

Report for: Cabinet – 11 April 2017

Title: Authority Monitoring Report 2015/16

Report authorised by : Lyn Garner – Director of Planning, Regeneration and Development

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Ward(s) affected: N/A

**Report for Key/
Non Key Decision:** Key

1 Describe the issue under consideration

- 1.1 The Authority Monitoring Report (AMR) is used to assess the effectiveness of Haringey's planning policies and to inform any future revisions to policies or their implementation.
- 1.2 This AMR covers the monitoring period 1st April 2015 to 31st March 2016. This is the second AMR prepared since the 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 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.

2 Cabinet member introduction

- 2.1 The new planning policy framework for Haringey that will replace our old Unitary Development Plan is now undergoing Independent Examination. The new Local Plan engages with our ambitions for the Borough and, in particular, our programme for the regeneration of parts of Tottenham and Wood Green. To ensure the objectives and new targets of the Plan are being delivered, it is important that we monitor its implementation and effectiveness. The Authority's Monitoring Report (AMR) sets out our current performance to date, highlighting where we are achieving and where we need to improve, including potential interventions to address issues or under-performance.

3 Recommendations

- 3.1 That the Cabinet note the findings of the Authority's Monitoring Report (AMR) for the monitoring period 2015/16
- 3.2 That the Cabinet approve the Authority's Monitoring Report (AMR) 2015/16 for publication on the Council's website

4 Reasons for decision

- 4.1 The publication of the Authority Monitoring Report is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended) (“the Act”). Approval of the AMR 2015/16 for publication will ensure that the Council meets its statutory obligations for planning performance monitoring.

5 Alternative options considered

- 5.1 The Act 2011 requires local planning authorities to produce monitoring reports. The Council considers that Haringey’s existing procedure of annual monitoring is an effective way for presenting the effectiveness of planning policies, within existing resources. As such, no other options were considered.

6 Background information

- 6.1 This AMR monitors the performance of the Council’s adopted planning policies, which are currently set out in the Strategic Policies Local Plan (2013) and Saved Unitary Development Plan (UDP) policies (adopted in 2006 and saved in 2009). The AMR does not review each planning policy individually, rather it focuses monitoring on key policy objectives in order to assess overall outcomes in plan delivery. It has been updated from previous years to include indicators relevant to emerging policies within the Development Management Policies document, that are currently undergoing independent examination, with anticipated adoption later in 2017.
- 6.2 The AMR broadly consists of 3 parts. Part 1 provides an update on local plan making and also highlights key changes in the national and regional planning framework. Part 2 sets out the performance outcomes for key policy objectives covering a range of topic areas. Part 3 summarises performance with regard to the handling of planning applications, appeals and enforcement decisions.

Plan-making update

<p>The following section responds mainly to Priority 4 which reflects the importance of an up-to-date Local Plan that sets out how much, where and when new homes and jobs will be created, and also helps to coordinate delivery of key infrastructure to support growth.</p>
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- 6.3 The 2015/16 period saw steady progress made in advancing Haringey’s Local Plan towards adoption. Consultation took place in January – February 2015 on the preferred option versions of the Alterations to the Strategic Policies DPD, the Development Management DPD, Site Allocation DPD and Tottenham Area Action Plan. This involved significant engagement with a range of land interests, community groups and infrastructure providers. In total, almost 700 individual representations were received, making in excess of over 6,000 individual comments/proposed changes to the Plan. Much of the year was therefore taken up with reviewing and responding to the comments received, gathering further evidence, and firming up the position for certain sites and policies.
- 6.4 The revised documents - the pre-submission versions - gained full Council approval in November 2015 and were published for Regulation 19 consultation in

January – March 2016. The pre-submission consultation elicited 931 representations, with the majority these (444) being made to the Site Allocation DPD and, therein, the proposed allocations for Broadwater Farm, the Highgate Bowl, Finsbury Park Bowling Alley, and Park Road/Lynton Road.

Latest position

- 6.5 Following consideration of all the representations received, the Council submitted the Local Plan documents and supporting evidence to the Secretary of State on 24th May 2016 for independent Examination in Public (EiP).
- 6.6 The public hearing sessions took place from 23rd August to 8th September 2016, and were attended by a range of interested parties, all of whom were given the opportunity to raise their concerns on each of the documents with the Inspector. Where the Inspector considered that such concerns went to the 'soundness' of the documents, the Council sought to agree modifications to the wording of the policies that the Inspector and the relevant parties could also agree.
- 6.7 The Council then publish a set of further modifications (changes) to each plan for a period of consultation, which ran from 18th November 2016 to 13th January 2017. The representations received and Council's response to these have been feed back to the Planning Inspector to enable her to finalise her Inspector's Report, which we anticipate will be issued in March 2017 followed by formal adoption by the Council in June 2017.

Wood Green AAP

- 6.8 In addition to the above documents, work is also continuing on the preparation of the Wood Green Area Action Plan (AAP). The purpose of the AAP is to recognise the development potential within the Wood Green area, which includes significant Council landholdings, and the opportunities therein to strengthen the status of the Wood Green Metropolitan town centre. Four broad growth options were promoted for consultation in February – March 2016 based around different levels of intervention, including a single more centrally located Crossrail 2 station to serve the area.

Latest position

- 6.9 Analysis of the comments received showed significant support for the options promoting higher levels of intervention with many respondents recognising the need to rejuvenate the town centre and stem the tide of major retailers leaving.
- 6.10 In January 2017, Cabinet approved the preferred option version of the AAP, which promotes site allocations providing for 7,700 new homes and over 150,000m² of commercial and retail floorspace. Delivery of this high growth option will be contingent on decisions on Crossrail 2 serving the area. With respect to the latter, the Council is engaging with TfL in supporting the case for Crossrail 2 provision through Wood Green and is waiting on further announcements and consultation due by TfL in the Summer 2017.
- 6.11 Consultation on the preferred option version of the Wood Green AAP commenced in February 2017.

North London Waste Plan

- 6.12 The service also continues to support the preparation of the Joint North London Waste Local Plan, which underwent preferred option consultation in July 2015. Following concerns raised by Enfield about the implications of a new London Plan on the deliverability of the proposed waste strategy being advanced, preparation of the pre-submission version of the Plan has been delayed until late 2017.

Neighbourhood Planning

- 6.13 The Council has continued to support the Highgate Neighbourhood Forum in preparation of its Neighbourhood Plan. This is 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 the 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. It then carried out an additional consultation on a revised draft plan, which ran from December 2015 to early February 2016. Both councils again prepared a joint response to the plan proposals, having particular regard to matters of conformity with the boroughs' current and emerging Local Plans.

Latest position

- 6.14 The Highgate Neighbourhood Plan is to be reported to Cabinet for approval in April 2017 and, subject to the decision made by Cabinet, would then be the subject of a referendum before it can be formally adopted by the Council.
- 6.15 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 continue to support the Forum in the preparation of its Neighbourhood Plan which is ongoing.

Highlights of key plan and policy performance outcomes

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

<p>The following section responds to Priorities 4 and 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.</p>

Housing

- 6.17 Haringey needs to provide a minimum of 19,802 homes over the period from 2011 – 2026. As shown in the table below, the first two years of the Plan period saw housing completion rates well above the then housing target of 820 per annum. This is the first year in which London LPAs are being measured against the new increased London housing supply target of 42,389. Given that London-wide supply has only exceeded 30,000 homes in two years since 2000 (and then

only marginally) it is clear that every LPA will struggle to hit this target this year. In 2015/16 there were only 291 completions and to compound matters, the strategic housing requirement increased in year from 820 to 1,502 per annum. As a result of the low levels of completions, the Borough is currently 807 units under the cumulative target requirement.

	2011/12	2012/13	2013/14	2014/15	2015/16
Net completions	1,395	1,150	493	646	291
Cumulative completions	1,395	2,545	3,038	3,684	3,921
Cumulative target	820	1,640	2,460	3,280	4,782
Performance against target	575	905	578	404	-807

6.18 Despite having a relatively strong pipeline supply - 3,767 units already granted permission, of which 970 are on sites under construction as of April 2016 - the Council expects that completions will still be below target for the next two years and that the cumulative under-delivery will worsen. This reflects a comparatively static housing market over the preceding years, long commencement times between grant and construction, and slow build out rates on larger developments, which provide the bulk of our housing supply. Initiatives, such as Housing Zone funding are yet to impact on supply but are expected to significantly accelerate delivery over the coming 3-5 years.

6.19 The strong pipeline of supply should help to rebalance housing delivery over the medium term of the Plan period.

Affordable housing

6.20 No affordable housing units were completed in 2015/16. A number of schemes were due to complete but were delayed beyond the reporting period. These will therefore contribute to affordable housing completions in the 2016/17 period.

6.21 This exceptionally low performance in 2015/16 follows the exceptionally high performance in 2014/15, when 406 affordable units were delivered. This pattern is matched across London, which saw the highest number of affordable homes since at least the 1980s delivered in the capital in 2014/15 followed by the lowest level since at least the 1980s delivered in 2015/16. This was driven by the GLA's Affordable Housing Programme and the pressure to "complete" homes by March 2015; to meet the Mayor's target and after which date there was a strict cut off for providers to receive funding for those homes. This resulted in a large number of homes that would normally have completed in 2015/16 being brought forward for completion prior to the financial year end and a record number of homes receiving "waivers" that is being counted as complete although they were not yet ready for occupation. The differential performance over the past two years can be attributed to the 'frontloading' of affordable housing in the phasing of major developments, such as Lawrence Road and Hale Village, and the low levels of completions. In addition, a number of schemes in Haringey were due to complete in 2015/16 but were delayed beyond the reporting period. These homes will therefore contribute to affordable housing completions in the 2016/17 period.

6.22 Over the last full administration in 2010 to 2014, an average of 39% of new homes were affordable, against a target of 50%. Across the first two years of this

administration it has fallen slightly to 32%, but the trajectory is that it should return towards 40% (the revised borough-wide target) over the coming year. Over the whole period this puts Haringey comfortably in the top quartile of London boroughs in terms of the proportion of new homes that are affordable. The tenure mix of the affordable housing delivered since 2011 is currently 52.6% affordable rent and 47.4% intermediate housing. In respect of unit sizes, 34.5% of the affordable rented homes were 3+bedroom units – meeting the acute need for family sized affordable housing – while 91.6% of the intermediate housing were 1 and 2 bedroom units – aligning with the aim of this product to assist first time buyers to access the housing ladder.

Tenure	1 Bed	2 Bed	3 Bed	4 Bed +	Total	% split
Affordable Rent by units	214	228	156	77	675	52.6%
By %	31.7%	33.8%	23.1%	11.4%		
Intermediate by units	228	329	46	5	608	47.4%
By %	37.5%	54.1%	7.6%	0.8%		

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

- 6.23 In 2015/16, planning permissions resulted in a total net loss of 10,741sqm of employment (Class B) floorspace across the Borough (on sites over 1,000sqm). This loss comprised of: loss of 10,317 sq m of B1 (business) floorspace; loss of 90sqm of B2 (general industrial) floorspace; and loss of 334 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 built out.
- 6.24 The majority of B1 floorspace lost in the reporting year was as a result of the Lee Valley Technopark, in Tottenham Hale, being used for a new school to serve the local area. Further losses were as a result of changes to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), that allow for the change of use to Class C3 (dwellings) from Class B1a (offices) as permitted development, subject to a "prior approval" process that is relatively limited in its scope of considerations.
- 6.25 Excluding the Lee Valley Technopark, the majority of the remaining B Class employment floorspace lost in the reporting period occurred on sites outside of Haringey's designated employment land. This mirrors the situation from previous years. Informed by monitoring outcomes, Haringey's emerging Development Management DPD gives stronger protection to employment uses and floorspace on non-designated sites. However, there is likely to be continued losses of older office stock due to the ongoing Prior Approval process.
- 6.26 Haringey's town centre vacancy rates have decreased in recent years. When surveys were last carried out in 2013, the overall local vacancy rate was 7%. In the current monitoring period the average is 5%, which is significantly lower than the national (14%) and London (9%) averages. 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 continue to be regularly surveyed to ensure up-to-date evidence is available to inform planning decisions.

The following section responds mainly to 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.

- 6.27 There was no net loss of designated open spaces or sites of biodiversity in the reporting period.
- 6.28 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.
- 6.29 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 to their protection against inappropriate development.
- 6.30 Household recycling rates in Haringey had shown continued improvement in recent years, with 37% of household waste recycled or composted in 2014/15, which was up from 21% in 2006/07. However, the most recent data shows a slight decline in the last monitoring year to 33% and the North London Waste Authority (NLWA) are working with partners to address this shortfall and ensure the 2020 target of 50% is met.

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

- 6.31 The latest data on carbon emissions was published in 2016 by the Government Department of Energy and Climate Change and covers the year 2005-2014. During this period Haringey's carbon emissions decreased from 4.6 tonnes per capita to 2.9 tonnes per capita, a 37% decrease. The largest decrease was seen in Domestic emissions which was 30% during this period.
- 6.32 Local Plan policies expect major development to be designed to deliver district energy networks. To support the delivery of District Energy Networks in Haringey, the Council has continued to work with partners to deliver 3 technical and feasibility assessments for its Growth Areas in Wood Green, Tottenham Hale and North Tottenham. All of these are now undergoing further assessment.
- 6.33 The study for North Tottenham demonstrates that a decentralised energy network in North Tottenham can deliver returns on investment alongside wider strategic aims including carbon reduction and local energy security. Based on this model, a North Tottenham Business Case is being prepared for Cabinet approval to take this forward for delivery.

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

6.34 There was an additional 9,487m² of community floorspace delivered this monitoring year. The majority of floorspace was for educational use, including 7,000m² in Lee Valley Technopark to create a new school through conversion of the existing office buildings. A further 1,176m² was under construction.

6.35 Haringey's Community Infrastructure Levy (CIL) came into effect on 1st November 2014. In 2015/16 £805,112.35 was collected in local CIL, taking the total Haringey CIL collected to £1.36m. A further £13,077,211 has been issued in local CIL liabilities, which will be paid once these developments commence. The CIL receipts will help fund essential infrastructure projects needed to support growth within the Borough.

Planning obligations

6.36 The Council uses planning obligations (sometimes known as legal agreements or Section 106 agreements), where appropriate, to make unacceptable development acceptable in planning terms.

6.37 In 2015/16, the Council secured over £3.7million in Section 106 funds alongside affordable housing provision. The monetary contribution is significantly down from the £6.5million secured in the previous year and is likely to be the case in future years, due to the requirement that CIL replaces obligations for the provision of strategic infrastructure.

6.38 The 2015/16 funding brings the total financial obligation of S106's agreed to a value of £66.5m million since 2004.

6.39 Planning obligations remain the mechanism by which the Council secures affordable housing. Over the past five reporting years (2011/12-2015/16), S106 agreements have secured the specific provision of affordable housing, totalling 1,283 units on-site and over £4.4million in off-site contributions.

6.40 The spending of S106 funds during the 2015/16 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 Highways improvements, with over £1m spent.

S106 Spend – 2015/16

Planning Obligation Type	Amount Spent
Highways	1,143,842.09
Housing	398,641.77
Regeneration	80,000.00
Transport for London	15,000.00
Traffic Management/CPZ	56,000.00

The following section responds to 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.

Development Management Performance

6.41 In 2015/16 the Council decided 2,167 planning applications consisting of 19 major applications, 438 minor applications, 1,707 householder and other applications.

6.42 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. The Council also has a target to be in the top quartile in London for performance on Majors, Minors and Others.

6.43 The Council's performance in processing applications in 2015/16 was:

- 100% of major applications determined within 13 weeks;
- 81.28% of minor applications and
- 90.22% of other applications; within 8 weeks or extension of time

6.44 The Council significantly exceeded its local performance targets for the processing of major, minor and other applications. The service was top quartile for Majors and Others and second quartile for Minors in London. The service has also introduces a completely new way of working as set out below.

6.45 In 2015/16, there were a total of 64 appeals on refusals decided by the Planning Inspectorate, with 28 appeals allowed 43.8 (20.6%) and 36 appeals dismissed (56.3%). This is partly due to the change in stance by the Service in conservation areas and in part the permissive stance of the Planning Inspectorate. Work looking at trends has revealed that there are no patterns however this work is ongoing.

Systems thinking

6.46 The Development Management Service has undergone an improvement process over the last 3 years with the aim to be the best planning service in London.

6.47 Following these improvements we felt that there were further improvements that could be made and working with the Planning Advisory Service we worked with Stephen Alexander, Wolverhampton City Council, to re-engineer our processes and drive further efficiencies by cutting out unnecessary steps and streamlining processes.

6.48 To that end the Planning Solutions team was established in December 2015 with 2 members of staff and a team leader and was operating in 6 wards in 2015/16.

The approach has now been expanded across the Borough with all of the team working to this approach by the end of March 2017.

6.49 The aim of the service is “To facilitate good quality development and make it easy for our customers”.

6.50 The key principles of this approach are:

- Aiming to assess an application on day 1 rather than just validating it
- Not validating an application if it is not acceptable and informing the applicant of its options
- Making a decision as soon as possible after consultation ends

6.51 This means that the metrics used to measure the data differ to that in the conventional system. The application end to end time (i.e. date deemed valid to date of decision) is the key metric rather than the % of applications determined in-time.

6.52 This has led to a decrease in end to end times for applications. The results from this approach will be reported on in next year’s AMR.

Planning enforcement

- Complaints received 2015/16 952
- Enforcement notices served 2015/16 115

6.53 Improvement of the planning enforcement team is ongoing and performance has improved significantly over the year with notifications of decisions within 8 weeks as follows: 2015/2016: 96% (943/986).

Update

6.54 In 2016/17 the consultation on, and subsequent adoption of, a new Enforcement Plan which sets the priorities for the Borough with regards to enforcement action is a priority.

7 Contribution to strategic outcomes

7.1 The preparation of a Local Plan for Haringey aligns with our Corporate Plan vision and objectives to actively manage and drive growth and development across the borough, specifically:

7.2 **Priority 3 (Clean and Safe Environment)** by ensuring we continue to protect Haringey’s natural environment and, where possible, increase and enhance provision, public access and use (where appropriate), on new development sites or through the use of s106 and CIL for off-site improvements.

- 7.3 **Priority 4 (Growth)** by maximising opportunities for significant residential and commercial growth and development targeted at areas of the Borough that can accommodate change and have the capacity to do so; priority 4 includes a specific commitment to focus regeneration and investment in Tottenham and Wood Green.
- 7.4 **Priority 5 (Housing)** by providing the policy framework necessary to enable the delivery of a significant numbers of new homes and policies controls necessary to ensure such growth and development results in a high quality and attractive residential amenity
- 7.5 Annual monitoring of the performance of the Local Plan policies also aids significantly in understanding how we are doing against these much broader corporate priority outcomes.
- 8 Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)**

Finance and Procurement

- 8.1 The cost of preparing this report and associated initiatives discussed within it have largely been met from the Planning base budget with additional one-off funding for specific area-based planning work in Tottenham and Wood Green.
- 8.2 The Planning service provides a crucial role in supporting the Economic Growth priority. As external government funding continues to reduce, the Council is increasingly dependent on Council Tax and Business Rates income to fund its core activity and planning policy enables economic and housing growth, whilst making sure that this growth is not detrimental to the local area. The Community Infrastructure Levy (CIL), in conjunction with S106 payments are an increasingly important source of funding for the Council and provide financial support to infrastructure projects that are required to support a growing population.

Legal

- 8.3 The Assistant Director of Corporate Guidance has been consulted on the preparation of this report and comments as follows.
- 8.4 The Council is required by virtue of s35 Planning and Compulsory Purchase Act 2004 (as amended), 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. The report must contain the information specified in regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) ("the Regulations").
- 8.5 The report must be in respect of a period which the authority considers appropriate in the interests of transparency, which begins with the end of the period covered by the authority's most recent report, and which is not longer than 12 months.
- 8.6 The Council must make these reports available to the public. And in addition must make any up to date information collected for monitoring purposes available in accordance with regulation 35 of the Regulations. Additions to the

requirements of an AMR are currently in the latest draft of the Neighbourhood Planning Bill.

Equality

- 8.7 In the exercise of its function as the local planning authority the Council is subject to the Public Sector Equalities Duty set out in section 149 of the Equalities Act 2010 which obliges the Council in performing its functions “to have due regard to the need to:
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it”.
- 8.8 The AMR highlights developments in planning policy over the reporting period, including the review of the Strategic Policies DPD and development of the Wood Green Area Action Plan. Equalities considerations form a key part of the evidence presented for review alongside our planning policies, through sustainability appraisal. As the AMR highlights, consultation with the public and key stakeholders has also been a key element of the review process.
- 8.9 The AMR also updates on performance outcomes for planning policy objectives. This is key to monitoring the contribution that planning policy makes to our Corporate Plan priorities, including to actively manage and drive growth which everyone can benefit from. Members are advised to note performance outcomes for completions of affordable housing units and employment projections as of particular relevance to our equality duty.

9 Use of Appendices

- Appendix A: Authority Monitoring Report 2015/16

10 Local Government (Access to Information) Act 1985

- Haringey Strategic Policies Local Plan (2013) and Alterations (Pre-Submission) (2016)
- Haringey Development Management DPD (Pre-submission) (2016)
- Haringey Site Allocations DPD (Pre-submission) (2016)
- Tottenham Area Action Plan (Pre-submission) (2016)
- Wood Green Area Action Plan (Preferred Option) (2016)
- Haringey CIL Charging Schedule (2014)
- London Plan (2015)
- Mayor’s CIL Charging Schedule (2012)
- Haringey Local Development Scheme (2016)
- North London Waste Authority Annual Monitoring Report (2016)