rent and 55% for intermediate. This compares with figures of 49% and 51% respectively for the previous reporting year.

*Planning contributions*

- 5.3.13 Planning contributions remain an important tool for the Council to secure affordable housing.
- 5.3.14 Since 2004, 64 S106 agreements have required the specific provision of on-site affordable housing, totalling almost 2,500 units.
- 5.3.15 In 2013/14, S106 agreements accounted for more than one-third of affordable units delivered.

## **5.4 Decent Homes**

- 5.4.1 The Decent Homes standard is a national standard for social housing. It means that homes must be safe, wind and watertight, provide reasonably modern kitchens and bathrooms, and have effective and efficient heating.
- 5.4.2 In 2007, the Government awarded Haringey approximately £195 million to start the Decent Homes program. At that time, the proportion of non-decent council homes stood at about 42%. Since 2008 to March 2014, £170 million has been invested in improvements to Council homes (tenanted and leasehold) in Haringey, with 9,550 homes having received works and of these, 6,800 made decent. When the funding program is complete in 2015/16, it is anticipated that non-decency levels will have dropped significantly and the bulk of council homes will be improved.
- 5.4.3 In 2013/14, there were 516 homes made decent, helping to contribute to the overall reduction in the proportion of non-decent council homes.

## **5.5 Gypsy and Traveller Accommodation**

- 5.5.1 The Local Plan sets out that the Council will protect existing lawful gypsy and traveller sites, plots and pitches. There are currently two permanent gypsy and traveller sites in Haringey, providing capacity for 10 pitches.
- 5.5.2 There was no net addition to the stock of Gypsy and Traveller pitches over the reporting period.
- 5.5.3 A Gypsy and Traveller Accommodation Needs Assessment study will be prepared as technical evidence to support Haringey's Local Plan documents. It will inform the Council's approach towards provision for identified need over the course of the plan period.

## **5.6 Empty Homes**

- 5.6.1 Given the levels of housing need in Haringey, it is important that Haringey's existing housing stock is fully utilised.
- 5.6.2 In 2013/14, there were 59 empty private sector properties targeted through enforcement, which directly resulted in the owner bringing them back into use.

## **5.7 Houses in Multiple Occupation (HMO)**

- 5.7.1 An Article 4 Direction came into force in November 2013. It removes the permitted development rights for conversion to small HMOs (3 to 6 unrelated people) in the defined eastern areas of the borough. It requires those who wish to change to a single dwelling (Use Class C4) into a small HMO, to apply for planning permission.
- 5.7.2 The Council will seek to monitor HMOs in the borough, including in view of the new Article 4 Direction.
- 5.7.3 Further approaches for managing HMOs are currently being considered in preparation of the Development Management Policies Local Plan, with draft proposals currently set out in the 'preferred approach' consultation document.

## **5.8 Key findings and future monitoring**

- The Council has identified a sufficient supply of sites to meet its current London Plan annual housing target for Haringey of 820 units, as well as the expected annual target of 1,502 set out in the Further Alterations to the London Plan. Housing supply will need to be reviewed in light of any revised changes to national or regional policy, as well as relevant targets set out in the London Plan;
- The London Plan annual housing delivery target was not met in 2013/14. However, the target was exceeded in the previous two years and the Council remains on course to meet its strategic housing target over the plan period.
- Monitoring indicates that a higher proportion of 1 and 2 bedroom units are being delivered compared to larger and family sized housing. The planning policy response to this challenge, in part driven by site characteristics and development viability, will need to be more sophisticated and strategic in future;
- Affordable housing delivery in 2013/14 was below the Local Plan target, with performance down from previous years. This reflects the lower levels of housing units delivered across all tenure types compared to previous years, as well as the challenge of continued provision of affordable rent (including social rent) products for affordable housing.
- The continued provision of affordable rent (including social rent) products for affordable housing will be challenging in the years ahead. Provision of affordable housing is linked to development viability and changing patterns of affordable housing funding options. The Council's Strategic Housing Needs Assessment provides an up to date evidence base, which is informing future policy options in this area;

- Planning contributions remain an important tool for the Council to secure affordable housing. Since 2004, 64 S106 agreements have required the specific provision of on-site affordable housing, totalling almost 2,500 units. In 2013/14, S106 agreements accounted for more than one-third of affordable units delivered.
- The Council is effectively addressing decent homes, with actions continuing to contribute to the reduction in the proportion of non-decent homes in the borough;
- Targeted enforcement action continues to bring empty homes back into use.

## 6 Town Centres and Employment

### 6.1 Background

- 6.1.1 One of the Council's key priorities is to ensure that economic vitality and prosperity is shared by all. Local key plans and strategies seek to achieve this by promoting a vibrant economy, meeting the needs of business as well as increasing the local skills base and reducing worklessness.
- 6.1.2 Local planning policies are focused on proactively managing town centres to support their vitality and viability, to help ensure they continue to function as a focus for activity and community life in the local area.
- 6.1.3 Policies also seek to protect an appropriate amount of land for employment use, to help meet the business requirements of the borough's existing and emerging business sectors. A 'plan, monitor and manage' approach is applied to ensure that there is enough employment land in the most suitable locations.

### 6.2 Town centres

- 6.2.1 Haringey's planning policies aim to promote and enhance the borough's town centres, as well as to manage the restructuring of centres in need of change.
- 6.2.2 Haringey has an established town centre hierarchy. There is one Metropolitan centre in the borough (Wood Green), along with five District town centres (Crouch End, Muswell Hill, Tottenham High Road / Bruce Grove, Green Lanes and Seven Sisters / West Green Road). There are also 38 Local Shopping Centres providing an important function to their local neighbourhoods, as well as a number of smaller parades and shops.

#### *Vacancy rates*

- 6.2.3 Vacancy rates can be used as an indicator of the health of a town centre. Government planning guidance suggests that vacant property data should help to inform strategic decisions on the role and function of town centres. For instance, persistently low vacancy rates may signal the need for more flexible approaches to development, such as allowing for a greater diversification of uses or other targeted measures to ensure town centre vitality.
- 6.2.4 The Council's most recent town centre surveys were undertaken in summer 2013. Findings of these surveys were reported in the AMR 2012/13, in order to publish the most current information available. The following section reiterates information provided previously, as this remains relevant to the 2013/14 reporting period.
- 6.2.5 Over the past few years, there has been a gradual increase in overall town centre vacancy rates in Haringey, mirroring trends in both London and England. When surveys were last undertaken, vacancies across all of the borough's town centres averaged 7.2%. This marked a 3.1% increase on the previous reporting year.

- 6.2.6 However, the overall town centre vacancy rate in Haringey was lower than average rate for London (9.4%) and England (14%), according to the Local Data Company research following the first 6 months of 2013. This reflects the comparatively healthy state of the borough's town centres, however recognising there remains a need to reverse the recent trend of increasing vacancy.
- 6.2.7 Whilst vacancy rates in the Metropolitan Centre of Wood Green remained relatively stable since the last reporting year, there was greater fluctuation in some of Haringey's other town centres, most notably at West Green / Seven Sisters District Centre, where vacancy rates rose to 14%. Crouch End District Centre experienced the greatest rise in vacancies of all centres between the reporting periods.

#### Haringey Town Centre Vacancies

Town Centre	Vacancy rate (%)			Total Units
	2011	2012	2013	2013
Wood Green	2.1	3.0	3.3	337
Crouch End	3.0	3.0	8.8	259
Green Lanes	5.0	4.7	6.9	204
Muswell Hill	1.7	5.3	5.1	198
Tottenham / Bruce Grove	3.0	8.1	9.0	142
West Green / Seven Sisters	6.6	9.2	14.0	156
Overall	<b>3.3</b>	<b>4.1</b>	<b>7.2</b>	

Source: Haringey Council (figures based on summer 2013 surveys)

#### *Town centre uses*

- 6.2.8 It is important that residents and visitors have access to a range of shops and other facilities and services in Haringey's town centres.
- 6.2.9 In order to help facilitate such access, local planning policies seek to protect the vitality and function of town centres by concentrating Class A1 (retail) uses in the most appropriate locations, those being designated primary shopping frontages. Higher proportions of non-retail uses are permitted in the borough's secondary shopping frontages. The Council's current guidelines seek a maximum of 35% of its primary shopping frontages to be used for non-retail uses, and 50% in secondary frontages.
- 6.2.10 Results of the latest survey show that on whole, the proportion of non-retail uses in Haringey's town centres was consistent with local targets. The proportion of non-retail uses was lowest in Wood Green, with roughly one-quarter of units occupied by a non-retail use. The highest proportion of non-retail uses was recorded in the Tottenham / Bruce Grove District Centre, at 34.3% of all frontages.



### Town centres: Proportion of retail and non-retail uses

Town Centre	Retail (%)	Non-Retail (%)
Wood Green	74.5	25.5
Crouch End	65.7	34.3
Green Lanes	68.4	31.6
Muswell Hill	71.3	28.7
Tottenham / Bruce Grove	66.7	33.3
West Green / Seven Sisters	70.9	29.1

Source: Haringey Council (figures based on summer 2013 surveys)

- 6.2.11 As part of the preparation of the Development Management Policies DPD the town centre policies are being reviewed, including existing target thresholds for non-retail uses in primary and secondary shopping frontages. The Council is considering how to ensure that a wide range of shopping needs can be met whilst preventing an overconcentration of uses, particularly where they could negatively impact on town centre vitality and viability.
- 6.2.12 For the purposes of monitoring and plan implementation it will be imperative that town centre uses are consistently surveyed. Data should set out a clear distinction between uses at primary and secondary shopping frontages.

#### *Town centre floorspace change - Planning permissions*

- 6.2.13 There was a net gain of 769 sq m of town centre floorspace over the reporting period. There was a notable gain in floorspace for A1 (shops) and D2 (assembly and leisure) uses. The table below sets out permitted floorspace change by town centre in Haringey.
- 6.2.14 The amount of A1 floorspace needs to be carefully managed, in particular, within designated primary and secondary shopping frontages. It is recognised that outside of these areas, but within town centres, a wider range of uses may be acceptable if they help to promote town centre vitality and vibrancy.
- 6.2.15 The Local Plan Strategic Policies sets out a target of 13,800 sq m of gross comparison goods floorspace and 10,194 sq m net convenience goods floorspace by 2016. This is based on findings of Haringey's Retail Capacity study (2008). An updated local study, published in 2013, indicates a future convenience floorspace projection of 11,133 sq m net up to 2031, and 26,245 sq m net comparison floorspace up to 2031. This or any new evidence may need to be considered in the production of future development plans and for monitoring.

### Change in town centre floorspace 2012/13, town centre uses – Permissions

Town Centre	A1		A2		A3		B1a		D2	
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss
Wood Green	-	264	-	-	60	-	-	95	-	-
Crouch End	-	27	-	22	30	-	-	-	516	-
Green Lanes	-	104	-	-	104	-	72	-	-	-
Muswell Hill	419	-	-	-	-	261	-	124	-	-
Tottenham/Bruce Grove	606	-	-	141	-	-	-	-	-	-
West Green/Seven Sister	-	-	-	-	-	-	-	-	-	-
Sum	1025	395	-	163	194	261	72	219	516	-
Net by type	+630 sq m		-163 sq m		- 67 sq m		-147 sq m		+516 sq m	
Net overall	+ 769 sq m									

Source: London Development Database. Town Centre Uses reviewed: A1, A2, A3, A4, A5, B1a and D2.

## 6.3 Employment land and floorspace

### *Employment land*

- 6.3.1 North London contains roughly 20% of London’s strategic employment land, and there are 2 London Plan designated Strategic Industrial Locations (SIL) located in Haringey (part of Central Leaside and Tottenham Hale). These SIL play an important role in contributing to the capital’s industrial economy.
- 6.3.2 Currently, there are also 8 Locally Significant Industrial Sites (LSIS) sites in the borough which the Council intends to safeguard for a range of industrial uses, where they continue to meet demand and the needs of modern business and industry. In addition, there are several Local Employment Areas (LEA) situated throughout the borough which currently warrant protection, but provide opportunities for a more flexible approach to uses on them.
- 6.3.3 There is a total of 120 hectares of designated employment land in the borough, which is comprised of SIL, LSIS and LEA sites.

- 6.3.4 The Unitary Development Plan previously identified 131.42 hectares of designated employment land some of which have been identified as suitable for accommodating housing growth as set out in the London Plan. The outcomes of these policies are taken on board and 11.06 hectares were de-designated with the adoption of the Local Plan Strategic Policies. These were in growth areas of Haringey Heartlands / Wood Green (5.90 hectares de-designated) and Tottenham Hale (5.16 hectares de-designated).
- 6.3.5 The London Plan Land for Industry and Transport Supplementary Planning Guidance (2012) sets out indicative guidelines for industrial land release across the capital. The release benchmark for the identified North London sub-region (comprising Haringey, Barnet and Enfield) is 24 hectares 2011-31.

#### *Employment floorspace - Planning permissions*

- 6.3.6 In the reporting period, planning permissions combined for a net loss of some 4,100 sq m of employment floorspace. The loss of existing floorspace in B1 (business) uses accounting for the majority of this. It is important to note that this loss has not yet been realised – this will depend on whether and/or when the approved schemes are constructed and completed.
- 6.3.7 The most significant loss of employment floorspace was due to an approval at the Pembroke Works site in the Hornsey Ward, where planning permission was granted for change of use from industrial to a residential led mixed-use development. This resulted in the net loss of 3,861 sq m of B1 floorspace. However, the proposed scheme includes re-provision of roughly 500 sq m affordable commercial floorspace. Notably, the site is situated outside of the borough’s designated employment areas and considered suitable for a change of use. Policy is therefore effectively leading a plan led approach to industrial land management.
- 6.3.8 There was an increase in approved B8 floorspace in the reporting year. This was mainly due to a redevelopment scheme which resulted in a net increase of some 3,000 sq m of industrial floorspace at the Mowlem Trading Estate in the Northumberland Park Ward, part of the UDP Designated ‘North East Tottenham’ Strategic Industrial Location.

#### **Change in employment floorspace 2013/14 - Permissions**

B1	B2	B8	Net B Class uses
-4,687	-1,101	+1,717	-4071

Source: London Development Database

- 6.3.9 An Employment Land Study was carried out in 2009 to inform the Local Plan. This set out a need for 137,000 sq m additional employment floorspace for the period 2006 to 2026. An updated study was published in February 2012, which identified a need up to 2026, ranging from 80,000 sq m in a low growth scenario to 172,000 sq m in a high growth scenario.
- 6.3.10 During the reporting year work commenced on a further update to the Employment Land Study. This has been used to inform preparation of Haringey’s emerging Local Plan documents. The study will be made available online on the Council’s planning policy evidence web-page.

6.3.11 As part of the plan, monitor and manage approach to industrial land management, outputs from this latest study have been considered against the earlier baseline position. The study broadly indicates the need for Haringey to continue safeguarding its employment land in order to support and promote employment and economic development.

*Emerging Issue: Permitted Development*

6.3.12 Planning reform changes with respect to permitted development are likely to have an effect on B1 office floorspace.

6.3.13 For a period of three years, between 30 May 2013 and 30 May 2016, a change of use of an office building and land within its curtilage to a residential use falling within the Class C3 dwellinghouse (which includes flats and houses) will be permitted development (i.e. the change of use will not require planning permission).

6.3.14 As noted in Section 2 of this AMR (Plan making update), the Government is consulting on proposals to extend the scope of permitted development rights for change of use, including from light industrial and office to residential uses. Outcomes of this consultation will need to be monitored in future AMRs.

6.3.15 Changing an office to residential use is subject to a prior approval process whereby a developer shall apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required as to transport and highways impacts, contamination and flooding risks on the site.

6.3.16 Planning reform changes with respect to permitted development may have an effect on B1 office floorspace and this will need to be monitored in future years. The GLA London Development Database is currently being updated and will assist in monitoring this information in the future.

*Emerging Issue: Negative clusters*

6.3.17 As noted in previous AMRs, NHS Haringey's Public Health Directorate has reviewed health evidence on the clustering of town centre uses. The review looked at the health effects linked with hot food outlets, betting shops and high street money lenders (such as pay-day loan shops). A final report, 'Health Evidence Base for the emerging policy containing retail provision' was published in October 2012.

6.3.18 In consideration of this review, as well as other technical evidence, the Council has proposed introducing policies to better control betting shops and hot food takeaways. The draft policies are set out in the 'preferred option' consultation Development Management Policies document.

*Betting shops*

6.3.19 As reported in previous AMRs, local evidence suggests a link between the Indices of Deprivation and the numbers of betting shops in the borough.

- 6.3.20 The evidence shows that there were 66 licensed betting shops at the time of the survey (2011). A further two betting shops were licensed in 2012. In 2013 there was another application for a licence, but this was withdrawn. The table below show the totals for betting shop premises issued since 2007.
- 6.3.21 Betting shops fall within the in A2 Use Class (financial and professional services). Changes from restaurants/cafes, drinking establishments, or hot food takeaways to a betting shop do not normally require planning permission due to Permitted Development rights. Changes from other uses require planning permission.
- 6.3.22 New changes to Permitted Development took effect from 06 April 2014, allowing greater flexibility for conversions from shops to banks and building societies in A2 uses, although change to betting shops and payday loan shops are not permitted.
- 6.3.23 There has been a slight increase in the number of licensed betting shops in the borough since 2007, as the table below shows.
- 6.3.24 With Permitted Development rights, the Council is currently limited in its authority to manage the rise in betting shops. However, the impact of negative clustering of betting shops is still recognised as a local issue, and as noted above, is being considered in preparation of the Development Management Policies Local Plan.
- 6.3.25 On 30 April 2014, the Government indicated that it is considering changes to the Use Classes Order to bring greater control over the change of use of premises to betting offices.
- 6.3.26 In July 2014, the Government commenced a ‘Technical Consultation on Planning’, which introduces a proposal to make a regulatory change to require a planning application for any change of use to a betting shop of a payday loan shop, reflecting that the issue of betting shops is not only relevant to Haringey, but across the country.

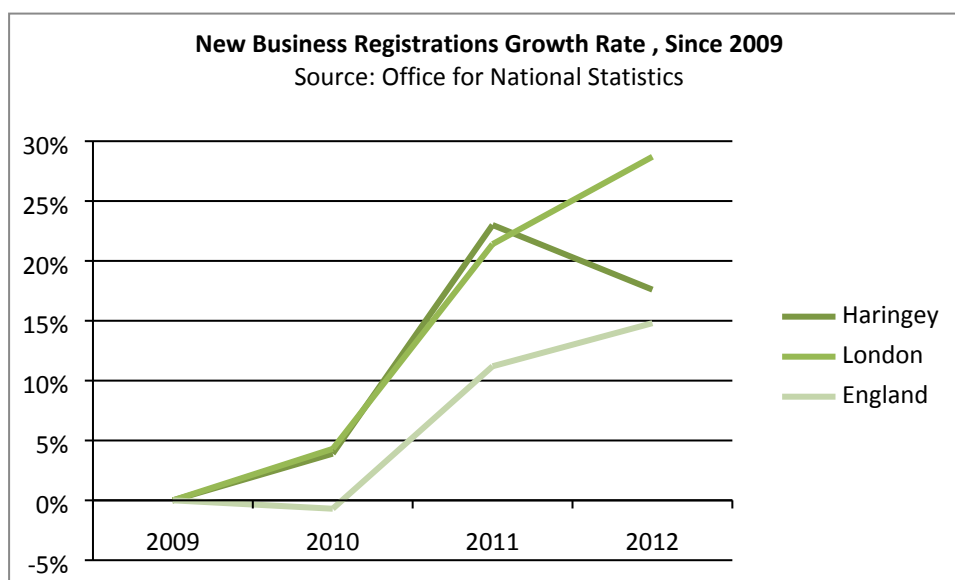
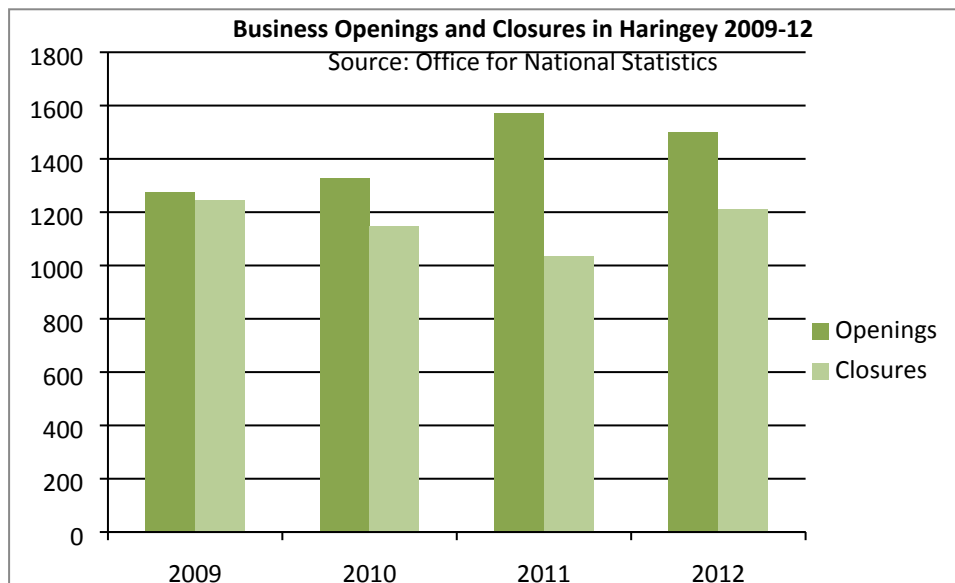
*Haringey Licensed Betting Shops 2007-13*

Year	Betting shops	New	Surrendered	Running Total
2007	63	1	-	64
2008	64	5	3	66
2009	66	1	6	61
2010	61	5	1	66
2011	66	2	2	66
2012	66	2	-	68
2013	68	0 (1 application received and was later withdrawn)	-	68

## 6.4 Business, employment and skills

### *Businesses*

- 6.4.1 ONS figures show that 1,500 businesses opened in Haringey in 2012, whereas 1,210 businesses closed. Business openings and closures in the borough between 2009 and 2012, the latest date for which information is available, are set out below. Overall, there has been a net gain in businesses in Haringey year on year since 2009.
- 6.4.2 Further, since 2009, new business registrations (business openings) in Haringey have grown at a favourable rate when compared to England, but slightly lower than the London average. These figures are illustrated in the tables below.



### *Self-employment*

- 6.4.3 There were 20,400 self-employed residents in Haringey at March 2014, an increase of almost 5,000 since 2010/11.

### Haringey self employment

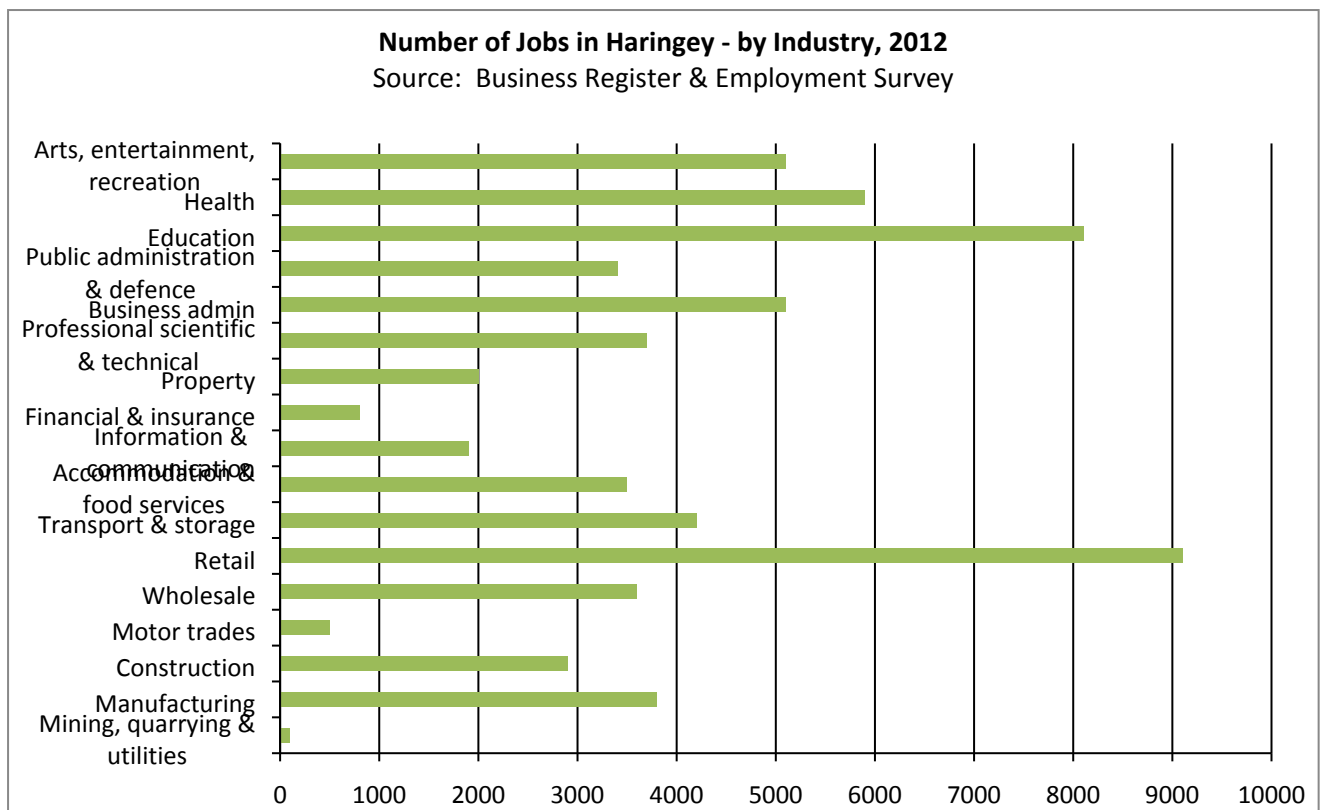
	2010/11	2011/12	2012/13	2013/14
Self employed	15,500	16,700	17,000	20,400

Source: Annual Population Survey. All annual figures cover the year April to March.

#### 6.4.3.1 Types of employment

6.4.4 Business Register and Employment Survey information shows that there were 63,700 jobs in Haringey in 2012, the latest date for which information is available. This is up from the 61,900 jobs in 2011. Key sectors for local employment are set out in the table below.

6.4.5 Retail provides the greatest number of jobs in the borough. There are also notable numbers of jobs in health and education, as well as the arts, entertainment and recreation sector.

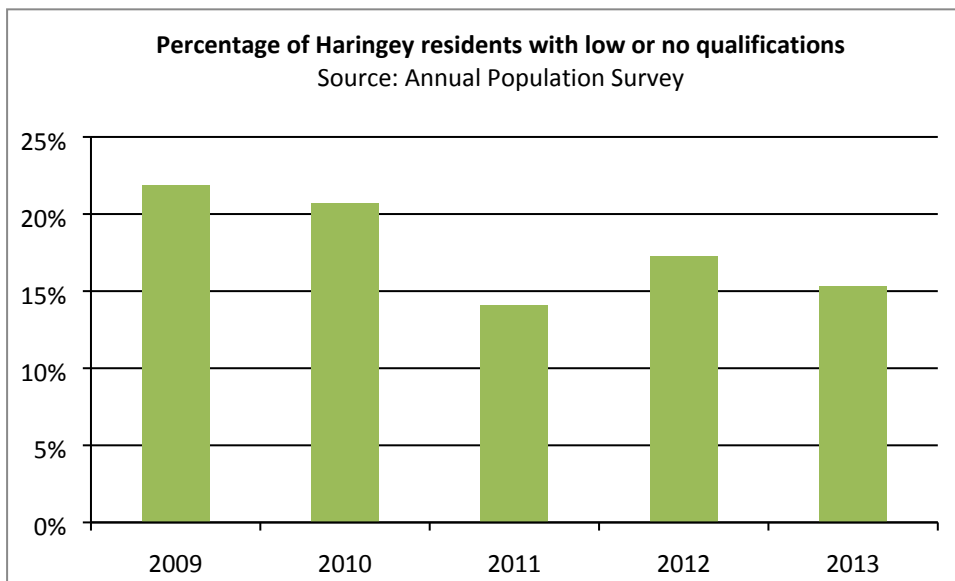


#### Skills and training

6.4.6 Haringey's population is, on the whole, well qualified. More than half of the working age population are qualified to the NVQ Level 4 standard, which is higher than the rates for London and UK.

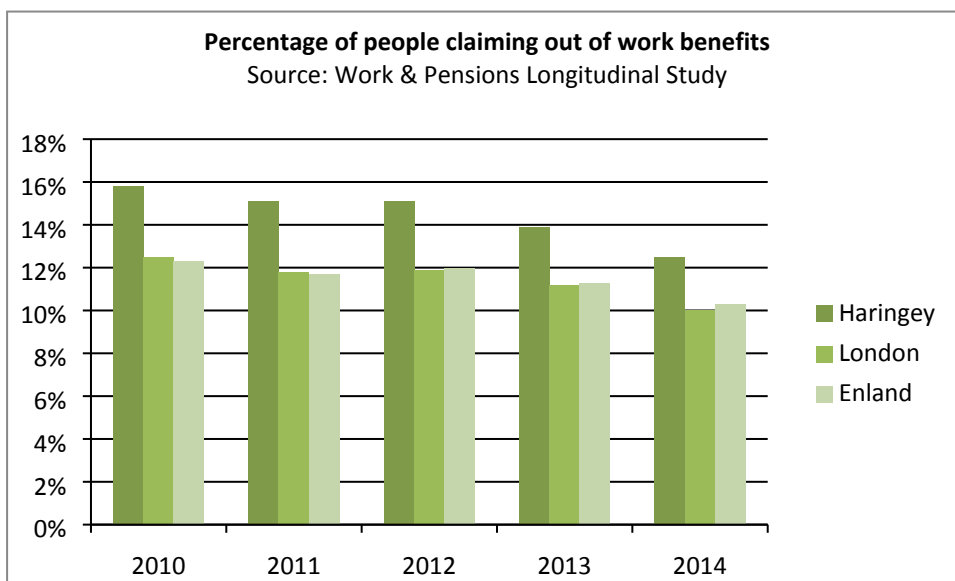
6.4.7 However, there remain gaps in the skills of the local workforce. The proportion of people with low or no qualifications in Haringey in 2013 was 15.3%. This rate was slightly lower than that for London (16.4%) and for England (21.3%).

6.4.8 Notably, the proportion of Haringey residents with low or no qualifications has decreased since 2009, but there is also a local geographical variance, as data shows that residents in the west of the borough tend to be more highly qualified than those in the east.



6.4.9 Worklessness remains a challenge in Haringey. In the year to September 2014, 69.8% of the economically active population (either working or in unemployment - aged 16 to 64) in the borough was in employment, which was lower than the rate for London (71.8%) and England (72.4%).

6.4.10 The proportion of Haringey residents claiming out of work benefits has declined in recent years, from roughly 18% in 2009 to 12.5% in 2014 (in the year to February). However, the proportion of claimants in the borough has remained consistently higher than that of London and England, as the table below demonstrates.



6.4.11 The Council has actively sought to address worklessness in Haringey within the resources available to it.



6.4.12 In May 2012 the Council launched the pioneering 'Jobs for Haringey' employment programme. This complements the various Government funded programmes operating in the borough (principally the Work Programme and Skills Funding Agency backed training provision) by supporting those residents which are not eligible for those programmes. 'Jobs for Haringey' aims to support unemployed and economically inactive residents into sustained employment through a range of specialist interventions delivered across the public and third sectors.

6.4.13 Since May 2012, the programme has been successful in supporting 572 people into employment.

## **6.5 Key findings and future monitoring**

- Monitoring indicates that the Council is effectively managing the borough's stock of employment land through its plans and policies.
- In 2013/14, planning permissions resulted in a net loss of some 4,000 sq m of employment (Class B) floorspace. The majority of employment floorspace lost was for change of use to housing, owing to the approved residential-led mixed use scheme at the Pembroke Works site in Hornsey Ward. Importantly, the site is not located within a designated employment area and is considered acceptable for this change of use;
- In light of emerging FALP housing and job targets, as well as new technical evidence, there is an imperative to refresh Haringey's existing policies. Emerging Local Plan documents will better position the Council to safeguard key employment areas and seek a greater intensity of uses on sites, so as to increase business and job numbers. The draft plans identify opportunities for enabling mixed-use proposals where viability issues have inhibited sites coming forward for employment development;
- Results of Haringey's employment land review update will need to be considered against the earlier baseline, particularly in terms of monitoring against floorspace requirements. The latest information supports the position for safeguarding local employment land;
- Planning reform changes for permitted development may have an effect on B1 office floorspace in the borough and this will need to be monitored in future years;
- The Government's emerging proposals on betting shops will need to be monitored, as these could have implications for future local policy approaches. The Council's emerging Local Plans set out proposals to address the negative clustering of uses, including betting shops and hot food takeaways;
- In line with national and regional trends, there has been a gradual increase in town centre vacancy rates in recent years. Haringey's overall vacancy rates are lower than national and regional averages, however the borough's town centres are not performing equally in this respect;
- On whole, the proportion of non-retail uses in Haringey's town centres is consistent with local targets. For the purposes of monitoring and plan implementation, it is imperative that town centre uses are regularly surveyed. Data should set out a clear distinction between uses at defined primary and secondary shopping frontages;

- Despite recent figures showing improvement, worklessness remains a challenge. The Council's proactive employment programmes are helping to deliver positive outcomes in this regard.

## 7 Environmental sustainability

### 7.1 Background

- 7.1.1 The following section covers environmental sustainability topics, focussing on open space and biodiversity as well as climate change adaptation and mitigation, including flood risk management, waste management, transport, and carbon reduction. Overall, the indicators help to assess the Council's performance in managing its environmental resources and tackling the challenge of climate change.

### 7.2 Open space and parks

- 7.2.1 Haringey's many green and open spaces help to shape the character of the area and are vital to resident's quality of life, providing points of visual interest and opportunities for leisure and recreation. They are also integral to the network of green infrastructure that supports a range of species and natural habitats.
- 7.2.2 Local planning policies seek to ensure that the borough's parks and open spaces are protected and improved and that that new development helps to create new spaces, or enhance access to existing ones.

#### *Open space*

- 7.2.3 Haringey has a good amount of open space compared to other London boroughs, with open space making up more than a quarter of its total area. However, there is still a need to ensure access to good quality spaces as new development comes forward, particularly in identified areas of open space deficiency.
- 7.2.4 There are 17 areas designated as Metropolitan Open Land (MOL) which help to shape the physical character of the borough. The Lea Valley also makes a key contribution, particularly with Metropolitan Green Belt, as well as other parks, recreation grounds and green open spaces which are of significant amenity value to residents. In addition, the borough has three rivers: the River Lee, New River and the Moselle Brook (partly culverted).
- 7.2.5 During the reporting period, an Open Space & Biodiversity study was prepared as evidence to inform Local Plan preparation. The study assesses sites across the borough for nature conservation status. It also updates information on areas of public open space deficiency in the borough, taking account of new population growth figures.

#### *Green Flag parks*

- 7.2.6 The Green Flag Award scheme recognises and rewards the best green spaces in the country, particularly those located in urban areas. Under the criteria, sites are judged to be welcoming, safe and well managed with active community involvement.
- 7.2.7 There are 21 Green Flag parks and spaces in Haringey.

- 7.2.8 Eighteen parks and green spaces managed by the Council have been declared as Green Flag spaces. In 2014, Down Lane Park and Ducketts Common became the latest Council managed park to be recognised by the scheme.
- 7.2.9 Green Flags were also awarded to Highgate Wood (managed by the Corporation of London), Alexandra Park (run by the Alexandra Palace Trust) and Tottenham Marshes (run by the Lee Valley Regional Park Authority).
- 7.2.10 The Community Green Flag award (previously the Green Pennant award) recognises high quality green spaces managed by voluntary and community groups. In 2014, four community gardens in Haringey retained their Green Flag status: The Gardens' Community Garden, Living Under One Sun Community Allotment, Lordship Community Woodland and Hornsey Church Yard.

#### *Satisfaction with parks*

- 7.2.11 The Council undertook a Park User Survey in January 2013, inviting people to have their say on the borough's parks and open spaces. More than 800 people provided feedback, with over 80% of them indicating that they used a Haringey managed park, an increase of 10% since 2009.
- 7.2.12 Close to three quarters of respondents felt the condition of their local park was either the same or better than in 2011.
- 7.2.13 Satisfaction levels varied from park to park. Overall, park users rated their satisfaction with their last park visit as 'good'.

#### *Park cleanliness*

- 7.2.14 One of the Council's corporate priorities is to provide a cleaner and greener environment. In 2013/14, there was a local target for at least 55% of parks inspected to be graded to a high standard of cleanliness (A or B standard). The target was exceeded in the reporting year, with 66% of parks achieving the standard.

#### *Village green*

- 7.2.15 Land may qualify for registration as a village green. As reported in the previous AMR, an application was received to register the former Friern Barnet sewage works (Pinkham Way) as a village green.
- 7.2.16 An inquiry considered this application in March 2013, which concluded on 08 March 2013. The inquiry was conducted by an independent assessor. On 10 September 2013, the application for registration for a village green was refused, for reasons set out in the assessor's report.

### **7.3 Nature Conservation**

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

- 7.3.2 In terms of nature conservation designations, the borough supports 60 Sites of Importance for Nature Conservation (SINCs) which are given protection through planning policy. This is made up of five sites of Metropolitan importance, 9 of Borough Grade I importance, 13 of Borough Grade II and 32 of Local importance.
- 7.3.3 Haringey currently supports 5 Local Nature Reserves: Alexandra Palace & Park, Coldfall Wood, Parkland Walk, Railway Fields and Queens Wood. These statutory sites are protected by an Act of Parliament and have been chosen by the council in consultation with English Nature. Alexandra Palace & Park and Coldfall Wood were designated in 2013.
- 7.3.4 There are 27 allotments in Haringey that are managed by Haringey Council, a further three allotment sites are managed by others. The list of allotments can be found online at the Council's website using the following link: [Haringey Council allotment sites](#)
- 7.3.5 The Lee Valley adjacent to Haringey is a Site of Special Scientific Interest as well as a Special Protection Area and Ramsar site, the latter two being identified habitats of international importance. It is imperative that the ecological value of these sites continues to be considered in plan making or on individual planning applications, whether through Habitats Regulations Assessment or Environmental Impact Assessments, as appropriate.
- 7.3.6 Within the borough, there was no identified loss of designated Metropolitan Open Land, Significant Local Open Space, SINC, allotments or green chains in the monitoring period.
- 7.3.7 The aforementioned Open Space and Biodiversity study has, for biodiversity considerations, assessed and updated nature conservation designations across the borough, and provided technical evidence to support the emerging Local Plan documents.
- 7.3.8 A London Wildlife Sites Board (LWSB) has been established at the regional level to provide support and guidance on the selection of SINCs in London boroughs, and will help to inform decisions for a change in site status.

#### **7.4 Water management and flooding**

- 7.4.1 Like most London boroughs, Haringey has areas that are at risk of flooding. This is particularly due to the watercourses in the borough, including the River Lee, Pymmes Brook and Moselle Brook. According to the Environment Agency, approximately 9% of land in Haringey has a 1 in 100 year probability of flooding from rivers.
- 7.4.2 Haringey's Strategic Policies Local Plan seeks to respond to the challenges posed by flooding and water management. This is particularly in light of increased flood risk due to anticipated changes in the climate.
- 7.4.3 The Council previously carried out a joint North London Level 1 Strategic Flood Risk Assessment (SFRA) to help inform the preparation of the Local Plan Strategic Policies, including a Sequential Test for key growth areas within in the borough.

- 7.4.4 Following this, a Level 2 SFRA (published in March 2013) has been carried out, in line with national planning policy and guidance. It looks exclusively at flood risk within Haringey and maps from this Level 2 SFRA supersede those of the Level 1 SFRA. It also identifies areas at risk of surface water flooding, which coincide with the London-wide assessment of Critical Drainage Areas (see paragraph 7.4.8).
- 7.4.5 Further updates to this work have been undertaken during the reporting year.
- 7.4.6 The SFRA documents form part of the evidence base which has been used to inform Haringey's emerging Local Plans, which include proposals to address flood risk and water management across the borough.

#### *Surface water management*

- 7.4.7 When high intensity rainfall generates runoff which flows over the surface of the ground and ponds in low lying areas, surface water flooding can occur. This type of flooding is an issue in many urban areas that have a large amount of impermeable surface.
- 7.4.8 The Council, in association with other North London boroughs in the Drain London sub-region, has prepared a Surface Water Management Plan to identify issues with drainage networks and the effects of new development.
- 7.4.9 Haringey's Surface Water Management Plan sets out the key local areas at risk of surface water flooding - known as Critical Drainage Areas (CDA) - which have been identified using computer modelling techniques. There are 9 such areas in the borough:
- Green Lanes, Wood Green;
  - Area north of Hornsey High Street, Hornsey;
  - Rathcoole Gardens, Hornsey;
  - Seven Sisters Road, South Tottenham;
  - Tottenham High Road and suburbs, Tottenham Hale;
  - Milton Park and Causton Road, Crouch End;
  - The Roundway (A10) and Warkworth Road, Tottenham;
  - Alexandra Palace Railway Station and mainline railway, Wood Green;
  - Lordship Lane; and
  - Ellenborough Road, Noel Park.
- 7.4.10 For each of these CDAs, the Council intends to prepare a Community Action Plan in consultation with the community to raise awareness of potential surface water flooding issues and identify the most appropriate means of managing them.
- 7.4.11 To-date, 3 of the worst affected CDAs have been subject to further detailed modelling exercises and another 3 have been subject to preliminary investigations and reporting.
- 7.4.12 The Council is undertaking a pilot community engagement exercise in the area north of Hornsey High Street, which will help to inform approaches for delivering Community Action Plans across the borough.

7.4.13 Continued progress on implementation of the Surface Water Management Plan will be dependent upon capital funding, as the expectation of the Environment Agency is that the borough should fund this work.

#### *Sustainable drainage*

7.4.14 Sustainable Drainage Systems (SuDS) can reduce the impact of flooding as well as give rise to real opportunities for improving the built and natural environment. They can be readily incorporated into new developments and also retrofitted into existing places where flooding is an issue.

7.4.15 Local Plan policies set out requirements for SuDS in new development and further implementation guidance is set out in the Council's Sustainable Design and Construction Supplementary Planning Document (SPD), which was approved at Cabinet in February 2013.

7.4.16 In September 2014, the Government issued a 'Consultation on Delivering Sustainable Drainage Systems'. The consultation sought views on an alternative approach to the one envisaged in the Flood and Water Management Act 2010, specifically to deliver sustainable drainage systems through changes to the current planning system.

7.4.17 In December 2014, the Government published a response to the consultation along with a written Ministerial Statement, setting out its expectations for how SuDS will be delivered. Key points include:

- Local planning policies and decisions on planning applications relating to major development - developments of 10 dwellings or more; or equivalent non-residential or mixed development (as set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010) - to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate
- Under these arrangements, in considering planning applications, local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development.
- The Government will monitor development thresholds requiring SuDS, set out above.

7.4.18 These changes will take effect from 06 April 2015, and will be implemented alongside policies in the National Planning Policy Framework, as well as Haringey's Development Plan.

7.4.19 In addition, in December 2014 the Government began consultation on proposals to introduce the Lead Local Flood Authority as a statutory consultee on major planning applications with surface water drainage implications; and to change thresholds for the Environment Agency's involvement as a statutory consultee on planning applications.

## 7.5 Carbon reduction

- 7.5.1 In November 2009, Haringey Council became the first major local authority to adopt a target to reduce carbon emissions by 40% by 2020. This equates to a reduction of more than 400,000 tonnes of CO<sub>2</sub> per year.
- 7.5.2 The latest available data on carbon emissions was published by the Government Department for Energy and Climate Change in 2014 and covers the year 2011/12.
- 7.5.3 Between 2011 and 2012, Haringey's total carbon emissions increased 6.9%. This is consistent with the trend for London (8% increase) and the UK (5.3% increase). This increase in emissions was due primarily to: a shift from natural gas to coal power stations, driven by global fuel prices; and an increase in the consumption of natural gas in the residential sector, due to, on average, colder temperatures in the previous year.
- 7.5.4 However since 2005, the earliest year for total carbon emissions data is available at the local authority level (this is the 'baseline' year), Haringey's total emissions have fallen by 11%, a decrease of 1,040 kilo tonnes to 936 kilo tonnes. Over the same period, London emissions have decreased 7.5% and UK emissions by 13.8%.
- 7.5.5 Over the past seven years there has been a downward trend in emissions in Haringey, and the UK, however emissions have alternately increased and decreased each year. This is largely due to variations in temperature, which significantly affect domestic gas use for heating.
- 7.5.6 Further information on domestic, business and transport emissions is included in the [Fourth Annual Carbon Report](#) which can be accessed online at the Haringey 40:20 website by clicking the link provided here.

### Percentage reduction CO<sub>2</sub> emissions from 2005 (baseline) to 2012

	Total
Haringey	11%
London	7.5%
UK	13.8%

Source: Haringey Council – Fourth Annual Carbon Report (2014)

- 7.5.7 The Annual Carbon Report also highlights progress on carbon reduction initiatives in Haringey. Selected highlights include:
- The Council is on track to reduce carbon emissions from its estate by 40% by 2015, five years ahead of the borough wide target;
  - The Council is playing a lead role on the Smart Homes project, a multi-borough initiative which will pilot a range of ways to encourage installation of solid wall insulation and



other energy saving upgrades, including grant incentives;

- The Haringey 40:20 Community Fund, which recycles Feed in Tariff income from Council owned solar panels, enables grant funding for community projects to help reduce carbon emissions. The first projects completed in 2013 were: The Community Energy Lab, at the Selby Centre in Tottenham, which has involved training facility for building insulation courses, community retrofit projects and work placements; and 21<sup>st</sup> Century Homes, in which the Highgate Society has created homeowner packs to home owners and buyers to install energy saving upgrades when moving house;
- Over 3,000 people in Haringey received energy saving advice via the Haringey Big Community Switch, which offers everyone in the borough the opportunity to reduce their energy saving bills.

## **7.6 Sustainable design and construction**

- 7.6.1 Haringey's strategic planning documents will assist in delivering and managing significant growth in the borough, including new homes, jobs and commercial space, to support an increasing population. This may lead to a rise in CO2 emissions unless measures are taken to switch to more sustainable practices.
- 7.6.2 The Council's Sustainable Design and Construction SPD supports Haringey's planning policies in the overall objective of carbon reduction, and in particular, progress towards zero carbon development.
- 7.6.3 Sustainability standards include the 'Code for Sustainable Homes' standards for residential development and 'Building Research Establishment Environmental Assessment Method' (BREEAM) standards for non-residential schemes.
- 7.6.4 The Code for Sustainable Homes came into operation in April 2007 and Haringey's Local Plan and planning guidance set out requirements for applying the Code.
- 7.6.5 Department for Communities and Local Government data indicates that, up to the end of March 2014, the Council has issued 1,605 post-construction certificates for Code compliance. (DCLG: Code for Sustainable Homes Cumulative and Quarterly Data, May 2014).
- 7.6.6 As building performance requirements become more rigorous, it will be important that the Council has appropriate systems in place to monitor policy performance, including for smaller developments.

### *Zero carbon development*

- 7.6.7 The Government continues to consider approaches to achieving zero carbon development.
- 7.6.8 In the Growth Review 2011 a revised definition of the zero carbon homes standard was set out. The zero carbon homes standard will require all carbon dioxide emissions arising from energy use regulated under Building Regulations to be abated from 2016. The Government plans to reach the zero carbon homes standards through a staged approach of steadily strengthening Building Regulation requirements.
- 7.6.9 In August 2013 the Government launched a consultation on 'Next steps to zero carbon homes – allowable solutions'. In July 2014, it published a summary of feedback as well as a response to the consultation.
- 7.6.10 This latter document highlighted the Government's intention to set an on-site energy performance requirement to Level 4 energy standards of the Code for Sustainable Homes, which represents an improvement on current Building Regulations.
- 7.6.11 However, recognising the need for a more flexible approach to delivering zero carbon homes in light of the more rigorous requirements, there are proposals for carbon offsetting measures (allowable solutions). The allowable solutions scheme is being introduced through the Infrastructure Bill.
- 7.6.12 In addition, the Government has also proposed to exempt small sites from the zero carbon schemes.
- 7.6.13 The Council will monitor outcomes of these new requirements and proposals, particularly to ensure that new developments comply with revised standards in Building Regulations, as well to consider any potential implications for Haringey's Local Plan policies.

## **7.7 Waste management**

- 7.7.1 Haringey is committed to the sustainable management of waste, in line with national and regional policy, through prioritising waste reduction, re-use and recycling.
- 7.7.2 The responsible authority for the disposal/treatment of waste generated in Haringey is the North London Waste Authority (NLWA). It receives and manages the disposal of waste from the 7 constituent North London boroughs, as well as making arrangements for the recycling collected by all but one of the boroughs.
- 7.7.3 Waste management monitoring information is largely drawn from NLWA Annual Monitoring Reports, which are normally published in December. Information on relevant Local Plan indicators for the 2013/14 reporting year was therefore not available at the time of the drafting of this AMR. However, in June 2014 the NLWA released preliminary information (to be finalised) for a few indicators, and this has been set out below.

### *Total waste arisings*

- 7.7.4 Local authority collected waste (previously termed municipal waste) includes all waste collected for recycling, composting, recovery and disposal from households and businesses in the North London area by the boroughs in their capacity as waste collection authorities.
- 7.7.5 The amount of local authority collected waste has been in decline in the North London area since 2006/07.
- 7.7.6 Final 2013/14 figures for local authority waste have not yet been published by the NLWA. However, it has published provisional performance data on selected indicators (NLWA Annual Report 2013/14), drawing on the most current data and reports from constituent borough councils, as follows:
- 579 kg of residual waste per household was collected (down from 586 kg) in 2012/13
  - 25% of municipal waste sent to landfill (same as 2012/13)
- 7.7.7 Final figures and further detailed information is due to be published in the NLWA Annual Monitoring Report. The Council will report this information in the AMR once it is made available.

### *Household waste and recycling*

- 7.7.8 Household recycling rates in the Haringey have increased significantly over recent years, rising from 21% in 2006/07 to 36.5% in 2013/14.
- 7.7.9 100% of households in Haringey 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).
- 7.7.10 All kerbside properties, comprising roughly 70% of properties in the borough, have a weekly collection of organic (food/garden) waste. Food waste collections are being introduced to all households on estates and blocks of flats (over 25% of properties) during 2014/15.

### *Construction, demolition and excavation waste*

- 7.7.11 Final 2013/14 figures for collected construction, demolition and excavation waste have not yet been published by the NLWA.

### *Waste management facilities, including re-use and recycling Centres*

- 7.7.12 In the North London area, there are currently 9 household waste recycling centres (HWRCs) (originally called civic amenity sites).

- 7.7.13 Since the end of the reporting period in 2012/13, the HWRC at Hornsey Depot closed (see file reference HGY/2013/2019). However, this will be replaced by the reinstatement of a facility at Western Road (see file reference HGY/2013/2156). This site will benefit from accepting additional materials, including hard plastic and paint.
- 7.7.14 The North London Waste Authority controls 7 of the HWRCs, while Enfield and Barnet retain control of their respective facilities. The recycling performance for the 7 NLWA facilities in 2013/14 (weighted average) was 66.69%, a slight increase from the 62.82% in the previous year.
- Street Cleanliness*
- 7.7.15 The Council's most recent research on perception of street cleanliness comes from local resident surveys, which were carried out over July and August 2013.
- 7.7.16 When respondents were asked to think about their street (rather than the borough as a whole) views on street cleanliness were generally positive. Almost three-quarters (73%) of residents described the street on which they live as 'clean', including 20% who gave the most positive response as 'very clean'. In comparison, 15% of respondents felt that their street was 'dirty' and 12% neither clean nor dirty.
- 7.7.17 Litter was indicated by residents as the main reason they felt their street was dirty.
- 7.7.18 Actual street cleanliness standards on-street are measured using NI 195 surveys. NI 195 performance has steadily improved in recent years, and in 2013/14, was in the top quartile for London for Litter, Detritus and Graffiti.

## **7.8 Sustainable Transport**

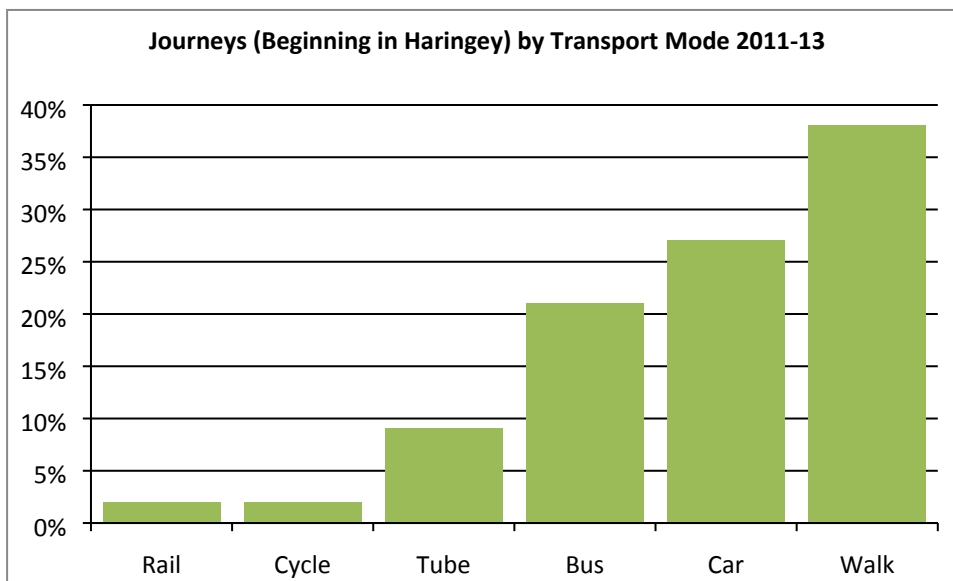
### *Transport assessments and travel plans*

- 7.8.1 During the reporting year, 16 applications were accompanied by transport assessments and 23 applications included travel plans.

### *Cycling and walking*

- 7.8.2 There are a number of cycling and walking routes in the borough, including London Cycle Network (LCN) 7 from Wood Green to Elephant and Castle, LCN 14 from Islington to Alexandra Palace via Hornsey and Greenways Parkland Walk links (North and South).
- 7.8.3 In addition, two Cycle Superhighways are planned to open in 2015: CS1 from Tottenham to The City and CS12 from Highgate to Angel. There is also an ongoing programme of maintenance of footways across the borough.
- 7.8.4 For trips beginning in the borough, walking is the main mode of travel. Between 2011 and 2013, 38% of trips were taken by foot, which is more than trips taken by either car or bus. Cycling comprised only 2% of trips originating in Haringey over the same period. However the Council is committed to promoting cycling use in the borough, with significant progress made in recent years, in part, through Smarter Travel Haringey initiatives.

### Transport mode share, 2011-13



- 7.8.5 Haringey is part of Transport for London’s ‘Biking Boroughs’ initiative. This three year programme was launched in 2010 to get more people cycling, to improve facilities and highlight safety awareness locally. A number of infrastructure improvements have been completed, such as Haringey’s Community Streets approach, increased cycle parking and Quietways cycle routes.
- 7.8.6 There were 68 cycle stands installed in the borough between April 2011 and March 2012. From April 2012 an additional 65 cycle parking spaces were installed (62 stands off-street and 3 on-street) taking the total number of cycle stands in Haringey to 667.
- 7.8.7 Cycle training is fundamental part of the Smarter Travel Haringey programme to help achieve growth in cycling. The Mayor’s vision of revolutionising cycling in London requires training potential cyclists to create long term benefits and trends. Investment in training for children and adults to established national standards, coupled with additional Smarter Travel schemes such as Active Travel, Sky Rides and Breeze Rides aim to increase levels of cycling in Haringey.
- 7.8.8 In 2014, to meet growing interest in cycle training, Smarter Travel Haringey introduced half term school holiday courses for children aged 9 and above, held at Lordship Recreation Ground and Finsbury Park.
- 7.8.9 The following table shows the numbers of school pupils and other individuals trained. There has been an upwards trend in the numbers trained over 2008-2014.
- 7.8.10 The number of school pupils trained between 2013 and 2014 shows a 32% increase, and the number of other individuals trained shows a 50% increase over the previous year’s figures.

### Haringey cycle training

	April to April					April to March	April to March	April to August
	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014
School pupils	432	626	728	551	684	761	1,004	378
Individuals 1:1	143	142	211	179	229	239	359	267
Totals	575	768	939	730	913	1,000	1,363	645

Source: Haringey Council (Smarter Travel Haringey)

7.8.11 A total of 30 cycle stands and a 'Bike-hanger' with spaces for six bikes were installed during the 2013/14 year. Locations of these facilities are set out in the table below.

### Cycle parking facilities installed during 2013/14

Cycle Parking Locations	Number of installations
Downhills Park, Downhills Park Rd N17	6
Paignton Park, Eastbourne Rd off St Ann's Rd N15	8
Chestnuts Park, St Ann's Rd N15	5
Hartington Park, Burlington Rd N17	5
Down Lane Park, Park View Rd N17	6
<b>Total number of Sheffield Stands</b>	<b>30</b>
Opposite number 12 Warwick Gardens N4	1 Bike-hanger (secure parking for 6 bikes)

7.8.12 Further projects and initiatives aimed at promoting cycle use include:

- Festival of Cycling: In partnership with the boroughs of Hackney and Islington, 2014 marked the second year of a tri-borough event held in Finsbury Park to launch Bike Week. Over 1,200 people attended to celebrate the many benefits associated with cycling. Notably, 118 people completed a survey suggesting a range of measures to encourage more sustainable travel (including the importance of improving off road cycle routes)
- Dr Bike: Dr Bike offers free bicycle maintenance by a trained bicycle mechanic at events across the borough. 141 Dr Bike maintenance sessions were delivered to support the Smarter Travel Haringey programme. There has been a considerable increase in the number of sessions delivered and bicycles repaired and serviced annually since 2011. Over March 2013 to March 2014, the number of sessions increased by 52%, and the number of bikes repaired and serviced increased by 183% compared with the corresponding period in 2012/13

### Road safety

7.8.13 The Council's performance in managing road safety is, in part, considered by monitoring casualty data. For this AMR, casualty data has been obtained from Transport for London (TfL) for the whole of 2013 and the first six months of 2014. The data relates to all roads in Haringey. As data for the whole of 2014 is not yet available, provisional estimates for 2014 were derived by scaling up the available data to represent a whole year. Therefore the 2014 figures should be treated with caution.

7.8.14 The data included in Haringey's Local Implementation Plan (LIP) reports interim targets for 2011-14. This is displayed on the top line of each of the tables in the following sub-section.

#### Reduce adult casualties

7.8.15 Casualties are classified as slight, serious or fatal. Haringey's LIP set a target of a 20% reduction in KSI fatal and serious casualties by 2014, from the 2004-8 baseline of 100 KSI casualties. Over 2011-13, most casualties in the borough were slight.

7.8.16 Data indicate there was a spike in fatal and serious casualties in 2012, and a 6% increase from the baseline to 2013 from 100 casualties to 106. Therefore the 2013 target of 85 was exceeded. However, the estimated, scaled up 2014 figure is lower than the 2013 figure - 80. Assuming this estimate turns out to be accurate, this represents a 20% reduction in fatal and serious casualties, meaning that the 2014 target of 80 would be achieved. It is noted that the figures do not account for population increase. However the estimated figure should be treated with caution, due to the erratic and seasonal nature of accidents.

#### Road safety (Adult casualties)

	Baseline 2004-08	2011	2012	2013	2014
Target (fatal & serious)	100	95	90	85	80
Actual (fatal & serious)	-	78	107	106	-
Estimated (fatal & serious)	-	-	-	-	80
% of all casualties (fatal serious & slight)	-	9%	12%	12%	-

Source: TfL / Haringey Road Accident Analysis Study (2014)

#### Reduce child casualties

7.8.17 LBH's LIP set a target of a 19.7% reduction in all severities of child casualties (fatal, serious and slight) by 2014 from the 2004-2008 baseline of 96 casualties. Child casualties aged 0-17 decreased over 2011-12.

- 7.8.18 Actual data from 2013 and 2014 relate to children aged 0-15. The number of casualties of all severities has continued to decrease. There was a total of 68 casualties of all severities in 2013. The scaled up estimate for 2014 is 78. In 2013 the targeted number of child casualties, all severities, was 84. However, the actual number of casualties was considerably less. The 2014 target is 77. Assuming the 2014 estimate turns out to be accurate, this target will be exceeded.
- 7.8.19 No child fatalities were reported in 2013, nor so far in 2014. In both years, the majority of child casualties were slight. In 2013, 5 casualties were serious, 7% of the total. Scaled up data for 2014 indicate that 8 casualties were serious, which is 10% of the total.

#### Road safety (Child casualties)

	Baseline 2004-08	2011	2012	2013	2014
Target (0-17 years)	96	93	89	84	77
Actual	-	93	72	68	-
Estimated	-	-	-	-	78

Source: TfL / Haringey Road Accident Analysis Study (2014)

#### Road safety initiatives

- 7.8.20 Speed limits are introduced to ensure greater road safety. At its meeting of 18 June 2013, Cabinet approved a borough wide consultation to gauge support amongst residents and businesses to become a 20 mph borough. Following this approval, a consultation and market research were conducted between August and October 2013. Results were considered and subsequently the Cabinet approved the introduction of a 20 mph limit for all residential roads and roads in the borough's town centres, with existing speed limits on the remaining road network retained (excluding Watermead Way and 'red routes' managed by Transport for London).
- 7.8.21 The Council has since commenced with statutory notification as part of the Traffic Management Order process to introduce these limits, and the closing date for representations is 13 February 2015.
- 7.8.22 'Safe Drive Stay Alive' (SDSA) is a nationwide road safety production delivering key messages to 16-19 year olds, who are our young and pre-drivers. SDSA highlights the far reaching consequences of their actions and decisions as passengers and drivers. Important messages are conveyed about driver distractions, as well as empowering information such as not succumbing to peer-pressure. Haringey hosted this production for 3 days in November 2014. The college of Haringey, Enfield and North East London supported the event by sending nearly 400 students along.

#### Car Use



- 7.8.23 Car journeys account for roughly one-quarter of all resident trips beginning in Haringey.
- 7.8.24 The latest available information indicates that Haringey residents have access to 86 car clubs cars across the borough, available at 68 locations.

*Carbon reduction (road transport)*

- 7.8.25 Transport emissions include freight and passenger transport, for both private and business purposes. Carbon emissions estimates are made on the basis of the distribution of traffic, using traffic flow data, and therefore some of the emissions within an authority represent through traffic, or part of trips into or out of the area, whether by residents or non-residents.
- 7.8.26 More than three quarters of all local authorities in the UK experienced a decrease in transport emissions between 2011 and 2012, with an overall average decrease of 1.1%. Over the same period Haringey's transport emissions decreased by 0.8%.
- 7.8.27 Since 2005, Haringey's emissions from this sector have decreased nearly 18%. This is due to improvements in vehicle efficiency and reduced traffic flows on both A-road and minor road. Nationally, emissions have decreased 12% over the past 7 years.
- 7.8.28 Haringey's Local Implementation Plan includes a target to reduce CO2 emissions from transport. The LIP delivery plan contains several interventions and policies which will contribute to reducing emissions through encouraging a modal shift to sustainable travel and reducing the need to travel.

**7.9 Key findings and future monitoring**

- Good progress has been made with respect to the Council's strategic objectives for environmental protection, climate change adaptation and mitigation.
- Planning policies are performing well in protecting the borough's open spaces and designated sites of biodiversity importance;
- Monitors suggest that many of Haringey's parks are of a high quality and that overall, local parks are well used, managed to a good standard and that customers are generally satisfied with them;
- Strategic Flood Risk Assessment (Level 2) is key technical evidence which will ensure flood risk is appropriately considered in Haringey's emerging Local Plans;
- Since 2005 (the earliest year for which carbon emissions data is available at the local authority level) Haringey's total emissions have fallen by 11%.

- Household recycling rates in Haringey have shown continued improvement in recent years.
- The North London Waste Plan is progressing with a new timetable for adoption, which will ensure Haringey meets its waste management requirements;
- The Council is continuing to promote and implement infrastructure to encourage modal shift, road safety and support more sustainable transport movements.
- Sustainable Design and Construction standards and targets (including for carbon reduction) have been set out in the Local Plan monitoring framework, and processes should be considered in order to ensure effective monitoring against these;
- The Government is considering changes to the legislative framework and requirements for sustainable design and construction, including for flood risk management (Sustainable Drainage Systems) and zero carbon development. These changes will need to be monitored, as there may be implications for planning policy and development control.

## 8 Strategic infrastructure: delivery & funding

### 8.1 Infrastructure Delivery Plan

- 8.1.1 The Infrastructure Delivery Plan (IDP) is a document that supports Haringey's Local Plan. It identifies the service areas where investment will be needed to meet the additional demand from population and housing growth over the plan period. It also sets the basis for policies for developer contributions to meet future need and highlights, and where applicable, gaps in existing provision to form a platform for future investment, project delivery and funding bids.
- 8.1.2 The IDP is a working document and is intended to be reviewed periodically so that the Council can monitor progress on infrastructure delivery and have in place an up-to-date schedule of infrastructure requirements.
- 8.1.3 The IDP forms part of the Local Plan monitoring framework and whilst it links directly with policy SP17, it also relates to the full complement of Haringey's Local Plans.
- 8.1.4 The original IDP was set out in the Haringey Local Plan (formerly Core Strategy) submission draft document. The list of key projects was updated in July 2011 for Examination in Public of the Local Plan. Since then, some infrastructure projects have been implemented and accordingly, progress was reported in the Haringey AMR 2011/12.
- 8.1.5 The latest published update to the IDP was in April 2013 and can be found online using the following link: [Infrastructure Delivery Plan \(Update\)](#). The 2012/13 AMR set out additional information on infrastructure delivery, including for transport, health, education, sewerage and power, and this included some updates into the 2013/14 reporting year.
- 8.1.6 A full IDP update is currently being prepared and this will both inform and sit alongside Haringey's emerging Local Plan documents. Outcomes of the IDP update will be reported through AMR process.
- 8.1.7 The following section signposts progress on transport infrastructure, as there have been key outcomes on funding and delivery in the reporting year.

#### *Transport infrastructure*

- 8.1.8 The Council's transport strategy is called the Local Implementation Plan (LIP) that covers the 20 year period and sets out the Council's local transport objectives. These reflect the transport needs and aspirations of Haringey's residents and businesses and contribute towards the implementation of the key priorities with the Mayor's Transport Strategy, covering the period 2011 to 2031. The document also contains details of the first three years priorities and delivery proposals for 2011 to 2014. Haringey's Local Plan both reflects and helps to deliver the LIP.
- 8.1.9 The first 3 Year Delivery Plan (2011-2014) brought more than £12 million of investment in transport infrastructure, including cycling and road safety, sustainable transport and public realm projects.

- 8.1.10 A key transport project in the borough funded by Transport for London (TfL) is the Tottenham Gyratory Project, which was completed in November 2014. The main works were the replacement of one way operation with two way working and a new bus interchange and public square at Tottenham Hale station. It will support provision of additional housing the area through access and design enhancements. The scheme will also improve pedestrian accessibility and road safety.
- 8.1.11 In 2013/14, the Council continued to work with TfL, GLA and Network Rail for strategic public transport improvements, including 3-tracking for West Anglia line which will provide enhanced local services between Angel Road and Stratford and improvements to Tottenham Hale station. Work has commenced at Tottenham Hale station to enhance capacity and create a fully accessible station including better links to the adjoining Hale Village development. TfL will be taking over management of the rail line through Seven Sisters as part of the London Overground network from May 2015. Improvements will include station enhancements and new rolling stock from 2018.
- 8.1.12 Further key transport projects that have been emerging, such as electrification of the Barking Gospel Oak line and Cycle Superhighway 1 between Tottenham and central London will be reported in future AMRs.
- 8.1.13 Progress has been made on Crossrail 2. The Department for Transport consulted on draft safeguarded alignment between November 2014 and January 2015. For Haringey, Crossrail 2 could serve Seven Sisters, Turnpike Lane, Alexandra Palace and Tottenham Hale stations. The proposed 'regional' option via Tottenham Hale would provide linkages to the Upper Lee Valley, supporting delivery of new housing and employment.
- 8.1.14 Work is continuing on public realm improvements in Wood Green town centre. This multi-million pound scheme will provide better pedestrian and cycle access, urban realm enhancements by Turnpike Lane station, better footway, new bus shelters and entry treatments at junctions and is due to complete in early 2015.

## **8.2 Infrastructure funding and delivery**

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

### *Planning Obligations*

- 8.2.2 The Council uses planning obligations (sometimes known as legal agreements or Section 106 agreements), where appropriate, to influence the nature of a development or to mitigate its potential effects.
- 8.2.3 The Council seeks to ensure that S106 agreements are only entered into where planning obligations cannot be used to overcome issues associated with a proposed development. Applications are assessed individually and on their own merits in order to determine if planning obligations are needed, and if so, the matters they should address.

8.2.4 Since 2004, there have been 226 Section 106 agreements successfully negotiated in Haringey. These have placed a financial obligation on developers to the total value of £57.3 million. In addition:

- 64 S106 agreements have required the specific provision of on-site affordable housing, totalling 2,484 units; and
- 91 S106 agreements have placed specific restrictions on development to safeguard the development and surrounding area (for example, restriction of use class, resident parking restrictions, health care restrictions and hostel/homeless restrictions).

*S106 funds secured, received and spent*

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

8.2.6 As noted above, the Council has negotiated roughly £57 million of s106 funds over the period 2004 to 2014. Of this amount, £22 million has now been received by the Council with £17 million spent on local area improvements. Another £7 million of secured S106 funds will be allocated in due course.

8.2.7 The table below shows the comparison of S106 contributions that have been secured, received and spent from signed S106 Agreements over the past five financial years, as well as the contributions received and spent from these.

**Section 106 Contributions Secured, Received and Spent, 2009-14**

	2009/10	2010/11	2011/12	2012/13	2013/14
S106 secured	£3,128,036	£907,854	£21,896,711	£4,237,826	£2,058,983
S106 received	£1,379,733	£1,560,670	£2,068,433	£4,018,868	£2,646,809
S106 spent	£3,442,844	£1,701,282	£419,496	£3,133,075	£743,034

Source: Haringey Council

8.2.8 S106 monies secured in 2012/13 and 2013/14 were down from 2011/12, when a significant amount of funds were negotiated through the granting a several major planning applications for sites at Clarendon Square (Haringey Heartlands) and Hale Village (Tottenham Hale). The figures from 2013/14 also reflect market conditions and comparatively lower level of development activity.

8.2.9 The table below shows how S106 funds were spent from April 2013 to March 2014. The majority of planning contributions went to education.

### S106 funds spent 2013/14

Planning obligation type	Amount
Employment	£60,000
Environment	£10,000
Highways	£307,929.83
Homes for Haringey	£33,865.90
Recreation	£44,062.70
Administration	£287,175.74

Source: Haringey Council

- 8.2.10 Due to changes in national legislation, S106 contributions will be more limited in the future, when there will be a shift towards Haringey's Community Infrastructure Levy for strategic infrastructure, discussed below. However, S106 will continue to capture contributions for affordable housing and infrastructure on a site basis.

#### *Mayoral Community Infrastructure Levy (CIL)*

- 8.2.11 The Mayor of London has introduced a CIL tariff to part-fund the Crossrail project, which came into operation on 01 April 2012. The Council is expected to collect CIL on behalf of the Mayor.
- 8.2.12 CIL charging rates vary across London, in accordance with the three different charging zones set out in the Mayor's Charging Schedule. Haringey falls within Zone 2. This means that the CIL rate for Haringey has been set at the mid-rate for London, at £35/m<sup>2</sup> on all new qualifying floorspace, excluding health and education floorspace (alongside standard exemptions for affordable housing and charitable developments).
- 8.2.13 From April 2012, 149 developments in the borough were liable to pay the Mayoral CIL, totalling £3,997,249. The table below shows the amount collected by financial year, and the total administration contribution received, which is 4% of the overall total.

#### Mayoral CIL in Haringey

Year	Amount Collected	Administration retained
2012/13	£94,642.17	£3,785.69
2013/14	£473,319.50	£18,932.78

Source: Haringey Council

### *Haringey's Community Infrastructure Levy (CIL)*

- 8.2.14 The Community Infrastructure Levy Regulations 2012 (as amended) allow local authorities to introduce a CIL and to charge a tariff on new development to help pay for supporting infrastructure. The CIL generally replaces Section 106 contributions, except in relation to affordable housing and on site mitigation measures.
- 8.2.15 Haringey's CIL was adopted by a decision of Full Council on 21 July 2014. It has been implemented from 01 November 2014, with all applications for qualifying development decided on or after this date liable to pay the levy.
- 8.2.16 Haringey's CIL sets out differential charging rates for residential development (including student accommodation) across three defined zones in the borough. For qualifying supermarket and retail warehousing developments, there is no differential charging and single rates apply across the borough. There are nil rates for office, industrial, warehousing and defined small scale retail development, as well as for health and education uses.
- 8.2.17 Further details on the collection and spending of Haringey's CIL will be included in future AMRs.

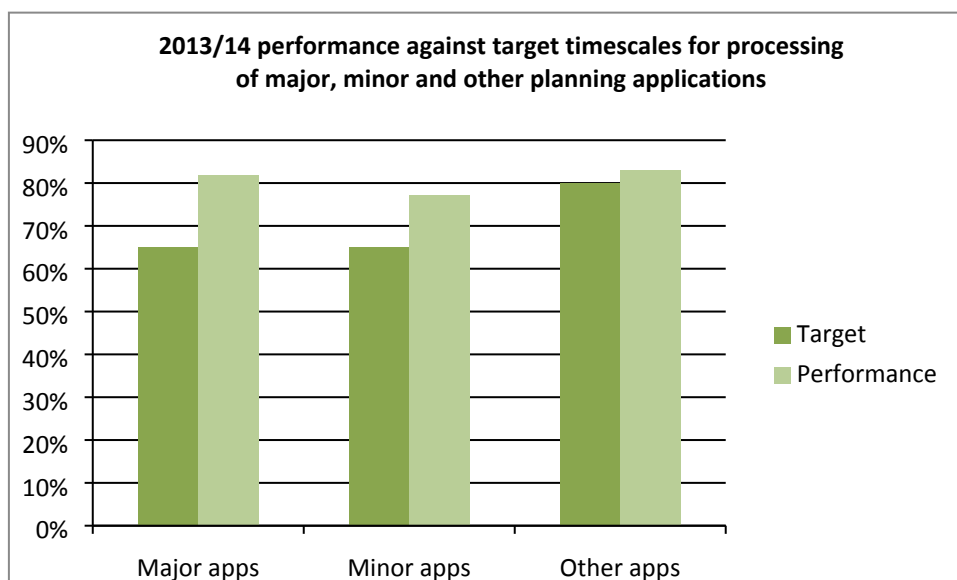
### **8.3 Key findings and future monitoring**

- A full IDP update is currently being prepared and this will both inform and sit alongside Haringey's emerging Local Plan documents. Outcomes of the IDP update will be reported through AMR process;
- Progress continues to be made on sustainable transport infrastructure. Key investment and delivery of projects for walking and cycling, along with other public transport improvements, particularly in Tottenham and Wood Green, are helping to achieve modal shift and enhance road safety;
- The Mayor of London's strategic infrastructure programme will need to be monitored, especially for Crossrail 2, as the delivery options have implications for Haringey;
- S106 monies secured in 2012/13 and 2013/14 were down from 2011/12, when a significant amount of funds were negotiated through the granting a several major planning applications. The figures from 2013/14 also reflect market conditions and comparatively lower levels of development activity;
- Planning contributions remain an important tool to ensure adequate provision of infrastructure provision across the borough, including for affordable housing. However, due to changes in national legislation, S106 contributions will be more limited in the future, when there will be a shift towards CIL as Haringey's Community Infrastructure Levy for strategic infrastructure. S106 will continue to capture contributions for affordable housing and infrastructure on a site basis;
- Haringey's CIL was adopted 21 July 2014. It has been implemented from 01 November 2014, with all applications for qualifying development decided on or after this date liable to pay the levy. Future AMR reports will provide further information on the local CIL.

## 9 Development management performance

### 9.1 Planning applications

- 9.1.1 In 2013/14, the Council decided 1,965 planning applications consisting of 22 major applications, 356 minor applications and 1587 other applications.
- 9.1.2 The Government Department for Communities and Local Government (DCLG) and the Council have the same targets for expedience of planning application determination. These are: 65% of major applications determined within 13 weeks, 65% of minor applications determined within 8 weeks, and 80% of other applications determined within 8 weeks.
- 9.1.3 The Council's performance in processing applications in 2013/14 was: 81.82% of major applications determined within 13 weeks; 77.25% of minor applications determined within 8 weeks; and 83.05% of other applications determined within 8 weeks.
- 9.1.4 Performance against the Government targets is set out in the table below.
- 9.1.5 In 2013/14, the Council exceeded all performance targets on major, minor and other applications, and significantly improved its performance over the previous reporting year.
- 9.1.6 The Council has recently focused attention on improving its development management performance. For example, it has been actively encouraging applicants to consider formal pre-application advice or entering into Planning Performance Agreements (which involve an agreed extension on timescales), where appropriate. Further, it has put in place new performance management processes.





## 9.2 Appeals

- 9.2.1 Planning appeals are conducted by the Planning Inspectorate, an independent national body which is separate from the Council. An applicant whose planning application has been refused by the Council has the right to make an appeal to the Inspectorate within six months of the application decision date.
- 9.2.2 In 2013/14, there were a total of 73 appeals on refusals decided by the Inspectorate, with 24 appeals allowed (32.9%) and 49 (67.1%) appeals dismissed. The proportion of appeals allowed in Haringey was an improvement on the previous year (39%) and generally in line with national and regional averages.

### Appeals allowed, dismissed, withdrawn 2009/10 to 2013/14

Decision	2009/10	2010/11	2011/12	2012/13	2013/14
Allowed	38 (30.4%)	21 (27%)	21 (24%)	38 (39%)	24 (32.9%)
Dismissed	84 (67.2%)	58 (73%)	68 (76%)	60 (61%)	49 (67.1%)
Total decided	122	79	89	98	73
Withdrawn	3	7	7	7	1
Total	125	86	96	105	74
National average allowed	34%	33%	35%	35%	35%
London average allowed	32%	28%	32%	32%	32%

Source: Haringey Council

- 9.2.3 Overall, Haringey's performance on planning appeals over the past five years is a positive reflection on planning decisions made within the service.

## 9.3 Enforcement

- 9.3.1 Enforcement of planning rules plays a role in delivering policy objectives. The Council is committed to reversing and preventing unauthorised uses and non-permitted development.
- 9.3.2 In the reporting year, the Council issued 109 enforcement notices against breaches of planning control. There were 39 appeals against these notices. All appeals were determined with 8 of these being allowed, along with one split decision. Accordingly, 22% of appeals were allowed.

## 9.4 Customer satisfaction

- 9.4.1 The Council regularly undertakes customer satisfaction surveys for its Development Management, Building Control and Planning Enforcement functions.

9.4.2 Recognising the importance of understanding how the planning service is meeting customer needs and expectations, and for considering future service improvements, the Council is taking part in a free program offered by the Planning Advisory Service (PAS) and is actively participating in both corporate and service specific improvement programmes.

9.4.3 The Council carried out a snapshot survey of all applicants and enforcement complainants for the first quarter of 2013/14. This showed above satisfaction levels for all areas of interaction except the pre-application service. Measures have been put in place to address this and a revamped pre-application service is being implemented on 1 April 2015.

## 9.5 Key findings and future monitoring

- The Council has significantly improved its performance in processing planning applications on previous years. In 2013/14 the Council met and exceeded local performance targets for the processing of major, minor and other applications.
- The planning service has also exceeded the Government's published 'performance standard' for Major applications, which was a matter for concern during the early part of the monitoring period.
- In 2013/14, there were a total of 73 appeals on refusals decided by the Planning Inspectorate, with 24 appeals allowed (32.9%) and 49 (67.1%) appeals dismissed. The proportion of appeals allowed in Haringey was an improvement on the previous year (39%). Haringey's performance on appeals over the past 5 years is a positive reflection on Council decisions, with performance generally in line with that of authorities across London and England.
- Client survey returns from the first quarter of 2013/14 suggest that customers are generally satisfied with Haringey's planning service however there is scope for improvement in certain areas.
- Recognising the importance of understanding how the planning service is meeting customer needs and expectations, and for considering future service improvements, the Council is taking part in a free program offered by the Planning Advisory Service (PAS) and is actively participating in both corporate and service specific improvement programmes.

## 10 Appendix A – Five Year Housing Land Supply

- A1. Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to 'identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land'. A footnote to the paragraph explains what is meant by deliverable.
- A2. To be considered 'deliverable' sites should be:
- Available now;
  - Offer a suitable location for development now; and
  - Be achievable with a realistic prospect that viable housing development will be delivered on the site within five years.
- A3. The NPPF confirms that sites with planning permission should be considered deliverable until permission expires.
- A4. Haringey's Five-Year Land Supply includes net additional dwellings at deliverable sites for the five year period between April 2015 and March 2020. The council has identified sites which meet these requirements and these include:
- All sites for housing units under construction as at 31/03/2014 which are expected to complete within the specified five year period (these developments include new build, changes of use to housing units and conversions)
  - All sites with planning permission where construction has not yet started as at 31/03/2014 which are expected to complete within the specified five year period (these developments include new build, changes of use to housing units and conversions)
  - Sites where permission has been granted, subject to legal agreement, as at 31/03/2014 which are expected to complete within the five year period
  - Potential deliverable sites (i.e. without planning permission as at 31/03/2014 but where pre-application discussions have been held or masterplans prepared and consulted upon) likely to complete within the five year period
- A5. At present the Council's strategic housing target is 820 net additional homes per annum. This is forecast to increase to 1,502 new homes from April 2015 following the adoption of new targets in the Further Alterations to the London Plan. As such the housing target is set at 7,886 net additional units covering the five year period from April 2015 to March 2020. This is composed of the constituent parts below.

- 5 years of 1,502 (7,510)
- +5% (376)

A6. The table below demonstrates that Haringey has a sufficient supply of housing land to meet its Five-Year Housing Supply targets plus 5%. Overall, the supply of new homes to be delivered between April 2015 and March 2020 is calculated at 8,108 net additional units, exceeding the overall five year London Plan target for Haringey of 7,510 by 598 units (or by 222 taking into account the NPPF 5% buffer). Haringey therefore has a supply of housing land over the next five years to meet 5.4 years of its annualized housing target. This picture is further improved when past over delivery of homes is taken into account. As shown in Appendix B of this AMR, over the plan period to date Haringey has exceeded its cumulative housing target requirement by 578 dwellings since 2011/12. Applying the Liverpool Method, this oversupply reduces the five year requirement to 7,279 dwellings (including the 5% buffer) but only marginally improves supply to 5.6 years.

A7. All large sites are included in the draft Site Allocations or draft Tottenham Area Action Plan documents. Please see [www.haringey.gov.uk/localplan](http://www.haringey.gov.uk/localplan) for more detail.

<b>Sites within the Five Year Housing Supply</b>			
<b>Large Site (&gt;10 units)</b>			
<b>Site Name</b>	<b>Net Units</b>	<b>Site Name</b>	<b>Net Units</b>
Clarendon Square	1,080	530-536 High Road N17 9SX	13
St Ann's Hospital	456	7 Bruce Grove N17 6RA	13
Hornsey Depot	438	North of Hornsey Rail Depot	70
St Luke's Hospital	156	Wood Green Cultural Centre (South)	265
Hornsey Town Hall	123	Clarendon Gateway	195
Highgate Magistrates Court	82	Finsbury Park Bowling Alley	164
56 Muswell Hill	28	Highgate Station & Gonnerman	41
Pembroke Works, Hornsey	42	Hillcrest	34
673 Lordship Lane	16	Cranwood & St James'	41
700-702 Tottenham High Rd	14	Tunnel Gardens	46
624 Tottenham High Rd	42	Cross Lane	60
Furnival House, 50 Cholmeley Park N6 5EW	15	Park View & Durnsford Road	132
Lymington Avenue N22 6JB	66	Leabank and Lemsford Close	65
Tottenham Hotspur Stadium	285	Station Interchange	190
Land rear of 318-320 High Rd	18	Station Square West	676
Hale Village	530	Hale Wharf	330
Ward's Corner	163	Welbourne Centre & Monument Way	180
Lawrence Rd	264	North of White Hart lane	115
Tottenham Chances 399 High Road (SS9)	23	High Rd East	396
30 Muswell Hill N10 3TA	12	Bruce Grove Snooker Hall &	55

		Banqueting Suite	
Saltram Close Housing Estate Site C	15	Tottenham Delivery Office	160
Former Cannon Rubber Factory	222	Land front of Tottenham Leisure Centre	37
638 High Road N17 0AA	26	Lawrence Rd	100
Keston Centre	87	Apex House	100
<b>Total Large Sites</b>			<b>7,681</b>
<b>Small Site (&lt;10 units) with Planning Permission</b>			
<b>Site Name</b>	<b>Net Units</b>	<b>Site Name</b>	<b>Net Units</b>
85 Woodside Avenue Land To Rear Of 2-16 Lauradale Road N10	2	1-19 Tewkesbury Road N15	4
249 Muswell Hill Broadway N10 1DE	2	1 Etherley Road N15 3AL	1
100 Colney Hatch Lane N10 1EA	1	Coombes Croft, 29a Conway Road N15 3BB	1
126 Colney Hatch Lane N10 1ER	1	128 Haringay Road N15 3HL	1
126 Colney Hatch Lane N10 1ER	-1	Rear Of 38-40 Park Road N15 3HR	2
17 Kings Avenue N10 1PA	1	434 St Anns Road N15 3JH	3
40 Muswell Road N10 2BG	2	409 St Anns Road N15 3JL	1
27 Alexandra Park Road N10 2DD	2	2b Glenwood Road N15 3JU	3
7 Wellfield Avenue N10 2EA	-9	438 West Green Road N15 3PT	1
36 Methuen Park N10 2JS	-1	440 West Green Road N15 3PT	1
84-86 Dukes Avenue N10 2QA	-1	16 Vincent Road N15 3QH	2
129 Dukes Avenue N10 2QD	2	30 Woodlands Park Road N15 3RT	3
Land Forming Part Of 60 Grand Avenue N10 3BP	1	7a Tynemouth Terrace Tynemouth Road 4AP	5
Land To Rear Of 10-12 St James's Lane N10 3DB	1	Tynemouth House Tynemouth Road N15 4AT	6
107-143 Muswell Hill Road N10 3HS	8	Land rear of 48 Antill Road N15 4BA	1
73 Muswell Hill Road N10 3HT	5	Rear Of 87a Broad Lane N15 4DW	1
157 Avenue Mews N10 3NN	1	87a (Shed Adj To 87) Broad Lane N15 4DW	1
2-6 Summerland Gardens N10 3QN	4	2 Summerhill Road N15 4HD	5
Land To The Rear Of 76 St James's Lane N10 3RD	3	30 Summerhill Road N15 4HD	3
Land To Rear Of 1-11 The Drive N11 2DY	3	143-145 Philip Lane N15 4HQ	4
Garages At Warwick Court Bounds Green Road N11 2EB	2	160a Arnold Road N15 4JH	1
Warwick Court (West) Bounds Green Road N11 2EB	2	17 Jansons Road N15 4JU	2
52 Bounds Green Road N11 2EU	4	2 Wakefield Road N15 4NL	4
Belmont Court Gordon Road N11 2NX	2	Garages At 168 Page Green Terrace N15 4NU	2
41 Palace Road N11 2PU	1	285 High Road N15 4RR	2
2 Bounds Green Road N11 2QH	2	196 – 198 West Green Road N15	4

		5AG	
Land At 24a Birstall Road N15 5EN	8	144 Cornwall Road N15 5AU	1
Mimosa Court, 27-31 Avenue Road N15 5JF	7	50 Clarence Road N15 5BB	1
20 Avenue Road N15 5JH	-6	43 Clinton Road N15 5BH	1
718 – 720 Seven Sisters Road N15 5NH	4	16 Clinton Road N15 5BH	1
722 Seven Sisters Road N15 5NH	4	3 – 7 West Green Road London N15 5BX	2
68 West Green Road N15 5NR	1	Rear Of The Fountain Ph, 125-127 West Green Road N15 5DE	7
Land Adj To 1 Stonebridge Road N15 5NY	2	157 West Green Road N15 5EA	1
1 South Grove N15 5QG	3	60 Willoughby Lane N17 0SS	1
23 Lockmead Road N15 6BX	1	11 Northumberland Park N17 0TA	2
60 Plevna Crescent N15 6DW	1	257 Lordship Lane N17 6AA	1
612 Seven Sisters Road N15 6HT	1	144 Greyhound Road N17 6AE	1
52 Daleview Road N15 6PJ	1	49 Walpole Road N17 6BG	1
5 Vartry Road N15 6PR	1	20 Bruce Grove N17 6RG	1
Garage Adjacent To 1 Vartry Road N15 6PR	1	9 Fairbourne Road N17 6TP	-1
12 Overbury Road N15 6RH	8	205 Lordship Lane N17 6XF	1
68 Gladesmore Road N15 6TD	-1	67/69 Ranelagh Road N17 6XZ	3
662 High Road N17 0AB	1	Land At 303 The Roundway N17 7AJ	1
816 High Road N17 0EY	1	47 The Roundway N17 7HA	1
44-46 Waverley Road N17 0PX	2	21 Great Cambridge Road N17 7LH	0
67 Willoughby Lane N17 0QZ	2	Front Of 133 Devonshire Hill Lane N17 7NL	1
7 Orchard Place N17 8BH	6	31 Crawley Road N22 6AG	1
1 White Hart Lane N17 8DU	1	199 Boundary Road N22 6AL	1
841-843 High Road N17 8EY	1	R/O 1 Boundary Road N22 6AS	1
23 Queen Street N17 8HX	1	Rear Of 99 Boundary Road N22 6AS	1
78 Great Cambridge Road N17 8LT	1	69 High Road N22 6BB	3
Site Adjoining 78a Great Cambridge Road N17 8LT	1	R/O 81-83 High Road N22 6BE	1
112 Great Cambridge Road N17 8LT	0	35 High Road N22 6BH	2
95 Pembury Road N17 8LY	-3	47 Westbury Avenue N22 6BS	-3
3 Cedar Road N17 8NB	2	4-6 High Road N22 6BX	4
49 Birkbeck Road N17 8NH	1	1a / 2a The Broadway, High Road N22 6DS	-2
Protheroe House Chesnut Road N17 9EQ	10	1 Neville House Neville Place N22 6HX	1
412a High Road N17 9JB	2	233 Sirdar Road N22 6QU	5
79 High Cross Road N17 9NR	4	79 Westbury Avenue N22 6SA	1
62 Monument Way N17 9NX	4	107 Mayes Road N22 6UP	6
22 Scotland Green N17 9TT	1	101-103 Mayes Road N22 6UP	2

2a & 3a Collins Yard Scotland Green N17 9TT	1	174 Albert Road N22 7AH	1
Land To Rear Of 14 Lansdowne Road N17 9XE	2	28 Eastern Road N22 7DD	2
Adj To 32 Shelbourne Road Manor Road N17 9YH	1	34 Park Avenue N22 7EX	1
6 White Lodge Close N2 0BJ	0	Land Rear Of 6-8 Crescent Road N22 7RS	1
29/31 Aylmer Road N2 0BS	7	92 Station Road N22 7SY	4
132-134 Arcadian Gardens N22 5AE	1	Land Rear Of Corbett Grove N22 8DQ	6
1 Maryland Road N22 5AR	1	57 Truro Road N22 8EH	-1
112 Eldon Road N22 5EE	1	Adj To 39 Truro Road N22 8EH	1
674 Lordship Lane N22 5JJ	1	41 Bounds Green Road N22 8HB	1
653 Lordship Lane N22 5LA	-1	212-214 High Road N22 8HH	3
24 Berners Road N22 5NE	0	212-214 High Road N22 8HH	2
13 Perth Road N22 5PX	1	385 High Road N22 8JA	4
10 White Hart Lane N22 5RJ	1	361 High Road N22 8JA	1
96 White Hart Lane N22 5RL	-2	68 Lascotts Road N22 8JN	3
Canning Court Newnham Road N22 5SP	4	34 Lascotts Road N22 8JN	2
274 High Road N22 8JY	2	1 Coningsby Road N4 1EG	1
Rear Ext At 90 Myddleton Road N22 8NQ	1	451 Green Lanes N4 1HE	1
100 Myddleton Road N22 8NQ	1	17 Rutland Gardens N4 1JN	1
58 Finsbury Road N22 8PA	1	89 Hermitage Road N4 1LU	1
44 Finsbury Road N22 8PD	2	Store R/O 3 Vale Grove N4 1PY	1
Orchard Court Clarence Road N22 8PN	4	2a Umfreville Road N4 1SB	2
124 Creighton Avenue N2 9BJ	-1	Jennings Court, 2-8 Stroud Green Road N4 2DF	3
Chessing Court Fortis Green N2 9ER	2	180 Stroud Green Road N4 3RS	1
1 Southern Road N2 9LH	1	15 Victoria Road N4 3SH	1
Land To Rear Of 11 Southern Road Indigo Walk N2 9LH	1	31 Victoria Road N4 3SJ	1
58 Victoria Road N4 3SL	2	12 Denewood Road N6 4AJ	1
75 Florence Road N4 4DL	1	9 Grange Road N6 4AR	0
1 Ferme Park Road N4 4DS	3	5 View Road N6 4DJ	0
92 Stapleton Hall Road N4 4QA	1	373 Archway Road N6 4EJ	1
64-68 Stapleton Hall Road N4 4QA	2	1b Sheldon Avenue N6 4JS	0
184 Stapleton Hall Road N4 4QL	1	Round Hill Compton Avenue N6 4LB	0
38 Quernmore Road N4 4QP	1	Derwen Compton Avenue N6 4LH	0
42 Quernmore Road N4 4QP	1	Ridgefield Courtenay Avenue N6 4LP	0
227 Archway Road N6	1	Somerlese Courtney Avenue N6 4LP	0
R/O 9 North Hill N6 4AB	0	29 Sussex Gardens N6 4LY	1
Land Adjacent To 14 Bishopswood	1	11 Cholmeley Park N6 5ET	-1

Road N6 4NY			
5 Church Road N6 4QH	1	61 Cromwell Avenue N6 5HP	-2
63 Lanchester Road N6 4SX	0	90 Milton Park N6 5PZ	0
14 Shepherds Hill N6 5AQ	2	78 Shepherds Hill N6 5RH	9
Adj To 16 Shepherds Hill N6 5AQ	1	42 Shepherds Hill N6 5RR	2
274 Archway Road N6 5AU	7	1 + 3 Northwood Road N6 5TL	4
252 Archway Road N6 5AX	1	2 Stanhope Gardens N6 5TS	-2
R/O 164 Archway Road N6 5BB	1	8 Wembury Mews N6 5XJ	1
225 Archway Road N6 5BS	4	2a Crouch Hall Road N8	1
Garages Rear Of 269 Archway Road N6 5BT	1	97-103 Effingham Road N8 0AE	3
1a Hewitt Road N8 OBS	1	631 Green Lanes N8 ORE	4
123 Turnpike Lane N8 0DU	2	586- 588 Green Lanes N8 ORP	1
59 Turnpike Lane N8 0EE	2	14 Wordsworth Parade N8 0SJ	2
71 Turnpike Lane N8 0EE	2	14 Wordsworth Parade N8 0SJ	3
Flat A 70 Hampden Road N8 OHT	1	42 Church Lane N8 7BT	0
79 Hampden Road N8 OHU	-2	80 Tottenham Lane N8 7EE	1
89 Alexandra Road N8 OLG	1	Palace Gates Mews, 5-9 The Campsbourne N8 7NP	1
5 Fairfax Mews N8 ONN	1	104 High Street N8 7NT	1
23 Alexandra Road N8 OPL	1	Land Between 41-43 Rectory Gardens N8 7PJ	1
55 Alexandra Road N8 OPN	1	3 Palace Gates The Campsbourne N8 7PN	1
Campsbourne Well House Great Amwell Lane N8 7QB	6	46 Topsfield Parade Tottenham Lane N8 8PT	1
The Nightingale, 40 Nightingale Lane N8 7QU	6	11 Palace Road N8 8QL	-1
103 Nightingale Lane N8 7QY	2	62 Wolseley Road N8 8RP	0
12a Priory Road N8 7RD	1	27-47 Cecile Park N8 9AX	4
Cleopatra House Pembroke Road N8 7RQ	8	1-2 Cairncross Mews Felix Avenue N8 9DS	1
4 Coleridge Road N8 8EJ	1	19 Haringey Park N8 9HY	2
R/O 62-70 Coolhurst Road N8 8EU	1	87a Rathcoole Gardens N8 9PH	1
72- 96 Park Road N8 8JQ	9	178 Weston Park Road N8 9PN	1
51 Farrer Road N8 8LD	1	131 Crouch Hill N8 9QH	0
43 Topsfield Parade Tottenham Lane N8 8PT	2	141 Nelson Road N8 9RR	1
67 Ferme Park Road N8 9RY	1	46 The Broadway N8 9SU	-2
139 Ferme Park Road N8 9SG	1		
<b>Total Large Sites</b>			<b>7,681</b>
<b>Five Year Housing Supply Total</b>			<b>8,108</b>



## 11 Appendix B – Housing Trajectory

- B1. Further to a five year housing land supply, Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to, ‘for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period’. The housing trajectory is set out in the figure below.
- B2. *Note: list of sites comprising this trajectory will be included.*

### Housing Trajectory

Year	Past completions	Projected completions	London Plan target	Cumulative adjusted target
2011/12	1395		820	1315
2012/13	1150		820	1327
2013/14	493		820	1397
2014/15	1213		820	1464
2015/16		1467	1502	1469
2016/17		1630	1502	1472
2017/18		2036	1502	1405
2018/19		1733	1502	1340
2019/20		1983	1502	1211
2020/21		1883	1502	1093
2021/22		1750	1502	912
2022/23		1860	1502	563
2023/24		1460	1502	65
2024/25		1560	1502	0
2025/26		1760	1502	0

