

# Authority Monitoring Report

## 2016/17



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**Haringey**  
LONDON

# Executive Summary

The purpose of the Authority Monitoring Report (AMR) is to monitor the effectiveness of implementing Haringey's local planning policies. This year's AMR analyses performance for the period 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017. In doing so it draws upon data gathered since 2011 - the start of Haringey's Local Plan period - enabling trends to be identified and conclusions to be reached about whether the planning policies are achieving their intended outcomes or whether they, or our processes, need to be modified or revisited.

The AMR also monitors progress in the preparation of the Local Plan as well as the Council's performance in processing planning applications and appeals.

Consistent with previous AMRs, the 2016/17 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.

## Key findings

The following provides a brief summary of the main findings in the 2016/17 AMR:

### *Plan-Making Performance*

- Haringey has replaced its Saved Unitary Development Plan (UDP) policies with a fully up-to-date Local Plan following the adoption of a suite of documents (**Strategic Policies consolidated with Alterations, Site Allocations DPD, Tottenham Area Action Plan and Development Management DPD**) in July 2017. An independent Examination in Public was held on the Local Plan with hearing sessions taking place in the summer of 2016. The Planning Inspector's report was issued in April 2017 and found the Plans "sound" subject to the incorporation of the Inspector's recommended changes.
- Progress continues on the emerging **Wood Green Area Action Plan**. Following public consultation in February/March 2016 on various growth options, Cabinet approved a 'Preferred Option' version of the AAP in January 2017 which promotes site allocations providing for 7,700 new homes and over 150,000m<sup>2</sup> of commercial and retail floorspace. Consultation on this latest draft AAP ran from February to April 2017.
- The Council adopted the **Highgate Neighbourhood Plan** in July 2017 and it now forms part of the statutory development plan. This is a cross-borough plan for the Highgate Neighbourhood Area covering parts of Haringey and Camden. The plan was adopted

following an independent examination and successful referendum in which 88% of local area residents voted in support of the plan. Turnout for the referendum was 18% which is comparably high for this type of vote.

### *Effectiveness of Policy Implementation Performance*

#### Housing

- Haringey needs to provide a minimum of 19,802 homes over the period from 2011 – 2026. For the period 2016/17 the total net completions was 774 homes. This is circa 200 units up on previous years but still significantly short of the strategic housing target of 1,502 net dwellings per annum. However, significant over delivery in the first two years of the plan period, when the strategic housing requirement was only 820 homes per annum, means that the current shortfall against the cumulative housing target is only 1,009 homes. Based on the Council's identified five-year housing land supply - this shortfall can be made good over the period 2017 – 2022.
- A total of 211 affordable homes were built in 2016/17. In the reporting year 28.5% of all conventional housing was affordable. This percentage increases significantly to 35.4% when taken on a habitable rooms basis, demonstrating that the Council is achieving a greater portion of larger dwellings as affordable homes.
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- Over the plan period to date, 72% of housing delivered through major developments within the borough have been secured as affordable homes. This decreases to 61% on a habitable rooms basis, due to the unit mix on Intermediate products. This level of affordable housing has been achieved through a number of RSLs taking up 100% of these larger schemes as affordable.
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#### Employment and Town Centres

- In 2016/17, planning permissions resulted in a total net loss of 11,195sqm (net) of employment (Class B) floorspace across the Borough. This loss comprised of: loss of 3,252sq m of B1 (business) floorspace; loss of 4,003sqm of B2 (general industrial) floorspace; and loss of 3,940 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.
- There were notable losses in B Class employment floorspace on sites outside of Haringey's designated employment land notably at the Tottenham Stadium redevelopment accounting for 3,500sqm loss of B2 and B8 floorspace. This mirrors the situation from previous years. Informed by monitoring outcomes, Haringey's new Local Plan now 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.

- Haringey's town centre vacancy rates have decreased in recent years. When surveys were carried out in 2013, the overall local vacancy rate was 7%. Today the average is 4.5% which has remained lower than the national (14%) and London (9%) averages. However, there was a slight increase in the rates in Bruce Grove and Seven Sisters on the previous year, and this will need to be closely monitored in future AMRs to identify whether interventions are required.
- 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 mix and balance of uses.

### Environmental Sustainability

- As with the previous 5 years, there was again no net loss in land designated as open space over 2016/17. This reflects the effectiveness of the Local Plan policies which strongly resist inappropriate development on and loss of open space. There was a net gain in open space consented, with an additional 50 sq m of MOL provided as part of the comprehensive redevelopment scheme at the Keston Centre site.
- 22 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 2016, Tottenham Green and Woodside Park became the latest spaces awarded Green Flags. This brings the total Green Flag parks in Haringey to 25, up 2 from the previous reporting year.
- Since 2011/12 there has been a steady improvement in the amount of household waste recycled, from 26.75% in 2011/12 to 37% in 2014/15. However, the monitoring year saw this dip back to 32% missing the current Joint Waste Plan target for 2015 of 45%. The Council will look to the NLWA to put in place appropriate initiatives to ensure future year's performance will get the Borough back on track to meet the 2020 of 50%.
- Over the period from 2005-2015, Haringey's carbon emissions decreased from 4.6 tonnes per capita to 2.8 tonnes per capita, a 39% decrease. Haringey is on course to meet the borough target to reduce by 40% emissions on the 2005 baseline by 2020.

### CIL & Planning Obligations

- Haringey's 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 is to be paid upon development commencing.
- In 2015/16, the Council secured over £3.7 million in Section 106 funds alongside affordable housing provision. The monetary contribution is significantly down from the £6.5 million 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.

### *Development Management Performance*

- In 2016/17 the Council decided 2,251 planning applications consisting of 35 major applications, 544 minor applications, 1,671 householder and other applications. There were almost twice as many major applications decided in this reporting year than in 2015/16 (19).
- The Council's performance in processing applications in 2016/17 was: 100% of major applications determined within 13 weeks; 87.68% of minor applications; and 90.01% of other applications; within 8 weeks or extension of time. The Planning Service therefore met and exceeded the Government's targets.
- In 2016/17, there were a total of 110 appeals on refusals decided by the Planning Inspectorate, with 34 appeals allowed (30.9%) and 76 appeals dismissed (69.1%). The proportion of appeals allowed in Haringey was decrease on the previous year (43.8%).
- The Planning Service has implemented a rework of its planning processes and has implemented a Systems Thinking Approach to further improve its performance.

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# **1 Introduction**

## **1.1 What is the Authority Monitoring Report (AMR)?**

- 1.1.1 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.
- 1.1.2 The AMR is used to assess the performance and effectiveness of Haringey's planning policies in delivering the key objectives of the Local Plan. 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.

## **1.2 The reporting period**

- 1.2.1 This AMR covers the monitoring period 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017. 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 2016/17 AMR assesses performance of Haringey's adopted planning policies, as set out in the Strategic Policies Local Plan (2013) and the Saved Unitary Development Plan (UDP) policies. In future AMRs, performance will be considered against Haringey's Local Plan (2017) which was adopted after this reporting period.
- 1.3.2 Haringey's Strategic Policies Local Plan - first adopted in March 2013 and updated in July 2017 - includes a collection of monitoring indicators and targets. These have been used as the basis for assessing policies in this AMR.
- 1.3.3 This is also the third AMR prepared since Haringey's Corporate Plan 2015-18 was published. Where appropriate, the AMR references monitoring of delivery against the Corporate Plan priorities alongside monitoring of planning policy performance.
- 1.3.4 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.
- 1.3.5 The AMR does not attempt to measure and monitor each planning policy individually, but focuses on monitoring key policy objectives for which data is currently available, in order to assess overall outcomes in plan delivery.

## **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 and contains key data relating to the Borough's environment, social and economic wellbeing.

- 1.4.2 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 wider context of planning for development and growth across the Borough.
- 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 Structure**

- 1.5.1 Consistent with previous monitoring reports, the AMR 2016/17 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.
- 1.5.2 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 embedded the National Planning Policy Framework (NPPF), along with new rules governing the change of use of land for housing, employment and retail uses. The Mayor of London has adopted changes to the London Plan (2016) to reflect current and projected increases in the capital's population, resulting in a significant increase in Haringey's strategic housing and jobs targets. However, the new Mayor is now undertaking to prepare a new London Plan - work on the evidence to underpin this has commenced and consultation on a draft plan is expected in Autumn 2017.
- 2.1.2 The Council is proactively responding to these changes by preparing a suite of up-to-date Local Plan documents, which were adopted in July 2017. These 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 was revised and adopted in April 2016 and set out the work programme for the reporting year. It sees submission for examination of the Strategic Policies DPD, the Development Management DPD, the Site Allocations DPD, and the Tottenham Area Action Plan (AAP) all progress in tandem to the same timetable.
- 2.2.4 In accordance with the current LDS timetable, Pre-Submission consultation was undertaken on all four documents from January 2016. The documents were then submitted for independent public examination in May, with hearing sessions taking place during the summer. Through the examination process the Planning Inspector recommended a number of 'main modifications' to be made to each of the Local Plan documents in order to ensure they would meet the statutory tests of soundness. These main modifications were published for public consultation in mid-November

2016 for an 8-week period, two weeks longer than the statutory 6-week requirement owing to the winter holiday period.

- 2.2.5 The Planning Inspector's Report was received in April 2017. It concluded that the full suite of Local Plan documents provided an appropriate basis for the planning of Haringey Borough, subject to the incorporation of the main modifications. The Local Plan documents as modified were subsequently adopted by a resolution of full Council on 24th July 2017. The adoption of the Local Plan was slightly later than scheduled in the LDS. This was owing to unanticipated delays in the latter stages of the examination process (i.e. the need to consult on main modifications, along with an extension on the statutory consultation period) and for reasons outside the scope of the Council's control (i.e. time required for Planning Inspector to consider and agree the schedules of main modifications and to prepare the final report on 4 development plan documents). With an up-to-date Local Plan, we are now well placed to ensure that new development contributes to the delivery of the Council's strategic priorities and objectives for sustainable growth, regeneration and investment in the Borough.
- 2.2.6 The Wood Green AAP was first consulted on from February 2016. Given the Submission and Examination of the other four Local Plan documents and the additional workload that resulted from a substantial number of comments, and the need to undertake re-consultation on proposed modifications post hearing, the timetable for the next stage of consultation (Preferred Option) slipped from the anticipated date of October/November 2016 to February 2017, a delay of 3 months.
- 2.2.7 The North London Waste Plan has been subject to delays to address concerns arising from uncertainty over the likely spatial strategy to be advanced through the new London Plan and whether this will impact upon the deliverability of the proposed NLWP. A revised LDS will be published in 2017 to take account of the adoption of the four Local Plan documents and to revisit the timetable for the Wood Green AAP and NLWP.
- 2.2.8 The following table show the revised timetable for preparing the Local Plan documents.

**Table 2.1: Revised Timetable for Preparing the Haringey Local Plan**

<b>Development Plan Document</b>	<b>Stage</b>	<b>Timetable</b>
Alterations to Strategic Policies Site Allocations Development Management Tottenham Area Action Plan	Pre-submission	January - March 2016
	Submission	24 May 2016
	Examination hearings	August - September 2016
	Adoption	24 July 2017
Wood Green Area Action Plan	Issues & Options	February – March 2016
	Preferred Option 1	February – April 2017
	Preferred Option 2	January 2018
	Pre-submission	June 2018
	Submission	September 2018
	Examination	December 2018
	Adoption	April 2019
North London Waste Plan	Pre-submission	TBC

	Submission	TBC
	Examination	TBC
	Adoption	TBC

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

## 2.3 Haringey's Local Plan

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

- 2.3.1 The 2016/17 period saw steady progress made on advancing Haringey's suite of Local Plan documents towards adoption.
- 2.3.2 Pre-submission versions of the Local Plan documents, which gained full Council approval in November 2015, were published for a statutory Regulation 19 consultation in January – March 2016. 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).
- 2.3.3 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 wording of the policies that the Inspector and the relevant parties could also agree.
- 2.3.4 The Council then published 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 were then fed back to the Planning Inspector to enable her to finalise her report.

#### Latest position

- 2.3.5 The Inspector's Report was received on 28th April 2017 which confirmed that, subject to a number of main modifications, the Plans are sound and provide an appropriate basis for the planning of Haringey and are therefore recommended for adoption. The Local Plan (incorporating the Inspector's changes) was subsequently progressed to Cabinet on 20th June 2017, which recommended its formal adoption by full Council.
- 2.3.6 Haringey's new Local Plan was adopted by a resolution of full Council on 24th July 2017. Haringey now has a fully up-to-date framework for managing sustainable growth and investment and dealing with planning applications in line with the Corporate priorities.

### Wood Green Area Action Plan

- 2.3.7 In the 2016/17 reporting year, work also continued 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.

- 2.3.8 Four broad development 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.
- 2.3.9 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.

#### Latest position

- 2.3.10 In January 2017, Cabinet approved the preferred option version of the AAP, which promotes site allocation providing for 7,700 new homes and over 150,000m<sup>2</sup> 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.
- 2.3.11 Consultation on the preferred option stage of the Wood Green AAP commenced in February 2017 and concluded on 28<sup>th</sup> April 2017. Results of the consultation are being analysed and will be reported in the next AMR.

## **2.4 Neighbourhood Planning**

- 2.4.1 The Localism Act (2011) enables local communities, through neighbourhood forums, to prepare neighbourhood development plans. Once adopted, neighbourhood plans form part of Haringey's statutory development plan and can be used in the determination of planning applications. There are currently two designated forums in Haringey.

### **Highgate NP**

- 2.4.2 In the 2016/17 period the Council continued to support the Highgate Neighbourhood Forum in progressing its neighbourhood plan towards adoption. This is a cross-borough plan covering parts of both Haringey and Camden Boroughs.
- 2.4.3 The Forum carried out its second 'pre-submission' (Regulation 14) consultation on a draft plan during December 2015 - February 2016, to which the Council submitted a joint response with LB Camden. In response to the comments received the Forum reviewed and made amendments to the draft plan. The Forum then submitted the revised plan and supporting documents to Haringey and Camden Councils in September 2016, who publicised the draft plan for a (Regulation 16) public consultation which ran from 23rd September to 4th November 2016. Once again the Councils submitted representations to help ensure the plan would meet the 'basic conditions' as required by legislation.

- 2.4.4 The publication documents and consultation representations received were subsequently packaged and sent to a Plan Examiner (Jill Kingaby BSc (Econ) MSc MRTPI) appointed by the Councils with support from the Forum. In November 2016 a letter was issued by the Examiner confirming that the independent public examination would take place by way of written representations.
- 2.4.5 During the examination process in December 2016 the Examiner requested that the Councils and Forum prepare a Statement of Common Ground. This request was made having regard to the Regulation 16 consultation representations. In particular, the difference in views between the Councils and the Forum on the extent to which plan was in general conformity with the 'strategic policies' of the respective Local Plans (one of basic conditions for a neighbourhood plan). A Statement of Common Ground was agreed on 19th January 2017 which resolved most of the differences, however there remained a few outstanding issues which were subject to further consideration by the Examiner.
- 2.4.6 The Examiner's Report was issued on 28th February 2017. The report recommended that a number of changes be made in order to ensure the plan would meet the basic conditions. These changes included those agreed through the Statement of Common Ground as well as other amendments proposed by the Examiner. The report also concluded that the Highgate Neighbourhood Plan once amended should proceed to a local referendum. Notably, the Examiner's recommendations are non-binding and it is for the Council to take a decision on each of these.

#### Latest position

- 2.4.7 On 11th April 2017 the Council's 'Decision Statement' was agreed by Cabinet. The statement set out the Council's response to the Examiner's recommendations and provided that the neighbourhood plan, as modified, would meet the relevant statutory requirements and legal tests and should therefore proceed to a local referendum. With similar conclusions reached in Camden the Councils proceeded to organise a referendum on the Highgate Neighbourhood Plan, which took place on 6th July 2017. Electors were asked: "Do you want the London Boroughs of Haringey and Camden to use the Neighbourhood Plan for Highgate to help them decide planning applications in the neighbourhood area?". Of votes cast 88% voted 'yes' (i.e. in favour of the plan). Turnout for the referendum was 18.2% which is comparably high for this type of vote.
- 2.4.8 On 20th July 2017, Haringey formally made (adopted) the Highgate Neighbourhood Plan by way of Cabinet Member Signing. The Plan now forms part of Haringey's Statutory Development Plan and is used alongside the Local Plan and the Mayor's London Plan in determining planning applications.

#### **Crouch End NP**

- 2.4.9 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 Plan which is ongoing.

## 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

Objective / Policy	Indicator COI H1	Target	On Target
SP/1/ CP4/5	Number of net additional dwellings built each year as monitored through the AMR	Deliver 19,802 net new dwellings over the plan period to 2026	

- 3.2.1 The London Plan (2015) was adopted in the previous reporting year, significantly increasing the Borough's strategic housing target from 820 to 1,502 homes annually.
- 3.2.2 Haringey needs to provide a minimum of 19,802 homes over the period from 2011 – 2026. Table 3.1 below shows Haringey's annual housing delivery performance since 2011. For the period 2016/17 the total net completions was **774 homes**. This is circa 200 units up on previous years but still significantly short of the strategic housing target of 1,502 net dwellings per annum. However, significant over delivery in the first two years of the plan period, when the strategic housing requirement was only 820 homes per annum, means that the current shortfall against the cumulative housing target is only 1,009 homes. As shown in the Five-Year Housing Land Supply, set out in Appendix 1, this shortfall can be made good over the period 2017 – 2022.

**Table 3.1: Housing Delivery April 2011 to March 2017**



	11/12	12/13	13/14	14/15	15/16	16/17
Conventional Completions (net)	709	746	461	636	606	741
Non-Conventional (net)	646	492	-19	-40	0	-17
Vacant units brought back into use	55	52	59	44	54	50
Overall Completions (net)	1,410	1,290	501	640	660	774
Cumulative Completions	1,410	2,700	3,201	3,841	4,501	5,275
Cumulative Target	820 (820)	820 (1,640)	820 (2,460)	820 (3,280)	1502 (4,782)	1502 (6,284)
Performance against target	590	1,060	741	561	-281	-1,009

3.2.3 The gross residential development amounted to 948 units over the year. This netted to 741 conventional housing completions. 17 non-conventional<sup>1</sup> homes were lost through conversion to conventional housing and 50 vacant units were brought back into residential use. This resulted in a net overall completion figure for the 2016/17 period of 774 homes.

3.2.4 The 741 net conventional homes comprised 420 dwellings from 15 major development schemes (i.e. developments delivering 10 or more homes). The remaining 321 (43.3%) dwellings came from 205 small development sites.

3.2.5 Major developments that completed over the last year included:

**Table 3.2: Major Scheme Completions over 2016/17**

Scheme	Permission Type	Net Dwellings
Furnival House, 50 Cholmeley Park N6 5EW (HGY/2010/1175)	Full	15
52 Bounds Green (HGY/2014/0278) and (HGY/2014/1561)*	Lawful Dev Cert & Full	4
Pembroke Works, Hornsey (HGY/2012/1190)	Full	42
530-536 High Road N17 9SX (HGY/2013/0745)	Full	13
77 Muswell Hill (HGY/2013/1212)	Prior Approval	27
30 Muswell Hill N10 3TA (HGY/2013/1846)	Full	12
Hornsey Depot (SA46) (HGY/2013/2019)	Full	35
Protheroe House Chesnut Road N176 9EQ (HGY/2013/2465)	Full	50
Pretoria Road (HGY/2014/1080)	Full	52
14a Willoughby Road N8 0HR (HGY/2014/2271)	Prior Approval	25
72-72a Willoughby Lane (HGY/2014/3430)	Prior Approval	15
Saltram Close Housing Estate (HGY2005/1257B)	Full	15
Hale Village (HGY/2012/0799) & (HGY/2010/1897 & HGY/2014/1608) Blocks NE(P6) & P5	Full	135
476-478 High Road N17 9JF (HGY/2014/0387)	Prior Approval	10
14 Muswell Hill Road N6 5UG(HGY/2015/2784)	Prior Approval	10

\*While development at 52 Bounds Green only delivered 4 units in 2016/17, this site had previously delivered 13 net units in 2014/15 through approval of a Certificate of Lawful Development.

3.2.6 Of the above major development schemes, most notable is Hale Village, which

<sup>1</sup> Non-conventional completions include non-self-contained housing such as bedrooms in hostels or halls or residence.



contributed a further 135 net dwellings to the borough's housing stock. With the exception of the Hale Village Tower, the remainder of the scheme has now completed, with the development providing 1,244 units of student accommodation; 959 net conventional homes (542 affordable (61.7% by unit or 57.1% by habitable room – 231 Social/Affordable Rent & 311 Intermediate); 5,500m<sup>2</sup> of retail floorspace; 3,406m<sup>2</sup> of office floorspace; and 3,018m<sup>2</sup> of community use floorspace.

3.2.7 For the period 2016/17, the breakdown of completions by development type was as follows:

**Table 3.3: Breakdown by Development Type 2016/17**

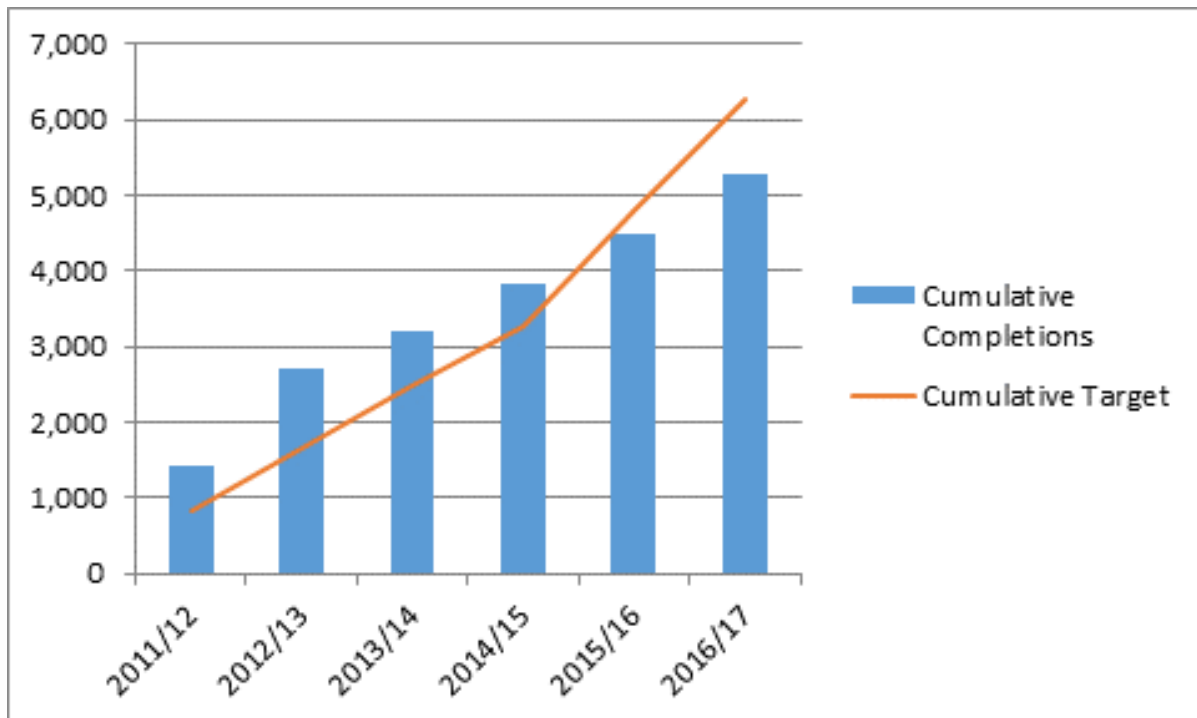
Development Type	Permission Type	Net Units	% of Total Net Units	No. of Schemes
New Build	Full / Reserve Matters	382		51
	Lawful Dev Cert	2		2
		<b>384</b>	<b>51.8%</b>	<b>53</b>
Extension	Full / Reserve Matters	36		22
	Lawful Dev Cert	12		5
		<b>48</b>	<b>6.5%</b>	<b>27</b>
Conversion	Full / Reserve Matters	63		76
	Lawful Dev Cert	27		12
		<b>90</b>	<b>12.1%</b>	<b>88</b>
Change of Use	Full Planning Permission	57		30
	Prior Approvals	156		25
	Lawful Dev Cert	6		10
		<b>219</b>	<b>29.6%</b>	<b>65</b>
<b>Totals</b>		<b>741</b>	<b>100%</b>	<b>233</b>

3.2.8 As shown above, just over half of all new housing was delivered by new build developments through 53 schemes (10 majors). However, a third of completions came via changes of use and, therein, prior approvals for office floorspace to residential use over which the Council has little control. Five of the Prior Approvals were major development schemes. All of these Prior Approval homes were delivered at the expense of B1a floorspace and local jobs.

3.2.9 As with previous years, there continues to be a significant number of new dwellings created through Lawful Development Certificates – 47 net new homes through 29 schemes. Again, these are developments over which the Council, if it has not intervened before a set period of time, has little control over.

3.2.10 It should also be noted that Prior Approvals and Lawful Development Certificates, even if classified as a major development, are not required to provide a proportion of affordable housing or to mitigate the impact of these new homes on requirements for physical or social infrastructure via s106 obligations. There are also issues with respect to the resulting housing mix and the density of these schemes, which is further elaborated below.

**Table 3.4: Cumulative completions against Housing Targets**



## Housing Mix

3.2.11 Table 3.5 below, shows the housing mix provided for through the total net new dwellings delivered in 2016/17. The bulk of new housing (81.2%) was equally split between 1 and 2 bed homes. 60 units were bedsits or studio units, which in general are not supported by the Council unless justified by site circumstances. Not surprisingly, the majority of provision came via prior approvals (53 units) and Lawful Development Certificate (10 units), with the remainder comprising residential care (11 units), new build (5 units), and -19 bedsits or studio units lost as a result of Conversion or Extension developments.

3.2.12 84 three-bedroom homes were added to the existing housing stock, with majors and minor developments contributing fairly equally. By contrast, only major development schemes provided a net increase in larger homes (4 bedrooms or more) provision, with 14 units added. Small site developments, many in the form of conversions, resulted in a loss of 38 homes of four or more bedrooms, leading to an overall reduction in four or more bedroom homes of 24 dwellings.

**Table 3.5: Housing Mix in 2016/17**

	<b>Bedsit / Studio</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed +</b>	<b>Habitable Rooms</b>
Major Development Schemes	43	151	167	45	14	1,155 (61.1%)
%	10.2%	36.0%	39.8%	10.7%	3.3%	
Small Site Schemes	17	159	144	39	-38	
%	4.7%	44.3%	40.1%	10.9%	-	734 (38.9%)
<b>Totals by units</b>	<b>60</b>	<b>310</b>	<b>311</b>	<b>84</b>	<b>-24</b>	
<b>Total by %</b>	<b>7.8%</b>	<b>40.5%</b>	<b>40.7%</b>	<b>11.0%</b>	<b>-</b>	<b>1,889</b>

3.2.13 Despite major development schemes providing a reasonable mix, overall, the housing mix provided in 2016/17 was heavily weighted towards smaller dwelling sizes – 89% being 2 bedrooms or less. Prior approvals and Certificates of Lawful Development contributed significantly to this with 167 (82.2%) being studio or 1 bedroom, and 205 dwellings (101%) being 2 bedrooms or less.

**Table 3.6: Housing Mix by Prior Approvals & Cert of Lawful Dev 2016/17**

<b>Type</b>	<b>Bedsit / Studio</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed +</b>
Prior Approvals	53	67	29	5	2
Cert Law Dev	10	37	9	-4	-5
<b>Totals</b>	<b>63</b>	<b>104</b>	<b>38</b>	<b>1</b>	<b>-3</b>

3.2.14 With respect to the number of habitable rooms delivered (see Table 3.5), the 15 major developments provided 1,155 habitable rooms. By contrast, the 205 small site developments yielded only 734 habitable rooms, demonstrating the significant benefit of a limited number of large scale comprehensive developments in making the greatest contribution to meeting housing needs and, in particular, the provision of larger family homes.

3.2.15 Table 3.7 below provides the housing mix delivered by all conventional housing completed over the plan period to the end of March 2017. This shows the vast majority of new houses delivered are 1 & 2 bedroom dwellings (85.9%) and that there has been an overall loss in 4 or more-bedroom housing, with 213 family homes taken out of Haringey's overall housing stock. This loss in family housing is again attributed to conversions and Certificates of Lawful Use. However, the losses in recent years have not been as high as was experienced earlier in the plan period, which could be attributed to Local Plan policies limiting the conversion of family housing in certain parts of the borough.

**Table 3.7: Housing Mix Delivered 2011 - 2017**

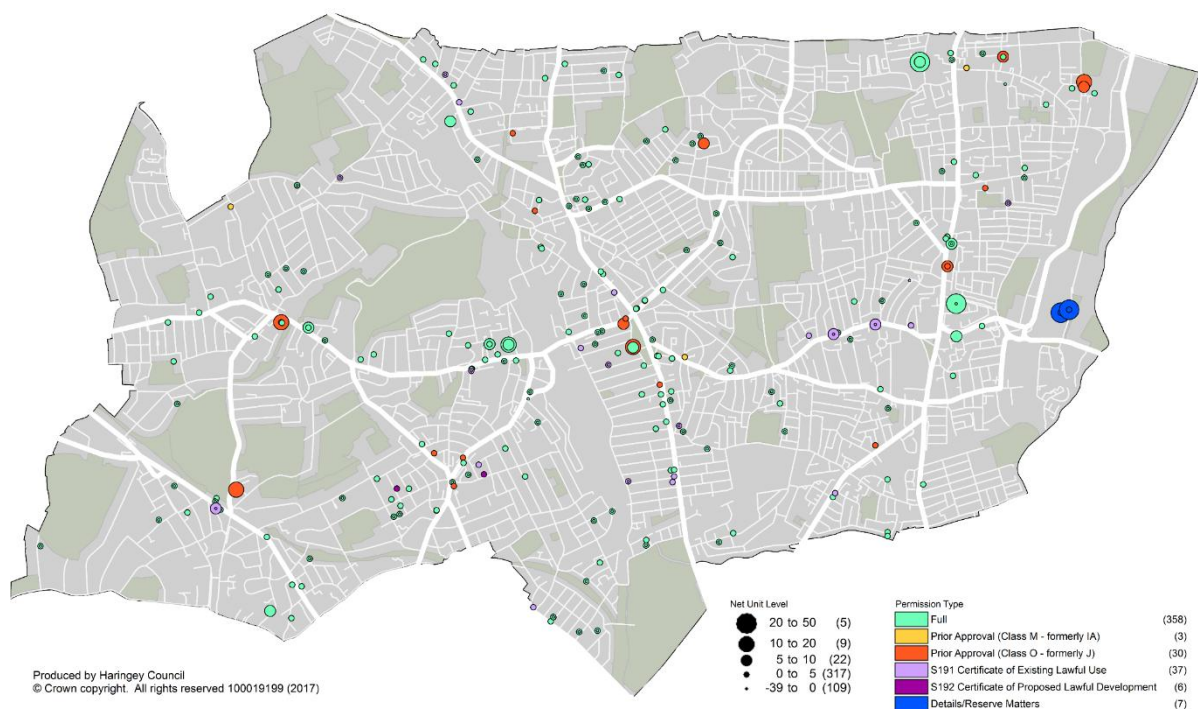
<b>Year</b>	<b>Net</b>	<b>Bedsit /</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed +</b>	<b>Habitable</b>
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	Homes	Studio					Rooms
2011/12	709	-101 (-%)	389 (43.6%)	384 (43%)	120 (13.4%)	-83 (-%)	1,931
2012/13	746	-18 (-%)	297 (37.8%)	382 (48.6%)	107 (13.6%)	-22 (-%)	2,119
2013/14	461	25 (4.8%)	195 (37.9%)	235 (45.6%)	60 (11.7%)	-54 (-%)	1,096
2014/15	636	14 (2%)	282 (41.9%)	285 (42.3%)	92 (13.8%)	-37 (-%)	1,671
2015/16	606	103 (17.1%)	221 (36.5%)	237 (39.1%)	38 (6.3%)	7 (1%)	1,488
2016/17	741	60 (7.8%)	310 (40.5%)	311 (40.7%)	84 (11.0%)	-24 (-%)	1,889
<b>Total</b>	<b>3,899</b>	<b>83 (2.0%)</b>	<b>1,694 (41.3%)</b>	<b>1,834 (44.6%)</b>	<b>501 (12.1%)</b>	<b>-213 (-%)</b>	<b>10,194</b>

## Distribution

3.2.16 Map 1 below, shows the distribution of the new homes delivered over 2016/17 across the Borough. The size of the circles represent the scale of the housing delivered at each site last year.

**Map 1: Distribution of housing completions 2016/17**



Objective / Policy	Indicator LOI 4	Target	On Target
SP2	Number empty homes	No set target	N/A

	bought back into use		
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3.2.17 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. During 2016/17 there were 50 empty homes bought back into use.

Objective / Policy	Indicator COI H3	Target	On Target
SP2 / CP4/5	Percent of dwellings built on previously developed land (excluding sites where the allocation allows for an exception)	100% of new dwellings to be delivered on previously developed land	

3.2.18 Of the housing completed during this monitoring year, 100% was on previously developed land in line with the Plans approach to managing growth and protecting open spaces.

#### Affordable housing

Objective / Policy	Indicator COI H4	Target	On Target
SP1 / CP4/5	Percent of dwellings that are affordable (social/affordable rent and intermediate housing)	40% of net new dwellings over the plan period to 2026, with an overall split of 60/40 social/intermediate	

3.2.19 A total of **211 affordable homes** were built in 2016/17. The individual development schemes that delivered affordable housing last year were:

**Table 3.8: Affordable Housing Completions in 2016/17**

Scheme	Gross Affordable Homes Delivered	% of Affordable Housing Units by	% of Affordable Housing Hab Rooms by

		<b>Scheme</b>	<b>Scheme</b>
Barnes Court Rear Car Park Clarence Road N22 8PJ (HGY/2014/2556)	4	100	100
Connaught Lodge Garage Connaught Road N4 4NR (HGY/2014/3508)	7	100	100
Pembroke Works, Hornsey (HGY/2012/1190)	36	85.7	87.1
Pretoria Road (HGY/2014/1080)	52	100	100
Parkland Hostel, 20-108 Parkland Road N22 6ST (HGY/2009/1014)	9	100	100
33 Muswell Avenue N10 2EB (HGY/2010/0766)	2	100	100
Peabody Cottages, Lordship Lane N17 7QJ (HGY/2011/1414)	1	100	100
Protheroe House, Chesnut Road N17 9EQ (HGY/2013/2465)	50	100	100
Hornsey Depot (SA46) (HGY/2013/2019)*	35	100	100
Saltram Close Housing Estate (HGY2005/1257B)	15	100	100

\*These are the first homes to completed on the Hornsey Depot site, which achieves 38.4% by habitable rooms overall from the 438 dwelling development.

3.2.20 As shown above, there was a mix of small and large schemes that contributed towards the provision of new affordable housing. All but one was a 100% affordable housing scheme, with Pembroke Works still contributing significantly at 87.1% affordable housing provision by habitable rooms.

3.2.21 Table 3.9 below provides a breakdown of affordable housing completions over the plan period to date by total net units completed and by habitable rooms. NB: The total net completions exclude non-conventional housing while the gross number of affordable homes delivered excludes any direct acquisitions made by the Council.

3.2.22 In 2016/17, 28.5% of all conventional housing was affordable. This percentage increases significantly to 35.4% when taken on a habitable rooms basis, demonstrating that the Council is achieving a greater portion of larger dwellings as affordable homes.

3.2.23 Over the plan period to date, 32% of all conventional housing delivered has been secured as affordable housing. On a habitable rooms basis, which is the policy requirement, 49.9% of all habitable rooms delivered were affordable.

**Table 3.9: Affordable Housing Delivered Against All Housing Completed 2011 - 2017**

<b>Year</b>	<b>Total Net Units</b>	<b>Total Hab Rooms</b>	<b>Gross No. of AH Units</b>	<b>AH Hab Rooms</b>	<b>% of AH Unit</b>	<b>% of AH by Hab Rooms</b>
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2011/12	709	1,931	458	1,428	64.6%	74.0%
2012/13	746	2,119	407	1,161	54.6%	54.8%
2013/14	461	1,096	134	406	29.1%	37.0%
2014/15	636	1,671	365	1,152	57.4%	68.9%
2015/16	606	1,488	62	197	10.2%	13.2%
2016/17	741	1,889	211	669	28.5%	35.4%
<b>Totals</b>	<b>3,899</b>	<b>10,194</b>	<b>1,637</b>	<b>5,013</b>	<b>42.0%</b>	<b>49.2%</b>

3.2.24 While the above demonstrates the position against all conventional housing delivered, the actual monitoring requirement, and therein, the target of 40%, is in respect of the portion of habitable rooms secured as affordable from major developments (i.e. those schemes delivering 10 or more units). Table 3.10 below therefore provides the breakdown of the portion of affordable units secured on major developments over the plan period by both unit and habitable rooms basis. NB: Both the gross affordable housing units and affordable housing habitable rooms differ from that provided in Table 3.9 due to Council and RSL-led affordable developments below the 10-unit threshold, such as the Phase 1 infills programme.

**Table 3.10: Affordable Housing Completions by Major Development Schemes 2011 - 2017**

Year	Net units all Majors	Habitable Rooms all Majors	Gross AH units on Majors	AH by Hab Rooms on Majors	AH % by Unit	AH % by Hab Rooms
2011/12	463	1,652	451	1,390	97.4%	84.1%
2012/13	547	1,553	407	1,161	74.4%	74.8%
2013/14	177	540	134	406	75.7%	75.2%
2014/15	428	1,269	357	1,130	83.4%	89.0%
2015/16	321	955	62	197	19.3%	20.6%
2016/17	281	1,975	188	568	66.9%	28.8%
<b>Totals</b>	<b>2,217</b>	<b>7,944</b>	<b>1,599</b>	<b>4,852</b>	<b>72.1%</b>	<b>61.1%</b>

3.2.25 Over the plan period to date, 72% of housing delivered through major developments within the borough have been secured as affordable homes. This decreases to 61% on a habitable rooms basis, due to the unit mix on Intermediate products (see Table 10 below). This level of affordable housing has been achieved through a number of RSLs taking up 100% of these larger schemes as affordable, including Brook House (222 units), Town Hall Approach (109 units), Lymington Avenue (66 units), Pretoria Road (52 units) & Protheroe House (50 units). In total, 15 major developments have been delivered as 100% affordable, providing 785 of the affordable homes secured.

3.2.26 In addition, the borough's largest development to date, Hale Village, achieved 61.7% affordable by units and 57.1% by habitable rooms, while others also achieved above target – land rear of 34 Great Cambridge Road (38.5% by unit and 58.3% by HR), Former Hornsey Central Hospital (35.7% by unit and 40.2% by HR), 193-197 Broad Lane (44.9% by unit and 43.3% by HR), and Prembroke Works (85.7% by unit and 87.1% by HR).

3.2.27 There was a further tier of major schemes that got close to achieving the 40% target



– Roden Court (29.4% by unit & 31.9 by HR), 638 High Road (38.5% by unit and 39.1% by HR), and the site rear of 318 – 320 High Road (50% by unit and 32.6% by HR).

3.2.28 All of the above developments helped to offset other major schemes where the affordable percentages were well below target (Lawrence Road 19.4% by HR & 612 High Road 22.2% by HR) or were nil, in the case of all 9 major Prior Approvals and the one major Certificate of Lawful Development scheme, as well as 673 Lordship Lane, Furnival House, 530-536 High Road, and 30 Muswell Hill.

3.2.29 With respect to the tenure mix and unit size of the affordable housing secured in 2016/17, the breakdown is set out in Table 3.11 below. It shows that the tenure was heavily skewed in the favour of affordable rent/social rent (196 to 15) resulting in an in-year borough-wide tenure split of 93:7. Unit sizes were predominantly 1 & 2-bedroom provision, although 50 units (24%) were secured as family sized affordable homes, which is a significant proportion in the context of 3 or more bedroom homes delivered in the year (60 net dwellings).

**Table 3.11: Affordable Housing Unit Breakdown and Tenure Split 2011 - 2017**

Tottenham AAP Area										
Year	Affordable Rent/ Social Rent Beds				Intermediate Rent Beds				Total Units	Tenure Split
	1	2	3	4+	1	2	3	4+		
11/12	7	41	48	25	100	131	8	3	363	
12/13	57	77	22	0	68	78	13	0	315	
13/14	7	19	12	3	32	46	0	0	119	
14/15	23	70	35	1	28	87	4	0	248	
15/16	8	5	12	2	19	12	4	0	62	
16/17	84	22	5	6	0	0	0	0	117	
<b>Sub Totals</b>	<b>186</b>	<b>234</b>	<b>134</b>	<b>37</b>	<b>247</b>	<b>354</b>	<b>29</b>	<b>3</b>	<b>1,224</b>	<b>48:52</b>
Rest of the Borough										
Year	Affordable Rent/ Social Rent Beds				Intermediate Rent Beds				Total Units	Tenure Split
	1	2	3	4+	1	2	3	4+		
11/12	23	33	6	6	11	12	4	0	95	
12/13	2	2	5	5	13	27	6	0	60	
13/14	0	0	2	4	0	6	0	0	12	
14/15	27	20	12	8	28	10	7	5	117	
15/16	0	0	0	0	0	0	0	0	0	
16/17	14	30	24	11	5	6	4	0	94	
<b>Sub Totals</b>	<b>66</b>	<b>85</b>	<b>49</b>	<b>34</b>	<b>57</b>	<b>61</b>	<b>21</b>	<b>5</b>	<b>378</b>	<b>62:38</b>
<b>Totals</b>	<b>252</b>	<b>319</b>	<b>183</b>	<b>71</b>	<b>304</b>	<b>415</b>	<b>50</b>	<b>8</b>	<b>1,602</b>	<b>52:48</b>

3.2.30 Over the plan period to date, we have secured 825 Social/Affordable Rent houses and 777 Intermediate Affordable houses.

3.2.31 The policy target for the affordable housing tenure split within the Tottenham AAP area is 40:60. Currently the tenure split is 48:52, so weighted slightly more towards the social/affordable rented housing but not too far off target as to raise concern. For



the rest of the borough the policy target tenure split is 60:40 across. Currently the split is 62:38, so almost exact.

3.2.32 With regard to the unit sizes, the above Table clearly shows the predominance of 1 and 2-bedroom provision in the intermediate affordable housing products, which is expected given these are tailored to entering the housing market. The social/affordable rent housing has a much more balanced mix, with significant provision in 2-bedroom housing but also the larger family sized homes, in contrast to intermediate provision, and for which there is an acute need within the borough.

3.2.33 Overall, the mix is consistent with policy expectations at this point in the plan period.

### Housing supply

Objective / Policy	Indicator COI H6	Target	On Target
SP1 and 2	Number of units delivered per year, and identified capacity within the five and 15 year housing trajectory.	Meet or exceed the annual target of 1,502 homes from 2015/16 (802 from 2011/12). Sufficient capacity identified within the housing trajectory to meet housing target.	

3.2.34 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.

3.2.35 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.

3.2.36 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.

### Gypsy and traveller accommodation

Objective / Policy	Indicator LOI 8	Target	On Target
SP2	Gypsy and Traveller accommodation	To meet identified need	

3.2.37 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.

- 3.2.38 There was no net addition to the stock of Gypsy and Traveller pitches over the reporting period.
- 3.2.39 A Gypsy and Traveller Accommodation Needs Assessment study is being prepared that will inform the Council's approach towards provision for identified needs over the course of the plan period, having regard to national policy, including the new "Planning Policy for Traveller Sites" published in August 2015. Once this work has concluded in 2017, the Council will review sites and options to meet any identified need.

### Houses in Multiple Occupation (HMOs)

- 3.2.40 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.
- 3.2.41 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 from a single dwelling (Use Class C4) into a small HMO, to apply for planning permission.
- 3.2.42 Further approaches for managing HMO development have been set out in the Council's adopted Development Management DPD and are now being applied in decisions.

## 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.

Objective / Policy	Indicator LOI BD1	Target	On Target
SP1	Total amount of additional employment floorspace (B	Delivery of 32,000m2 of floorspace	

	Use Classes)		
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- 3.3.2 In 2016/17, planning permissions resulted in a total net loss of 11,195sqm (net) of employment (Class B) floorspace across the Borough. This loss comprised of: loss of 3,252sq m of B1 (business) floorspace; loss of 4,003sqm of B2 (general industrial) floorspace; and loss of 3,940 sq m of B8 (storage and distribution) floorspace.

**Table 3.12: Losses and Gains in Employment Floorspace (B Use Classes) - Approvals**

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
B1 (a,b,c) (sqm)	8,700	-30,986	-4,687	-4,605	-10,317	-3,252
B2 (sqm)	-20,200 (B2/B8)	-730 (B2/B8)	-1,101	-2,456	-90	-4,003
B8 (sqm)			1,717	-564	-334	-3,940
Yearly +/-	-11,500	-31,716	-4,071	-7,625	-10,741	-11,195

- 3.3.3 The majority of B1 floorspace lost in the reporting year was as a result of the granting of a scheme at Railway Approach, HGY/2016/1573, (loss of 1,726 sqm) for 173 new residential units, but with only 294 sqm of replacement B1 floorspace and granting of the Apex House scheme, HGY 2015/2915, (loss of 3,287 sqm). 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. This included the loss of 2,490 sqm at Zenith House, Tottenham Green. There were some schemes however that did deliver some substantial new office floorspace to help offset these large losses including 4,000sqm as a result of the Tottenham Hotspur revised application (HGY/2015/3000) and the construction of a new office block providing 1,954 sqm on a former car wash site at Broad Lane, Tottenham (HGY/2016/2232).
- 3.3.4 The majority of the remaining B Class employment floorspace lost in the reporting period occurred on sites outside of Haringey's designated employment land notably at the Tottenham Stadium redevelopment accounting for 3,500sqm loss of B2 and B8 floorspace. 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.
- 3.3.5 As previously reported, 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 and advertised from July 2016. This came into effect in July 2017 and removed 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.

Objective / Policy	Indicator COI BD3	Target	On Target
SP1 and 8	Vacancy levels on Designated Employment sites Borough Wide	Average of no more than 10% vacancy over all sites	

3.3.6 There are 22 designated employment areas in Haringey covering SIL to Regeneration Areas. In normal market circumstances, and to allow for market churn, vacancy levels on such sites are typically between 5-10%.

**Table 3.13: Vacancy Rates and Floorspace on Designated Employment Land**

Designated Employment Land Site	Floorspace m2	Vacancy Rate % (2015)
Crusader Industrial Estate, N15	7,643	17%
Bound Green Industrial Estate	19,248	15%
Brantwood Road	45,168	3%
Campsbourne	2,202	0%
Cranford Way	14,707	21%
Friern Barnet Sewage Works	Vacant	Vacant
Hale Wharf	5,124	0%
N17 Studios 784-788 High Road	278	0%
High Road West	2,748	6%
Lindens / Roseberry Works	4,935	0%
Milmead and Ashley Road Extension	37,000	TBC
North East Tottenham	42,871	6%
Queen Street	5,594	0%
South Tottenham	36,225	8%
Tottenham Hale	6,610	0%
Vale Road / Tewkesbury Road	17,771	0%
White Hart Lane	21,558	17%
Wiloughby Lane	8,161	0%
Wood Green	38,640	4%
High Road East	0	TBC
Marsh Lane	86	0%
Rangemoor Road, Herbert Road	4,273	0%
<b>Total</b>	<b>320,841</b>	<b>6%</b>

3.3.7 The vacancy rate overall is at 6%, with many sites having no vacancies. However, Crusader, Bounds Green and White Hart Lane industrial estates, which are some of the larger industrial estates, have vacancies in excess of 10%. It is expected that due to proposed redevelopments, and new Local Plan policies encouraging employment led redevelopment in some of these areas, that this overall rate will decrease in coming years.

#### Town centres

Objective / Policy	Indicator LOI BD1	Target	On Target
SP10	Total amount of additional town centre floorspace (A Use Classes)	Delivery of at least 24,000 net floorspace to 2026	

3.3.8 There was a small loss of retail floorspace this year, compared to the overall growth

in retail floorspace over the plan period to date. This reflects the lack of major developments with commercial floorspace completing within this monitoring period. Over the Plan period to date (2011 – 2016) 23,099m<sup>2</sup> of new retail floorspace has been delivered. The majority of this has come forward in the Tottenham area of the Former GLS site and as part of the Hale Village and Tottenham F.C redevelopments, including a large format supermarket in the area.

**Table 3.14: Change in A Class Floorspace - Completions**

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
<b>Change in Floorspace (Completions)</b>	2,086	153	-2,643	23,601	-50	-48

Objective / Policy	Indicator LOI xx	Target	On Target
SP10	Loss of Office (B1a) via prior approvals	N/A	N/A

- 3.3.9 Prior Approvals were granted that will result in a loss of 3,298m<sup>2</sup> of Office Space on 9 schemes within the monitoring period. Should all these be built out, this will yield 69 residential units. During the monitoring year 13 prior approval for office to residential and education conversions completed. This resulted in the loss of 9,964m<sup>2</sup> of office floorspace and the creation of 75 residential units as well as one State Funded School on the Lee Valley Technopark. This accounted for 7,000m<sup>2</sup> of the loss of B1a floorspace.

Objective / Policy	Indicator LOI 1	Target	On Target
SP10	Percentage Vacancy Rates in Town Centres	No more than 10% over more than two monitoring periods	

- 3.3.10 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 high 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.
- 3.3.11 Haringey's town centre vacancy rates have decreased in recent years. When surveys were carried out in 2013, the overall local vacancy rate was 7%. Today the average is 4.5% which has remained 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. However, in this last monitoring period vacancy rates have increased in Bruce Grove and Seven Sisters to just above the maximum level sought, and so whilst this isn't persistent over two years, the Council will need to assess whether any measures are necessary to try and address the increase in vacancy rates. Town centres will continue to be regularly surveyed to ensure up-to-date evidence is available to inform planning decisions.

- 3.3.12 To support the growth and regeneration of Tottenham, the Local Plan designated 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. No frontages have yet been designated within this new centre however. This is dependent upon certain strategic sites being redeveloped to provide new commercial and retail floorspace.

**Table 3.15: Vacancy Rates in Haringey Town Centres**

Town Centre	2015/16	2016/17
Wood Green	4.71%	3.92%
Crouch End	1.59%	3.98%
Bruce Grove / Tottenham High Road	6.02%	10.53%
Green Lanes	4.27%	4.27%
Muswell Hill	2.5%	2.5%
West Green Road / Seven Sisters	7.3%	11.03%
Finsbury Park (part)	0%	0%
Tottenham Hale	0%	0%

#### Managing the Retail Offer and overconcentration of uses

Objective / Policy	Indicator LOI 1	Target	On Target
SP10	Proportion of Non A1 Uses in Town Centres	No more than 35% within Primary Shopping Frontages and 50% in Secondary Frontages	

- 3.3.13 With regards to Primary retail frontages, with the exception of Wood Green, most centres are at or just above the threshold. This mirrors the previous year's figures with little change in any centre. Within Crouch End this is reflective of a high number of independent cafes and restaurants, and also a large number of estate agents. Within Tottenham High Road a range of estate agents and sui generis uses, such as Nail Salons and Laundrettes, has increased the proportion to just over 44%. It should be noted that with Permitted Development rights, A1 use classes can now change to A2 without Planning Permission, and A3 and D2 subject to Prior Approval, and so to a degree, the Council has lost a degree of control over changes of use. These figures also reflect the evolving natures of town centres away from predominantly comparison retailing centres and towards leisure and cultural destinations. The Local Plan Policies take this into account, and allow for exceedences of these policy limits where a proposed use would contribute to a centres vitality and viability. These limits should therefore not be seen in isolation as to a town centre's health, but more as a guide as to the amount of core retailing that exists within each centre and it's likely trade draw. As Wood Green's figure is significantly below the other centre's this reflects upon it's Metropolitan status and draw of trade from a wider catchment which attracts more comparison and larger scale retailers, rather than leisure, and other town centre uses.



**Table 3.16: Percentage of Primary and Secondary Frontages in Non-Retail Use**

Town Centre	% Non-Retail Primary Frontage	% Non-Retail Secondary Frontage
Wood Green	21.99%	55.40%
Crouch End	44.53%	53.72%
Bruce Grove / Tottenham High Road	44.74%	37.50%
Green Lanes	43.17%	44%
Muswell Hill	34.62%	41.05%
West Green Road / Seven Sisters	33.3%	35.53%
Finsbury Park (part)	100%*	66.67%
Tottenham Hale	No frontages designated	No frontages designated

*\*It should be noted that within the small part of Finsbury Park district centre that lies within Haringey, only 3 units are designated as Primary Frontage. This figure is therefore disregarded with regards to monitoring the performance of the centre given this.*

Objective / Policy	Indicator LOI 1	Target	On Target
SP10 (and later DM46/47)	Proportion of betting shops and hot food takeaways as proportion of centre frontages	Monitoring to ensure no overconcentration	

3.3.14 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 issue which planning policy can play a positive role in helping to address. The Development Management DPD now includes policies which seek to ensure Haringey's town centres retain their vitality and viability by protecting against the overconcentration of these types of uses. Implementation of the policy will be considered in future monitoring reports, having regard to the current baseline position presented in this AMR.

3.3.15 The policy approach in the Development Management DPD was established following independent public examination of the Local Plan. Whilst the Council had prepared local technical evidence linking the overconcentration of betting shops and takeaways to public health outcomes, the Planning Inspector considered that the most appropriate approach for managing clusters of uses should be on the basis of town centre vitality and viability.

3.3.16 Within Haringey's District and Metropolitan Centres there is overall a fairly low concentration of such uses, especially in Crouch End and Muswell Hill. Whilst the figure is 16.6% for Finsbury Park, this is because only a small proportion of the overall centre lies within Haringey, which centres on the bowling alley and station, where it is to be expected that there would be a high number of takeaways. It is therefore evident that the proliferation of takeaways, and betting shops to an extent, is often outside of town centres, and within other smaller non-designated centres and local shopping parades. This report in future will therefore look to commence monitoring of such uses within non-designated centres.

**Table 3.17: Proportion of Hot Food Takeaways and Betting Shops within Town Centres**

Town Centre	No. Hot Food Takeaways	No. Betting Shops % of
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	% of Total	Total Frontage
Wood Green	12 (3.6%)	8 (2.4%)
Crouch End	2 (0.8%)	3(1%)
Bruce Grove / Tottenham High Road	5 (3.75%)	5 (3.75%)
Green Lanes	4 (2.4%)	6 (3.65%)
Muswell Hill	1 (0.5%)	2 (1%)
West Green Road / Seven Sisters	6 (4.3%)	3 (2.1%)
Finsbury Park (part)	5 (16.6%)	0
Tottenham Hale	0	0

### 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.

Objective / Policy	Indicator COI E2	Target	On Target
SP13	Loss and addition of areas of open space by category	No net loss of any areas of open space	

3.4.4 There was no net loss of designated open spaces in the reporting period.

Objective / Policy	Indicator SEI 8	Target	On Target
SP13	Number of Parks maintained to Green Flag Standard	Maintain the 20 Parks at Green Flag standard	

3.4.5 The Community Green Flag award (previously the Green Pennant award) recognises high quality green spaces managed by voluntary and community groups. There are four community gardens in Haringey with Green Flag status: The Gardens'



Community Garden, Living Under One Sun Community Allotment, Lordship Community Woodland and Hornsey Church Yard.

- 3.4.6 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.

Objective / Policy	Indicator LOI 10	Target	On Target
SP13	Number of Green Grid Infrastructure Projects completed or underway	As expected within the Infrastructure Delivery Plan	

- 3.4.7 Haringey's Local Plan documents 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. This includes new policies both within the Development Management DPD and the Tottenham Area Action Plan.

- 3.4.8 The Highgate Neighbourhood Plan, which was adopted on 20<sup>th</sup> July 2017, has designated a number of Local Green Spaces which are given the same policy protection as Metropolitan Green Belt as set out in the NPPF. In Haringey these LGS include land at Southwood Lane Wood, Park House Passage, Peace Park, Highgate Allotments, Shepherd's Hill Railway Gardens Allotments and Aylmer Allotments.

#### 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.

Objective / Policy	Indicator COI E2	Target	On Target
SP13	Loss or addition of Sites of Importance for Nature Conservation	No loss of any of the Borough's 60 SINCS Identify 3 New Nature Reserves	

- 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 Regional Park is an especially significant ecological asset, providing SSI's, 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. The Development Management DPD and Tottenham AAP now set out further requirements to ensure their protection.
- 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. There was a net gain in open space consented, with an additional 50 sq m of MOL provided as part of the comprehensive redevelopment of the Keston Centre site (reference HGY/2016/3309). Future AMRs will monitor whether this scheme is completed and the open space provision realised.
- 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 SINC's 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](#).

Objective / Policy	Indicator COI W2	Target	On Target
SP6	Reduce Municipal Waste sent to landfill to 15% of arising	Reduction to 15% of waste arising	

- 3.4.18 Local authority collected waste (previously termed municipal waste) includes all waste collected for recycling, composting, recovery and disposal from households in the North London area by the boroughs in their capacity as waste collection authorities. The NLWA Monitoring Data shows that in the year 2016/17, 9% of waste arising was sent to landfill, an improvement on the 2015/16 figure of 13%. This means the target is currently being met.

Objective / Policy	Indicator COI W2	Target	On Target
SP6	Amount of municipal waste recycled and composted	50% of municipal waste recycled and composted by 2020	

- 3.4.19 Household recycling rates in Haringey have shown improvement in recent years, with a high of 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 with the last two monitoring years down to 32% in 2015/16 and 36.1% in 2016/17 and the NLWA are working with partners to address this shortfall.
- 3.4.20 Notably 100% of residents from the constituent NLWA boroughs continued to receive a door-to-door or communal recycling service.
- 3.4.21 Haringey's 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.

Objective / Policy	Indicator LOI 21-26	Target	On Target
SP6	Safeguarding and delivery of sufficient waste management sites within North London to meet the North London Waste Plan apportionment targets	All sites identified within Haringey for waste management purposes safeguarded or under development for waste management purposes	

- 3.4.22 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.
- 3.4.23 Haringey's adopted Local Plan safeguards existing waste sites with licenced waste capacity as set out in Policy SA4 of the Site Allocations DPD.

### Water management

- 3.4.24 Like most London boroughs Haringey has areas that are at risk of flooding. This is in part owing 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. Haringey's new 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 The Flood and Water Management Act 2010 ('the Act') identifies the Haringey as a Lead Local Flood Authority (LLFA) with responsibility for discharging flood risk management functions. Updates to the Act introduced in April 2015, requires the LLFA to provide technical assessments as a consultee to the Local Planning Authority.
- 3.4.28 The Water Framework Directive (WFD) also requires the Haringey to have regard to water quality in relation to watercourses (including ordinary watercourses) and the potential to impact on current water quality status or potential of achieving good quality status in the future
- 3.4.29 The Council has prepared a [Local Sustainable Drainage Systems Guide](#) which provides 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 completed in the 2015/16 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 is regularly published in Haringey's 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.

Objective / Policy	Indicator COI 16	Target	On Target
SP4	Per capita carbon dioxide emissions in the Borough	Reduce by 40% on the 2005 baseline by 2020	

- 3.4.31 The latest data on carbon emissions was published in 2017 by the Government Department of Energy and Climate Change and covers the years 2005-2015. During this period, Haringey's carbon emissions decreased from 4.6tonnes per capita to 2.8 tonnes per capita, a 39% decrease.
- 3.4.32 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.
- 3.4.33 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.
- 3.4.34 But alongside these challenges there are positive policies still in place. Policy 5.2 of the London Plan was agreed before the government removed the ability to set these targets. This policy requires all new major development to be Zero Carbon or to pay an offsetting financial contribution. This policy is now being implemented across the borough on major development.
- 3.4.35 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.

Objective / Policy	Indicator LOI 14	Target	On Target
SP4	Delivery of decentralised energy/district heating networks	Delivery of 2 heating networks by 2026	

- 3.4.36 Policy 5.5 of the London Plan, sets the strategic direction and local requirements to identify areas suitable for district energy. Policy 5.5 is used alongside policy 5.6 which expects that major development is designed to deliver district energy networks. Together these policies will support the delivery of District Energy Networks in Haringey.
- 3.4.37 By the end of 2016 the Council has worked with partners to deliver 3 technical and feasibility assessments for Wood Green, Tottenham Hale and North Tottenham. Wood Green and Tottenham are now undergoing further assessment.
- 3.4.38 In January 2017, Cabinet approved the North Tottenham business case for the North Tottenham district energy network. This will serve the redevelopment of High Road West, Tottenham Hotspurs and Northumberland Park. This will be a special purpose vehicle (SPV) owned by the Council which will provide these sites space heating and hot water loads from a single energy centre. The energy centre will be located on the High Road West site.

**Figure 2: The stages of District Energy Networks in Haringey.**



### 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

Objective / Policy	Indicator LOI 57	Target	On Target
SP11	Number of major applications considered by the Quality Review Panel	No target	N/A

- 3.5.1 Design review by independent experts is recognised as an important part of the pre-application process, specifically in the National Planning Policy Framework (NPPF) para. 62. Haringey set up its Quality Review Panel (QRP) in March 2015, and has been referring proposals to the Panel for review at least monthly ever since. The QRP is established in accordance with "Design Review – Principles and Practice" by Design Council CABI (revised edition, now with the Landscape Institute, Royal Town Planning Institute and Royal Institute of British Architects, 2013), adopting its ten "essentials"; Independent, Expert, Multidisciplinary, Accountable, Transparent, Proportionate, Timely, Advisory, Objective and Accessible.
- 3.5.2 To that end, an independent chair was appointed following soundings, and membership was advertised and appointed by the chair based on merit, in consultation with senior Councillors and Officers. The QRP builds upon the previous Haringey Design Panel, set up in 2005, but meets 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.

#### Design Awards

- 3.5.4 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. The first Haringey Design Awards were held in 2004, and they have subsequently been held every four years; in 2008, 2012 and most recently in 2016.
- 3.5.5 The 2016 awards featured 7 categories and the overall winner was judged to be



Broadwaters Inclusive Learning Community by Gollifer Langston Architects. The full list of winners and judges commendations, as well as further information on the awards can be accessed online at the following [link](#).

- 3.5.6 The latest awards received an unprecedentedly high number of entries, with over 100 nominations, including many entries of a very high standard of design. The council is therefore considering reducing the interval between awards, from four to two or three years from these awards; so the next awards will be in 2018 or 2019.
- 3.5.7 The Council also encourages the entry of schemes into various national and regional design award schemes.

### Haringey Development Charter

- 3.5.8 The Development Management DPD establishes 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.
- 3.5.9 An Urban Characterisation Study (UCS) (2015) and a Tall Building Location Validation Study (2015) have been prepared as evidence to support the Local Plan. 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.

### Strategic views

Objective / Policy	Indicator HE1	Target	On Target
SP11	Applications granted adversely affecting a protected strategically important or local view	None	

- 3.5.10 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.
- 3.5.11 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.

**Table 3.18: 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

3.5.12 The Council will continue to seek the protection of strategic views when considering planning applications. There were no applications approved which would negatively affect these views in 2016/17.

3.5.13 Haringey's Development Management DPD sets out policies to protect identified locally significant views and vistas, as per policy DM5, and performance in implementing this policy will be reported in future AMRs.

### Historic Environment

3.5.14 Haringey has a rich and diverse local heritage. The Historic Environment Record consists of:

- 47 Statutory Listed Buildings of Architectural or Historic Interest
- Over 1150 Locally Listed Buildings of Merit
- 28 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

Objective / Policy	Indicator LOI 60	Target	On Target
SP11	Change in the number of statutory listed buildings	No reduction in the number of listed buildings	

3.5.15 The West Green and Tottenham War Memorial (1922) in South Tottenham was added to the statutory list in December 2015 bringing the total number of Statutory Listed Buildings and Structures in Haringey to 474.

3.5.16 The Council is currently undertaking a comprehensive review of the 1150 buildings and structures on the Local List, with a draft revised list due to be published in 2017

3.5.17 Designation was removed from the former South Tottenham Conservation Area in June 2017 following a comprehensive appraisal and review of the Conservation Areas making up the Tottenham High Road Historic Corridor.

Objective / Policy	Indicator LOI 59	Target	On Target
SP12	Number of Conservation Area Appraisal and Conservation Management Plans (CAAMS) completed	100% of Conservation Areas to have a CAAMS in place by 2020	

3.5.18 Haringey currently has 14 adopted Conservation Area Character Appraisals which have been performing well. The Council has a programme for preparing appraisals for all of the conservation areas across the Borough.



- 3.5.19 In March 2016 the Council adopted the Noel Park Conservation Area Appraisal and Management Plan, which was produced in partnership with members of the local community and Historic England.
- 3.5.20 In November 2016 the Council consulted on six draft Conservation Area Appraisal and Management Plans covering the Tottenham High Road Historic Corridor. Final versions were prepared taking account of feedback received, and these were adopted in June 2017. The documents set out what makes each Conservation Area special, and include proposals for how the Conservation Areas will be managed in the future.
- 3.5.21 Additional controls are applied to applications within certain conservation areas in the form of Article 4 Directions. There are currently 4 conservation areas covered by Article 4 Directions: Rookfield, Tower Gardens, Noel Park and Peabody Cottages. However, recent enforcement cases have identified that these Article 4 Directions may be out-of-date and will require reviewing and updating as soon as possible. Ideally, any update to the Article 4 Directions should be informed by an up-to-date conservation area appraisal and management plan.

### Heritage Led Regeneration

Objective / Policy	Indicator LOI 61	Target	On Target
SP12	Number of buildings, structures and conservation areas on the Historic England 'Heritage at Risk' Register	Reduce to 0 by 2026	

- 3.5.22 In Haringey, there are currently 18 buildings and historic structures and 5 conservation areas on the English Heritage at Risk Register (2016). Noel Park has been removed from the register in response to the adoption of the new appraisal and management plan.

## 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.*

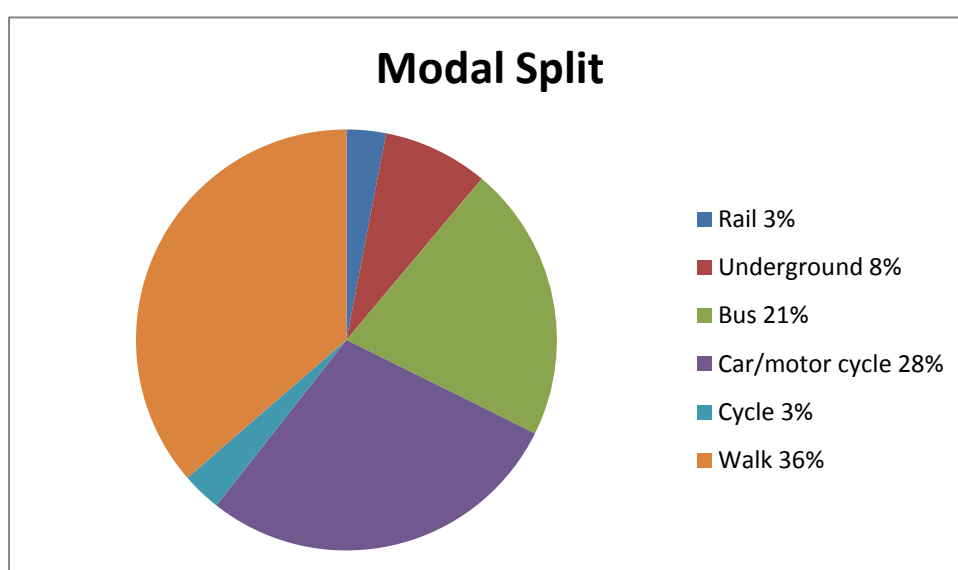
- 3.6.1 Haringey's Local Plan seeks to promote more sustainable travel, in line with higher level policy, ensuring that all development appropriately exploits opportunities to encourage modal shift away from private vehicles towards greater use of public transport and active travel, including walking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

### Transport modes

Objective / Policy	Indicator LOI 376	Target	On Target
SP7	Proportion of trips made by methods other than car where origin is in Haringey	Less than the national average	

3.6.2 The graph below shows the Modal split by main mode for journeys commencing in the Borough (7 days a week average) 2013/14 to 2016/17. There is a significant amount of trips made by walking, with just under 30% of trips made by private car or bike. This is significantly lower than the national average and reflects the Borough's highly accessible and urban nature. It is expected the proportion of journeys made by car will continue to decrease as more car-free developments are constructed and as transport connections are improved, notably through new cycling infrastructure and the delivery of crossrail through the Borough.

**Figure 3: Transport Modal Split**



### Travel plans

3.6.3 School Travel Plans and Personal Travel Plans both support parents, pupils and individuals to travel more sustainably, including to cycle. There are currently 65 schools with a School Travel Plan and the number continues to rise every year from 62 in the previous monitoring period.

### Cycling Infrastructure

#### Parking

Objective / Policy	Indicator LOI 31	Target	On Target
SP7	Number of off-street and on-street public cycle parking spaces	Increase year on year	

3.6.4 In the reporting year, a total of 24 'Sheffield' cycle stands and 19 "Bikehangars" were installed across the Borough providing space for 138 bikes compared with 22 in the previous year giving a significant increase in cycle parking. 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.

### Cycle route improvements

- 3.6.5 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.
- 3.6.6 In 2016/17 work continued on delivering new quietways for bikes including 2 way cycling on one way roads on Tottenham Lane, and additional improvements in Wood Green.

### Cycle Superhighway 1 (CS1) and Quietways

- 3.6.7 The Council has been working with Transport for London to link Tottenham Hotspur stadium with Liverpool Street in Central London via CS1. Delivery commenced in 2015/16 and completed in May 2016.
- 3.6.8 As part of the CS1 extension a number of measures were 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 has been resurfaced and the existing speed cushions converted to sinusoidal speed humps to provide a smoother and safer cycle ride.

### More sustainable vehicle use – Car clubs and electric vehicles

Objective / Policy	Indicator LOI 33	Target	On Target
SP7	Number of Car Club Bays across the Borough	80 bays delivered by 2026	

- 3.6.9 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 5800 (14% 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).
- 3.6.10 There are currently 75 car club bays in operation in the Borough and the Council is in the process of completing a multi operators contract for additional bays and the statutory consultations for the proposed car club bays for the new operators is completed. There will be a total of 39 new car club bays to be installed.
- 3.6.11 Haringey is also part of the DriveNow – floating service. This was launched in Dec 2014, 'floating' service (one way journeys) in 4 boroughs - Haringey, Hackney, Islington and Waltham Forest. It is a floating model, vehicles do not need to be picked up or returned to a specific parking space. It has a fleet of 250 vehicles across the 4 boroughs operational area, includes 50 BMW i3 electric vehicles

## Electric vehicle charging facilities

Objective / Policy	Indicator LOI 34	Target	On Target
SP7	Number of electric vehicle charging points on and off street	Increase year on year	

3.6.12 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 16 charging points in the Borough, the same as the previous year 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.

3.6.13 The Council has commissioned consultants to explore options for Street Lamp column electric charging points and a trail is about to commenced with an initial installation of 8 to 9 charging points.

## 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

Objective / Policy	Indicator LOI 10	Target	On Target
SP7	Delivery of Infrastructure Projects in line with the LIP	As set out in the LIP	

3.6.14 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.

3.6.15 In 2016/17 the Council invested £14,613,362 through the Local Implementation Plan and other Transport for London funding, and through other funding programmes including Council funding, Section 106 and Section 278 agreements. The table below details this spending.

**Table 3.19: LIP Funding Investment**

<b>Funding</b>	<b>Programme</b>	<b>£m</b>
External Investment	LIP Corridors and Neighbourhoods	£1.940
	TfL Cycling Programme	£0.145
	TfL Bus Services	£0.440
	TfL Structures	£3.939
	<b>Subtotal of TfL funding</b>	<b>£7.172</b>
Council Investment	Local Transport Fund	£0.100
	Supporting Measures (Smarter Travel, Safety)	£0.350
	Road Maintenance	£0.440
	Major Schemes (White Hart Lane)	£0.264
	Bus Stop Accessibility	£0.035
	Footpath and Carriageway Improvements	£3.000
	Road Safety and Structures	£0.150
	Street Lighting	£1.000
	Flood Water Management	£0.200
	Parking Plan	£0.300
	<b>Subtotal of Council investment</b>	<b>£4.650</b>
<b>S106 Planning Obligations</b>		<b>£0.629</b>
<b>S278 Highways Obligations</b>		<b>£2.503</b>
<b>Total</b>		<b>£14.613</b>

3.6.16 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.

3.6.17 The Council is in the process of producing a new Transport Strategy which is likely to come forward in Autumn 2017. 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

3.6.18 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.

- 3.6.19 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.
- 3.6.20 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.
- 3.6.21 Haringey's Local Plan provides 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**

- 3.6.22 The Tottenham Hale station redevelopment is scheduled for completion in spring 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**

- 3.6.23 Electrification of the Barking Gospel Oak line commenced in the summer of 2016 with 4-car electric trains schedule to be in operation from 2018.
- 3.6.24 Following the transfer in May 2015 of the Liverpool St to Enfield, Cheshunt, & Chingford lines to TfL and operated as part of the Overground network, new trains are expected from 2018.
- 3.6.25 The Council are also are working with Enfield, TfL/GLA and the rail operators on the implementation of a 3<sup>rd</sup> track between Tottenham Hale and Angel Road. This investment will allow higher service frequencies at Northumberland Park supporting our growth ambitions for North Tottenham. The enhancements are due to complete in December 2018.

#### **Community and Leisure Infrastructure**

Objective / Policy	Indicator LOI 74/80	Target	On Target
SP15/16	Retention of Community Uses	No net loss of community facilities unless justified	

- 3.6.26 There was an additional 92,832 m2 of floorspace approved this monitoring year (net), the majority of which was for the new Tottenham Stadium and associated community floorspace.

**Table 3.20: Net Losses/Gains for Use Class D1 and D2 Based on Permissions**

Floorspace m2						
Use Class	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
D1	1,966	3,976	-740	374	8,586	10,842
D2	47,780	949	1,481	138	901	81,990
Total	49,746	4,925	741	512	9,487	92,832

### 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/m<sup>2</sup> 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 2016/17 the amount of CIL collected was £4,122,392 which was up significantly from £2,710,733 the previous year.

**Table 3.21: Mayoral CIL Receipts in Haringey**

Year	Amount Collected (Minus Administration Fee)
2012/13	£95,642
2013/14	£473,320
2014/15	£342,785
2015/16	£2,602,303
2016/17	£3,957,496

- 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.

**Table 3.22: Haringey CIL Collected and Liability Notices Issued**

CIL Area (Ward)	CIL Collected 1 <sup>st</sup> November 2014 to March 2017	CIL Liability Notices issued as at March 2017
Alexandra	-	119,040.84 (17,856.13)
Bounds Green	134,451.15 (20,167.67)	779,049.87 (116,857.48)
Bruce Grove	3,074.37 (461.16)	38,813.33 (5,822.00)
Crouch End	226,580.92 (33,987.14)	1,507,958.43 (266,193.76)
Fortis Green	294,914.68 (44,237.20)	3,605,266.54 (540,789.98)
Harringay	933,636.77 (140,045.52)	3,060,946.14 (459,141.92)
Highgate	864,673.53 (129,701.03)	5,501,594.58 (825,239.19)
Hornsey	33,256.72 (4,988.51)	681,890.34 (102,283.55)
Muswell Hill	55,928.25 (8,389.24)	1,248,064.46 (187,209.67)
Noel Park	13,512.81 (2,026.92)	211,630.65 (31,744.60)
Northumberland Park	2,755.68 (413.35)	26,362.85 (3,954.43)
Seven Sisters	1,075.40 (161.31)	17,979.66 (2,696.95)
St. Anns	2,945.25 (441.79)	202,161.31 (30,324.20)
Stroud Green	5,036.33 (755.45)	473,976.14 (71,096.42)
Tottenham Green	16,538.29 (2,480.74)	303,080.39 (45,462.06)
Tottenham Hale	-	50,206.94 (7,531.04)
West Green	34,884.23 (5,232.63)	168,586.38 (25,287.96)
White Hart Lane	7,355.25 (1,103.29)	226,631.85 (33,994.78)
Woodside	319,860.42	490,118.77

	(47,979.06)	(73,517.82)
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*NB: Figures in brackets are the Neighbourhood Portion of the CIL Collected*

- 3.7.7 This is the second full monitoring year where CIL has been in effect, and so this data is still new to the AMR. To date £2,809,980 has been collected for Haringey's CIL which will help fund projects identified in the published Regulation 123 list.
- 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, 328 S106 agreements have been negotiated in Haringey. These placed a financial obligation on developers to the total value of £106 million
- 3.7.13 Planning contributions remain an important tool for the Council to secure affordable housing. Over the past six reporting years (2011/12-2016/17), S106 agreements have secured the specific provision of affordable housing, totalling 1637 units on-site and over £8.3 million in off-site contributions.
- 3.7.14 In 2016/17, the Council secured over £3.8 million in Section 106 funds. This is significantly down from £6.5 million the previous years and is likely to be the case in future years, as noted above, due to the introduction of the Haringey CIL, which is replacing many S106 Planning Obligations
- 3.7.15 When planning permission is granted, applicants/developers are required to commence their development within a specified expiry date<sup>4</sup> (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 6 financial years.

**Table 3.23: S106 Negotiated, Received, and Spent in the Past 5 Years (£m)**

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Negotiated (£m)	21.898	4.238	2.059	6.548	3.716	3.898	42.357
Received (£m)	2.068	4.019	2.647	0.992	2.867	2.104	14.697
Spent (£m)	0.419	5.755	0.743	1.996	1.693	0.158	10.764

3.7.17 The spending of S106 funds during the 2016/17 financial year is set out in the table below, with spending broken down by broad planning obligation type.

**Table 3.24: S106 Spend in 2015/16 by Obligation Type**

Planning Obligation Type	Amount Spent
Capital Financing	68,114.08
Highways	90,000.00

### 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 in several partial reviews, with the last being in July 2016 to support the examination of the Local Plan.
- 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 2016/17 the Council decided 2,251 planning applications consisting of 35 major applications, 544 minor applications, 1,672 householder and other applications.

Objective / Policy	Indicator LOI 82-84	Target	On Target
SP17	Percentage of Planning Applications determined within target timeframe	65% of Major Applications within 13 weeks 65% of Minor Applications determined within 8 weeks 80% of other applications determined within 8 weeks	

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. The Council also has a target that the Council should be in the top quartile in London.

4.1.3 The Council's performance in processing applications in 2016/17 was: 100% of major applications determined within 13 weeks; 87.68% of minor applications and 90.01% of other applications; within 8 weeks or extension of time agreement.

4.1.4 The Council significantly exceeded its local performance targets for the processing of major, minor and other applications. In 2017/18 the Service's performance has now reached top quartile in London in all categories.

4.1.5 Over 2015, the Planning team engaged with the Planning Advisory Service and Wolverhampton's Chief Planner to rethink our way of working using the 'Systems Thinking' method. This work focused around process re-design aimed at improving productivity and effectiveness of officers allowing reduced decision times for customers/applicants and reduced workloads (applications on hand) for individual officers. A project team trialled this way of working with some live cases and subsequently the service incrementally rolled out this approach across the Borough throughout 2016.

4.1.6 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 contacting the applicant to discuss

- Making a decision as soon as possible after consultation ends

4.1.7 This means that the metrics used to measure the data differ to that in the conventional system. The application end to end time (ie date deemed valid to date of decision) is the key metric rather than the % of applications determined in-time. Using this method the end to time of determining Minor and Other applications without Section 106 agreements has been greatly reduced.

## 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.

Objective / Policy	Indicator LOI 82-84	Target	On Target
SP17	Number of applications allowed on appeal		

4.2.2 In 2016/17, there were a total of 110 appeals on refusals decided by the Planning Inspectorate, with 34 appeals allowed (30.9%) and 76 appeals dismissed (69.1%). The proportion of appeals allowed in Haringey was decrease on the previous year (43.8%).

## 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.

4.3.2 Performance over the monitoring period and since is:

- Complaints received 2016/17 - 886
- Enforcement notices served 2016/17 - 144

4.3.3 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: 2016/2017: 95% (810/849).

4.3.4 A draft Enforcement Plan, which sets the priorities for the Borough with regards to enforcement action, is due to be published before the end of the 2017 calendar year and further information will be included in the next AMR.

4.3.5 The Proceeds of Crime Act (POCA) is legislative provision which allows local authorities and other investigative entities like the police to seek the confiscation of any monies derived from criminal activity. The Council is currently considering different options to deliver POCA work, where this aligns with its planning enforcement function.

## 5 Appendices

### 5.1 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 31/03/2017 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 31/03/2017 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 31/03/2017 which are expected to complete within the five year period; and
  - Potential deliverable sites (i.e. without planning permission as at 31/03/2017 but where pre-application discussions have been held or masterplans prepared and consulted upon) likely to complete within the five-year period.
- A5. The Council's strategic housing target increased from 820 net additional homes per annum to 1,502 new homes from 1<sup>st</sup> April 2015 following the adoption of new targets in the London Plan (2015) as amended with alterations. As such the housing target is set at 8,945 net additional units covering the five-year period from April 2017 to March 2022. This is composed of the constituent parts below.
- 5 years of 1,502 (7,510)

- + 1,009 (existing shortfall)
- +5% (426)

A6 The supply of new homes to be delivered between April 2017 and March 2022 is calculated at 9,938 net additional units. Overall, Haringey has a supply of housing land over the next five years to meet 5.56 years of its annualized housing target.

**Table A1: Haringey 5YHLS 2017 – 2022**

Sites within the Five-Year Housing Supply	Status	Total units	(2017/18 – 2021/22)
<b>Sites with Planning Permission</b>			
Clarendon Square (SA22) (HGY/2009/0503)	Commenced	1,080	510
Tottenham Hotspur Stadium (HGY/2015/3000)	Not started	585	585
Imperial House, Willoughby Lane (HGY/2015/0134) Prior Approval	Not started	40	40
St Ann's Hospital (SA28) (HGY/2014/1691)	Not started	456	456
St Ann's Police Station (HGY/2015/3729)	Commenced	26	26
Ward's Corner (HGY/2012/0915) (SS3)	Not started	163	163
Apex House (SS6) (HGY/2015/2915)	Commenced	163	163
St Lukes Woodside House, N10 3JA (HGY/2013/2379 & HGY/2016/0242 & HGY/2016/2106)	Commenced	159	159
5 Bruce Grove (HGY/2014/1041)	Commenced	13	13
7 Bruce Grove N17 6RA (HGY/2012/0563)	Commenced	13	13
2 Chestnut Rd (HGY/2013/0155)	Commenced	64	64
Hornsey Depot (SA46) (HGY/2013/2019)	Commenced	403	403
Highgate Magistrates Court (SA45) (HGY/2014/2464)	Commenced	82	82
Hornsey Town Hall (SA48) (HGY/2010/0500)	Not started	123	123
56 Muswell Hill (HGY/2013/2069 & HGY/2016/0988)	Commenced	34	34
159 Tottenham Lane (HGY/2014/0484)	Commenced	18	18
191-201 Archway Rd (HGY/2015/2517)	Not started	25	25
Raglan Hall Hotel (HGY/2015/3730)	Commenced	18	18
Hale Village Tower (HGY/2006/1177)	Not started	253	253
North of Hornsey Rail Depot (SA17) (HGY/2016/1573)	Commenced	174	174
500 White Hart Lane (HGY/2016/0828)	Not started	145	145
Coppets Wood Hospital (SA55) (HGY/2016/2824)	Not started	80	80
Keston Centre (SA60) (HGY/2016/3309)	Not Started	126	126
Hawes & Curtis (SA26) (HGY/2016/1807)	Commenced	133	133
Monument Way (TH10) (HGY/2016/2184)	Not started	54	54
624 Tottenham High Road (HGY2009/1532 & HGY/2015/3102)	Commenced	42	42
Mono House, 50 - 56 Lawrence Road (SS2) (HGY/2016/2824)	Not started	47	47
Templeton Hall and Garages, 52 Templeton Road (HGY/2016/2621)	Not started	11	11
45-63 Lawrence Road (SS2) (HGY/2016/1213)	Decision pending	80	80
67 Lawrence Road (SS2) (HGY/2016/1212)	Decision pending	69	69
Land adjacent to 2 Canning Crescent N22 5SR	Commenced	19	19



(HGY/2015/2609)			
Hale Wharf (TH9) (HGY/2016/1719)	Commenced	505	335
255 Lordship Lane, N17 (HGY/2015/2321)	Commenced	31	31
168 Park View Road, London N17 9BL (HGY/2015/3398)	Not started	12	12
Small sites under construction		484	484
Small sites not started		554	554
<b>SUB_TOTALS</b>			<b>5,544</b>
<b>Deliverable Sites</b>			
Wood Green Cultural Centre (South) (SA19)		355	355
Clarendon Gateway (SA21) Part		195	100
Station Interchange (TH2)	Pre-app	138	138
Station Square West (TH4)		297	297
Station Square North (TH5)		213	213
Ashley Road South (TH6) Part	Pre-app	444	444
Ashley Road North (TH7)	Pre-app	147	147
Welbourne Centre (TH10)	Pre-app	244	244
High Road West (NT5) Part		1,200	400
Arena Design Centre (SA30)	Pre-app	40	40
Crusader Industrial Estate (SA31)		64	64
Omega Works (SA32)	Pre-app	40	40
Vale/Eade Roads (SA33)	Pre-app	101	101
Overbury & Eade Roads (SA34)		141	141
Lawrence Rd Phase 2 (SS2)		178	178
Tottenham Police Station & Reynardson Court (TG3)		30	30
Bruce Grove Station (BG2)		11	11
Gonnermann Antiques (SA39)		37	37
Cranwood Care Home (SA51)		35	35
Park Grove & Durnsford Road (SA56)		160	160
Red House, West Green Rd (SA58)		28	28
Haringey Professional Development Centre (SA59)		49	49
Small Sites		1,142	1,142
<b>SUB_TOTALS</b>			<b>4,394</b>
<b>TOTALS</b>			<b>9,938</b>

## 5.2 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.

**Table B1: Housing Trajectory**

Year	Past completions	Projected completions	London Plan target	Cumulative adjusted target
2011/12	1410		820	1314
2012/13	1290		820	1316
2013/14	501		820	1383
2014/15	640		820	1451
2015/16	660		1502	1530
2016/17	774		1502	1614
2017/18		1340	1502	1648
2018/19		1532	1502	1665
2019/20		2063	1502	1599
2020/21		2601	1502	1398
2021/22		2403	1502	1147
2022/23		2712	1502	626
2023/24		2619	1502	0
2024/25		2575	1502	0
2025/26		2486	1502	0

