

Authority Monitoring Report

2014/15



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Haringey
LONDON

Authority Monitoring Report (AMR)

For the period covering
1st April 2014 to 31st March 2015

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 1st April 2014 to 31st March 2015. 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 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 Corporate Plan

The 2014/15 AMR introduces a revised format for the AMR, with the Haringey Corporate Plan priority outcomes covered by the Planning Service at its heart.

The structure used for previous reporting was based on the adopted Local Plan monitoring framework. The new format continues to apply this framework to meet statutory requirements for assessing performance of Haringey's Development Plan, but it does so in wider view of the Corporate Plan, recognising synergies between several of its priority outcomes and the Local Plan objectives.

Consistent with previous AMRs, the 2014/15 report sets out information across 3 key areas:

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

Plan making update

*The following section responds mainly to **Corporate Plan Priority 4** which reflects the importance of an up-to-date Local Plan that sets out how, when and where new homes and jobs will be created, and also helps to coordinate delivery of key infrastructure to support growth.*

Background

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 adopted **changes to the London Plan** (2015) to reflect current and projected increases in the capital's population, resulting in a significant increase in Haringey's strategic housing and jobs.

The Council is proactively responding to these changes within its emerging planning documents, including undertaking of an early review of the Strategic Policies DPD, adopted in 2013, to reflect the higher housing and job numbers. An up-to-date suite of Local Plans will help to ensure a coordinated approach to growth and regeneration in Haringey, with a focus on enabling new development that meets assessed needs, is appropriate to its location within the Borough, and is supported by strategic and community infrastructure.

Haringey's Local Plan

The Council's **Local Development Scheme** (covering 2015-18) sets out the Council's time table for preparing Local Plan documents. The LDS was revised and adopted in January 2015 and set out the work programme for the reporting year. It sees four emerging Local Plans all progress in tandem to the same timetable, including:

- **Alterations to Strategic Policies;**
- **Development Management DPD;**
- **Site Allocations DPD; and**
- **Tottenham Area Action Plan (AAP).**

In accordance with the LDS, progress was made during 2014/15 on preparing the 'preferred option' versions of Haringey's emerging Local Plan documents, listed above. Following Cabinet approval in January 2015, Preferred Option plans were published for public consultation from 9th February to 27th March 2015.

The volume and nature of comments received was significant - over 650 representations were received with respondents making in excess of 6,000 detailed comments to the policy proposals - and this resulted in further time being required to analyse these, respond to each, and to amend the documents ready for the next Plan stages. As a result, the timetable for these documents has slipped and the LDS will be revised to reflect the changes.

On 23rd November 2015, the revised 'pre-submission' versions of the Local Plans were approved by Full Council for Regulation 19 publication, and an 8-week consultation period commenced on 8th January 2016. At the close of this consultation the four Local Plan documents will be submitted to the Secretary of State for independent examination.

In the 2015/16 reporting year work commenced on the **Wood Green Area Action Plan (AAP)**. This Plan will help give effect to the Council's regeneration objectives for the Wood Green area, and where appropriate, provide more nuanced policy approaches than proposed in the emerging Site Allocations DPD. Consultation on the Wood Green Area Action Plan (AAP) 'Issues and Options' document commenced in early February 2016.

The Council has jointly commissioned with the other boroughs in North London the preparation of the **North London Waste Plan**. This document will ensure North London provides sufficient capacity to manage waste generated in North London, including the achievement of recycling targets. A Regulation 18 public consultation on a draft Plan was carried out from 30th July to 30th September 2015.

Neighbourhood Planning

The Council has continued to support the **Highgate Neighbourhood Forum** in preparation of its emerging cross-borough Neighbourhood Plan. In January 2015 the Forum carried out a 'pre-submission' consultation, to which the Council submitted a joint response with Camden Council. The Forum amended the draft Plan in light of feedback received and undertook another round of public consultation from December 2015 to January 2016, which the Councils also responded to.

The **Crouch End Neighbourhood Forum** and Area were formally designated by the Council on 15th December 2015. The Council is supporting the Forum in the preparation of its Neighbourhood Plan.

Supplementary planning documents

The **Finsbury Park Town Centre SPD** was adopted on 25 June 2014. This is a cross-borough document which aims to improve the town centre, 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.

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.

Stakeholder engagement

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

The **Statement of Community Involvement** is currently being updated and is due to be adopted mid 2016.

Plan and policy performance

This section of the AMR discusses key plan and policy performance outcomes across a range of policy topic areas. These are linked to **Corporate Plan priority outcomes**, as appropriate.

Housing delivery

*The following section responds to **Corporate Plan Priority 4 and Priority 5** which reflect the need to achieve a step change in the number of homes being built, and*

to ensure provision for high quality housing across a range of types and tenures.

The Council is committed to meeting and exceeding its London Plan housing delivery target. The London Plan (2015) was adopted in the reporting year, significantly increasing the Borough's strategic housing target from 820 to 1,502 homes annually.

The current target for the Local Plan period is 19,802 homes (split between annual targets of 820 units 2011-2014 and 1,502 units from 2015-2026). Whilst the annual target was not met in 2014/15, with only 646 net units completed, this figure exceeded last year's delivery and over the plan period to date, the Borough is on course to meet its housing target.

Housing delivery over the past 2 reporting years is slightly down from previous years. This suggests a comparatively static housing market over this time, particularly in the private market. This point is reinforced by planning permissions in 2013/14, amounting to roughly 500 net residential units. By comparison, permissions in 2014/15 jumped significantly, with consent granted for roughly 1,300 net residential units, owing to several major developments. The uplift in permissions should help rebalance delivery over the short term.

Haringey has submitted a successful bid for the Mayor's Housing Zone initiative, which will provide additional funding to significantly boost housing delivery and regeneration in Tottenham. Tottenham Hale is the first phase. The Housing Zone will also assist the Borough in meeting the more ambitious housing targets set out in the London Plan (2015).

Affordable housing

406 affordable housing units were completed in 2014/15, accounting for 54% of new gross conventional housing units completed. This performance is up from previous years and meets the Borough-wide affordable housing target. However, it is unlikely that the target percentage will be maintained in 2015/16. Achievement of the target in this reporting year was owing to the completion of a large scheme and the 'frontloading' of affordable housing in the phasing of development at Lawrence Road – set against a lower number of private housing units.

Affordable housing delivery is in part reflected by levels of housing completions across all tenure types, 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. This includes implications of the emerging Housing Bill 2015/16, where delivery of affordable 'starter homes' may take precedence over other affordable housing products.

Housing mix

Monitoring indicates that a higher proportion of 1 and 2 bedroom units are being delivered compared to larger and family sized housing. This continues a trend from previous years. In response to this challenge, the emerging Local Plan includes policies which seek to ensure that a mix of housing types and tenures are delivered across the Borough, having regard to site characteristics, development viability and the Council's Housing Strategy. The Local Plan also proposes a Family Housing Protection Zone which would place restrictions on residential conversions to help maintain a supply of larger family homes.

Housing quality

The emerging Development Management DPD includes proposals for a “Haringey Development Charter”, which sets out key principles for high quality design to which all development proposals must positively respond.

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.

On 25 March 2015 through a written ministerial statement, the government introduced new technical housing standards and detailed how these would be applied through planning policy. The system comprises of new additional ‘optional’ building regulations on water and access, and national space standards for new homes. These new standards came into effect on 1st October 2015 and will be absorbed into regional policy through Minor Alterations to the London Plan, likely to be adopted in 2016.

Employment growth

*The following section responds mainly to **Corporate Plan Priority 4** which reflects the need to deliver growth by creating an environment that supports investment and growth in business and jobs.*

The London Plan (2015) sets out revised employment projections. Over the period 2011-2036, it forecasts an additional 22,000 jobs in Haringey. This represents a 29.5% increase in jobs, the highest projected employment growth rate of all London boroughs. Haringey’s Local Plan aims to accommodate this growth by safeguarding key employment locations and seeking a greater intensity of uses on

sites, so as to increase business and job numbers. It also includes bespoke policies to enable employment development to come forward where viability is a challenge.

Employment land and sites

In 2014/15, planning permissions resulted in a total net loss of 7,625 sq m of employment (Class B) floorspace across the Borough. This loss comprised of: loss of 4,605 sq m of B1 (business) floorspace; loss of 2,456 sq m of B2 (general industrial) floorspace; and loss of 564 sq m of B8 (storage and distribution) floorspace.

Changes to the Town and Country Planning (General Permitted Development) (Amendment) Order 2013 allow for the change of use to Class C3 (dwellings) from Class B1a (offices) provided that this takes place on or before 30 May 2016 subject to a "prior approval" process. The majority of B1 floorspace lost in the reporting year was through the prior approval process.

All of the B2 floorspace lost in the reporting year was owing to the consent granted at the Hornsey Reuse and Recycling Centre site, which involved conversion to a mixed-use scheme including A1 (retail) and C3 (residential).

The vast majority of Class B employment floorspace lost in 2014/15 occurred on sites outside of designated employment locations. This mirrors a situation from the previous year. Informed by monitoring outcomes Haringey’s emerging Local Plan documents give stronger protection to employment uses and floorspace on non-designated sites.

Additionally, in response to the temporary permitted development rights in respect to the change of use from B8 to C3, the

Council has introduced a non-immediate Article 4 Direction, which was approved by Cabinet in November 2015. That this will come into effect after a 12 month notification period (i.e. anticipated early to mid 2017) and will remove these permitted development rights.

Town centres

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 broadly consistent with local targets, which suggests that planning policies are supporting an appropriate balance of uses. Town centres will need to be regularly surveyed to ensure up-to-date evidence is available to inform planning decisions.

In the future, it is noted that town centres are expected to be subject to changes reflecting new shopping and macro-economic patterns, as well as the proposed national planning policies and legislation that aim to relax planning rules for town centre uses. The emerging Local Plan documents include a dedicated suite of policies to ensure Haringey's town centres retain their vitality and unique identities, and remain at the heart of local communities, even in the face of these changes.

To support the growth and regeneration of Tottenham, the Local Plan proposes to designate a new District Centre at Tottenham Hale. This is consistent with the London Plan (2015) which indicates there is scope for this change to Haringey's town centre hierarchy.

Environmental sustainability

This part of the AMR covers environmental sustainability topics, addressing the Council's performance in managing its environmental resources and tackling the challenge of climate change.

*The following section responds mainly to **Corporate Plan Priority 3** and its focus on **improving the environment, including parks and open spaces, to help make Haringey a point of destination where people will want to live and work.***

Open space and biodiversity

Planning policies are performing well in protecting the borough's designated open spaces and sites of biodiversity importance. There was no net loss of such designated sites in 2014/15.

Indicators suggest that many of Haringey's parks are of a high quality and that overall, local parks are well used and managed to a good standard, as evidenced by the growing number of Green Flag parks in the Borough.

Haringey's emerging Local Plan documents will give effect to the Mayor's All London Green Grid, with policies to support new and improved linkages between the local network of green and open spaces.

Sustainability Appraisal and Habitats Regulations Assessment have been prepared alongside the emerging Local Plan documents, ensuring that plan proposals have due regard to, and will not adversely impact on, biodiversity and the environment.

Waste management

Household recycling rates in Haringey continue to improve. As noted above, work progressed on the North London Waste Plan in the reporting year.

Design and conservation

The following section responds to Corporate Plan Priority 3 and Priority 5 which reflect the aim of strengthening communities by creating and preserving high quality built environments.

As noted above, the emerging Local Plan proposes a “Haringey Development Charter”, which all proposals will be required to engage with and positively respond to. The Charter sets out the key principles the Council considers are essential to delivering high quality, sustainable development that is sensitive to local character.

As part of the pre-application process, Haringey encourages applicants to present proposals to an independent review panel. In 2014/15, the Haringey Design Panel met 8 times and considered 17 development proposals, 6 of which were for major schemes, 7 for controversial minor schemes and 4 for planning policy or area plans. Overall, the Panel was able to positively influence the design quality of proposals.

In the future, this process will be taken forward through a reconstituted Quality Review Panel. The first meeting of the QRP was in April 2015, and outcomes will be reported in the next AMR.

There are currently 9 Conservation Area Character Appraisals covering 13 Conservation Areas, which have been performing well since their adoption. In November 2015, the Council consulted on

the Noel Park Conservation Area Appraisal and Management Plan.

Carbon reduction

The following section responds to Corporate Plan Priority 4 and the objective to manage the impact of growth by reducing carbon emissions across the Borough.

Since 2005, Haringey’s carbon emissions have fallen by 13.5%. This is better than the performance for London on whole.

As a Council, Haringey has committed to reduce its own carbon emissions 40% by 2015 (five years ahead of the overall Borough target of 40% by 2020). We have exceeded this target by reducing overall emissions 45% since the baseline year of 2006, due largely to a significant 19% decrease in emissions between April 2014 and March 2015. Moving forward, the Council has created a new goal to reduce emissions a further 10% by 2018.

Emissions per capita data indicates that carbon emissions are falling at a rate that is faster than population growth in the Borough. Haringey is delivering growth and regeneration whilst moving towards its carbon reduction target.

Despite this progress meeting the Borough’s carbon reduction target will be challenging, particularly in light of the Government’s recent decision to abandon proposed changes to legislation and policy (i.e. requirements for developers to deliver ‘zero carbon’ homes), along with cutting subsidies to the renewable energy sector and ending Green Deal funding.

Haringey’s Local Plan sets policies to ensure that new development proposals meet, and seek to exceed, the minimum

required reductions in carbon emissions and also help deliver Decentralised Energy network development.

Infrastructure funding and delivery

The following section responds to Corporate Plan Priority 4 which emphasises the role of Community Infrastructure Levy funding and Section 106 agreements to ensure growth is appropriately supported with infrastructure.

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.

To date some £677,000 has been collected for Haringey's CIL which will help fund projects identified in the published Regulation 123 list.

Haringey's CIL is underpinned by a viability appraisal which has informed the setting of rates across the Borough. Further viability testing may be undertaken in the future to assess any change in circumstance, which might suggest current CIL rates require reviewing.

Planning contributions remain an important tool to ensure adequate provision of infrastructure, particularly for affordable housing and other site specific requirements. However due to changes in national legislation, uptake of S106 funding will be more limited in the future, as the focus on provision of strategic infrastructure has shifted to Haringey's CIL.

In 2014/15, the Council secured over £6.5 million in Section 106 funds, up from the

£2 million the previous year. This spike likely reflects the comparatively lower levels of development activity experienced in 2013/14 along with significant contributions from a few major developments.

The Infrastructure Delivery Plan (IDP) supports the Local Plan. It identifies the service areas where investment will be needed to meet the additional demand from growth. It also sets the basis for developer contributions through CIL to meet future need and highlights, where applicable, gaps in existing provision to form a platform for future investment and project delivery. The IDP will be updated having regard to Haringey's emerging Local Plan documents.

Development management

The following section responds to Corporate Plan Priority 4 which emphasises the Council's role in enabling growth through timely planning decisions, and where the planning service is measured as a 'top quartile' service for speed, cost and quality.

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.

Future monitoring

The AMR 2014/15 introduced a revised format for the AMR. In addition to covering planning policy performance, in line with statutory requirements, the AMR has engaged with the priority outcomes covered by the planning service that are reflected in Haringey's Corporate Plan. This format should help to set a framework for future reporting, where further opportunities for alignments with the corporate monitoring process can be explored.

There have been a number of changes in the national and regional planning framework, both adopted and emerging, which will need to be monitored and may trigger a need for further local policy responses, particularly:

- The Town and Country Planning (General Permitted Development) (England) Order 2015, which sets out

the Government's programme of planning reform, including impacts of revised permitted development rights (for example, allowing conversions of offices/shops to residential use);

- The London Plan (consolidated with alterations since 2011), published March 2015, includes the revised housing delivery and employment targets. Minor Alterations to the London Plan (2015), including new housing and parking standards, are due to be adopted in March 2016;
- It is anticipated that the London Plan will undergo another comprehensive review following the election of a new London Mayor in May 2016; and
- The Housing and Planning Bill 2015/16, which makes provision about new affordable Starter Homes, automatic planning permission in principle on Brownfield sites, planning reforms to support small builders, and selling off of high value vacant assets. The Bill is currently at Committee Stage and is due to come into force later this year.

Summary of performance against selected Local Plan indicators

Corporate Plan Priority	Indicator	Performance				Current target	Future target	Local Plan policy	Action
		2014/15	2013/14	2012/13	2011/12				
Priority 4 Priority 5	Housing delivery / number of housing completions	646 net units (of which 642 conventional, loss of -40 non-conventional, and 44 empty homes brought back into use.	493 net units (of which 474 conventional, loss of -40 non-conventional, and 59 empty homes back into use)	1,150 net units (of which 606 conventional, 492 non-conventional , 52 long term empty homes back into use)	1,395 net units (of which 694 conventional, 646 non-conventional , 55 long term empty homes back into use)	820 additional homes per year	1,502 additional homes per year	SP2	On course to meet strategic housing target. Revised London Plan (2015) target to take effect in FY2015. Monitor delivery against new target.
Priority 4 Priority 5	Affordable housing units (gross units)	54%	26%	51%	44%	50%	40%	SP2	New target proposed on basis of updated viability evidence. Review outcomes of Housing Bill.
Priority 4	Protection of employment (Class B) land and floorspace	Permissions - Net of loss of 7,625 sq m comprising: -4,605 B1 - 2,456 B2 +564 B8	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 and -730 B2/B8	Permissions - Net loss of 11,500 sq m Comprising: +8,700 B1, -20,200 B2/B8	Protect B Class land/ floorspace to meet forecast demand of 137,000 sq m floorspace	Protect B class land/ floorspace to meet forecast demand of 23,000 sq m floorspace	SP8	Policy performing - most Class B floorspace lost outside of designated areas and to 'Prior Approval' process for change of use. Emerging DM DPD gives greater protection to non-designated sites. Continue

									to monitor prior approvals and review need for Article 4 Direction. New target proposed on basis of updated evidence.
Priority 3	Protect designated open space/ biodiversity sites	No net loss	No net loss	No net loss	No net loss	No net loss designated land	No net loss designated land	SP13	Consider opportunities to capture baseline evidence on smaller sites for protection and monitoring against loss.
Priority 3	Waste management/ recycling household waste	37%	36.5%	32%	26.75%	31.7% of waste should be recycled or composted (former NI192)	North London Joint Waste Strategy aims to achieve 45% recycling / composting household waste by 2015 and 50% in 2020.	SP6	Performance improving. Sites for managing strategic waste apportionment to be allocated through North London Waste Plan DPD.
Priority 4	Carbon reduction per capita (Data based on latest DCLG information, which is time delayed i.e. FY2014 figures)	3.4 kilotonnes per capita	3.5 kilotonnes per capita	3.4 kilotonnes per capita	3.8 kilotonnes per capita	Reduce carbon emissions per capita to contribute to Borough-wide target to reduce carbon	Borough-wide target to reduce carbon emissions 40% by 2020.	SP4	Per capita emissions have decreased 24% since 2005 baseline (4.5 kilotonnes) while

	cover 2012/13)					emissions 40% by 2020.			population is projected to have risen by 14.8%. Planning policy response subject to scope set out in national policy and legislation.
Priority 4	Planning contributions negotiated	£6,548,272	£2,058,983	£4,237,826	£21,896,711	Not applicable	Not applicable	SP16 SP17	Continue to collect S106 in line with legislation. S106 likely to decrease in future as CIL takes precedence.
Priority 4	Haringey Community Infrastructure Levy (CIL) funding secured	No CIL collected in 2014/15 due to local CIL being implemented late in reporting year.	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	SP16 SP17	Haringey CIL implemented from 1 st November 2014 and no qualifying development commenced (triggering CIL collection) within the reporting year. Monitor CIL take-up and review rates having regard to up-to-date viability evidence.

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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. 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 Local Plan documents.
- 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.

1.2 What is the reporting period?

- 1.2.1 This AMR covers the year 01 April 2014 to 31 March 2015 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.

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 2014/15 assesses performance of Haringey's adopted planning policies, currently set out in the Strategic Policies Local Plan (2013) and the Saved Unitary Development Plan (UDP) policies. This is the first AMR prepared since Haringey's Corporate Plan 2015-18 was published. Therefore in addition to covering planning policy performance the AMR will also engage with the priority outcomes covered by the Planning Service that are reflected in the Corporate Plan. This will help to set a framework for future reporting, where further opportunities for alignments with the corporate monitoring process can be explored.
- 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.

1.4 Who is this report for?

- 1.4.1 The AMR is a means of publicising the achievements and progress of the Planning Service in 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. Officers at the Greater London Authority (GLA) and neighbouring boroughs can also use Haringey's AMR to help inform their strategic plans.

1.5 Haringey's Corporate Plan priorities

- 1.5.1 The 2014/15 AMR introduces a revised format for the AMR, with the Haringey Corporate Plan priority outcomes covered by the Planning Service at its heart. The structure used for previous reporting was based on the adopted Local Plan monitoring framework. The new format continues to apply this framework to meet statutory requirements for assessing performance of Haringey's Development Plan, but it does so in wider view of the Corporate Plan, recognising synergies between several of its priority outcomes and the Local Plan objectives.
- 1.5.2 Consistent with previous monitoring reports, the AMR 2014/15 presents information across 3 key areas:
 - Local Plan making updates, along with highlights of key changes in the national and regional planning framework;
 - Performance outcomes for key planning policy objectives covering a range of topic areas (including housing delivery, employment land management, environmental sustainability and strategic infrastructure); and
 - Performance with regard to the handling of planning applications, appeals and enforcement decisions.
- 1.5.3 Informed by findings for the reporting year the AMR highlights key considerations for future policy monitoring, where appropriate.

2 Plan making update

*The following section responds mainly to **Corporate Plan Priority 4** which reflects the importance of an up-to-date Local Plan that sets out how, when and where new homes and jobs will be created, and also helps to coordinate delivery of key infrastructure to support growth.*

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 adopted changes to the London Plan (2015) to reflect current and projected increases in the capital's population, resulting in a significant increase in Haringey's strategic housing and jobs targets.
- 2.1.2 The Council is proactively responding to these changes within its emerging planning documents, including undertaking of an early review of the Strategic Policies DPD, adopted in 2013, to reflect the higher housing and job numbers. An up-to-date suite of Local Plans will help to ensure a coordinated approach to growth and regeneration in Haringey, with a focus on enabling new development that meets assessed needs, is appropriate to its location within the Borough, and is supported by strategic and community infrastructure.

2.2 Local Development Scheme

- 2.2.1 All local planning authorities are required to have a Local Development Scheme (LDS) showing the Local Plan documents they propose to prepare and the timetable for doing so. Haringey's adopted LDS is available online at Haringey's Planning Policy webpage and can be accessed using this link: [Local Development Scheme](#).
- 2.2.2 The LDS 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.
- 2.2.3 The Council's LDS (covering 2015-18) was revised and adopted in January 2015 and set out the work programme for the reporting year. It sees the alterations to the Strategic Policies DPD, the Development Management Policies DPD, the Site Allocations DPD, and the Tottenham Area Action Plan all progress in tandem to the same timetable.

- 2.2.4 In accordance with the current LDS timetable, Preferred Options consultation was undertaken on all four documents in January 2015. The volume and nature of comments received was significant and resulted in further time being required to analyse these, respond to each, and to amend the documents ready for Pre-Submission publication and Submission. As a result the current timetable has slipped by approximately 3 months but has also impacted on the proposed timetable for preparing and consulting on the Wood Green Area Action Plan, which has also slipped 3 months.
- 2.2.5 A further Regulation 18 consultation stage has also been proposed for the Wood Green AAP, reflecting the fact that Council will wish to prepare draft site allocations and locally specific policies for the area, and will want to get residents and landowner views on these before finalising the AAP.
- 2.2.6 Delays to the North London Waste Plan are a result of further work to be done on site selection and ensuring a robust assessment of these.
- 2.2.7 The following table show the revised timetable for preparing the Local Plan documents.

Development Plan Document	Stage	Timetable
Alterations to Strategic Policies Site Allocations Development Management Tottenham Area Action Plan	Pre-submission	January 2016
	Submission	March 2016
	Examination	July 2016
	Adoption	November 2016
Wood Green Area Action Plan	Issues & Options	February 2016
	Preferred Option	October 2016
	Pre-submission	April 2017
	Submission	June 2017
	Examination	October 2017
	Adoption	December 2017
North London Waste Plan	Pre-submission	June 2016
	Submission	August 2016
	Examination	December 2016
	Adoption	March 2017

2.2.8 The following sub-section of the AMR highlights progress made on the preparation of Local Plan documents.

2.3 Haringey's 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 (2015). The NPPF acts as guidance for local planning authorities both in drawing up plans and making decisions on planning applications. The London Plan sets out the spatial development strategy for London. Haringey's Local Plan documents need to be consistent with national policy and in general conformity with the London Plan.

2.3.2 Haringey's Local Plan comprises a suite of Development Plan Documents (DPDs). Haringey's Strategic Policies Local Plan was adopted on 18 March 2013. The Strategic Policies replaced 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.

2.3.3 Further work is now being undertaken to ensure that the Council's strategic policies and planning objectives 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.

Strategic Policies, Site Allocations DPD, Development Management DPD, Tottenham AAP

2.3.4 In accordance with the Local Development Scheme (January 2015), progress was made during 2014/15 on preparing the 'preferred option' versions of Haringey's emerging Local Plan documents. These took into account the assessments of previous consultation outcomes (Issues & Options consultation undertaken in January - March 2014), new technical evidence and studies, as well as ongoing collaboration with key stakeholders and delivery partners.

2.3.5 Following Cabinet approval in January 2015, the alterations to the Strategic Policies and the 'preferred option' drafts of three local plan documents (the Development Management DPD; Site Allocations DPD; and Tottenham AAP), were published for public consultation from 9th February to 27th March 2015.

2.3.6 The aim of the consultation was to invite public and stakeholder views and comments on the proposed policies or sites being put forward for consideration, and to enable consultees to offer up further information, to enable the preparation of the next iterations of the documents – the pre-submission versions.

- 2.3.7 In total, over 650 representations were received to the consultation on the four draft documents. These came from a wide range of respondents from individuals and residents associations through to local community groups, local businesses, developers, agents, landowners and statutory bodies. The respondents made in excess of 6,000 detailed comments to the proposed policies and site allocations. The vast bulk of the 2015/16 AMR reporting period was therefore taken up with reviewing, analysing and responding to each of the comments made, stating how they had been taken into account in drafting the final version of the documents – the pre-submission versions.
- 2.3.8 On 23rd November 2015, the revised ‘pre-submission’ versions of the Local Plans were approved by Full Council for Regulation 19 publication. An 8-week consultation period commenced on 8th January 2016 and will run to 4th March 2016. At the close of this consultation the four Local Plan documents, together with their supporting evidence and all representations received, will be submitted to the Secretary of State for independent examination - likely to take place between April and September 2016.

Wood Green Area Action Plan

- 2.3.9 In the 2015/16 reporting year, work also commenced on the Wood Green Area Action Plan (AAP). This Plan will help give effect to the Council’s regeneration objectives for the Wood Green area, and where appropriate, provide more nuanced policy approaches than proposed in the emerging Site Allocations DPD. Consultation on the Wood Green Area Action Plan (AAP) ‘Issues and Options’ document commenced on 8th February 2016 and will run until 20th March. This is the very first stage of the AAP production.

North London Waste Plan

- 2.3.10 The Council has jointly commissioned (with the five other boroughs in North London) the preparation of the North London Waste Plan. This document will ensure North London provides sufficient capacity to manage waste generated in North London, including the achievement of recycling targets.
- 2.3.11 A Regulation 18 public consultation on a draft Plan was carried out from 30th July to 30th September 2015. The Plan is currently scheduled to proceed to public examination in late 2016, with adoption in Autumn 2017.
- 2.3.12 An Interim Report on the Draft Plan Consultation was published in January 2016. Details are available at the North London Waste Plan webpage which can be accessed at <http://www.nlwp.net/>

2.4 Neighbourhood Planning

- 2.4.1 The Localism Act (2011) enables local communities, through Neighbourhood Forums, to prepare Neighbourhood Plans. Once adopted, Neighbourhood Plans form part of Haringey’s statutory development plan and can be used in the determination of planning applications.

- 2.4.2 The Council has continued to support the Highgate Neighbourhood Forum in preparation of its emerging Neighbourhood Plan. This will be a cross-borough plan as the designated Highgate Neighbourhood Area covers parts of Haringey and Camden. In January 2015 the Forum carried out a ‘pre-submission’ consultation on a draft plan, to which the Council submitted a joint response with LB Camden. In response to comments received, the Forum reviewed and made amendments to the initial draft plan. It has now carried out an additional consultation on a revised draft plan, which ran from December 2015 to early February 2016. LB Haringey and LB Camden prepared a joint response to the plan proposals, having particular regard to matters of conformity with the Boroughs’ current and emerging Local Plans
- 2.4.3 In September 2015, the Council received an application from a Crouch End community group for the proposed Crouch End Neighbourhood Area and Neighbourhood Forum. Both the Neighbourhood Area and Forum were formally designated by the Council on 15th December 2015. The Council will support the Forum in the preparation of its Plan.

2.5 Supplementary Planning Documents and guidance

- 2.5.1 The main role of Supplementary Planning Documents (SPDs) is to elaborate on adopted planning policies. SPDs 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

- 2.5.2 The NPPF encourages local planning authorities to review their planning guidance, either in whole or in part, to respond flexibly to changing circumstances.
- 2.5.3 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. 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.
- 2.5.4 On 15th 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.

Finsbury Park Town Centre

- 2.5.5 This SPD follows from the ‘Finsbury Park Accord’ agreed in June 2012 between Haringey, Hackney and Islington boroughs. 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.

- 2.5.6 The Finsbury Park Town Centre SPD was adopted on 25 June 2014. The aim this document 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.

2.6 Community Involvement and Duty to Cooperate

Community Involvement

- 2.6.1 The Council is committed to involving and consulting with local people in all planning processes and decisions.
- 2.6.2 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.
- 2.6.3 Haringey's SCI was first adopted in 2008, updated in 2011 and is now undergoing a further update to take account of changes in planning legislation brought forward through the Localism Act 2011, and to reflect current practices in community engagement, including greater use of electronic communications such as email and social media.
- 2.6.4 The updated SCI was consulted for eight weeks from 10th August to 2nd October 2015. A challenge to the consultation was received and this in turn impacted on the timetable for adopting the updated SCI. The challenge was dropped at the end of February 2016 and SCI can now proceed to the next Full Council which takes place in June 2016. The updated SCI will be adopted following approval by Full Council.

Duty to Cooperate

- 2.6.5 The Localism Act (2011) requires local planning authorities 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.
- 2.6.6 Neighbouring boroughs, Lee Valley Regional Park Authority and the prescribed list of bodies have been engaged during the preparation of Haringey's local development documents. An auditable record of Duty to Cooperate actions will be maintained and presented as appropriate when these documents are submitted to the Secretary of State for independent examination.
- 2.6.7 A number of meetings have taken place since January 2013 to February 2016 with our Duty to Cooperate bodies to discuss issues arising from the emerging Local Plan documents. The majority of these took place in 2013/14 at the preferred options stage of the Local Plan documents and only one such meeting was requested during the pre-submission stage of consultation.

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

Document	Actions by the Council
Site Allocations, Development Management Policies, Tottenham Area Action Plan	<ul style="list-style-type: none"> ▪ Continued to liaise with GLA in particular on housing, growth areas, employment land development and strategic transport issues. ▪ Liaised with Transport for London , as well as adjoining boroughs on strategic transport issues, plans and proposals, including Crossrail 2. ▪ Liaised with neighbouring authorities, Environment Agency, and English Heritage on emerging development plan documents. ▪ Liaised with Historic England with regard to the Council's Historic Environment Record, archaeology and listed buildings.
North London Waste Plan	<ul style="list-style-type: none"> ▪ Progressed work on a North London Waste Plan (along with Barnet, Camden, Enfield, Hackney, Islington and Waltham Forest Councils) which will set out the planning framework for waste management in North London ▪ Supported preparation of draft Regulation 18 consultation document.
Draft Further Alterations to the London Plan	<ul style="list-style-type: none"> ▪ Provided consultation responses on the FALP to help inform production of regional planning framework. (This document was consolidated with previous updates to produce London Plan 2015).
Upper Lee Valley Development Infrastructure Study	<ul style="list-style-type: none"> ▪ Liaised with the GLA, TFL and neighbouring authorities in the preparation of the Upper Lee Valley DIFS, in order to inform future considerations for delivering the planned growth in the Opportunity Area.

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 Plan and policy performance outcomes

3.1 Background

- 3.1.1 This section of the AMR discusses key plan and policy performance outcomes across a range of policy topic areas, including housing, employment, environmental sustainability and strategic infrastructure funding. These topic areas are linked to Corporate Plan priority outcomes, as appropriate.

3.2 Housing delivery

*The following section responds to **Corporate Plan Priority 4** and **Priority 5** which reflect the need to achieve a step change in the number of homes being built, and to ensure provision for high quality housing across a range of types and tenures.*

Housing delivery

- 3.2.1 The Council is committed to meeting and exceeding its London Plan housing delivery target. The London Plan (2015) was adopted in the reporting year, significantly increasing the Borough's strategic housing target from 820 to 1,502 homes annually.
- 3.2.2 The current target for the Local Plan period is 19,802 homes (split between annual targets of 820 units 2011-2014 and 1,502 units from 2015-2026). Whilst the annual target was not met in 2014/15, with only 646 net units completed, this figure exceeded last year's delivery by roughly 150 units, 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 propose targeted policy interventions to address local housing supply, taking into account the new London Plan targets.
- 3.2.3 Housing delivery over the past two reporting years is slightly down from previous years. This suggests a comparatively static housing market over this time, particularly in the private market. This point is reinforced by planning permissions in 2013/14, amounting to roughly 500 net residential units. By comparison, planning permissions in 2014/15 jumped significantly, with consent granted for roughly 1,300 net residential units. This is owing to several large developments including Hornsey Re-Use and Recycling Centre, St Lukes Hospital, the Police Station and Magistrates Court site at Archway Road and Former GLS Depot at Ferry Lane. The uplift in permissions should help to rebalance housing delivery over the short term.
- 3.2.4 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.
- 3.2.5 Housing delivery in 2014/15 comprised of: 642 net conventional housing units completed; a net loss of -40 non-conventional units; and 44 empty homes brought back into use through targeted enforcement action.

- 3.2.6 Empty homes data is drawn from Haringey Council records and reflects empty homes brought back into use through targeted enforcement action. This data is distinguished from that which is published by the Government Department of Communities and Local Government (CLG), which is based on Council tax records. The CLG figures are used by the GLA in their annual monitoring, however the Council uses its own records in order to draw on local evidence, as well as to ensure timely and consistent information in its AMR.

Housing Zone

- 3.2.7 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.
- 3.2.8 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 London Plan (2015).

Affordable housing

- 3.2.9 406 affordable housing units were completed in 2014/15, accounting for 54% of new gross conventional housing units completed. This performance is up from previous years and meets the Borough-wide affordable housing target. However, it is unlikely that the target percentage will be maintained in 2015/16. Achievement of the target in this reporting year was owing to the completion of a large scheme (Brook House - circa 220 units) and the 'frontloading' of affordable housing in the phasing of development at Lawrence Road – set against a lower number of private housing units.
- 3.2.10 Affordable housing delivery is in part reflected by levels of housing completions across all tenure types in a given year, 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. This includes implications of the emerging Housing Bill 2015/16, where delivery of affordable 'starter homes' may take precedence over other affordable housing products. Once the Bill receives Royal assent and secondary legislation is drafted, further work will be undertaken, including through the Housing Strategy, by the Housing and Planning teams to understand the implications of 'starter homes' on housing delivery and the ability to secure additional forms of affordable tenures.
- 3.2.11 Planning contributions remain an important tool for the Council to secure affordable housing. Since 2004, 67 S106 agreements have required the specific provision of on-site affordable housing, totalling almost 2,550 units.

Housing mix

3.2.12 Monitoring indicates that a higher proportion of 1 and 2 bedroom units are being delivered compared to larger and family sized housing. This continues a trend from previous years.

Market housing dwelling mix

Size	2012/13	2013/14	2014/15
1 bed	46%	48.4%	57%
2 bed	36%	36.5%	27%
3 bed	14%	10.5%	12%
4+ bed	4%	4.6%	6%

3.2.13 In response to this challenge, the emerging Local Plan documents include policies which seek to ensure that a mix of housing types and tenures are delivered across the Borough, having regard to site characteristics, development viability and the Council's Housing Strategy. The Local Plan also proposes a Family Housing Protection Zone which would place restrictions on residential conversions to help maintain a supply of larger family homes.

3.2.14 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. The SHMA provides an understanding of the Haringey housing market in both current and future terms, relating to housing growth, needs and regeneration. 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.

Housing supply

3.2.15 Paragraph 47 of the 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.

3.2.16 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.

3.2.17 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 quality

- 3.2.18 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.
- 3.2.19 From 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. As part of this investment, 654 supported homes have had works done – all supported housing stock in Haringey now meets the Decent Homes standard. When the 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.
- 3.2.20 Year 7 of the Decent Homes Programme (2014/15) will see 2,039 tenanted homes be made decent. A total of 3,837 council homes (tenanted and leasehold) will receive works as part of this program. This includes tenanted homes that were identified as being non-decent at the start of the programme in 2008 and homes where improvements were postponed in earlier programmes.
- 3.2.21 On 25 March 2015 through a written ministerial statement, the government introduced new technical housing standards and detailed how these would be applied through planning policy. The system comprises of new additional ‘optional’ building regulations on water and access, and national space standards for new homes. These new standards came into effect on 1st October 2015 and will be absorbed into regional policy through Minor Alterations to the London Plan, likely to be adopted in 2016.

Gypsy and traveller accommodation

- 3.2.22 The Local Plan sets out that the Council will protect existing lawful gypsy and traveller sites, plots and pitches. There are currently two permanent gypsy and traveller sites in Haringey, providing capacity for 10 pitches.
- 3.2.23 There was no net addition to the stock of Gypsy and Traveller pitches over the reporting period.
- 3.2.24 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, having regard to national policy, including the new “Planning Policy for Traveller Sites” published in August 2015.

Houses in Multiple Occupation (HMOs)

- 3.2.25 Haringey contains approximately 10,000 private sector HMOs. This type of accommodation plays an important role in meeting particular housing needs, including for low income residents, young people and those in need of temporary accommodation. However, many HMOs provide sub-standard living conditions, adversely impact on local character and amenity through clustering, and also reduce availability of family housing for which there is a need.

- 3.2.26 In response to the many issues associated with HMOs, an Article 4 Direction was introduced in November 2013 removing 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.
- 3.2.27 Further approaches for managing HMO development have been set out in the Council's emerging Development Management DPD.

3.3 Employment and town centres

*The following section responds mainly to **Corporate Plan Priority 4** which reflects the need to deliver growth by creating an environment that supports investment and growth in business and jobs.*

Employment land management

- 3.3.1 The London Plan (2015) sets out revised employment projections for Haringey. It forecasts 12,000 additional jobs in the Borough over the period 2011-2026. Over the period 2011-2036, it forecasts an additional 22,000 jobs in Haringey. This represents a 29.5% increase in jobs, the highest projected employment growth rate of all London boroughs. Haringey's Local Plan aims to accommodate this growth by safeguarding key employment locations and seeking a greater intensity of uses on sites, so as to increase business and job numbers.
- 3.3.2 In 2014/15, planning permissions resulted in a total net loss of 7,625 sq m of employment (Class B) floorspace across the Borough. This loss comprised of: loss of 4,605 sq m of B1 (business) floorspace; loss of 2,456 sqm of B2 (general industrial) floorspace; and loss of 564 sq m of B8 (storage and distribution) floorspace. It is important to note that this loss has not yet been realised – this will depend on whether the approved schemes are constructed and completed.
- 3.3.3 Changes to the Town and Country Planning (General Permitted Development) (Amendment) Order 2013 allow for the change of use to Class C3 (dwellings) from Class B1a (offices) provided that this takes place on or before 30 May 2016 subject to a "prior approval" process. The majority of B1 floorspace lost in the reporting year was through the prior approval process.
- 3.3.4 All of the B2 (general industrial) floorspace lost in the reporting year was owing to the planning consent granted at the Hornsey Reuse and Recycling Centre site, which involved conversion to a mixed-use scheme including A1 (retail) and C3 (residential).

3.3.5 The vast majority of B Class employment floorspace lost in the reporting period occurred on sites outside of Haringey’s designated employment locations. This mirrors a situation from previous years, where the loss of floorspace outside of designated locations and UDP designated Site Specific Policy areas has been experienced. Informed by monitoring outcomes Haringey’s emerging Development Management DPD gives stronger protection to employment uses and floorspace on non-designated sites.

Net change in employment (B1/B2/B8) floorspace - permissions

	2014/15	2013/14	2012/13	2011/12
Change	-7,625 sq m	-4,071 sq m	-31,716 sq m	-11,500 sq m

3.3.6 Only one site on which employment use was lost in 2014/15 was located within a designated employment site: a loss of 604 sq m in Florentia Clothing Village, Vale Road which is part of the Locally Significant Industrial Site. This application was approved for prior notification for change of use from B1 to C3.

3.3.7 Additionally, in response to the temporary permitted development rights in respect to the change of use from B8 to C3, the Council has introduced a non-immediate Article 4 Direction, which was approved by Cabinet in November 2015. That this will come into effect after a 12 month notification period (i.e. anticipated early to mid 2017) and will remove these permitted development rights. Through ongoing monitoring, the Council will assess the impact of other permitted development rights, such as permitted change of use from B1 to C3, and may consider whether there is sufficient justification to warrant introducing additional Article 4 Directions.

Town centres

3.3.8 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.

3.3.9 Haringey’s town centre vacancy rates have increased in recent years. However, when surveys were last carried out in 2013, 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 broadly consistent with local targets, which suggests that planning policies are supporting an appropriate balance of uses. Town centres will need to be regularly surveyed to ensure up-to-date evidence is available to inform planning decisions.

3.3.10 In the future, it is noted that town centres are expected to be subject to changes reflecting new shopping and macro-economic patterns, as well as the proposed national planning policies and legislation that aim to relax planning rules for town centre uses.

- 3.3.11 The emerging Local Plan documents include a dedicated suite of policies to ensure Haringey's town centres retain their vitality and unique identities, and remain at the heart of local communities in the face of these changes. The Plan policies seek that shops form a majority of uses in designated frontages, protect against the loss of public houses which are of value to the local community, and also support the appropriate diversification of town centres to ensure they remain viable over the long term.
- 3.3.12 To support the growth and regeneration of Tottenham, the Local Plan proposes to designate a new District Centre at Tottenham Hale. This is consistent with the London Plan (2015) which indicates there is scope for this change to Haringey's town centre hierarchy. The Plan policy is supported by new technical evidence assessing the impact of the new designation on other town centres.

Managing the overconcentration of uses

- 3.3.13 As noted in previous AMR reports, managing clusters of negative uses (particularly betting shops, pay day loan shops and hot food takeaways) has emerged as an important local health issue, which planning policy can play a positive role in helping to address.
- 3.3.14 NHS Haringey's Public Health Directorate reviewed health evidence on the clustering of town centre uses, looking at the health effects linked with hot food outlets, betting shops and high street money lenders. A final report titled 'Health Evidence Base for emerging policy containing retail provision' was published in October 2012, which helped to inform a draft policy approach for the Development Management DPD. Since then, the Council has published further evidence on hot food takeaways, in the form of a 'Hot Food Takeaway Technical Paper'. Both studies are available on the Council's Local Plan evidence base web page and can be accessed using this [link](#).
- 3.3.15 The table below shows the totals for betting shops licensed since 2007. There has been a slight decrease in the number of licensed betting shops over this period.
- 3.3.16 The Government has introduced new legislation, amending the Use Classes Order, to bring greater control over the change of use of premises to betting shops. These uses have been removed from the Class A2, and are now considered Sui Generis uses. This change provides a greater scope of control over these uses in terms of permitted development, and reflects that the issue of betting shops is not only relevant to Haringey but to town and neighbourhood centres across the country.

Haringey licensed betting shops

Year	Betting shops	New	Surrendered	Running total
2007	63	1	0	64
2008	64	5	3	66
2009	66	1	6	61
2010	61	5	1	66
2011	66	2	2	66
2012	66	2	0	68
2013	68	1	6	63
2014	63	2	2	63
2015	63	0	0	63

3.4 Environmental sustainability

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

*The following section responds mainly to **Corporate Plan Priority 3** and its focus on improving the environment, including parks and open spaces, to help make Haringey a point of destination where people will want to live and work.*

Open space

- 3.4.2 Haringey has a good amount of open space compared to other London boroughs, with open space making up more than a quarter of its total area.
- 3.4.3 There are 17 areas designated as Metropolitan Open Land (MOL) which help to shape the physical character of the borough. The 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. In addition, the Borough has three rivers: the River Lee, New River and the Moselle Brook.
- 3.4.4 There was no net loss of designated open spaces in the reporting period.

- 3.4.5 20 parks and open spaces managed by Haringey Council have been declared as being among the best in the country, recognised by the national Green Flag scheme. In 2015, Parkland Walk and Queen's Wood became the latest spaces awarded Green Flags. 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. This brings the total Green Flag parks in Haringey to 23.
- 3.4.6 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.
- 3.4.7 An Open Space & Biodiversity Study has been prepared to support Local Plan preparation. It 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. There is scope for a review of this study to capture baseline evidence of smaller sites, which would give further support their protection against inappropriate development.
- 3.4.8 Haringey's emerging Local Plan documents seek to give effect to the Mayor's All London Green Grid, with policies setting out how the Green Grid will be delivered locally across the Borough.

Nature conservation

- 3.4.9 Although Haringey is a highly urbanised borough, it supports a variety of habitats providing significant benefits for wildlife and people.
- 3.4.10 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.
- 3.4.11 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.
- 3.4.12 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](#).

- 3.4.13 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.
- 3.4.14 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.
- 3.4.15 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.

Waste management

- 3.4.16 Haringey is committed to the sustainable management of waste, in line with national and regional policy, through prioritising waste reduction, re-use and recycling.
- 3.4.17 The responsible authority for the disposal and treatment of waste generated in Haringey is the North London Waste Authority (NLWA). It receives and manages the disposal of waste from the 7 constituent North London boroughs, as well as making arrangements for the recycling collected by all but one of the boroughs. Waste management monitoring information for this AMR is drawn from NLWA Annual Strategy Monitoring Reports which can be accessed online using this link: [North London Waste Authority](#).
- 3.4.18 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. The amount of local authority collected waste decreased between 2006/07 and 2012/13 despite an increase in both the population of North London and the dwelling stock over the same period. However, local authority collected waste has increased slightly in the two years since 2012/13, with this reporting year showing an increase of 8,991 tonnes. The NLWA Annual Monitoring Report suggests reasons for this slight increase and notes that investment made in waste prevention is expected to be a factor in countering this recent upward trend.
- 3.4.19 Approximately 3,000 tonnes of waste was collected for re-use in North London in 2014/15, up from roughly 2,600 tonnes in 2013/14 and 1,300 tonnes in the 2006/07 baseline year. Most of the waste collected for re-use consists of textiles and furniture and tonnage collected continues to grow.
- 3.4.20 Household recycling rates in Haringey have shown continued improvement in recent years, with 37% of household waste recycled or composted in 2014/15, which up from 21% in 2006/07.

- 3.4.21 Between 2008/09 and 2012/13 there was a decline in tonnage of construction and demolition waste collected for recycling. For the past two years this waste stream has been increasing. The NLWA Annual Monitoring Report suggests there is no clear, single reason for this increase.
- 3.4.22 Haringey's emerging Development Management DPD helps give effect to Policy SP6 and includes policies to ensure that all new development contributes to sustainable waste management, where appropriate.
- 3.4.23 As noted previously in this AMR, Haringey is working jointly with other North London boroughs in the preparation of the North London Waste Plan. This document will ensure North London provides sufficient capacity to manage waste generated in North London, including the achievement of recycling targets. A Regulation 18 consultation on the draft Plan was carried out in the reporting year.

Water management

- 3.4.24 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.
- 3.4.25 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. The emerging Local Plan documents include further detailed policies which will help give effect to these strategic objectives and ensure that flood risk is appropriately considered in all development proposals.
- 3.4.26 Haringey's Strategic Flood Risk Assessment has identified surface water run-off as the greatest risk to the Borough with regard to flooding. Surface water management is therefore a key priority area for local planning policy. The Council, in association with other North London boroughs in the Drain London sub-region, has prepared a Surface Water Management Plan (SWMP) to identify issues with drainage networks and the effects of new development. The SWMP identifies 9 Critical Drainage Areas in the Borough at risk of surface water flooding, and sets the basis for bespoke water management policy approaches and projects in these areas.
- 3.4.27 In highly urbanised settings, Sustainable Drainage Systems (SuDS) are particularly important to effective flood risk management. Under schedule 3 of the Flood and Water management Act, Lead Local Flood Authorities (LLFAs) were to be required to establish SuDS Approval Bodies (SAB) which would have required Haringey Council to approve and adopt SuDS for new developments. In December 2014, the Government announced that schedule 3 would not be enacted and SuDS would be dealt with by strengthening existing planning policy instead. This change, which took effect on April 6th 2015, requires local planning authorities to ensure that SuDS are included on new developments.

- 3.4.28 Whilst, the Council will no longer be required to establish a SAB, it will now become a statutory consultee for major developments which have surface water implications. This new responsibility will require Lead Local Flood Authorities to provide comments in relation to surface water drainage aspects of planning applications within 21 days.
- 3.4.29 The Council is currently preparing local SuDS standards which, once adopted, will provide more locally specific approaches than currently set out in the national non-statutory standards published by the Department for Environment, Food and Rural affairs. Work on these local standards commenced in the reporting year.

*The following section responds to **Corporate Plan Priority 4** and the objective to manage the impact of growth by reducing carbon emissions across the Borough.*

Carbon management

- 3.4.30 Carbon management information for this AMR is drawn from Haringey's Fifth Annual Carbon Report, which can be accessed online using this link: [Annual Carbon Report](#). The AMR signposts key information relevant to the Local Plan monitoring framework whereas the Carbon Report sets out the full complement of information on carbon monitoring, including details of local projects and initiatives.
- 3.4.31 The latest data on carbon emissions was published in 2015 by the Government Department of Energy and Climate Change and covers the year 2012-2013. During this period Haringey's carbon emissions decreased by 2.9%. This decrease was distributed between three sectors, as follows: domestic emissions (-1.65%), transport emissions (-1.23%) and business emissions (-5.9%).
- 3.4.32 Since 2005, the earliest year for which emissions data are available at the local authority level, Haringey's emissions have fallen by 13.5%. This is better than the performance for London on whole, where emissions have decreased 11.6%.
- 3.4.33 As a Council, Haringey has committed to reduce its own carbon emissions 40% by 2015 (five years ahead of the overall Borough target of 40% by 2020). We have exceeded this target by reducing overall emissions 45% since the baseline year of 2006, due largely to a significant 19% decrease in emissions between April 2014 and March 2015. Progress has been made through a number of energy saving initiatives, including a pilot project to install solar panels on local schools and implementation of the Greater London Authority RE:FIT program. Moving forward, the Council has created a new goal to reduce emissions a further 10% by 2018.
- 3.4.34 Despite this progress, meeting the Borough carbon reduction target will be challenging. Achievement of the target will be made particularly difficult in light of the Government's recent decisions to:
- Abandon proposed changes to Building Regulations, which would have increased on-site energy efficiency standards to secure zero carbon housing;

- Withdraw the proposed 'allowable solutions' framework (reported in the AMR 2013/14) which would have provided developers with more flexible options to meet carbon reduction requirements;
- Cut subsidies for the renewable energy sector (e.g. solar panels); and
- End funding of the Green Deal, which provides finance for schemes looking to improve energy efficiency in homes and businesses.

3.4.35 In addition, following a fundamental review of technical housing standards, the Government has withdrawn the Code for Sustainable Homes, aside from the management of legacy cases.

3.4.36 Haringey's Local Plan sets policies to ensure that new development proposals meet, and seek to exceed, the minimum required reductions in carbon emissions. It also aims to enable more options for developers to deliver energy efficient buildings, such as by facilitating decentralised energy network development in key growth locations (including Tottenham Hale, North Tottenham and Wood Green), providing a platform to both inform and assist in the delivery of the Council's Decentralised Energy Master Plans.

3.5 Design and conservation

*The following section responds to **Corporate Plan Priority 3** and **Priority 5** which reflect the aim of strengthening communities by creating and preserving high quality built environments.*

Haringey's Quality Review Panel

- 3.5.1 Design review by independent experts is recognised as an important part of the pre-application process. Haringey has had its own independent Design Panel since 2005. In 2013 it was resolved to update and reconstitute the Panel, particularly to bring it in line with updated guidance from relevant bodies and professional organisations, to broaden the expertise on the Panel and professionalise its work, as well as to increase the Panel's independence from the Council. To signify its fresh identity and broader scope, the Panel has been re-established as Haringey's new Quality Review Panel (QRP).
- 3.5.2 To that end, an independent chair was appointed following soundings, and advertisements placed for membership of the panel, with existing panel members encouraged to apply, but with the new chair appointing the best on merit, in consultation with senior Councillors and Officers. The QRP meetings are now held during the day rather than the evening; the Council provides site visits and payment to panel members; presenting schemes now paying a fee to appear at the Panel.
- 3.5.3 The Chair reports QRP advice to both the applicant and Haringey's Planning Officers. As before, once the proposal becomes a live planning application, the Panel report is included in the consultation documents, the case officer reports on how the proposal was received, and any changes been made since then.

- 3.5.4 In 2014/15, the Haringey Design Panel met eight times and considered 17 development proposals, 6 of which were for major schemes, 7 for controversial minor schemes and 4 for planning policy or area plans.
- 3.5.5 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.
- 3.5.6 The first meeting of the new Quality Review Panel was held in April 2015, so outcomes will be reported in next year's AMR.

Design Awards

- 3.5.7 The Haringey Design Awards is one of the ways in which the Council seeks to encourage good quality design of buildings and neighbourhoods. The Awards recognise excellence in design in developments across the borough.
- 3.5.8 The results of the most recent Design Awards were announced on 5th July 2012 and were reported in the AMR 2012/13. The Council is planning to hold the next Haringey Design Awards in 2016. Outcomes of future awards will be reported in the appropriate AMR.
- 3.5.9 The Council also encourages the entry of schemes into various national and regional design award schemes.

Haringey Development Charter

- 3.5.10 The emerging Development Management DPD proposes the Haringey Development Charter as part of Policy DM1. This sets out criteria which development proposals will be expected to meet and reinforces the Council's commitment to design excellence and aims to promote high quality and sustainable development. The Development Charter represents the core set of questions the Council poses to all applicants to demonstrate their understanding and appreciation of the site's context and to robustly justify their design rationale.
- 3.5.11 An Urban Characterisation Study (UCS) (2015) and a Tall Building Location Validation Study (2015) have been prepared as evidence to support the emerging Local Plan documents. In addition to informing plan preparation, the studies will function as a key reference documents to assist the Council and the public in delivering high quality development that is sensitive to Haringey's local character, including the many unique aspects of the urban fabric.

Perceptions of safety

- 3.5.12 Well designed buildings and spaces are safe and accessible and respond flexibly to the needs of all 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'.

- 3.5.13 The latest information on local residents' perceptions of safety was compiled in summer 2013 as part of the Frontline Service Satisfaction research.
- 3.5.14 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%.
- 3.5.15 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

- 3.5.16 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.
- 3.5.17 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

- 3.5.18 The Council's will continue to seek the protection of strategic views when considering planning applications.
- 3.5.19 Haringey's emerging Development Management DPD sets out policies to protect identified locally significant views and vistas.

Historic Environment

- 3.5.20 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
- 3.5.21 There was no change in the number of statutory listed buildings and structures in the Borough in the reporting year.

3.5.22 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.

Conservation Areas

3.5.23 There are currently 9 Conservation Area Character Appraisals covering 13 Conservation Areas, which have been performing well since their adoption.

3.5.24 In November 2015, the Council consulted on the Noel Park Conservation Area Appraisal and Management Plan. The consultation ran for six weeks and following assessment of the responses received it is expected to be adopted by mid 2016. The appraisal sets out what makes Noel Park Conservation Area special and why it is an important heritage asset. It describes Noel Park's unique character and identifies buildings, structures and spaces that make a positive contribution to the area, issues that detract from the area's character, and opportunities for improvement. The management plan includes proposals for how the area will be managed in the future in order to protect and enhance its special character.

3.5.25 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.

3.5.26 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

3.5.27 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.

3.5.28 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.

3.6 Sustainable transport

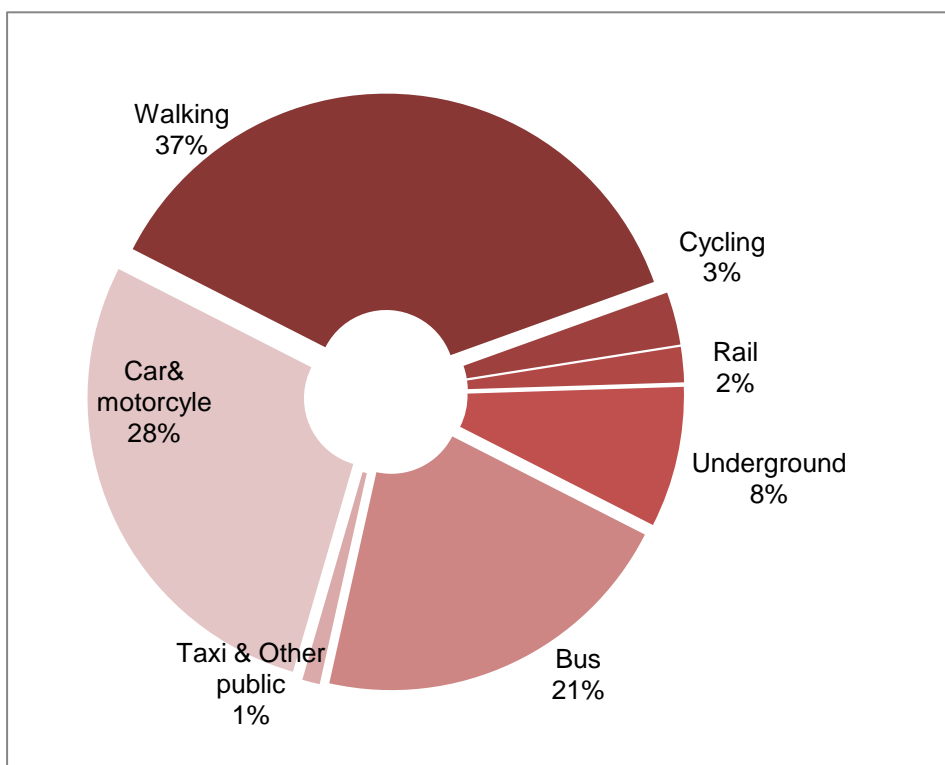
*The following section responds to **Corporate Plan Priority 3** which reflects the objective to encourage more sustainable modes of transport, including cycling and walking.*

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

Transport modes

3.6.2 The latest modal split statistics for Haringey show cycling trips have increase to 3% although car journeys have increased by 1% since the last reporting period. However the Council is committed to promoting cycling use and all modes of sustainable travel in the Borough, with significant progress made in recent years, in part, through Smarter Travel Haringey initiatives.

Modal split by main mode for journeys commencing in the Borough (7 days a week average) 2011/12-2013/14



Transport assessments and travel plans

3.6.3 During the reporting year, 9 applications were accompanied by transport assessments and 23 applications included travel plans.

- 3.6.4 School Travel Plans and Personal Travel Plans both support parents, pupils and individuals to travel more sustainably, including to cycle. There are currently 62 schools with a School Travel Plan and the number continues to rise every year. Residential Personal Travel Planning projects took place in Crouch End in 2014/15 and Harringay in 2015/16. Over 4,500 people undertook Personal Travel Plans in the Harringay project and a short term follow up survey with 436 residents showed a 24% increase in the number of residents cycling across the project area.

Cycling infrastructure

Parking

- 3.6.5 In the reporting year, a total of 39 cycle stands and 3 “Bikehangars” were installed across the Borough. Each Bikehangar provides secure parking for residents, with spaces for six bikes, and occupies less than one car parking space. Residents pay a small annual charge to LBH to use Bikehangars. Each facility is installed on a trial basis, and made permanent if successful. When the first four Bikehangars were provided, all the parking spaces were rented out within a week. The total number of Bikehangars is 15, and 18 will be stalled by 31st March 2016.
- 3.6.6 The total number of cycle stands across Haringey is now 736. The Cycle Parking programme delivered 92 on street cycle parking spaces as well as 26 off street spaces in 2014/15, and 18 further spaces were delivered in 2015/16. As part of the Major Scheme in Wood Green, 230 street cycle parking spaces and 156 street parking spaces were provided along the Green Lanes corridor scheme.

Cycle route improvements

- 3.6.7 As part of the Borough Cycling programme, Haringey has worked together with the Haringey Cycling Campaign (HCC) to identify improvements aimed at making the borough roads more permeable and safer for cyclists.
- 3.6.8 In 2014/15 Harringay Road at the junctions with Park Road and Hallam Road was prioritised through this initiative for improvement. The works consisted of increasing the existing cycle gaps to 1.5m, renewing the pavements, upgrading signage and planting trees.
- 3.6.9 In 2015/16 Winkfield Road was identified for improvements. The works include the introduction of a contra-flow cycle lane on Winkfield Road at the southern end to allow cyclist to exit onto Lordship Lane and consists of removing the existing footway extensions on both sides of Winkfield Road at its junction with Lordship Lane to accommodate the cycle contra-flow facility.
- 3.6.10 The HCC also identified Tottenham Lane for safety improvements. Tottenham Lane is a popular cycle route; however, due to the narrow carriageway widths this creates conflict between cyclists and large vehicles using a section of the road, which has the potential to cause serious injury to cyclists. The works consist of removing 25m of parking bays. Parking surveys found that at all times of the day there are at least 16 residential parking bays free at this location.

- 3.6.11 In addition, cycle routes and lanes have been introduced to complement the recently completed Tottenham Gyratory, which was identified as a priority via the HCC.

Cycle Superhighway 1 (CS1) and Quietways

- 3.6.12 The Council has been working with Transport for London to develop proposals for CS1 which will link Tottenham Hotspur stadium with Liverpool Street in Central London. Delivery commenced in 2015/16 and is expected to complete in May 2016.
- 3.6.13 As part of the CS1 extension a number of measure will be implemented on Park Lane (from its junction with the High road to Northumberland Park train station) to improve the cycle route. The measures include provision of cycle markings, upgrading the existing street lighting and providing additional cycle stands. Furthermore, Park Lane will be resurfaced and the existing speed cushions will be converted to sinusoidal speed humps to provide a smoother and safer cycle ride.
- 3.6.14 The Council is working with TfL and their delivery partner Sustrans on the QFBP route (Quietway: Farringdon to Bowes Park). Sustrans has produced a Quietway Definition Document, which includes proposed feasibility measures and cost estimates for the section in Haringey. These are preliminary proposals that have been discussed with TfL and Haringey, and will require further development before consultation can be started during summer 2016. The completion is estimated by October 2017.

More sustainable vehicle use – Car clubs and electric vehicles

Car club use

- 3.6.15 Haringey's on street car club network continues to grow in popularity and is the largest and most successful outer London borough car club network. The borough continues to enjoy strong membership growth, which is now over 5400 (12% up on October 14). Utilisation continues to perform well, with cars on average being used for 8.6hrs each day (this is good for an outer borough).
- 3.6.16 There are currently 72 Zipcar cars or vans located at 54 on street locations across the borough plus 3 City Car Club cars at New River Village, Hornsey.
- 3.6.17 Analysis of future demand suggests there is huge scope for further car club expansion in Haringey, with over 34,000 potential members. So far Haringey car club provision has only met 16% of this potential demand. During 2016, car club provision will be expanded across Haringey, providing residents with greater choice and access to car club services.

Electric vehicle charging facilities

- 3.6.18 The council has a policy to promote the uptake of electric vehicles through the implementation of charging infrastructure in off street in public car parks and on street parking. We have 17 charging points in the Borough providing access to 21 charging bays, on street and in car parks and all the charging points are part of the Source London network which provides its members with access to over 1,400 charging points across London.

3.6.19 The network is now managed by BluePoint London, (owned by IER, a Bollere Group company behind the successful Paris Autolib EV car club and charging network). BluePoint London have a two phase plan to expand the current network of charging points and increasing their utilisation through the introduction of an electric car club.

Road safety

3.6.20 The Council's performance in managing road safety is, in part, considered by monitoring casualty data. Casualty data for the AMR was obtained from Transport for London for the 2014 calendar year. At time of writing the report, data was only available for the first 6 months of 2015. The data relates to all roads in Haringey.

3.6.21 Casualties are classified as slight, serious or fatal. Haringey's Local Implementation Plan (LIP) sets a target of a 20% point reduction in KSI casualties by 2014, from the 2004-8 baseline of 100 KSI casualties. Over 2011-14, most casualties in the borough were slight.

3.6.22 Data indicate there was a spike in fatal and serious casualties in 2012, but these decreased over 2013 and 2014. There were 85 fatal and serious casualties in 2014. Although the 2014 target of 80 was exceeded, the 2014 figure represents a decrease from the 2004-8 baseline. It is noted that the figures do not account for population increase. Moreover it is difficult to draw any conclusions about trend from only a few years' data.

3.6.23 In both 2014 and 2015, the mode of travel associated with the largest number of fatal and serious casualties was walking. During 2014, 32 fatal and serious casualties were pedestrians, representing 38% of total fatal and serious casualties. This was a decrease of 13 fatal and serious pedestrian casualties from 2013.

3.6.24 In 2014, cycling was also associated with a relatively large proportion of fatal and serious casualties. During 2014, 16 fatal and serious casualties were cyclists, representing 19% of total fatal and serious casualties. This was a decrease of 10 fatal and serious cyclist casualties from 2013.

Haringey road safety - KSI figures 2004-14

Casualties	Baseline 2004-08	2011	2012	2013	2014
Target (fatal& serious)	100	95	90	85	80
Actual	N/A	78	107	106	85
% of all casualties (fatal, serious & slight)	N/A	9%	12%	12%	8%

3.6.25 The findings regarding fatal and serious casualties associated with active travel modes appear to tie in with the fact that most of these casualties were on smaller roads. Pedestrians and cyclists may be more likely to use smaller roads.

3.6.26 The Local Implementation Plan sets a target of a 19.7% point 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 2011-13.

3.6.27 Actual data from 2013-15 relate to children aged 0-15. The number of casualties of all severities increased between 2013 and 2014. There were a total of 83 casualties in 2014. In this year, the targeted number of child casualties was 77, and therefore this target was not met.

Child road safety (casualties) Haringey 2004-14

	Baseline 2004-08	2011	2012	2013	2014
Target (0-17 years)	96	93	89	84	77
Actual		93	72	68	83

3.6.28 No child fatalities were reported in 2014, nor so far in 2015. In both years, the majority of child casualties were slight. In 2014, 9 casualties were serious, 11% of total casualties.

3.6.29 In both 2014 and 2015, walking was the mode of travel associated with the largest number of child casualties of all severities. During 2014, 40 casualties were pedestrians, representing 48% of total casualties. This was an increase of 2 pedestrian casualties from 2013.

3.6.30 During 2014, 2 casualties were cyclists, representing 2% of total casualties. This is a decrease of 5 cyclist casualties from 2013.

3.6.31 Haringey's Smarter Travel Team works on a range of education initiatives designed to enhance road safety, aimed mainly at schools. These include: Road Safety for Children's Centres; Youth Travel Ambassadors and Junior Travel Ambassadors; Children's Traffic Club; Theatre in Education, Buzz Road Safety Education; Safety Awareness Mentoring Education (SAME) Academy training; Road Safety workshops in libraries; and Scooter and pedestrian training. Further information on Smarter Travel initiatives is available online and can be accessed using this link: [Haringey Smarter Travel](#).

Speed Limits

3.6.32 The AMR 2013/14 reported on Council considerations for introducing a 20 mph speed limit.

3.6.33 Following the statutory notification carried out in January-February 2015, a decision has now been made to proceed with the implementation of the borough wide 20mph limit in all residential streets except for private roads, (Transport for London Route network (TLRN) and some main roads, taking effect on 29th February 2016. This will benefit cyclists as the speed and volume of traffic is frequently highlighted in studies as a deterrent to people taking up cycling.

Strategic transport infrastructure

*The following section responds to **Corporate Plan Priority 3** and **Priority 4** which reflect the objective to enable sustainable growth by delivering infrastructure, including transport infrastructure.*

Local Implementation Plan

- 3.6.34 The Local Implementation Plan (LIP) forms the basis for the Council's transport projects and programmes to be pursued over the next 20 years and represents a significant annual investment programme that reflects the transport needs and aspirations of Haringey's residents and businesses.
- 3.6.35 In 2014/15 the Council invested £6.531million through the Local Implementation Plan and other Transport for London funding, and an additional £7.099 million through other funding programmes including, Section 106 and Section 278 agreements.
- 3.6.36 The LIP Delivery Plan is produced in 3-year cycles but is annually reviewed by boroughs in conjunction with TfL in order to re-assess local and regional priorities and where appropriate, to allow for adjustments to annual spending accordingly. In return for funding boroughs are expected to make progress against a number of London wide performance indicators including walking and cycling modal share; bus service reliability; principal road condition and road user casualty reduction. Every year TfL also indicate any particular additional measures they would like to see reflected in local initiatives.
- 3.6.37 The Council is in the process of producing a new Transport Strategy, likely to come forward in Summer 2016. The new strategy will explicitly support delivery of the Corporate Plan priorities and provide an appropriate context for a full revision of Council LIP funding submission for the forthcoming 3 year Delivery Plan 2017-2020.

Crossrail 2

- 3.6.38 Crossrail 2 is a proposed new railway line serving London and the South East, linking Surrey to Hertfordshire via Central London destinations. In Haringey, the new railway is proposed to serve stations on two branches. There are two route options between the proposed Crossrail 2 stations at Seven Sisters and New Southgate.
- 3.6.39 On the north-eastern branch, Crossrail 2 would serve Tottenham Hale and Northumberland Park stations on the existing National Rail network running towards Broxbourne. This option would provide linkages to the Upper Lee Valley, supporting delivery of new housing and employment.
- 3.6.40 On the north-western branch, Crossrail 2 would serve stations at Seven Sisters and either Turnpike Lane and Alexandra Palace or Wood Green via new underground running tunnels towards New Southgate.
- 3.6.41 Haringey's emerging Local Plans provide sufficient flexibility to assist in facilitating delivery of the Crossrail 2 route options, ensuring this strategic infrastructure can be appropriately implemented to support growth and enhance sustainable transport options in the Borough.

Tottenham Hale station

- 3.6.42 The Tottenham Hale station redevelopment is scheduled for completion in January 2018 and includes an Access for All funded (Department for Transport) bridge, interchange improvements, doubling ticket office capacity, improving pedestrian access from the east, provision of step free access (with lifts large enough to accommodate bicycles) and surface level access improvements.

Rail investment and improvement

- 3.6.43 Electrification of the Barking Gospel Oak line will commence in the summer of 2016 with 4-car electric trains schedule to be in operation from 2018.
- 3.6.44 Management of the West Anglia rail lines (Liverpool St to Enfield, Cheshunt, & Chingford) transferred to TfL/London Overground management and operation on 31st May 2015.

3.7 Infrastructure funding and delivery

*The following section responds to **Corporate Plan Priority 4** which emphasises the role of Community Infrastructure Levy funding and Section 106 agreements to ensure growth is appropriately supported with infrastructure.*

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

Community Infrastructure Levy

- 3.7.2 The Mayor's Community Infrastructure Levy (CIL) was introduced in 2012 to help finance Crossrail. 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/m² on all new qualifying floorspace, excluding health and education floorspace (alongside standard exemptions for affordable housing and charitable developments).
- 3.7.3 The Council collects CIL on behalf of the London Mayor. In 2014/15 the amount of CIL collected was roughly £343,000 which was down from £473,000 the previous year.

Mayoral CIL in Haringey

Year	Amount collected (£)	Administration retained (£)
2012/13	95,642	3,786
2013/14	473,320	18,933
2014/15	342,785	13,711

- 3.7.4 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.
- 3.7.5 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.
- 3.7.6 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.
- 3.7.7 There was no local CIL collected in 2014/15 owing to the CIL being implemented late in the reporting year, and therefore no qualifying development was commenced in time to trigger collection. In 2015/16 to date (1st March 2016) some £677,000 has been collected for Haringey's CIL which will help fund projects identified in the published Regulation 123 list. CIL capture for 2015/16 will be reported in the next AMR.
- 3.7.8 Haringey's CIL is underpinned by a viability appraisal which has informed the setting of rates across the Borough. Further viability testing may be undertaken in the future in order to assess any change in circumstance, which might suggest that current CIL rates require reviewing.

Planning obligations

- 3.7.9 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.
- 3.7.10 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.
- 3.7.11 Planning contributions remain an important tool to ensure adequate provision of infrastructure across the Borough, particularly for affordable housing, as noted above. However due to changes in national legislation, uptake of S106 funding will be more limited in the future, as the focus on provision of strategic infrastructure has shifted to Haringey's CIL. Affordable housing and site specific infrastructure still come under S106 negotiations.
- 3.7.12 Since 2004, 248 S106 agreements have been negotiated in Haringey. These placed a financial obligation on developers to the total value of £62.9 million. In addition:
- 67 S106 agreements required the specific provision of on-site affordable housing totalling 2,548 units; and
 - 104 S106 agreements placed specific restrictions on development to safeguard the development and surrounding area (i.e. restriction of use class, resident parking restrictions, car capping, car clubs, health care restrictions and hostel restrictions).
- 3.7.13 Planning contributions remain an important tool for the Council to secure affordable housing. Over the past four reporting years (2011/12-2014/15), S106 agreements have secured the specific provision of affordable housing, totalling 619 units on-site and over £4.4 million in off-site contributions.
- 3.7.14 In 2014/15, the Council secured over £6.5 million in Section 106 funds. This is significantly up from £2 million the previous year. This spike likely reflects the comparatively lower levels of development activity experienced in 2013/14 along with significant contributions for a few major developments, including some £2.4 million secured via consent at Hornsey Re-use and Recycling Centre and roughly £800,000 for St Lukes Woodside Hospital site.
- 3.7.15 When planning permission is granted, applicants/developers are required to commence their development within a specified expiry date⁴ (normally 3 years), failing which the permission shall have no effect. Planning obligation contributions or physical benefits are usually triggered when development commences or when the new development is occupied.
- 3.7.16 The table below shows the comparison of S106 contributions negotiated, and the actual contributions received and spent from signed S106 agreements within the past 5 financial years.

S106 negotiated, funds received and spent past 5 years

	2010/11	2011/12	2012/13	2013/14	2014/15	Total
Negotiated (£)	907,854	21,896,711	4,237,826	2,058,983	6,548,272	35,649,646
Received (£)	1,560,670	2,068,433	4,018,868	2,646,809	982,840	11,277,620
Spent (£)	1,701,282	419,496	3,133,075	589,586	1,995,906	7,839,345

3.7.17 The spending of S106 funds during the 2014/15 financial year is set out in the table below, with spending broken down by broad planning obligation type. The majority of funding in the reporting year went towards education provision, with over £1 million spent.

S106 spending 2014/15

Planning obligation type	Amount spent (£)
Education	1,125,363
Highways	562,371
Housing and sites	3,072
Recreation	61,200
Traffic management	5,900
Tottenham regeneration	238,000

Infrastructure Delivery Plan (IDP)

3.7.18 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, where applicable, gaps in existing provision to form a platform for future investment, project delivery and funding bids.

3.7.19 The IDP is a working document that is reviewed periodically so that the Council can monitor progress on infrastructure delivery and have in place an up-to-date schedule of infrastructure requirements. The original IDP was prepared to support Haringey's submission Core Strategy (now Strategic Policies) DPD. Since then it has been subject to several partial reviews, as discussed in detail in the AMR 2013/14. In 2014/15 preliminary work was undertaken on an update to the IDP. This will be published when Haringey's emerging Local Plan documents are taken to independent examination.

3.7.20 The Council has also helped to inform the Upper Lea Valley Development Infrastructure Study (2015), covering the London Plan's Upper Lee Valley Opportunity Area Framework, including parts of North Tottenham and Tottenham Hale. The study aims to identify the gap between the cost of infrastructure required in the Upper Lee Valley and the funding that is currently secured in order to inform future considerations for delivering the planned growth in the area.

4 Development management performance

*The following section responds to **Corporate Plan Priority 4** which emphasises the Council's role in enabling growth through timely planning decisions, and where the planning service is measured as a 'top quartile' service for speed, cost and quality.*

4.1 Planning applications

- 4.1.1 In 2014/15 the Council decided 3253 planning applications consisting of 20 major applications, 371 minor applications, 1,858 householder and other applications and 1004 PSO applications.
- 4.1.2 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.
- 4.1.3 The Council's performance in processing applications in 2014/15 was: 100% of major applications determined within 13 weeks; 76.55% of minor applications; 81.11% of other applications; and 64.25% of PSO applications within 8 weeks or extension of time.
- 4.1.4 The Council met and exceeded its local performance targets for the processing of major, minor and other applications. The Council has also improved its performance against the CLG designation of poorly performing planning authorities criteria increasing to 90.5% from 10% in November 2012. The service is continuing to investigate opportunities for further service improvements.

4.2 Planning appeals

- 4.2.1 Planning appeals are conducted by the Planning Inspectorate, an independent national body which is separate from the Council. An applicant whose planning application has been refused by the Council has the right to make an appeal to the Inspectorate within six months of the application decision date
- 4.2.2 In 2014/15, there were a total of 68 appeals on refusals decided by the Planning Inspectorate, with 14 appeals allowed (20.6%) and 54 appeals dismissed (79.41%). The proportion of appeals allowed in Haringey was an improvement on the previous year (32.9%) and better than the London average.

4.3 Enforcement

- 4.3.1 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.

4.4 Service improvement

- 4.4.1 The Council carried out a snapshot survey of all applicants and enforcement complainants for Quarter 1 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 has been implemented since 1 April 2015.
- 4.4.2 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 the Planning Quality Framework offered by the Planning Advisory Service (PAS), and is looking at radical ways of reworking the planning process and is actively participating in both corporate and service specific improvement programmes.

5 Key considerations for future monitoring

- 5.1.1 The AMR 2014/15 introduced a revised format for the AMR. In addition to covering planning policy performance, in line with statutory requirements, the AMR has engaged with the priority outcomes covered by the planning service that are reflected in Haringey's Corporate Plan 2015-18. This format should help to set a framework for future reporting, where further opportunities for alignments with the corporate monitoring process can be explored.
- 5.1.2 There have been a number of changes in the national and regional planning framework, both adopted and emerging, which will need to be monitored and may trigger a need for further local policy responses, particularly:
- The Town and Country Planning (General Permitted Development) (England) Order 2015, which sets out the Government's programme of planning reform, including impacts of revised permitted development rights (for example, allowing conversions of offices/shops to residential use);
 - The London Plan (consolidated with alterations since 2011), published March 2015, includes the revised housing delivery and employment targets. Minor Alterations to the London Plan (2015), including new housing and parking standards, are due to be adopted in March 2016;
 - It is anticipated that the London Plan will undergo another comprehensive review following the election of a new London Mayor in May 2016; and
 - The Housing and Planning Bill 2015/16, which makes provision about new affordable Starter Homes, automatic planning permission in principle on Brownfield sites, planning reforms to support small builders, and selling off of high value vacant assets. The Bill is currently at Committee Stage and is due to come into force later this year.

6 Appendices

6.1 Appendix A: 5 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 2016 and March 2021. The Council has identified sites which meet these requirements and these include:
- All sites for housing units under construction as at 31/03/2015 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 31/03/2015 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 31/03/2015 which are expected to complete within the five year period; and
 - Potential deliverable sites (i.e. without planning permission as at 31/03/2015 but where pre-application discussions have been held or masterplans prepared and consulted upon) likely to complete within the five year period.
- A5. As a result of the adoption of the London Plan (2015), Haringey's strategic housing target has increased from 820 to 1,502 new homes from April 2015. 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 2016 and March 2021 is calculated at 8,653 net additional units, which is above the overall five year London Plan target (+the NPPF 5% buffer)for Haringey of 7,886 by 767 units . Haringey therefore has a supply of housing land over the next five years to meet 5.48 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 408 dwellings since 2011/12. Applying the Sedgefield Method this oversupply reduces the five year requirement to 7,671 dwellings (including the 5% buffer) and marginally improves supply to 5.93 years.¹

A8. All large sites are included in the submission drafts of the Site Allocations or Tottenham Area Action Plan documents. Please see www.haringey.gov.uk/localplan for more detail.

Sites within the Five Year Housing Supply			
Large Site (>10 units)			
Site Name	Net Units	Site Name	Net Units
Clarendon Square	1,080	530-536 High Road N17 9SX	13
St Ann's Hospital	456	7 Bruce Grove N17 6RA	13
Hornsey Depot	440	North of Hornsey Rail Depot	70
St Luke's Hospital	161	Wood Green Cultural Centre (South)	355
Hornsey Town Hall	123	Cranwood & St James'	35
Highgate Magistrates Court	82	Station Interchange	138
56 Muswell Hill	28	Station Square West	297
Pembroke Works, Hornsey	42	Hale Wharf	405
Apex House	63	Welbourne Centre & Monument Way	180
Saltram Close	15	30 Muswell Hill N10 3TA	12
Tottenham Chances 399 High Road	34	Tottenham Police Station and Reynardson Court	15
Hawes & Curtis	73	Red House, West Green	28

¹ The Liverpool Method improves supply to 6.05 years

Florentia Court, Vale Road	12	5 Bruce Grove	13
14a Willoughby Road	25	Pretoria Road	52
159 Tottenham Lane	18	77 Muswell Hill	27
Lawrence Rd 2	178	Ashley Road North	147
30 Muswell Hill	12	638 High Road	26
Imperial House, Willoughby Lane	40	624 Tottenham High Road	42
Tottenham Hotspur Stadium	585	Land Rear of 318 – 320 High Road	18
Hale Village & Hale Tower	530	72-72a Willoughby Lane	15
Ward's Corner	163	Ashley Road South	444
Lawrence Rd	263	Coppetts Wood Hospital	21
		Keston Centre	70
	4,423		2,436
Probable Large Site (>10 units) - capped at 50% capacity²			
Clarendon Gateway	98	Bruce Grove Snooker Hall & Banqueting Suite	28
Finsbury Park Bowling Alley	82	Park View & Durnsford Road	66
High Road West	100	Cross Lane	20
Highgate station and Gonnerman	21	Gouley Triangle	50
Station Square North	106	Park Rd & Lynton Road	21
Tottenham Delivery Office	80	Herbert Road and Constable Crescent	66
Fountain Road	56		
	543		251
	4,966		2,687
Total Large Sites			7,653
Small Sites (<10 units) (200 per annum)			1,000
Five Year Housing Supply Total			8,653

² In line with the London SHLAA probability methodology for assessing the capacities of large sites across London, we have assumed an additional 50% capacity from 'probable' deliverable sites coming forward in the 5 year period. These sites could deliver 790 additional units.

6.2 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.

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	650		820	1465
2015/16		544	1502	1557
2016/17		775	1502	1644
2017/18		1091	1502	1713
2018/19		2325	1502	1626
2019/20		1901	1502	1580
2020/21		1695	1502	1557
2021/22		2517	1502	1316
2022/23		2239	1502	1009
2023/24		2038	1502	495
2024/25		2033	1502	0
2025/26		1990	1502	0

