

## London Borough of Haringey

### Haringey Local Development Framework Annual Monitoring Report 2010/11

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## i. What is the Annual Monitoring Report?

- i The Annual Monitoring Report (AMR) is a tool used to assess the performance and effectiveness of Haringey's planning policies and objectives for the year 2010 – 2011. In addition, it reports on the achievements of other services in the Council which contribute to the delivery of planning objectives.
- ii The report provides information on the borough's demographic and socio-economic characteristics, outcomes of policies and projects for the monitoring year (2010/11), and highlights development management performance. It monitors the performance of the Council's Unitary Development Plan (UDP) and progress on the preparation of the Local Development Framework (LDF) as indicated in the timetable and milestones set out in the Local Development Scheme (LDS).

### Who should read this report?

- iii The AMR is a means of publicising the achievements and progress of the planning service in Haringey to everyone who lives, works and visits Haringey. This report is of importance to anyone who has an interest in planning and regeneration in the borough.
- iv The local community can use the AMR to see how the planning service is performing and how it will improve its performance in the future. The AMR can help communities to understand the impact of their own engagement in the planning process, and can also be a useful tool for neighbourhood planning by encouraging communities to engage in future policy making and helping them understand where neighbourhood plans sit in the whole context of a particular area.
- v The AMR can assist local Councillors in their scrutiny function and gives them an overall view of the performance of the service.
- vi Planning officers use the AMR to see successes in implementing planning policies and assess how and where improvements can be made to performance.
- vii The GLA and neighbouring boroughs can use Haringey's AMR as information for gaining a wider sub-regional and regional picture of planning performance.

### How to use the AMR

- viii The AMR 2010/11 is set out in a clear and concise way to allow readers to understand the function of the AMR, the key outcomes for the year, and the impacts of the AMR on planning and development in the borough.
- ix The report is set out in the following way:

**Section 1** – sets out a summary of key performance outcomes and a summary table with results from 2010/11 compared against the past five years

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

**Section 3** – sets out the context, performance outcomes, and future requirements and monitoring options of the following planning policy areas:

- **Place Making** – covering growth areas; historic environment and good design
- **Housing** – addressing new homes and affordable housing
- **Environment** – including open space and biodiversity, waste management, flooding and climate change.
- **Employment and Town Centres** – covering employment and training and skills, town centres and retail.
- **Strategic and Community Infrastructure** – including transport, education, health and infrastructure funding

**Section 4** – sets out the key milestones met in the Local Development Scheme and the performance of development management and planning enforcement services.

**Section 5** – contains the Appendices on Housing Trajectory, Progress on the LDF, SCS/UDP/LDF Framework, enforcement benchmarking.

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

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

Or you can contact the LDF Team via email at:

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

via post to:

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

Or call

020 8489 5512

## 1. Summary of Performance in 2010/11

- 1.1 The AMR identifies the policy objectives and key policy issues facing Haringey for the monitoring year 2010/11, and other relevant achievements realised up to November 2011. The report does not attempt to measure and monitor each UDP policy individually, but focuses on monitoring key policy objectives for which data is currently available.
- 1.2 The AMR uses the most relevant and timely information available to the Council at the time of drafting for the identified monitoring period, including outcomes from non-planning services which contribute to planning objectives. Due to limited resources in the past year, information gathering and monitoring has been difficult and in some cases data may not be available at time of drafting the report. Where relevant this will be highlighted throughout the report and its implications will be considered under the future monitoring options of the report, set out in Section 3 of this report.

### Place Making

- 1.3 **Place Making** relates to Haringey's identified areas of change and major projects and sites. Notwithstanding the recession and the significant slowdown in construction - progress was made in these areas.
- 1.4 **The Heartlands/Wood Green** – The new Heartlands High School was completed along with associated improvements to Wood Green Common. Ongoing negotiation on Clarendon Rd (mix used residential led regeneration scheme) and at Coronation Sidings (new Network Rail Depot scheme) led to Planning Committee approvals in 2011/12 and some £9m for associated community infrastructure and better links between the east and west sides of the rail lands and to and from Alexandra Palace. The New River Village scheme maintained its residential quality having added new public open space to the west side of the railway line. On the Hornsey Depot site the Council made progress on entering into a partnership to bring forward homes, open space and a Hornsey High Street retail/business proposal. A new pedestrian priority crossing was designed and part completed at Wood Green tube station.
- 1.5 **Tottenham Hale** – The Hale Village/GLS mixed use scheme maintained momentum if at a slower pace during 2010/11. The Gyrotory project began on site and further bids and submissions were made to improve rail frequency and the interchange infrastructure at the Hale station. In December 2011 Planning Committee is considering a planning application for a new Tottenham Hale Bus Station. 2010/11 saw the launch of the Lee Valley Development Plan setting out planned improvements for Markfield Beam Engine Museum, the Canoe and Cycle Hire location in Haringey and food growing and nature conservation at Tottenham Marshes. Inevitably the August 2011 Riots will slow progress across both the Hale and on the High Road.
- 1.6 **Tottenham High Road** – ASDA arrived in the High Rd, 3 large residential development sites maintained development momentum through the year and the THFC scheme was approved by Planning Committee. The £1m Townscape Heritage Initiative drew to a close in 2010/11 and development started on site on listed buildings at the southern end of Bruce Grove which

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over time will also provide an opportunity for new public space. The August 2011 riots luckily did not damage these recent improvements but of course did affect some other valued High Road buildings. A review of key planning and regeneration strategies for all of Tottenham has begun in 2011/12 as a result of the August riots.

- 1.7 **Seven Sisters and Finsbury Park** – The New Deal for Communities scheme was completed with improvements to child care, health and library buildings. A planning application for the redevelopment of Wards Corner was developed, but was refused in early 2011-12. Phased park improvements progressed in Finsbury Park where the Council also participated in a cross Borough partnership that saw planning permissions and development begin at Woodberry Down and Finsbury Park Station.
- 1.8 **Neighbourhood Plans** – A new local residential design guide was put in place for South Tottenham. Environmental improvements in Myddleton Road were maintained. The Green Lanes Strategy Group and the Archway Group continued to meet and develop transport, urban design and town centre management improvement proposals with Transport for London.

### Design and Conservation

- 1.9 **Design** – A draft Sustainable Design and Construction Guide was published for consultation and a new South Tottenham Design Guide adopted to correct poorly designed extensions. Improvements have been made to staff and member Design training and training for “Design Buildings for Life Assessments” are planned for 2011-13. The Council’s independent Design Panel continues to meet to scrutinise key schemes and report to Planning Committee. These initiatives have contributed to schemes in Haringey winning design awards - including:
- the National Housing Design Awards for housing at Connaught Gardens in 2010;
  - Trees Extra Care - Housing Design Awards 2011 HAPPI winner;
  - Roden Court - Housing Design Awards 2011;
  - 2010/11 nomination for the Civic Trust awards for the Triangle Youth Centre and
  - 2010/11 winner of the Civic Trust Award for Coleridge School.
- 1.10 **Conservation** - Haringey continues to support investment in its listed buildings and conservation areas. The Borough has 471 statutory listed buildings and 29 conservation areas. Across North London, (Haringey, Enfield, Waltham Forest, Camden, Hackney and Barnet), Haringey is in 5<sup>th</sup> place in front of Waltham Forest in terms of listed “Buildings at Risk”, (18). The Borough’s percentage “at Risk” is 3.8% whilst the London average is 2.4%. Haringey has three conservation areas at risk, which accounts for 10% of all conservation areas, compared to London average of 6.4%. Haringey continues to improve matters with investment schemes in Tottenham Green (Tottenham Town Hall refurbishment), in Tottenham High Road, (£1m conservation area frontage improvement scheme) in Myddleton Road, (environmental improvements and enforcement), in Crouch End, (Hornsey Town Hall Proposals) and in Highgate (Furnival House scheme and Highgate Bowl planning appeal). A lot of the credit for improvements to the borough’s heritage assets is because of the strong advice and campaigning of the local Conservation Area Advisory Committees.

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- 1.11 **Housing** – 585 additional new homes were completed in 2010/11 against a target of 680 units. Of these, 238 units were affordable (representing 44% of all completions) against the 50% affordable housing target. The sites which delivered the majority of the affordable homes included Roden Court in Crouch End (52 units); Trees, Broadlands Road, Highgate (40 units); and Coppetts Wood in Fortis Green (32 units). The replacement London Plan 2011 sets a notional annual new housing target of 820 for Haringey for every year for the next 10-12 years, which is likely to be very challenging. 2010/11 saw the Council's Temporary Accommodation numbers reduced, the Decent Homes programmed maintained and the policy on restricted conversion areas better supported on planning appeal and further examined by an HMO/Conversions Working Party which will report in 2012.
- 1.12 **Environment** – Haringey's recycling rate for 2010/11 is 28 % compared to the recycling rate of 24% for North London sub-region. It is planned that the new Veolia Cleaning and Waste contract will improve Haringey's rate even moreover the next 2-5 years and help support waste reduction plans and targets that the Mayor is planning to bring in. The Draft North London Waste Plan was prepared for Enquiry in 2011/12. The Council launched "40:20" its Carbon Reduction Plan, (40% carbon reduction by 2020). This plan is underpinned by a range of local and cross borough programmes. A Flood Risk Strategy was prepared. Local parks and open space improvements enabled the borough to retain its quality accreditations for 16 parks (Green Flags) and 4 community gardens (Green Pennants), with an additional three local parks awarded Green Flag status.
- 1.13 **Employment and Town Centres** – The figure for number of unemployed in 2010/11 was 12,600, which represented 10.6% of the working age population. This compares to the London average of 8.6% and the UK average of 7.6%.
- 1.14 This is a slight reduction on unemployment figures in 2009/10, which was 11.9% in Haringey. This can be attributed to a number of successful outcomes achieved through the Council's Economic Development Programmes in 2010-11, which delivered:
- support for 618 business start ups,
  - 200 sustained jobs and
  - 300 businesses supported to benefit from town centre project interventions
- 1.15 Some 364m<sup>2</sup> (gross) of new commercial floor space was built in 2010/11. No new retail floor space was built but plans were developed for new retail floor space in Tottenham High Rd and Hale, Wards Corner, Hornsey and Crouch End. No complete town centre surveys were undertaken in 2010/11, but partial surveys and liaison with the main Town Centre Business Forums confirmed that vacancy rates in town centres remained low and continue to do so into the first half of 2011-12.

### Strategic and Community Infrastructure

- 1.16 **Infrastructure** – In 2010/11 Haringey completed its first Draft Community Infrastructure Plan covering health, education, care, libraries/museums, community meeting space/youth, open space, leisure/sport, emergency

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services, transport, waste and public utilities, telecommunications and energy management. The Council will be updating this Infrastructure Plan with key partners and developing a Community Infrastructure Levy in 2013 to contribute to its implementation.

- 1.17 **Transport** – Haringey planning and transport projects are focused on promoting public transport, cycling and walking. Key projects in 2010/11 were the Wood Green Station access in April 2010, and completion of phase 1 of improvements to the Tottenham Hale gyratory in summer 2011. 18 new car club bays were introduced. Zipcar (formerly Streetcar) have the contract for all on street car club bays in Haringey. As of April 2011 there were 87 on-street car club vehicles and 8 off-street vehicles. There are currently 22 electric vehicle charging points in the borough. All schools have agreed travel plans that promote non-car travel.
- 1.18 **Education and Health** - The Building Schools for the Future programme drew to a close in 2010/12 and has delivered £214m investment for Haringey’s 12 secondary. Improvements were made at the Laurels Health Centre and the Hornsey Health Centre was completed in 2010/11.
- 1.19 **Energy Management** – 2010/11 saw the Borough begin a new Upper Lee Valley Decentralised Energy project and begin collaborating with other North London Boroughs about joint implementation of a Green Deal scheme to retrofit existing homes and buildings.

### Planning and Regeneration Implementation

- 1.20 Associated with planning permissions, the Council signed 17 legal agreements under Section 106 (S106) of the Town & Country Planning Act 1990. The total value negotiated was £907k. These funds will only become available if the planning permissions are triggered.
- 1.21 During 2010/11 some £ 1,701,282.05 S106 was spent on infrastructure shown below:

**Actual Spend broken down by Infrastructure Type for 2010-11**

Infrastructure Type	Spent
Recreation	20,000.00
Environment	60,000.00
Street Scene	270,000.00
Education	1,203,282.05

- 1.22 The Planning service determined 1811 planning applications in 2010/11. All statutory timescale targets were met – these are:
- 60% of major applications in 13 weeks
  - 65% of minor applications in 8 weeks
  - 80% of other applications in 8 weeks.
- 1.23 There were a total number of 81 **planning appeals** in 2010/11 – the Council won 61 (75%) and lost 20 (25%). This was an increase on its “win rate” of the year before, which was 70%.

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- 1.24 In 2010/11, the Council issued 66 **planning enforcement** notices against breaches of planning control. During 2010/11, the level of prosecutions increased.
- 1.25 **Community Involvement and Partnership Working** – the Planning Service continues to operate to the guidance set out in its Statement of Community Involvement. Consultations on planning applications are maintained as is a planning advice service. An “agents and community” forum is held each year to provide information and to support feedback and this is complimented by planning application and building control “customer feedback forms” on how the service is operating. In 2010/11 the service carried out Member Inductions and produced a service information pack for Members and the public. Partnership working is critical in the delivery of good planning and regeneration outcomes. 2010/11 saw the borough maintain its regular meetings with the Mayor and collaborate on the production of the Upper Lee Valley Opportunity Area Planning Framework 2011-31. The production of a draft Community Infrastructure Plan was also completed but only with the support of a wide range of partners.
- 1.26 The **Local Development Scheme (LDS)** is a project plan, setting out the details of the local development documents (LDDs) which Haringey intends to produce over the next three years. It outlines the status and purpose of the LDDs, the timetable and milestones for their production and the evidence base and resources required. The current LDS was submitted to Greater London Authority (GLA) in October 2010 and covers a three year period up to 2013. Future AMRs will monitor the progress of the LDS.
- 1.27 The key milestones for 2010/2011 were;
- Core Strategy Proposed Submission consultation June 2010;
  - First stage of Consultation on the Development Management and Site Allocations DPDs May/June 2010;
  - Examination in Public of the Core Strategy July 2011.
- 1.28 Further changes to the LDS are currently being discussed to reflect recent changes in the borough, specifically the post riots regeneration.
- 1.29 The introduction of the Localism Act and the emerging National Planning Policy Framework is set to bring about significant changes to planning processes and outcomes. Monitoring these changes and impacts will continue to be important in order to ensure positive outcomes from the planning service.

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### Summary of 2010/11 Performance against previous four years

Indicators	Target	Relevant UDP Policies	Performance					Action
			2010/2011	2009/10	2008/09	2007/08	2006/07	
Number of Housing Completions	680 additional homes per year	G3 Housing Supply, HSG 1 New Housing Developments	585	635	828	657	1067	Policy performing Keep under review
Percentage of Affordable Units	50% of additional new homes	HSG 4 Affordable Housing	44%	43%	41%	32%	29%	Policy performing Keep under review
Implementing Housing Quality	Building for Life (BfL) assessments	UD3 General Principles, UD 4 Quality Design, HSG 1 New Housing Developments	6	2	0	0	n/a	Improve monitoring
<ul style="list-style-type: none"> <li>The housing completions in Haringey for 2010/11, <b>585</b>, is less than the London Plan (2008) target of 680 and a decrease on the previous year's completions of 635. The effects of the economic downturn are expected to have a continued impact on housing delivery in the next few years.</li> <li>The majority of affordable housing was delivered through HCA funding to meet the high affordable housing need. Development at the regeneration site at Tottenham Hale continued through the downturn as a result of significant investment which has meant a projected upturn in the number of completions expected in 2011/12. Despite this spike, the scale of projected development after this time remains uncertain.</li> <li>The increase in BfL assessments is positive and will continue to be encouraged in order to ensure high quality design standards. Other tools used to assess and ensure good design include BREEAM ratings, Secure by Design and the Design Panel. Training on design issues for Staff and Councillors has increased in the past year.</li> </ul>								

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Indicators	Target	Relevant UDP Policies	2010/2011	2009/10	2008/09	2007/08	2006/07	Action
Loss of Open Space	No loss of areas of biodiversity, or designated open spaces 100% no loss	OS 1 Green Belt, OS 2 MOL, OS 3 SLOL, OS 11 Biodiversity, OS 17 Tree Protection, Tree Masses and Spines	100%	100%	100%	100%	100%	Policy performing well. Achieving outcomes
Renewable Energy and Mitigating Climate Change	20% reduction in CO <sup>2</sup> emissions by from on-site renewable energy generation	UD 2 Sustainable Design and Construction	10 apps	16 apps	9 apps	no figure	7 apps	New indicator Keep under review
Waste Management	35% of municipal waste should be recycled or composted	ENV 13 Sustainable Waste Management	28%	26.10%	24%	24%	21%	Policy performing Keep under review
<ul style="list-style-type: none"> <li>Existing open space continues to be protected and enhanced. 16 parks retained Green Flag status and additional three local parks were awarded Green Flags during 2010/11.</li> <li>There were a number of positive achievements in climate change mitigation including launch of '40:20' initiative, the Low Carbon Communities Challenge, and the Muswell Hill Low Carbon Zone.</li> <li>A number of transport projects in 2010/11 has allowed for improved access and increased commitment to sustainable travel.</li> <li>The Council undertook a Preliminary Flood Risk Assessment (PFRA) in early 2011</li> <li>In April 2011, Haringey awarded Veolia Environmental Services a 14 year contract to provide street cleansing, recycling and waste services for the borough.</li> </ul>								

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Indicators	Target	Relevant UDP Policies	2010/2011	2009/10	2008/09	2007/08	2006/07	Action
<b>Additional Employment Floorspace</b>	6737m2 p.a. of additional employment floorspace 2000 - 2016	G 4 Employment, EMP 5 Promoting Employment Uses	364	5979	3456	4400	1052	Policy performing Keep under review
<b>Additional floorspace for Town Centres</b>	2,999m2 pa of additional floorspace for town centre uses 2008-2016	TCR 1, Development in Town and Local Shopping Centres, TCR 3 Protection of Shops in the Town Centres, TCR 4 Protection of Local Shops, TCR 5 A3, A4 and A5 class uses.	0sqm	1650	7066	4400	no figure	Policy performing Keep under review

- Despite the impacts of the recession there were a number of successful outcomes from the Council's economic development programmes during 2010/11, including support for business start ups and support and training for people back into work.
- There have been a number of key achievements since April 2010 in relation to the borough's town centres. These include the acceptance by GLA of two bids for the first round of the Outer London Fund Two bids, for 'Food Glorious Food' in Green Lanes and Marketing Muswell Hill.

Key	
	Effective Policy
	Policy to be kept under review/ monitoring to be improved
	Immediate review of policy recommended

## 2. Introduction to the Annual Monitoring Report

- 2.1 The Annual Monitoring Report (AMR) is part of the Local Development Framework and is used for information purposes to assess the performance and effectiveness of planning policies contained in the Unitary Development Plan (UDP) and the London Plan for the period **1<sup>st</sup> April 2010 – 31<sup>st</sup> March 2011**. In addition, it reports on achievements, when information is available, up to November 2011 on all relevant projects and policies. It also reports on the progress of the Local Development Framework (LDF) as indicated in the timetable and milestones set out in the Local Development Scheme (LDS). An overview of the LDF process and the transitional arrangements between UDP and LDF can be found in Appendix 1.
- 2.2 The AMR summarises the current monitoring arrangements and identifies future monitoring requirements. The preparation of the Local Development Framework will require a more systematic approach to monitoring, in terms of range and frequency of the data collected and analysed. The development of local output indicators will reflect the changing policy monitoring needs and the availability of resources.
- 2.3 The indicators used to monitor planning performance in 2010/11 have been developed over the past few monitoring years from a range of sources, including central government guidance and requirements, local and corporate strategies and goals, UDP objectives, and priorities set out in the sustainability appraisals of the LDF documents. These indicators form the basis for monitoring the performance and effectiveness of policies.

### Changes in legislation

#### Localism Bill and National Planning Policy Framework

- 2.4 The Government's changes to the planning system will significantly affect the responsibilities of local planning authorities. Relevant sections of the Localism Act (adopted November 2011) and the draft National Planning Policy Framework (NPPF) set out the government's priorities for planning in England.
- 2.5 The draft National Planning Policy Framework (NPPF) was published in July 2011 for consultation, which ended in October 2011. The framework sets out the Government's economic, environmental and social planning policies for England. It aims to replace the current national planning policy and reduce the amount of guidance and level of prescription. The NPPF sets out the Government's vision of sustainable development, which is to be interpreted and applied to respond to local needs.
- 2.6 LB Haringey responded to the consultation on the NPPF and expressed concerns about how some aspects of the framework may impact on planning in the borough. These include; the requirement for local authorities to deliver an additional 20% more housing on top of their identified annual housing target may prove difficult for Haringey especially in the current economic climate; the relaxation of employment land may mean potential

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loss of important employment sites in Haringey; the lack of clarity relating to conformity of local plans with the London Plan.

- 2.7 A significant change to come about from the Localism Act is Neighbourhood Plans. Neighbourhoods (including both residents and businesses) can set planning policies for the land in their area in a Neighbourhood Development Plan. This offers an opportunity for genuine empowerment and revitalisation of neighbourhoods through plans that reflect local issues. These plans will be led by the neighbourhood and supported by the council, allowing for improved relationships.
- 2.8 In relation to monitoring, the Localism Act removes the requirement for local planning authorities to produce an AMR for Government, while retaining the overall duty to monitor. In March 2011 the central government guidance on local plan monitoring was officially withdrawn. Authorities can now choose which targets and indicators to include in the report as long as they are in line with relevant national and EU legislation. Haringey's primary purpose in relation to the AMR is to share the performance and achievements of the planning service with the local community.
- 2.9 The Planning Advisory Service provides further guidance on these changes and their implications. You can view this guidance at [www.pas.gov.uk/pas/core/page.do?pageld=1611739](http://www.pas.gov.uk/pas/core/page.do?pageld=1611739)

### London Plan

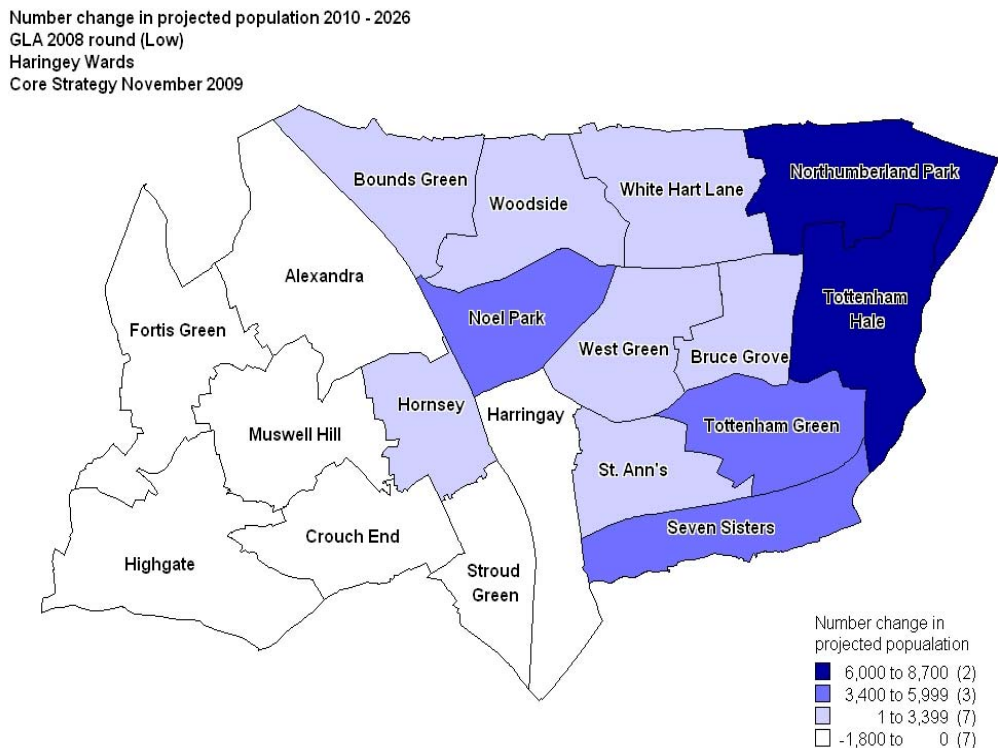
- 2.10 The replacement London Plan was published in July 2011 setting out planning policies for London from 2011 – 2031. The Plan has a number of changes from the previous Plan which will impact on Haringey's planning policies.
- 2.11 As the new London Plan did not replace the London Plan 2008 until July 2011, the AMR 2010/11 outcomes are assessed against the London Plan 2008.
- 2.12 The changes in the new London Plan will impact on Haringey's planning policies by changes to targets. During the EiP it was demonstrated that the Core Strategy is in line with the new London Plan. Future AMRs will assess Haringey's planning policies against the London Plan 2011.
- 2.13 All new and emerging legislation will be taken into account where relevant, when monitoring Haringey's planning policies.

### 3. Policy Performance Outcomes

#### 3.1 Place Making

- 3.1.1 The vision of the UDP, the Core Strategy, in line with the Community Strategy, aims to make Haringey a better place to live, work and visit, and a place for which diverse communities are proud to belong.
- 3.1.2 Haringey is often described as an outer London borough with inner city challenges. The borough is economically and socially polarised. The west of the borough is characterised by affluent tree lined avenues developed during the Edwardian period. In contrast, just under 30% of Haringey’s population live in central and eastern areas in the borough which are amongst the 10% most deprived in England.
- 3.1.3 As part of the North London region Haringey is strategically located in the London-Stansted-Cambridge-Peterborough growth area. With strong links to the City, West End and Stansted Airport the borough is well placed for both business and commuting.
- 3.1.4 Haringey has a population of 225,500 (mid year 2009), which represents 3% of London’s total population. Haringey’s population has grown by 8.8% since 1991 and is projected to expand by 10.6% by 2031.

**Figure 3.1 Projected Population 2010-2026**



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

- Identify and develop key brownfield sites that will act as a catalyst for new investment
- To ensure that regeneration proposals improve the borough as a whole as well as improving access to opportunities
- To promote high quality design which is sustainable in terms of form, function and impact and meets the principle of inclusive design
- To support sustainable development
- To protect buildings of architectural and historical interest and their settings
- To preserve or enhance the character and appearance of conservation areas
- To promote the conservation, protection or enhancement of the archaeological heritage of the borough, including historic parks and gardens, and its interpretation and presentation to the public.

## Haringey's Areas of Change

### Tottenham

- 3.1.5 The riots in Tottenham which occurred in early August 2011 had a major impact on local communities and businesses, in an already deprived area. There was extensive damage to a number of businesses, both large and small, along Tottenham High Road, as well as the loss of many homes. The immediate response to the situation from the Council and the community was swift and positive with support offered to those who had lost their homes and businesses, including business rate relief for affected businesses.
- 3.1.6 Since August the work to restore Tottenham has been relentless. A Tottenham Strategy team has been established within Haringey's planning and regeneration service with the aim to oversee and coordinate the recovery and improvement of the area. This is in partnership with the GLA and the local community which is vital for the sustainable recovery and development of the area.
- 3.1.7 The aim of the Tottenham Strategy is to turn the terrible events of the summer into an opportunity to fundamentally change and improve Tottenham and make the most of its potential - geographically, culturally, and economically.
- 3.1.8 To ensure ongoing and positive dialogue with the local community, Community Panels have been set up to discuss and understand what the community want from the Tottenham Strategy, and how they see the future development of Tottenham.

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- 3.1.9 In partnership with local businesses the Council launched the I Love Tottenham campaign on the 10<sup>th</sup> October 2011 in an attempt to restore pride and confidence in the High Road. This includes a programme of activities in the run up to Christmas 2011 to boost trade in the area.



- 3.1.10 In the next stage of engaging with the community a formal public consultation 'Have your say on Tottenham's Future' takes place from 7<sup>th</sup> November 2011 until 6<sup>th</sup> January 2012. This builds on the conversations from the Community Panel and aims to involve a wider audience through road shows, exhibitions, public meetings and online surveys. The feedback from the consultation will help to develop the draft strategy for Tottenham, which is expected to be prepared by February 2012, after which, another public consultation will follow.

- 3.1.11 So far, local communities, businesses and stakeholders have agreed that the focus of the regeneration of Tottenham should focus on four key priority areas: Northumberland Park, Tottenham Green, Tottenham Hale and the High Road; while still including all other areas of Tottenham in the improvement plans to ensure joined up and holistic development.



- 3.1.12 The regeneration of Tottenham is a Council wide priority and planning policy will reflect this in the coming months through fast tracking the Development Management DPD to ensure relevant and up to date policies are in place to support the Tottenham Strategy.

- 3.1.13 A dedicated webpage to the regeneration of Tottenham can be found here  
[www.haringey.gov.uk/rebuildingtottenham.htm](http://www.haringey.gov.uk/rebuildingtottenham.htm)

## Tottenham High Road

- 3.1.14 Tottenham High Road historic corridor recently received extensive transport (£2.5 million) and heritage (£3 million) improvements. The High Road acts as a strategic transport corridor between central activities zone and the M25. The £1m Townscape Heritage Initiative drew to a close in 2010/11 and development started on site on listed buildings at the southern end of Bruce Grove which over time will also provide an opportunity for new public space.
- 3.1.15 Redefining the High Road after the riots, while preserving its character and historical context will require focused investment in the area to encourage businesses to stay and new ones to relocate. This can be achieved through enhancement to shop frontages, improving the public realm and investment in transport.
- 3.1.16 In addition, there is an opportunity to intensify development and create up to 250 new homes. The Tottenham team are seeking opportunities to work with developers to make the most of existing sites and create small and medium scale high quality housing schemes.

## Tottenham Green

- 3.1.17 Tottenham Green is the largest public space on the High Road and is surrounded by significant leisure, educational and cultural institutions. The opportunities for further enhancing Tottenham Green will involve strengthening the areas identity as a location for arts, culture and entertainment, and enhancing its role in the borough and sub-region.
- 3.1.18 The recently completed town hall development has created a high quality enterprise facility for local businesses, and soon to be completed 109 new homes.
- 3.1.19 The Seven Sisters area, at the south end of the High Road, is well connected by tube and rail, allowing for scope for major mixed developments to be brought forward. Potential sites include the Bus Depot and Tottenham Palace. In addition, Wards Corner is recognised as a major regeneration opportunity for mixed use development anchoring the High Road to the south of the borough.
- 3.1.20 The regeneration of Seven Sisters and the redevelopment of the Wards Corner site has been a strategic priority for Haringey Council for a number of years. In 2004 Haringey Council adopted a planning brief for Wards Corner and Seven Sisters Underground in order to help facilitate the redevelopment of the Wards Corner site and the wider regeneration of the area.
- 3.1.21 Haringey Council granted planning consent for the redevelopment of the Wards Corner site on 24 December 2008. However this consent was subject to a Judicial Review of the decision in June 2009 at the High Court and subsequently the Court of Appeal in May 2010. On the 22 June 2010 the Court of Appeal allowed the appeal made against the decision of the High Court and the Planning permission was quashed.
- 3.1.22 The application was re-submitted but refused at Planning Committee in July 2011.

## Tottenham Hale

- 3.1.23 The Tottenham Hale Opportunity Area (as identified in the London Plan as part of the Upper Lee Valley Opportunity Area) has seen significant investment in recent years with major improvement to the bus and tube station, commitment to a £34 million scheme at the gyratory (see Section 4.5 for further details on the gyratory), and completion of parts of the £400 million Hale Village mixed-use development.
- 3.1.24 The area is well connected to central London via public transport and is an important hub on the London Stansted growth corridor. The area is adjacent to Tottenham Hale Retail Park and next to the Lee Valley Regional Park, which is London's largest open space.
- 3.1.25 The area has huge potential. The area is made up of six main sites covering 39 hectares. The Tottenham Hale Urban Centre SPD published in 2006 identified a potential capacity of 2,500 new homes for the area, and it has been identified that the area can support 4000 new jobs and a new town centre. The housing sites assessment carried out for the Core Strategy indicates housing capacity for the Tottenham Hale area is over 3,000.
- 3.1.26 Emerging opportunities exist at sites at Ashley Road and Hale Island, and for intensification of uses at the existing retail park and the Broad Lane industrial estate.
- 3.1.27 Improved access to the River Lee frontage and to the regional park will bring significant benefits to the area and the borough as a whole.
- 3.1.28 In 2009/10, 687 units of student accommodation for students from the University of the Arts in Kings Cross, were completed, all of which are now occupied. An application for a development for 524 student bed spaces at the GLS Depot, Ferry Lane, part of the Hale Village master plan, was granted permission in February 2011.
- 3.1.29 2010/11 saw the launch of the Lee Valley Development Plan setting out planned improvements for Markfield Beam Engine Museum, the Canoe and Cycle Hire location in Haringey and food growing and nature conservation at Tottenham Marshes.

## Northumberland Park

- 3.1.30 Northumberland Park is situated to the north of the High Road and is characterised by a mix of independent commercial and residential uses as well as some large industrial estates.
- 3.1.31 The area suffers from large concentrations of deprivation and improving housing and employment opportunities for local people is recognised as a vital element of rebuilding this part of Tottenham.
- 3.1.32 Northumberland Park is home to Tottenham Hotspur Football Club which attracts thousands of fans on match days. The stadium plays a central role in the local economy and identity of the area.

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- 3.1.33 Permission for a new stadium, 200 new homes, supermarket and hotel at Tottenham Hotspur ground was granted at a planning committee on the 30<sup>th</sup> September 2010. The scheme proposes a 56,000 seat sports and entertainment venue, retail, commercial and residential facilities.
- 3.1.34 The development will include comprehensive improvements to White Hart Lane station and the surrounding public realm.
- 3.1.35 Further to this the development will act as a catalyst for major investment in physical and social infrastructure, as well as complementary businesses and new homes.

### **Haringey Heartlands**

- 3.1.36 The London Plan designates Haringey Heartlands as an Area of Intensification and is a significant development site for delivering future housing in Haringey.
- 3.1.37 Outline planning permission was approved at planning sub-committee on the 22nd September 2011 for residential- led mixed-use development including residential, office, retail and restaurant, at land at Haringey Heartlands between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross/east Coast Mainline.
- 3.1.38 Development on the site is expected to commence by 2012/13 with an approximate completion date 2018/19.
- 3.1.39 The developments completed so far on the site include New River Village, the spine road, completed in 2008, and the new secondary school, Heartlands High, which opened in September 2010.
- 3.1.40 On the Hornsey Depot site the Council made progress on entering into a partnership to bring forward homes, open space and a Hornsey High Street retail/business proposal.

### **Alexandra Palace**

- 3.1.41 A dedicated working group has been set up to take forward the delivery of a comprehensive masterplan for Alexandra Park and Palace. The Strategic Development and Physical Regeneration team is working with the board of Trustees to develop a strategy and masterplan for the future of Alexandra Palace and Park in order to prevent further decline within the Palace.
- 3.1.42 This will be based upon the agreed vision for the Palace and the Park, currently being developed by the Trust and its trading arm, using input from stakeholders. This strategy will have the objective of ensuring that the Palace and Park continues to meet the requirements of the Alexandra Park and Palace (Public Purposes) Act 1900 and subsequent legislation.
- 3.1.43 The vision is to regenerate the Palace and Park to create an iconic destination that is economically sustainable and an asset that benefits the local community.

## Other Schemes

### Hornsey Town Hall

3.1.44 A planning application for the refurbishment and conversion of Hornsey Town Hall was granted planning permission in July 2010. The development proposal includes the change of use from business and sui generis to a mixed use scheme incorporating 123 residential units, cafes and restaurant, the retention of the existing leisure use for theatre and performance and landscape improvements to the Town Hall Square and use of the square for both public events and markets/ small festival use.

### Lawrence Road

3.1.45 Lawrence Road is a former industrial location that has suffered from high vacancy rates, poor environmental quality, fly-tipping, graffiti, anti-social behaviour and crime. The UDP (2006) re-designated the area from solely employment to mixed-use and listed it as 'Site Specific Proposal 27' and is zoned for mixed use, employment and residential. A Planning Brief was prepared in 2007, and approved as an SPD. The brief provides an overarching framework for a residential-led, mixed-use development which retained some employment and related uses for a mixed use neighbourhood.

3.1.46 Haringey is currently working with the site owners of 73-113 Lawrence Rd and 58-80 Lawrence Rd to agree a development proposal for the site. Haringey prepared an additional Planning Statement for the site and a marketing campaign has been underway since October 2011.

3.1.47 In early 2011, the Council refused eight of 11 planning applications for Churches on the Lawrence Road site. Decisions on the remaining three applications are still pending.

3.1.48 The Lawrence Road planning brief area shows a number of key sites within the wider brief area. The potential uses for the various sites include education, a car park, and also disposal of the LBH freehold on one of these key sites.

### St Ann's Hospital site.

3.1.49 The current hospital site covers 11.51 ha and is the only hospital within Haringey, and the headquarters of Haringey Teaching Primary Care Trust (TPCT). The Mental Health Trust (MHT) (site freeholders) is in the process of developing a revised Strategic Outline Case, which is a feasibility study of possible options that looks at the level of mental health services needed at St. Ann's to serve the population of Haringey. The TPCT is also reviewing the future of their services, and clarifying what general health facilities are likely to be needed on the site. Once the TPCT and MHT have finalised their assessments, the overall requirements for health facilities on the site can be determined. Decisions regarding the future use of any land not required for health care will be determined through the planning process.

3.1.50 St Ann's Hospital is listed in the UDP as Site Specific Proposal 14, which indicates the development potential of the site for a comprehensive mixed-

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use scheme. This might include housing, leisure, health and community services, community spaces, employment and small business / social enterprise opportunities and allotments – once the health-related needs have been determined.

- 3.1.51 SP1 – Managing Growth in the emerging Core Strategy lists the Seven Sisters corridor (which includes the St Ann’s Hospital site) as an area for change. The Key Infrastructure list within Appendix 3 of the Core Strategy identifies south Haringey to require a Neighbourhood Health Centre with improvements to Primary Care Facilities to meet growing demand. The St Ann’s Site is identified as a potential site for a new Health Centre in south Haringey. The adjacent Laurels centre to the St Ann’s site and the Tynemouth Road Health Centre located further to the east are also identified as areas for expansion to the range of services to meet growing demand.
- 3.1.52 The first draft of the Site Allocation DPD lists the St Ann’s site as an area for mixed use including residential and predominately community uses such as a school and health facilities.
- 3.1.53 There are to be a series of stakeholder meetings by the Mental Health Trust before a Public Consultation that is scheduled to be undertaken in the spring of 2012 on a draft masterplan. Following feedback arising from the public consultation, the MHT will have a period for possible amendments to their masterplan along with an Equalities Impact Assessment produced. Thereafter the MHT will have a formal outline planning application submitted to Haringey Council.

### **Seven Sisters and Finsbury Park**

- 3.1.54 The Bridge New Deal for Communities (NDC), a regeneration programme based in Seven Sisters began in 2001 and invested £50m in the area. The programme was completed in 2010 and is currently preparing its legacy plan.
- 3.1.55 Projects were delivered in partnership with local providers, including improvements to local housing estates, and the development of the award winning Laurels Healthy Living Centre.

### **Neighbourhood Plans**

- 3.1.56 A new local residential design guide was put in place for South Tottenham. Environmental improvements in Myddleton Road were maintained. The Green Lanes Strategy Group and the Archway Group continued to meet and develop transport, urban design and town centre management improvement proposals with Transport for London.

### **Sub-Regional developments and partnerships**

- 3.1.57 Haringey continues to work in partnership with LB Hackney and LB Islington on improvements to Finsbury Park and surrounding areas. Planning permissions and development has begun at Woodberry Down and Finsbury Park Station.

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- 3.1.58 The London Borough of Hackney consulted on the proposed submission of the Manor House Area Action Plan from September – November 2011. As a statutory consultee Haringey has been involved in the development of this plan with particular attention on the plan's potential implications for Haringey in relation to local retail and transport. Full details of the AAP can be viewed here <http://www.hackney.gov.uk/manor-house-aap.htm>
- 3.1.59 The Upper Lee Valley is identified as an Opportunity Area in the London Plan, with significant growth expected in the next 15 years. The area has experienced a long period of decline due to the structural decline of manufacturing in London. Several programmes have attempted to halt this trend, including substantial investment from the European Union. In addition, new opportunities such as the 2012 Olympics and the pressure for increased housing supply mean a new vision for the area is needed to ensure comprehensive redevelopment and regeneration and avoid the area being developed on a piecemeal, site by site basis.
- 3.1.60 The Council along with the other North London boroughs of Enfield and Waltham Forest have worked in partnership with the London Development Agency and the Greater London Authority to develop a new vision that can guide the future of the Upper Lee Valley over a 20-30 year period. The public consultation on the Opportunity Area Planning Framework (OAPF) commences the end of November 2011 and runs until 13<sup>th</sup> January 2012. The progress and outcome from the OAPF will be monitored closely in future years.

### Future requirements and monitoring

- In the coming 2-3 years, Haringey will continue to drive development in these identified areas of change in order to meet the demand for new housing and create opportunities for jobs and investment for the plan period. Changes in government and cuts in public spending will require the Council to adapt and work more closely with Registered Providers and developers.
- The Housing Trajectory and CIP will be used to assess the delivery of identified housing and infrastructure developments.

## **3.2 Design and Conservation**

### **Urban Design**

- 3.2.1 Good design is a key objective in the UDP and the performance of policies has been improving over the past few years. A number of tools and approaches are used to implement good design and assess design standards.
- 3.2.2 The Building for Life (BfL) Standard was adopted by the Housing Corporation in 2007 and it assesses the design standards of schemes against four criteria, Environment and Community; Character; Street Parking and Pedestrianisation; and Design and Construction; and scored out of five for each criterion.
- 3.2.3 Six BfL assessments were made on five applications during 2010/11. This is an improvement on assessments carried out in previous years and efforts will be made to continue to use the BfL assessment tool.
- 3.2.4 The schemes assessed were:
- 193-197 Broad Lane, N15 4QS (HGY/2010/1428); which was assessed twice, first scoring an unsatisfactory 9.0/20 and the second time scoring a satisfactory 14.0/20.
  - Hornsey Town Hall (HGY/2010/0500); which scored 13.0/20.
  - 8 Bruce Grove (HGY/2009/1695 & 6); which scored 15.0.
  - 596-606 Tottenham High Road (HGY/2010/0201& 0203); which scored 14.5/20; and
  - Stainby Road N17 (HGY/2010/2025); which scored 15.5/20.
- 3.2.5 60 Haringey staff and Councillors have attended Urban Design London (UDL) training events in the current year (2011/12) so far. This shows great progress and commitment to improving the implementation of good design standards in Haringey.
- 3.2.6 Another way in which Haringey celebrates and encourages good quality design of buildings and spaces is through the Haringey Design Awards. The Haringey Design Awards have been run every three years since 2005, and the next round of awards will commence in January 2012. Awards are granted in several categories, public and private, new build and refurbishment, the precise names of which have varied, and one overall award winner is then declared. In 2005 it was given to the Alexandra Park School arts, drama and science extensions and in 2008 to Finsbury Park improvements. The awards are administered by the Planning Policy, Design and Conservation Team and judged by a panel made up of the independent members of the Haringey Design Panel.
- 3.2.7 We also closely monitor and encourage the entry of successful schemes into various National Awards for Design and have had a number of recent successes, including the National Housing Design Awards for housing at Connaught Gardens in 2010; Trees Extra Care - Housing Design Awards 2011, HAPPI winner; Roden Court - Housing Design Awards 2011; and nomination for the Civic Trust awards for the Triangle Youth Centre and winner of the Civic Trust Award for Coleridge School.

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- 3.2.8 During 2010/11 six major applications considered by Planning Committee were seen and discussed by the Design Panel, these include; Highgate Synagogue; Thameslink Depot; 193-197 Broad Lane; Block NW2 Hale Village; Stainsby Road site; and Tottenham Hotspurs Football Stadium.
- 3.2.9 During 2010/11, there were five major, non-residential schemes which aspired to BREEAM 'very good' standard. Two of these are designed/conditioned to achieve BREEAM 'very good', while the other three the BREEAM rating is not stated or conditioned.
- 3.2.10 Two developments approved in 2010/11 met 'Secure by Design' standards. These are Stainby Road N17 (HGY/2010/2025) & 596-606 Tottenham High Road (HGY/2010/0201& 0203).
- 3.2.11 No significant changes have been proposed to Haringey's strategic view. An application for the City Point development at Finsbury Park was approved by Islington Council early 2010. This development will be prominently visible from Alexandra Palace but will not obstruct the protected view of St Paul's Cathedral. In addition, the proposed flue to St Bartholomew's Hospital will cause a minor intrusion into setting of view of St Paul's but is almost unnoticeable & has virtually no impact on view. The Design team will continue to protect the view and record any changes.
- 3.2.12 Design standards are currently implemented by UDP polices UD3 General Principles and UD4 Quality Design.

### Conservation

- 3.2.13 Since 2010, there has been a number of externally funded projects which have improved heritage buildings and shop fronts on the borough's high streets. These include over £200K for Hornsey High Street improvements, £66k for Bowes Park conservation area (Myddleton Road), over £3.4m for Tottenham High Road including Bruce Grove, Tottenham Green and Scotland Green.
- 3.1.14 Haringey continues to improve matters with investment schemes in Tottenham Green (Tottenham Town Hall refurbishment); in Tottenham High Road (£1m conservation area frontage improvement scheme); in Myddleton Road (environmental improvements and enforcement); in Crouch End, (Hornsey Town Hall Proposals); and in Highgate (Furnival House scheme and Highgate Bowl planning appeal). A lot of the credit for improvements to the borough's heritage assets is because of the strong advice and campaigning of the local Conservation Area Advisory Committees.
- 3.2.15 In this year, renovations and improvements have been made to two listed buildings which were on the buildings at risk register; Tottenham Town Hall and Hornsey Town Hall. Tottenham Town Hall has since been removed from the risk register.
- 3.2.16 Design and conservation officers continue to contribute to assessments of planning applications and the eight adopted character appraisals have been performing well though limited resources mean that progress has been slow with developing new character appraisals for conservation areas.

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Conservation policies will continue to preserve and enhance the borough's historically valuable sites and address the requirements as set out in PPS5.

3.2.17 Haringey has a rich and diverse Heritage. The Historic Environment Record consists of:

- 471 Statutory Listed Buildings of Special Architectural or Historic Interest;
- 1150 Locally Listed Buildings of Merit;
- 29 Conservation Areas, four of which have Article 4 Directions
- 18 buildings at risk;
- 2 English Heritage Statutory Registered Parks & Gardens of Special Historic Interest; (Finsbury Park and Alexandra Palace Park);
- 34 Local Historic Green Spaces;
- 23 Designated Sites of Industrial Heritage Interest; and
- 22 Archaeological Priority Areas.

3.2.18 A number of Haringey's conservation areas have supplementary planning guidance in the form of Policy Statements that were produced as part of the 1998 UDP and Design Guides, but these have been superseded by Supplementary Planning Guidance (SPG) 2: Conservation and Archaeology.

3.2.19 There are currently eight conservation area character appraisals, covering thirteen Conservation Areas, which have been performing well since their adoption. The Crouch End Appraisal was finalised in September 2010, and since then there have been no additional character appraisals prepared due to limited resources in the service. The Council, however, recognises the need and importance of producing these documents and will endeavour to continue to do so.

3.2.20 Additional controls are applied to minor applications within certain conservation areas in the form of Article 4 Directions. There are currently four areas covered by Article 4 Directions (Rookfield, Tower Gardens, Noel Park and Peabody Cottages).

3.2.21 In Haringey there are currently 18 buildings and structures on the at risk register. This compares to 16 in 2010. Since 2010, one building has been taken off this list, i.e. Tottenham Town Hall and three more have been officially added to the English Heritage buildings at risk list, i.e. 62 Monument Way, 6 North Hill and The Bull Public House.

3.2.22 Conservation policies in the emerging LDF will continue to preserve and enhance the borough's historically valuable sites and address the new requirements set out in the new PPS5.

### Future requirements and monitoring

- It is evident from the outcomes of Design and Conservation policies during 2010/11 that policies have been performing well though improved monitoring processes will need to be developed to ensure that standards are improved and maintained in order to assess more effectively the performance of these policies.

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- This will involve developing a more sophisticated approach to measuring these policies. This may require further training for staff to ensure monitoring becomes part of officers' daily roles – such as more officers assessing the design standards of planning applications; and collecting more information from building completions through building control service.
- Lack of resources and staff shortages will have an impact on the production of further conservation area characteristic appraisals and other guidance on building conservation and urban design.

### 3.3 Housing

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

- Seek to maximise new housing opportunities
- Seek to maintain and protect the existing housing stock
- Ensure an adequate standard and range of housing, especially affordable and accessible housing to meet current and future need in the borough
- To help create mixed and balanced communities

#### Overall Housing Completions

##### Number of houses completed in 2010/11

- a) 564 new housing units were completed in 2010/11. 100% of which were on previously developed land
- b) 3,777 new homes in the previous five years (2006/07 - 2010/11)
- c) 5,107 projected new homes in next five years (2011/12 – 2015/16)
- d) 13,269 projected new homes for 15 years (2011/12 – 2025/26)
- e) managed annual delivery target (See Appendix 3 Housing Trajectory)

3.3.1 As a requirement of Planning Policy Statement 3 (PPS3) local authorities are required to identify sufficient specific sites to deliver housing in the first five years of the 15 year housing trajectory. These sites should be:

- **Available;**
- **Suitable; and**
- **Achievable.**

3.3.2 The sites identified in Haringey's five year housing supply trajectory all meet these criteria. Please see Appendix 4 for the details on the five year supply. It is expected that approximately 5107 additional housing units will be delivered between 2011/12 and 2015/16. This is an average of 1021 units per annum, which will exceed the current London Plan target (820) for Haringey.

3.3.3 To ensure that there is a continuous five year supply of deliverable sites available for housing, Haringey will monitor the supply of deliverable sites on an annual basis, linked to the AMR review process.

3.3.4 The London Plan designates Haringey Heartlands and Tottenham Hale as growth areas. These sites will deliver the majority of the housing in the borough in the next 15 years. Both of the sites have a capacity to deliver nearly 5,000 housing units up to 2026. The Council will promote development in these areas.

3.3.5 In the past five years (2006/07 – 2010/11), a total of **3,777** net additional housing units have been delivered in Haringey, an average of 755 homes per year. This average rate is greater than the previous London Plan expected delivery target of 680 units per year showing a positive outcome for Haringey's overall housing delivery target.

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- 3.3.6 The completions in Haringey for 2010/11, **585**, is less than the previous London Plan target of 680 (which applied to this period), and a decrease on the previous year's completions of 635. The effects of the economic downturn was expected to have a greater impact on the reporting year, although more significant effects on housing delivery are expected to be seen in the next few years.
- 3.3.7 Appendix 3, the 15 year Housing Trajectory shows the sites for housing likely to come forward between 2011/12 and 2025/26. This is a total of 13,269 units, and an average of 885 units per year.
- 3.3.8 Appendix 3 shows the projected completions for the five and 15 year housing supply. Additionally, the **monitor line** shows how many dwellings above or below the planned rate the plan is at any point. The **manage line** shows under- or over-supply at any one point. It does not take account of the effect of future completions in meeting the overall target but measures the remaining annual requirement. The longer term projection of availability and phasing of housing sites will become clearer as monitoring and review progresses. This will be reflected in future housing trajectories.
- 3.3.9 100% of residential development took place on previously developed land, which exceed the Council target of 95% and significantly exceed the Government target of 60%.
- 3.3.10 Performance on this indicator is consistently above target and no review of planning policy is required at this time. Additionally, all new homes constructed in 2010/11 were at density levels that comply with Government objectives.

### Dwelling mix of new housing 2010/11

585 new homes built in 2010/11, of which:

- 30% one bedroom units
- 47% two bedroom units
- 14% three bedroom units
- 7% four bedroom units
- 1.4% five bedroom (+) units

3.3.11 The indicator set out above monitors the proportion of bedroom sizes in new developments in 2010/11. The outcomes listed do not comply with the policy requirements set out in the Housing SPD (2008).

3.3.12 The Housing SPD sets out dwelling mix standards for private and affordable housing.

**Table 3.3.1 Market housing dwelling mix standards**

Size of dwelling	Percentage mix target	2010/11 performance
1 bed	37	29%
2 bed	30	55%
3 bed	22	8%

4+ bed	11	7.5%
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**Table 3.3.2 Affordable Housing dwelling mix standards**

Size of dwelling	Percentage mix target	2010/11 performance
1 bed	19	32%
2 bed	26	37%
3 bed	27	21%
4+ bed	28	9.5%

3.3.13 It is evident from the tables above that performance of this indicator does not meet policy requirements. The need for policy review will be addressed in the emerging Development Management DPD. This will be informed by the Strategic Housing Market Assessment (2011) which identifies a need for all sizes and tenures of housing, especially affordable one bedroom units, market and social two bedroom units, market and social 3 + bedroom units. This represents a challenge for the borough in that many of those in priority need and in temporary accommodation require larger units. The Council will work closely with Registered Providers and private developers to ensure a suitable and adequate mix of tenures and sizes of dwellings are provided over the plan period in accordance with emerging policies and the Housing SPD. Additionally, Haringey will adopt the GLA design guidance which set out new floor space standards. This will be kept under review in future AMRs.

3.3.14 The Haringey 'Money to Move Smaller' scheme tackles the issue of under-occupation in Council-owned properties. The scheme provides financial incentives, advice and support to residents in large family Council owned homes to move to smaller, more suitable homes. As of 2010, the scheme helped 63 households to move into smaller and more appropriate properties. This resulted in the release of two five-bedroom homes, ten four-bedroom homes, 30 three-bedroom homes and 21 two-bedroom homes. This increased the number of much needed family units, and reduced the occurrence of overcrowding and associated problems.

**Number of empty homes back into use through enforcement action**

31 empty properties brought back into use in 2010/11

3.3.15 The overall numbers of empty properties for 2010/11 are not available at this time, as a result of restructuring and changes to monitoring functions. Empty properties are an important contribution to Haringey's housing supply. The refurbishment of empty properties will be kept under review to ensure that housing supply targets are met.

3.3.16 In addition to Planning and Housing policy, the Council provides an Empty Property grant for private landlords who own properties which are empty for one year or more, and in need of repair. The grant covers repairs and/or improvements to convert empty properties into habitable units, which meet both planning and building regulation requirement.

## Affordable Housing

3.3.17 With over 19,000 people on the Council's housing register the need for good quality affordable housing in Haringey is high. The Housing Needs Assessment (2007) estimated a requirement for an additional 4,865 affordable units per annum between 2007 and 2012 in order to meet housing need, yet delivery so far has fallen well short of this.

3.3.18 Recognising the high levels of need, the Homes and Communities Agency (HCA) invested more than £139 million in Haringey since 2007 to support the delivery of affordable housing and related infrastructure; the majority of which has been targeted on providing new housing.

3.3.19 While this funding has been invaluable to ensure the supply chain of new affordable housing the devastating impact of the economic downturn in 2008 has had a significant effect on the supply of housing which continued to be felt throughout 2010/11.

3.3.20 Development at the regeneration site at Tottenham Hale continued through the downturn as a result of significant investment which has meant a projected upturn in the number of completions expected in 2011/12. Despite this spike, the scale of projected development after this time remains uncertain.

### Affordable Housing Completions (gross)

A total of 259 affordable housing units were built in 2010/11 – 44% of total completions

3.3.21 The number of affordable homes delivered in 2010/11 was **259**, which is 44% of net housing completions. Affordable housing includes social rented and intermediate homes. This figure is slightly below the Council and London Plan (2008) target of 50%, although an improvement on the percentage of affordable housing delivered in the past five years (Please see comparative table below).

**Table 3.3.3 Affordable Housing Completions**

	2010/11	2009/10	2008/09	2007/08	2006/07
Affordable housing completions	44%	43%	41%	32%	29%

3.3.22 UDP policy HSG 4 Affordable Housing, and the proposed Core Strategy policy SP 2 both set a target of 50% affordable housing. These policies have been reviewed by the Affordable Housing Viability Study (October 2010) which demonstrates an achievable target for the emerging Core Strategy housing policy. The study considers the impact of a variety of targets on viability and sets out evidence for continuing to apply a 50% affordable housing target for sites over 10 units and a 20% affordable housing target for sites under 10 units.

**Affordable Housing Tenure Split**

Number of Social housing units:	217 units (84%)
Number of Intermediate housing units:	42 units (16%)

3.3.23 Policy HSG4 Affordable Housing in the UDP and the London Plan (2008) require Haringey to seek a balance between social and intermediate housing to meet the London wide objective of 70% social housing and 30% intermediate provision. The new London Plan (2011) looks for a 60:40 split social: intermediate housing. Haringey's Affordable Housing Viability Assessment provides evidence which shows that the 70:30 split is most appropriate to delivering affordable homes in Haringey, hence this will remain the policy in Haringey.

3.3.24 The tenure split for 2010/11, shown above, is relatively close to the target and an improvement on previous years' performance. This is a positive outcome as it contributes to delivering the high need of social housing for Haringey's residents.

**Homelessness and Temporary Accommodation**

**Numbers of residents homeless and in temporary accommodation**

494 households accepted as homeless (March 2011)
3,294 households in temporary accommodation (March 2011)

3.3.25 At March 2011, 494 households were accepted as homeless by the Council. Since May 2010, the coalition government has amended the way rough sleeping is recorded, calling on all local authorities to provide an official count of all rough sleepers, or at least an estimate. The first publication (Autumn 2010) of data under this new guidance showed results of rough sleepers on any one night in England to rise from 440 to 1,768. This means that it is not possible to compare this year's record to previous years.

3.3.26 For the year 2010/11, there were 3,294 households in temporary accommodation in Haringey. This is a decrease on the previous year by 253 households. This follows a national trend of a reduction in temporary accommodation over the past five years but still remains one of the highest levels in the UK.

3.3.27 Given the high levels of temporary housing and homelessness there is the need to ensure that affordable housing meets those households in priority need. The North London sub-regional Strategic Market Housing Assessment identifies the five year housing need for Haringey to be 9,804 (1,960 units per year). This far exceeds the housing capacity for the borough, which is 820 new homes per annum. It is expected that the remaining dwellings required will be met through a combination of the Council exceeding the minimum targets, as stated in SP2 of the Core Strategy, the sub-division of existing dwellings and potentially more out-migration or fewer household formations due to limited dwelling availability. Housing need and supply, and the impacts of the changes to legislation will be closely monitored on an annual basis.

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3.3.28 The Council's Homelessness Strategy 2008-2011 was produced in partnership with relevant organisations and residents with the aim to combat homelessness in the borough. Following this, the Rough Sleepers Strategy 2010-2012 was developed which sets out actions to meet the Government's target to end rough sleeping by 2012. Additionally, the Homelessness Strategy identified the need to develop a 'Move-on Strategy'. The Move-on Strategy sets out actions to ensure those in short-term supported accommodation who are ready to move on have available to them long-term or permanent homes. These strategies provides a framework to provide suitable housing and support for those in need.

### Gypsy and Traveller Accommodation

#### Net additional Gypsy and Traveller pitches

No net additional pitches (10 existing pitches)

- 3.3.29 The borough has two Gypsy and Traveller sites, both of which are authorised Council sites. The sites have a total caravan capacity of 10 pitches. No unauthorised encampments were identified, compared to 10 unauthorised caravans in January 2003.
- 3.3.30 The London Gypsy and Traveller Accommodation Needs Assessment (GTANA) 2008 calculated a minimum and maximum requirement for pitches in Haringey to be provided by 2017, this is four and 50 respectively.
- 3.3.31 The new London Plan (2008) states that there is no longer a requirement for local authorities to include targets for additional Gypsy and Traveller pitches in their LDFs, but instead identify need when it arises through other DPDs. The Core Strategy SP3 aims to protect existing pitches and will identify new sites through the Site Allocation DPD.
- 3.3.32 The draft Planning Policy Statement Planning for Traveller Sites will replace policy in the Circular 01/06 and other policy statements including sections of PPS3 relating to Gypsies and Travellers.
- 3.3.33 The draft PPS sets out guidance for local authorities to achieve the Government's objective to ensure fair and equal treatment for travellers. The approach set out in the draft PPS will mean Haringey will be expected to make their own assessment of need; plan for sites over a reasonable timescale; continue to protect Green Belt from development; promote more private traveller site provision; reduce the number of unauthorised developments and encampments while increasing the number of appropriately located and suitable sites which have good access to education, health, employment, welfare and leisure facilities.
- 3.3.34 The Core Strategy will ensure that existing pitches are protected and maintained and based on historical demand and the GTANA 2008.

**Future Requirements and Monitoring**

- Further significant impacts of the downturn are expected to be seen in the next few years. In conjunction with the Housing Strategy performance of housing delivery will be kept under review to monitor the performance by housing developers.
- The implications of changes in legislation, including affordable Rent and New Homes Bonus, will be taken into account for future monitoring of delivery of affordable housing.
- The Haringey Borough Investment Plan (BIP) will help to determine investment covering the period 2011 to 2014. It sets out the Council's priorities for housing, growth and regeneration at a strategic level, identifies key sites for development and sets out in broad terms the investment required to make these schemes happen. As it develops it will need to take account of the merging localism agenda and cuts in public funding which will require partner agencies to develop innovative ways of bridging the gap between local aspirations and resource allocation.

### **3.4 Environment**

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

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

#### **Open Space and Biodiversity**

- 3.4.1 Haringey contains a network of parks, open space, wildlife sites and Green Belt which make an important contribution to the quality of life. It provides 1.7 hectares of open space per 1,000 people and contains 1,658 hectares of land designated as Ecologically Valuable Sites in the UDP.
- 3.4.2 These areas include part of the Lee Valley Regional Park, which is Green Belt, areas of Metropolitan Open Land, including Alexandra Park and Ecological Valuable Sites of Metropolitan Importance. Alexandra Park and Finsbury Park are Parks and Gardens of Special Historic Interest
- 3.4.3 Every year there are around 15 million visits to Haringey's parks and open spaces, of which 18 have 'Green Flag Parks' status (15 of which are managed by Haringey Council).
- 3.4.4 Haringey contains 12 National Priority Species, six London Priority Species, 19 Haringey Priority Species, five London Flagship Species and 16 Haringey Flagship Species (a flagship species is one that is readily recognised and represents biodiversity to the wider public). It is estimated that there has been no loss or addition in priority habitats and species during 2010/11.
- 3.4.5 Protection of designated open space and biodiversity in the borough is implemented through UDP policies, specifically OS 1- 3, 11 and 17. These ensure protection of Green Belt, Metropolitan Open Land (MOL), Significant Local Open Land (SLOL), Biodiversity and Trees. These policies have been effective in Haringey as during the reporting year and the previous reporting years there have been no changes in biodiversity habitats in the borough.

#### **Water and Flood Risk Management**

- 3.4.6 Haringey has a risk of groundwater flooding, particularly around the Moselle Brook and New River corridors as well as areas of Hornsey. The Council seeks to address this risk to protect its communities and to safeguard against the possible implications of climate change. The Council undertook a Preliminary Flood Risk Assessment (PFRA) in early 2011 as a statutory requirement under the Flood Risk Regulation 2009, which was approved by Cabinet in June 2011, before being submitted to the Environment Agency.

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- 3.4.7 The PFRA process provides a high level overview of flood risk from all sources in Haringey; it focuses on local sources of flooding such as surface water and groundwater rather than main rivers.
- 3.4.8 The next steps for the Council include:
- finalising a Surface Water Management Plan
  - preparing a hazard Map by 2013
  - preparing a Flood Risk Management Plan by 2015
- 3.4.9 In addition, the Council will also identify mitigation measures to address flood risk.
- 3.4.10 In 2010/11, or previous years, no applications were granted which were contrary to the EA advice. This shows that UDP policies relating to flooding and water quality, particularly ENV 1 Flood Protection and ENV 5 Works affecting Water Courses have been performing well.
- 3.4.11 The Core Strategy proposes a number of additional indicators to measure water management and flood control in the borough in the next 15 years. The systems for monitoring these indicators will be developed in line with the PFRA and other emerging plans and strategies.

### Climate Change

- 3.4.12 Despite funding cuts Haringey is continuing to make tackling climate change a top priority for the borough.
- 3.4.13 Haringey was the first local authority to commit to reducing CO<sub>2</sub> emissions by 40% by 2020 (2005 baseline) as part of the Friends of the Earth *Get Serious* campaign. The Council has established Haringey 40:20, a membership organisation to take forward work to achieve this target.
- 3.4.14 Over the last year the Council has been one of nine local authorities nationally taking part in the Department for Energy and Climate Change, Local Carbon Framework (LCF) pilot, providing the support of grant funding to develop a carbon reduction action plan and offering learning outcomes for local authorities across the country.
- 3.4.15 The Haringey 40:20 initiative set up by the Council provides information and encourages discussions and ideas for residents interested in participating in achieving the 40:20 target.
- 3.4.16 Haringey 40:20 was launched in June 2011 at a one day forum and since then 120 residents, businesses and organisations are engaged with the initiative.
- 3.4.17 The Muswell Hill Low Carbon Zone (LCZ), a community led approach to cutting carbon emissions, was set up in 2010 through partnership of Haringey Council and Muswell Hill Sustainability Group. The outcomes of the project during 2010/11 include;
- 400 households received green makeover scheme
  - Solid wall insulation pilot launched with 6 homes

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- Voltage Optimisation Pilot with 20 homes
- Energy efficient boiler Muswell Hill Community Centre and energy efficiency lighting to Muswell Hill Library
- 18 awareness raising and training events arranged by En10ergy and Low Carbon Zone steering group
- Range of awareness raising initiatives
- 9% CO2 saving achieved (on target to achieve 20% CO2 target)

3.4.18 The Low Carbon Communities Challenge (LCCC) is a two year research programme designed to test delivery options for achieving ambitious cuts in carbon emissions at community level. Providing financial and advisory support to 20 test-bed communities, the LCCC enables the development of bespoke local schemes to improve energy efficiency and tackle the wider issue of climate change. During 2010/11 the LCCC has achieved the following;

- Zero carbon classroom – the Living Ark installed at Muswell Hill Primary
- Cycle hoop parking on Muswell Hill Broadway
- Solar photovoltaic installations on three schools
- Launch of En10ergy community energy company 100 shares sold locally and 2 community owned solar photovoltaic arrays launched involving local supermarket M&S and local church
- Volunteer coordinator working with 20 volunteers to engage residents on climate change
- Low Carbon Bulk Purchasing Buying Group developed offering discounts of up to 20% for residents across the borough on energy saving measures

3.4.19 In a bid to the European Regional Development Fund led by Islington Council, £100k match funding was secured to provide environmental support to businesses from 2011 - 2013.

3.4.20 A Future Jobs Fund bid was developed and secured which has so far provided 2,894 people provided with advice on saving energy, water and waste on their door step

3.4.21 In line with the Sustainable Food Strategy, a community steering group was established during 2010. Since January 2010, 55 new community food growing spaces have been created including one scheme growing on the roof top of a supermarket and selling produce in store.

3.4.22 The first Annual Carbon Report was produced in 2011, and is the first of its kind to be produced by a local authority. From 2012 the report will include carbon budgets.

3.4.23 2010/11 saw the borough begin a new Upper Lee Valley Decentralised Energy project and begin collaborating with other North London boroughs about joint implementation of a Green Deal scheme to retrofit existing homes and buildings.

3.4.24 Between April 2010 and March 2011, 10 applications were granted planning permission for photovoltaic solar panels.

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- 3.4.25 The London Plan (2008) requires local authorities' LDFs to ensure all major developments proposals will seek to reduce carbon dioxide emissions by at least 20% through the use of on-site renewable energy generation, where feasible. Future monitoring of this indicator will require improved systems of measuring the reduction in carbon dioxide.
- 3.4.26 The London Plan (2008) Policy 4A.7 Renewable Energy replaced UDP policy ENV10 Mitigating Climate Change: Renewable Energy since July 2009; this has since be replaced by London Plan (2011) Policy 5.7
- 3.4.27 The emerging Core Strategy, specifically SP4 Working towards a Low Carbon Haringey, proposes a standard for 20% on-site provision and this policy, when adopted, will be monitored in future AMRs.

### Waste

- 3.4.28 In April 2011, Haringey awarded Veolia Environmental Services a 14 year contract to provide street cleansing, recycling and waste services for the borough.
- 3.4.29 The strategy for waste management in the borough aims to increase recycling, increase cleanliness of the borough's streets, reduce fly-tipping and reduce carbon emissions.
- 3.4.30 The total amount of Municipal Solid Waste collected by Haringey was 115,793 tonnes.
- 3.4.31 The overall recycling and composting rate for the NLWA including Haringey is 24%, with 29% of the waste sent to landfill and an estimated 47% sent for energy recovery by incineration. Haringey's own recycling rate in 2010/11 was 28%.
- 3.4.32 There are seven household waste recycling centres (HWRC) across the North London boroughs in addition to the two HWRCs in Haringey. There have been no new HWRCs in the last five years.
- 3.4.33 Approximately 70% (equating to c.70,000 households) receive the kerbside 'green box' service (weekly collections of dry recyclables, green and food waste). All other households have an equivalent service for dry recyclables (e.g. recycling bins outside the property for estates, daily sack collections for flats above shops).
- 3.4.34 No construction waste collected by Haringey Council is landfilled. In 2010/11 the Council delivered 843 tonnes of construction waste to the North London Waste Authority, which has contracts in place for it to be recycled for use as aggregates.
- 3.4.35 Haringey has an overall capacity for waste management of approximately 104,800 tonnes per annum (2010 figure). The table below shows how this waste is currently distributed (2010 data).

**Table 3.4.1 Existing Waste Capacity and Waste Arisings in Haringey**

Name	Address	Capacity (tonnes per annum)
2 B's Motorcycles Ltd	Blackboy Lane, N15	Not known
Brantwood Auto breakers Ltd.	Brantwood Road, N17	21
O'Donovan (Waste Disposal) Ltd.	Markfield Road, N15	24,000
Redcorn Ltd	White Hart Lane, N17	80,000
Restore Community Projects	Ashley Road N17	750

3.4.36 The emerging North London Waste Plan (NLWP) considers the management of waste in North London up to 2020. The plan will identify suitable sites to deal with waste, using a mix of facilities including recycling, composting and using waste to produce energy.

3.4.37 Monitoring of the NLWP will be central to the effective delivery of the plan. Data will be examined and managed through the Plan review process.

3.4.38 The draft plan identifies two new waste sites in North London, one of which have been identified in Haringey- Friern Barnet former Sewage Works (Pinkham Way).

3.4.39 The London Plan overall target states that recycling or composting levels for municipal waste should exceed 45% by 2015 rising to 50% by 2020; and for commercial and industrial waste should achieve 70% recycling or composting levels by 2020. It is expected that the NLWP will ensure Haringey and the whole north London sub region will meet and exceed these targets. These outcomes will be monitored by the NLWA and in future Haringey AMR.

## Minerals

### Production of primary land-won aggregates

Not applicable

### Production of secondary/recycled aggregates

Not applicable

3.4.40 In the London Borough of Haringey there was no production of primary or secondary aggregates in 2010/11.

3.4.41 Overall, the UDP polices relating to environmental management and transport performed well during 2010/11.

### Future Requirements and Monitoring

- It is recognised that closer monitoring of environmental polices is required to ensure that the Council's objectives for mitigating climate change are met. The Core Strategy sets targets in its environment polices for more effective

monitoring. These targets relate to reducing carbon emissions and increasing renewable energy generation in the borough.

- There is also a need to review some targets in line with any changes in the London Plan and national legislation.

### 3.5 *Employment and Town Centres*

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

- Ensure that a plan-monitor approach is adopted for good quality land and employment premises, and the creation of new ones is assisted where appropriate.
- Ensure that land and premises are capable of embracing modern work requirements
- Seek to meet the needs of different sectors of the economy, especially SMEs and those organisations within the voluntary sector through provisions of the range of premises of different types, sizes and costs
- To ensure the borough's town centres are easily accessible and meet the needs and requirements of its people.
- Ensure people have access to a fully range and quality of goods and services.

#### Employment

- 3.5.1 Haringey is the 13th most deprived district in England as measured by the 2007 Indices of Deprivation<sup>1</sup>. There is an extensive area of deprivation in the east and centre of the borough. Nearly 64,000 people (almost 30% of Haringey's residents), live in areas (39 Super Output Areas) in the borough that are amongst the 10% most deprived in England.
- 3.5.2 The figure for number of unemployed in 2010/11 was 12,600, which represented 10.6% of the working age population. This compares to the London average of 8.6% and the UK average of 7.6%.
- 3.5.3 The total number of people claiming out of work benefits in Haringey was 10598, which represents 6.7% of the working age population, compared with 4.4% for London and 3.85% for the UK.
- 3.5.4 The percentage of people with low or no qualifications in Haringey (recorded January -December 2010) was 20.7%, compared with 18.9% for London and 24.4% for England.
- 3.5.5 The Haringey Guarantee, established in 2006, is the Council's strategic approach to tackling worklessness in the borough and has been successful in delivering the Council's objectives relating to worklessness in Haringey. In 2010/11 the programme achieved 330 job starts and 263 sustained jobs. The *Families into Work* programme exceeded its target of 100, and engaged with 140 families supporting 30 individuals into sustained employment

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<sup>1</sup> Measured by the Rank of Average Rank measure of deprivation.

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- 3.5.6 Since its inception the Haringey Guarantee has been funded through the Area Based Grant which no longer exists. The current government is introducing a new 'Work Programme' which will replace all current pathways into work and will be contracted from the Department of Work and Pensions to Prime Contractors, who can then sub-contract work locally. The Haringey Guarantee hopes to become a sub-contractor under the Work Programme.
- 3.5.7 In 2010/11 Haringey led on a LDA funded four borough sustained employment pilot programme. The programme concluded at the end of July 2011 and the following was achieved across Barnet, Enfield, Haringey and Waltham Forest:
- 1,271 programme starts
  - 439 job starts
  - 328 sustained jobs – 26 weeks
- 3.5.8 Haringey delivered the most outputs across the four boroughs and the following was achieved:
- 618 programme starts
  - 264 job starts
  - 200 sustained jobs – 26 weeks
- 3.5.9 Haringey delivered a successful Future Jobs Fund programme in 2010/11, supporting 210 long term unemployed people into work up to the end of March 2011.
- 3.5.10 In addition, the Business and Enterprise programme delivered:
- 600 businesses, with residents and young people supported towards business sustainability and growth, and encouraged inward investment and promoted entrepreneurship and self employment
  - The establishment of a Credit Union for Haringey
  - 30 businesses supported to access Olympic opportunities
  - 30 businesses supported to achieve VAT/PAYE registration
  - 300 businesses supported to benefit from town centre project interventions.

### Employment sites and locations

- 3.5.11 The borough retains concentrations of employment in industry and warehousing. There are 22 Defined Employment Areas (DEAs). The UDP identifies a hierarchy of DEAs where certain types of employment uses should be concentrated: Strategic Employment Locations; Industrial Locations; Employment Locations; and Regeneration Areas.
- 3.5.12 There are six town centres and 38 Local Shopping Centres in Haringey. One Metropolitan Centre at Wood Green, and five District town centres at Bruce Grove/Tottenham High Road, Crouch End, Green Lanes, Muswell Hill and West Green Road/Seven Sisters. These town centres and shopping centres are defined in the UDP 2006, under Schedules 4, 5 and 6.
- 3.5.13 The most up to date figure (2009) shows that there were a total of 1,275 new businesses in Haringey.

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3.5.14 Haringey's Employment and Town Centre policies are monitored against Core Indicators, set by DCLG and Local Indicators which are based on the objectives of the UDP.

### Total amount of additional employment floorspace by type

364 m<sup>2</sup> gross internal floorspace  
100% of which was on previously developed land

3.5.15 The total amount of additional employment floorspace for which planning permission was granted for the year 2010/11 was 364 m<sup>2</sup>. All developments were planned on previously developed land.

**Table 4.5.1 Employment Floorspace**

Indicator	B1a	B1b	B1c	B2	B8	Total
Gross (m <sup>2</sup> )	0	0	364	0	0	364
% Gross on PDL	n/a	n/a	100%	n/a	n/a	100%
Hectares	150.6					150.6

3.5.16 The amount and type of employment land available as set out in the Unitary Development Plan is 150.6 hectares.

3.5.17 Haringey's Employment Study (Update 2008) identifies for all 'B' Class Uses (offices, light and general industrial and warehouses) an additional floorspace requirement of 107,800m<sup>2</sup> between 2000 and 2016. This is an annual target of 6,737m of additional employment floorspace. The additional employment floorspace in 2010/11 falls well short of this target though this was expected as a result of the economic downturn. In response to the impact of the economic downturn and to ensure a robust evidence for the Core Strategy an updated employment land survey may be necessary to ensure targets and local employment needs are met.

3.5.18 Haringey is home to approximately 8,900 businesses, together employing some 67,000 people (ONS: Annual Business Inquiry 2008). The majority of Haringey's businesses are small - 94% of the businesses employ fewer than 24 people. The major sectors of employment in Haringey are public administration, education and health (27.8%); retail and distribution (26%). Banking, finance and business activities account for 17.7% of all employment.

### Town Centres

3.5.19 There have been a number of key achievements since April 2010 in relation to the borough's town centres. These include the acceptance by GLA of two bids for the first round of the Outer London Fund Two bids, for 'Food Glorious Food' in Green Lanes and Marketing Muswell Hill.

3.5.20 The Council was awarded £90,233 for Muswell Hill. £20,000 of this will be used for Christmas Lights in the town centre, £10,400 for networking events across all five town centres and the remaining £59,833 used on marketing initiatives and community events in Muswell Hill including Christmas events,

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branded recyclable shopping bags a festive magazine and a town centre heritage trail.

- 3.5.21 For Green Lanes, the Council was awarded £99,400. £20,000 of this will be used for Christmas Lights in the town centre, £10,400 for networking events across all five town centres and the remaining £69,000 used on marketing initiatives and community events in Green Lanes including additional funds for the Food Festival, the launch of the loyalty card and a Christmas market.
- 3.5.22 In November 2011, the Council submitted a £10m bid in Round 2 of the Outer London Fund to deliver a range of capital schemes – public highways renewal, public realm works, reshaping Tottenham Green as a cultural quarter and events space, townscape heritage and shop front improvements etc. A decision is expected in mid December 2011.
- 3.5.23 In 2010/11, there was no additional gain of town centre uses. This can be directly attributed to the economic downturn.
- 3.5.24 Haringey's Retail Study 2008 identifies that Haringey will require an additional 13,800 m<sup>2</sup> of gross comparison goods floorspace and an additional 10,194 m<sup>2</sup> net convenience goods floorspace by 2016. This is on average an annual target of 2,999 m<sup>2</sup> of additional retail floorspace. It was discussed at the Core Strategy EiP (July 2011) that there is a need for an update on the retail study to reflect the recent economic changes and to ensure the Core Strategy can deliver the future needs of Haringey.
- 3.5.25 The economic downturn will continue to impact on the demand for retail floorspace in Haringey's town centres. The emerging Core Strategy and DM DPD will take this in account when monitoring future retail and town centres policies performance.

**Table 4.5.2 Town Centre Vacancy Rates**

TOWN CENTRE	TOTAL RETAIL UNITS	VACANCIES	VACANCIES %
Crouch End	267	7	2.62%
Green Lanes	245	12	4.9%
Muswell Hill	199	3	1.5%
Tottenham High Rd	135	4	2.9%
West Green Rd/Seven Sisters	173	11	6.35%
Wood Green	365	7	1.9%
<b>TOTAL</b>	<b>1,384</b>	<b>44</b>	<b>3.17%</b>

- 3.5.26 The vacancy rate is well below the Council target of 10% and below London and national vacancy rates at 11% and 14% respectively. This performance is positive despite the economic downturn. The impacts of the downturn will be monitored in the future, and policy will be reviewed accordingly. It was discussed at the Core Strategy EiP (July 2011) that there will be a need to carry out annual town centre health checks to reflect the recent economic changes and to ensure the Core Strategy can deliver the future needs of Haringey.

3.5.27 Vacancy rates can be used as an indicator of the health of a town centre. Government guidance suggests that where the health of a centre is declining, as identified in higher vacancy rates, diversification of uses may be appropriate. SP 10 Town Centres in the emerging Core Strategy aims to promote and encourage a variety of uses in town centres in order to protect and enhance the viability of Haringey's town centres.

#### **Proportion of non A1 (retail) uses in Town Centres**

The proportion of non-retail uses varied between town centres from 31% and 43% in the borough

3.5.28 Information available for 2010/11 showed the proportion of non-A1 (retail) use varied between 31% in Wood Green Metropolitan Centre to 43% in Green Lanes District Centre. This figure has been consistent over the past four years and generally meets the UDP target of 35% primary frontages and 50% secondary frontages.

3.5.29 TCR3 Protection of Shops in the Town Centres (UDP 2006) seeks to protect the viability and function of Haringey's town centres by concentrating A1 uses in the primary frontages. The Plan allows a higher proportion of non-A1 uses in the secondary frontages, which allows a greater diversity of uses in these areas.

3.5.30 Town Centre policies are currently being updated as part of the emerging Development Management DPD. These will reflect the current and future needs and trends of Haringey's retail sector. Proposed policies include; addressing the impacts of clustering of some town centre uses, with a focus on betting shops; and the impacts of proximity of hot food take aways to schools. The development of these policies requires up to date evidence including town centre health checks. The progress and potential implementation of these policies will be monitored in future AMRs

3.5.31 Although there was very little employment land and no town centre uses gained in 2010/11, the projects to improve employment opportunities and the regeneration of local town centres have been a success. It is recognised that policy and projects will need to adapt more quickly in the future to keep in line with further changes in legislation and economic stability.

#### **Future Requirements and Monitoring**

- Haringey will continue in future years to protect existing employment land, intensify existing employment sites where appropriate, and release employment land if it is surplus to demand.
- Future monitoring of economic policies will assess the skills levels, job attainment, type and level of occupation of employment land, impact of creative industries on the local economy.
- A need for a policy review of the licensing and planning framework relating to betting shops and take ways in Haringey has been identified and is currently under way. The review was requested by Council Members who were

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concerned about the concentration of betting shops and hot food take aways in a local area. The issues highlighted suggested that these premises;

- may not reflect the needs or expectations of local people
  - may limit the choice and retail appeal of a local area to local residents
  - may impact on the future sustainability of local communities
- Following the Core Strategy EiP further evidence on the viability and vitality of town centres and retail in Haringey will be necessary for the successful implementation of the emerging policies.
  - A review in these policies will have an overall impact on town centre uses and related town centre policies. These updated policies will be included in the emerging Development Management DPD.
  - The impacts of the economic downturn on employment and town centre policies will be monitored in future AMRs.

### **3.6 Strategic and Community Infrastructure**

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

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

#### **Community Infrastructure Plan (CIP)**

- 3.6.1 Planning Policy Statement (PPS) 12 (para 4.8) states the need for LDF Core Strategies to be supported by evidence of what community infrastructure is needed to enable the development proposed for the area. Haringey's CIP will identify service areas where investment will be needed to meet the additional demand from population and housing growth over the next 15 years. It will also set the basis for developers' contributions to meet future need, and highlights where applicable the gaps in existing and form a platform for funding bids to relevant agencies.
- 3.6.2 The initial findings indicate that Haringey is relatively well served by a range of community infrastructure and facilities. There are no major deficits in provision in key areas up to 2016. The services where investment will be needed to meet the infrastructure needs from the predicted housing growth such as housing and education are discussed in the schedule.
- 3.6.3 The draft Community Infrastructure Plan (CIP) was submitted alongside the Core Strategy in March 2011 for examination by the Planning Inspector. The CIP sets out evidence of what community infrastructure will be needed to enable the quantum of development proposed for the area. Indicative costs for such infrastructure and identified funding streams, where available, are highlighted. (The draft CIP can be viewed [www.haringey.gov.uk/ldf](http://www.haringey.gov.uk/ldf). Please note that this document and the draft schedule will be updated in line with recent updates, statements and amendments proposed during the Examination in Public in July 2011).
- 3.6.4 During the EIP the Inspector references the Draft CIP as part of his examination to ensure that infrastructure to support our housing target is being planned for and can be delivered.
- 3.6.5 The draft CIP will be continually updated to reflect changing developments and infrastructure needs in the borough. The progress on the CIP will inform the emerging draft Charging Schedule.

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- 3.6.6 Future Annual Monitoring Reports will assess whether these key programmes and plans are being delivered against phasing and costs.
- 3.6.7 The infrastructure schedule will be updated annually in the AMR. Additionally, other monitoring mechanisms such as the Annual School Place Planning Report which provides yearly updates on all projections on primary and secondary rolls will be used to update the CIP. Ongoing monitoring will allow appropriate consideration to be given to the level of risk that some of the required infrastructure will not be forthcoming and ways that this might be mitigated or addressed.

### Transport

- 3.6.8 Haringey's final Local Implementation Plan (LIP) was submitted to TfL in early August 2011 for GLA and Mayoral approval. The LIP is the Council's transport strategy and contains details of the local transport objectives and delivery proposals for 2011 – 2014.
- 3.6.9 Haringey is generally well served by roads and public transport and parts of the borough have good tube services, including Piccadilly, Victoria and Northern lines, and rail links. One of the benefits of good transport links is that employment opportunities outside of Haringey are accessible and around two thirds of Haringey residents commute to work outside of the borough. There are high levels of accessibility at locations such as Finsbury Park, Wood Green and Tottenham Hale. However, it is recognised that stronger orbital public transport links are required to serve key development areas, town centres and residential areas.
- 3.6.10 In 2010/2011, 18 new car club bays were introduced. Zipcar (formerly Streetcar) have the contract for all on street car club bays in Haringey. As of April 2011 there were 87 on-street car club vehicles and 8 off-street vehicles. City Car Club has three vehicles located in New River Road, a private road at the New River Village N8 7QB.
- 3.6.11 There are currently 22 electric vehicle charging points in the borough – 15 of which are on-street public charging points; two of which are off street charging points; and five are work place points. This is a positive step towards promoting and supporting the use of electric vehicles.
- 3.6.12 TfL's Travel-in-London 2009 survey on modal share for Haringey residents shows: 3% of residents travel by rail as their predominant mode of transport; 14% by Underground; 19% by bus; 31% by car 31%; 2% cycling; 31% walk; an 1% by Taxi/other. We are awaiting 2010 results from TfL.
- 3.6.13 In October 2010, 13 Haringey schools received TfL's sustainable travel accreditation award in addition to 100% of Haringey schools having travel plans in place. 78% of children in the borough currently travel to school by sustainable modes. Haringey schools have achieved an overall decrease of 5.4% in car use to school from 2004 to 2010.

## Wood Green Station

3.6.14 Some strategic projects carried out since April 2010 includes improvements to Wood Green station access. Wood Green station is a key access point to Wood Green metropolitan shopping centre. £600,000 has been spent on accessibility works including a diagonal crossing, new signal works, de-cluttering of street furniture, new paving and dropped kerbs on the approaches to the junction and cycle advanced stop lines.

3.6.15 The diagonal crossing, shown below, was installed in November 2010 and has reduced pedestrian crossing times and congestion between the town centre and Underground station.



3.6.16 These improvements are the first stage of a major overhaul of the urban realm in Wood Green town centre. Further proposals include improvements to pedestrian and cycling accessibility, enhanced public realm, addressing traffic congestion, road safety, bus service reliability and parking and loading issues. Implementation is proposed for 2013-2014 with a total cost nearing £4 million.

## Controlled parking zones (CPZs)

3.6.17 Haringey has introduced 16 CPZs to manage competing pressures for limited parking supply in areas of high parking demand, around rail /Underground stations, commercial/shopping areas and around Tottenham Hotspur football ground during match days.

3.6.18 It is recognised that displacement parking has negative impacts on the periphery of a CPZ. To address this, a fast track process was introduced to extend existing CPZs. This approach to consultation allows the Council to be

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more responsive to local residents and reduces the time to introduce CPZ's by solely undertaking statutory notification. Residents that reside just outside of a CPZ can petition the Council for inclusion in the existing CPZ. If sufficient evidence of support is provided - demonstrated by the majority of residents in a road signing a petition in favour of inclusion - this will replace the first public consultation stage. This fast track process was successful in the extension of Crouch End CPZ in April 2011.

### Smarter travel

3.6.19 In September 2011, the Council launched its smarter travel programme with the following initiatives:

- Smarter travel road show, which achieved over 500 enquiries at its launch at Green Lanes festival in September 2011.
- School travel planning
- Workplaces, Town centre and retail area travel planning
- Neighbourhood champions (Doctors, Head teachers, youth workers, faith groups, mum/toddler groups) to promote personalised travel planning and community projects
- Road safety education, training and publicity
- Safe and efficient driving / road safety campaign
- Supporting measures for cycling hubs, cycle superhighway and greenways routes
- Walking and cycling reward schemes
- Promotion of car clubs, electric vehicles, car sharing, and efficient driving methods
- Monitoring programme including attitudinal surveys to assess influences on behaviour change.

### School Travel Planning

3.6.20 In October 2010, 13 Haringey schools received TfL's sustainable travel accreditation award in addition to 100% of Haringey schools having travel plans in place and 78% of children in the borough currently travel to school by sustainable modes.

3.6.21 Haringey schools have achieved an overall decrease of 5.4% in car use to school from 2004 to 2010. When this is broken down by school type, below, the largest proportion of this modal shift has come from the independent sector.

School Type	% Decrease in car use
Primary	-6.25
Secondary	-2.53
Independent	-14.24

### Sustainable Transport Commission

3.6.22 In Autumn 2010 a Transport Commission was established involving a range of experts including regional government officers, sustainable transport charities, academics and local stakeholders to identify the key challenges

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facing Haringey and to make recommendations on how the borough should address objectives such as reducing traffic congestion, CO<sub>2</sub> reduction and increasing mobility. The following transport commission recommendations are currently being progressed:

- Modelling traffic trends for the 88% motorised journeys which transcend the borough boundary. To determine length and purpose of journeys where behaviour change initiatives could encourage a modal shift to walking, cycling, public transport and more sustainable car use.
- Increased proportion of the LIP funding to 25% of the overall budget on 'Smarter Choices' initiatives aimed at enabling people to choose more sustainable travel patterns and improved access to destinations and activities
- Tailor the LIP delivery plan to achieving CO<sub>2</sub> emission targets.
- Council are undertaking series of internal reviews of schemes at each design stage to ensure they consistently deliver improved accessibility for all sections of the community and prioritise road space for pedestrians, cyclists and public transport users.

### Tottenham Hale Gyratory

3.6.23 The Council is currently working in partnership with Transport for London (TfL) to improve Tottenham Hale's gyratory. The plans include changing the gyratory from a one-way to a two-way traffic system, and creating a new public square and bus station at Tottenham Hale station.

3.6.24 The scheme aims to create a safer environment and more pleasant area for the local community, pedestrians, cyclists, all road users and visitors. The removal of the one-way system will allow the regeneration of the area in line with the Tottenham Hale Urban Centre Masterplan.

3.6.25 Phase 1 of the project was completed in the summer 2011. This included all design work for the projects; diversion of the statutory services; and upgrades to the public realm, including footpaths, lightening and tree planting along the High Road.

3.6.26 The planning application for the bus station improvements was submitted by TfL to the Council in August 2011. This is pending decision. The main works to remove the one-way system is due to start late 2012, with an expected completion date of 2014.

### Education

3.6.27 Haringey's Building Schools for the Future programme is almost complete, with the final phase of the Broadwater Farm Inclusive Learning Campus (ILC) due to be completed by September 2012.

3.6.28 The £214m investment provides the borough's 12,000 secondary school students inspirational spaces for media, arts and ICT, and gives teachers first class facilities to support learning.

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Building Schools for the Future	
School	Project Completion Date
Highgate Wood School	February 2010
John Loughborough School	March 2010
Hornsey School for Girls	May 2010
Alexandra Park School	May 2010
The Octagon (formerly YPC)	June 2010
Fortismere School	September 2010
Gladesmore Community School	September 2010
Northumberland Park School	September 2010
Park View	October 2010
St. Thomas More	December 2010
Haringey Heartlands High School	June 2011
Broadwater Farm ILC (Phase 1)	September 2011

3.6.29 Phase 1 of the Broadwater Farm Inclusive Learning Campus (ILC) was completed in the summer 2011, allowing the school to occupy part of the new building in September 2011. Phase 2 commenced in August 2011 with completion expected for September 2012. The new campus will be called 'Broadwaters' and includes two schools, The Brook Special School and The Willow Primary School (the new name for the Broadwater Primary School).

3.6.30 For 2011, there are robust plans in place to meet the required school places. The expansion of Rhodes Avenue and the opening of Eden Primary School, Haringey's first Jewish Free School, in September 2011, creates an additional 60 reception places. Moselle and William C Harvey, all age special schools, have been reorganised to establish a new primary special school, The Brook, and a new secondary special school, Riverside, which opened in September 2011. Riverside has 120 planned places and The Brook has 100 planned places.

3.6.31 Since coming to power in May 2010, the coalition government has introduced new legislation relating to school provision. The Academies Act 2010 makes provision for the establishment of 'free schools'. Since then, there have been three applications for free schools in Haringey to the Department for Education with start dates for September 2012. This has been factored into overall school place planning for that year.

### Health

3.6.32 A revised (draft) health infrastructure schedule has been prepared and was examined during the Core Strategy EiP in summer 2011. This is part of the Infrastructure Delivery Plan and updates the health needs of the borough over the next 15 years. Haringey has been working closely with NHS Haringey to ensure accessible health services and buildings which deliver good and improving quality standards and health outcomes that reduce health inequalities and meet the needs of the growing population in Haringey, especially in the identified growth areas Tottenham Hale and Haringey Heartlands.

3.6.33 The Council and NHS Haringey will work together to keep the growth trends and the corresponding needs for health services under review as part of the monitoring of the Core Strategy, the Community Infrastructure Plan and

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appropriate Health Plans, and utilise the monitoring of outcomes in shaping the future services of Haringey

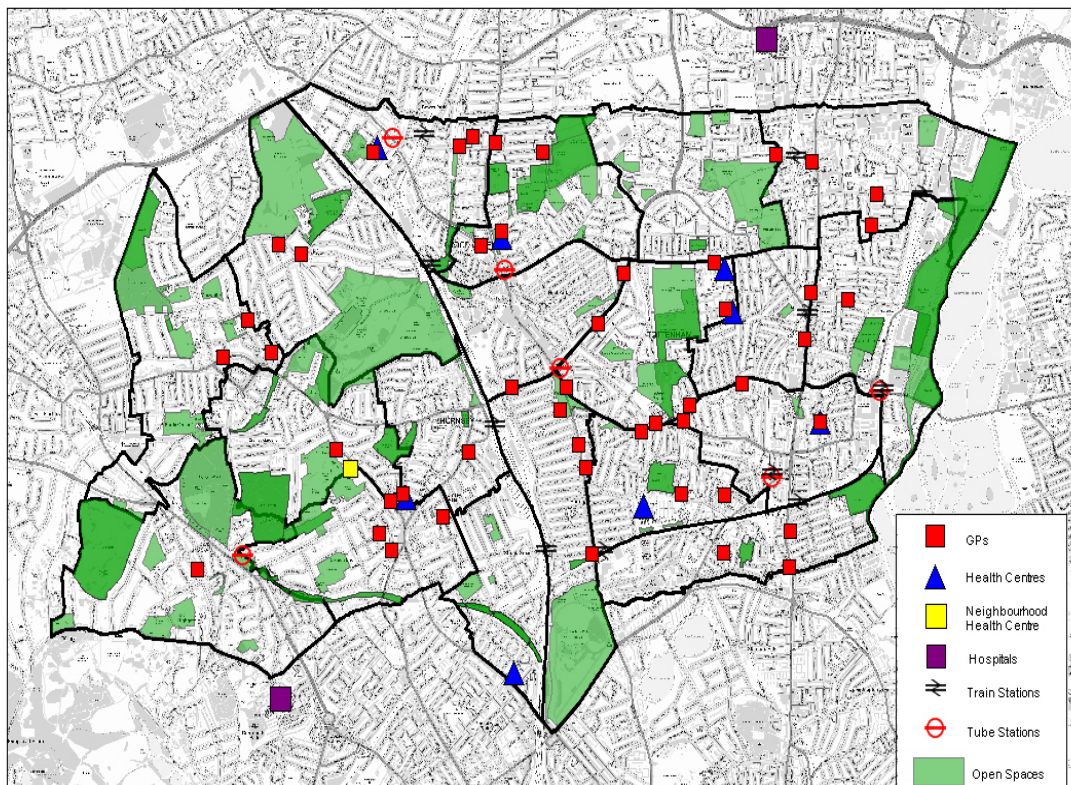
3.6.34 Overall, life expectancy rates in Haringey are increasing and are expected to improve further in the next 15 years; although male expectancy rates still remain below the national average. Within the borough male life expectancy in the west is higher than the east by 6.5 years. The east/west divide for women's life expectancy is less evident and the borough average is equal to that of the UK.

3.6.35 Health inequalities in Haringey are apparent with the most deprived areas tending to experience the poorest health. All geographical locations, however, experience trends of specific health problems. In the east, there are high rates of hospital admissions for mental health needs, and the north east neighbourhood experiences the highest levels of chronic kidney disease, smoking, dementia and stroke. The central part of the borough has the highest levels of registered pulmonary heart disease, heart failure and chronic obstructive pulmonary disease; while the west experiences the highest levels of cancer.

3.6.36 Figure 4.6.1 shows the current health facilities in Haringey. The Council will support the provision of additional health facilities and will work with NHS Haringey and other service providers to ensure the borough has a necessary supply and distribution of premises to meet Haringey's health care needs.

**Figure 4.6.1 Existing Health Provision**

Health Services  
Community Infrastructure Plan - existing provision



LB Haringey  
Core Strategy November 2009

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3.6.37 The performance of health and leisure policies will be monitored through the provision of appropriate housing, access to open space and facilities, safe and accessible public spaces and good transport.

### Planning Obligations

3.6.38 The Council negotiated and secured planning obligations and signed legal agreements on 17 planning permissions within financial year 2010/11 under Section 106 (S106) of the Town & Country Planning Act 1990. The total amount negotiated was £907,854.92.

3.6.39 A further £8.7m has also been negotiated within this financial year for part of the development at Hale Village, Ferry Lane. This figure is not included within the table below as the amount negotiated is triggered upon obligations contained within a further S106 Agreement to be signed at a later date.

3.6.40 The table below shows the breakdown of S106 contributions secured, received and spent by Ward within this financial year.

Ward	Secured	Received	Spent
Bounds Green	51,849.00	2,469.00	0
Bruce Grove	1,000.00		0
Crouch End	167,664.05	3,025.00	0
Fortis Green	87,802.87	40,017.47	0
Noel Park	22,000.00	22,000.00	0
Northumberland Park	172,500.00	72,500.00	0
Tottenham Green	197,019.00	5,106.00	0
Tottenham Hale	203,020.00	203,020.00	0
White Hart Lane	5,000.00		0
<b>Total</b>	<b>907,854.92</b>	<b>348,137.47</b>	<b>0</b>

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

3.6.42 The table below shows the comparison of S106 contributions secured, received and spent from signed S106 Agreements within the past five financial years and the Actual S106 contributions received and spent within each financial year.

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Contributions from S106 Agreements **signed** within each financial year

	Secured	Received	Spent
2006/07	1,714,684.71	1,408,155.18	1,329,522.13
2007/08	10,900,302.65	2,211,851.72	1,733,606.17
2008/09	2,796,368.00	409,822.44	225,000.00
2009/10	3,128,036.14	1,774,491.14	748,633.62
2010/11	907,854.92	348,137.47	0

**Actual** S106 Contributions Received & Spent within each financial year

Financial Year	Received	Spent
2006/07	2,046,154.33	1,676,681.96
2007/08	3,329,255.80	1,459,500.00
2008/09	528,305.71	2,552,679.22
2009/10	1,379,733.00	3,442,844.84
2010/11	1,560,670.40	1,701,282.05

**Actual** Spend broken down by **Infrastructure Type** for 2010-11

Infrastructure Type	Spent
Recreation	20,000.00
Environment	60,000.00
Street Scene	270,000.00
Education	1,203,282.05

### Community Infrastructure Levy (CIL)

3.6.43 Haringey are in the early stages of establishing a Community Infrastructure Levy (CIL) for the borough. In autumn 2011, the Council appointed consultants to lead on developing a Preliminary Draft Charging Schedule, which involves testing the viability of development to inform potential rates of CIL.

3.6.44 For the DPD preparation, there has been some slippage on the timeline for the first round of stakeholder consultation on the draft schedule (originally timetabled for February 2012), the slippage being in part due to the Council's challenge to the Mayoral CIL, and also on the delayed Inspector's report from the Core Schedule (which may inform the schedule).

3.6.45 In November 2011, a stakeholders' conference took place which provided valuable information which the consultant will use in drafting a schedule of charges. Informal consultation on the draft schedule is programmed for late spring/early summer 2012.

3.6.46 In order to increase and enable growth through the delivery of infrastructure, the Council will need to use a combination of CIL, Section 106 and other funding mechanisms. This marks a change as local planning authorities used to depend on developers delivering infrastructure. When CIL commences

Haringey will be responsible for managing the delivery of infrastructure in a timely manner to support development.

### **Mayoral Community Infrastructure Levy**

- 3.6.47 The Mayor's 'Proposals for a Mayoral Community Levy: Draft Charging Schedule: Evidence and Supporting Material' was consulted on from August 2011 to November 2011. The charging schedule will partly fund the Crossrail Project, and proposes three charging levels across London; £50 per square metre in the highest value areas; £35 per square metre in medium value areas; and £20 per square metre in the lowest value areas. Haringey has been included in the £35 per square metre band.
- 3.6.48 In June 2011, Haringey submitted a response to the Mayor objecting to the fact that the Mayoral CIL has been calculated on average borough house prices but the maximum and minimum house price varies widely across the borough and this results in a CIL that endangers the viability of development in those eastern and central locations where Haringey's growth areas are and where the majority of future development is planned to assist with wider regeneration of these areas.
- 3.6.49 The Examination in Public of the Mayoral CIL commences on the 28th November and is expected to last for 4-6 days.
- 3.6.50 Officers from Planning and Finance are working together to ensure that systems are in place to collect the Mayoral CIL when it is introduced in April 2012. Officers are part of the capital wide CIL Collection and Implementation Advisory Group who are looking at the transition to CIL, including best practice for the collection of the Mayoral CIL. The Advisory Group has arranged for the presentation of three alternative computer packages to collect the Mayoral CIL on the 22 November 2011. Internally Planning and Finance are continuing to liaise on how best to collect the CIL within the borough and will use the above Advisory Group's work to inform this process.

#### **Future Requirements and Monitoring**

- Health Impact Assessments will be used to consider the impacts of planning and decisions on health and health inequalities. HIAs may be requested as part of the documentation for outline planning applications, particularly for large, mixed-use development, whether as a stand alone exercise or as part of the EIA.
- Measure the reduction in health inequalities by area and vulnerable community groups, in line with recommendations by the JSNA
- Potential gathering information from Building Control for better monitoring of planning appeals in order to reduce number further.
- Development and consideration of role of CIL in Haringey.

## 4. Planning and Regeneration Implementation

### The Local Development Scheme

- 4.1 The Local Development Scheme (LDS) is a project plan, setting out the details of the local development documents (LDDs) which Haringey intends to produce over the next three years. It outlines the status and purpose of the LDDs, the timetable and milestones for their production and the evidence base and resources required. The current LDS was submitted to Greater London Authority (GLA) in October 2010 and covers a three year period up to 2013. Future AMRs will monitor the progress of the LDS.
- 4.2 The key milestones for 2010/2011 were;
- Core Strategy Proposed Submission consultation May/June 2010;
  - First stage of Consultation on the Development Management and Site Allocations DPDs May/June 2010;
  - Examination in Public of the Core Strategy June/July 2011;
- 4.3 Further change to the LDS is currently being discussed to reflect recent changes in the borough, specifically the post riots regeneration.

### Outcomes for the Core Strategy Examination in Public (EiP)

- 4.4 The Core Strategy EiP hearings took place over six days in June/July 2011. This was the formal forum for the Council and objectors to discuss with the independently appointed Planning Inspector the soundness of the proposed policies.
- 4.5 In the course of the hearings a set of monitoring targets and indicators were developed between the Council and the representators. This framework, if agreed by the Inspector, will allow for comprehensive monitoring of the Core Strategy once adopted.
- 4.6 Following the hearings the Council decided to undertake a revised consultation on the additional Regulation 27 consultation on the changes made to the housing and employment policies, which originally took place in Nov/Dec 2010. This decision was taken to ensure that all regulations were met and that the process was wholly transparent and fair. This revised consultation ran for six weeks from September to November 2011. The consultation responses are currently being assessed by the Council before being submitted to the Inspector, after which he will decide on the next steps before finalising his report.
- 4.7 Other discussions during the EiP highlighted the need for further and more up to date evidence to support the policies. Specifically, the need for an updated retail study and town centre annual vacancy rate surveys; an updated open space strategy; as well as the potential need for a new cultural strategy. This evidence is vital to ensure all emerging LDF policies respond to current and future local issues and needs.

## Development Management Performance

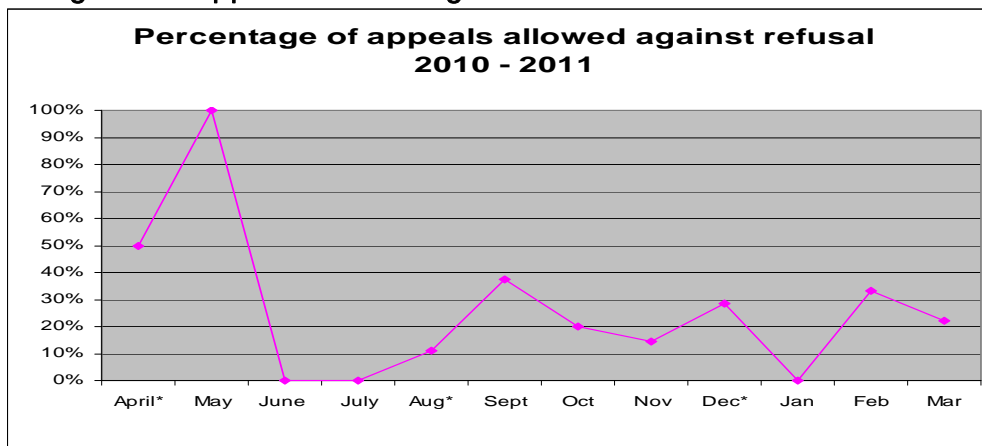
### Planning Applications

- 4.8 In 2010/11, in the majority of cases the Council met the targets for assessing planning applications and for delivering new homes on previously developed land.
- 4.9 A total of 1,811 planning applications were decided by the Council, and overall, Haringey performed well in determining applications within the statutory timescale against the Government and business plan targets (a) 60% of major applications in 13 weeks b) 65% of minor applications in 8 weeks c) 80% of other applications in 8 weeks). The number of applications decided this year is more than last year; 1,664 applications in 2009/10, though less than previous years: 1,879 applications in 2008/09 and 2,430 applications in 2007/08.
- 4.10 The reduction in 2009/10 was considered to be in line with the trends of reduced construction across the UK. The overall increase in applications in 2010/11 is solely an increase in 'other applications' (over 78%) which include minor development such as householder development and conversions. This indicates that the recession may not result in a reduction in the overall numbers of application, but it is likely to impact on the types of applications, i.e. a reduction in major application coming forward (2010/11, less than 05% of applications determined were for major developments), and an increase in minor developments.

### Planning Appeals

- 4.11 Planning appeals are conducted by the Planning Inspectorate, a separate, independent national body. An applicant whose planning application has been refused by the Council has the right to make an appeal to the Inspectorate within six months of the application decision date.
- 4.12 In 2010/11 there was a total of 81 appeals against decisions of refusal. Of these, 24.69% (20) were allowed on refusal, and 75.31% (61) were dismissed on refusal. The majority of appeals in 2010/11 were householder applications.

Figure 5.1 Appeals allowed against refusal 2010-11



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4.13 The total numbers of planning appeals in 2010/11 is a decrease on the previous five years, in which the numbers fluctuated only slightly, with slight variation between years of appeals allowed. This decrease and previous trend of consistency is a positive reflection on planning decisions made within the service.

**Table 5.2 Total appeals against refusals 2005/06 – 2010/11**

	Appeals allowed on		Appeals dismissed on refusals		Total no. of appeals against refusals
	refusals		refusals		
<b>2005/06</b>	35	32%	74	68%	109
<b>2006/07</b>	51	36.7%	88	63.3%	139
<b>2007/08</b>	52	42.62%	70	57.38%	122
<b>2008/09</b>	42	36.21%	74	63.79%	116
<b>2009/10</b>	35	30.70%	79	69.30%	114
<b>2010/11</b>	20	24.69%	61	75.31%	81

### Planning Enforcement

4.14 Enforcement of planning rules plays a role in delivering policy objectives of the UDP and the emerging LDF. The Council's Enforcement Strategy has an explicit objective to reverse and prevent unauthorised use and non permitted development.

4.15 In 2010/11, the Council issued 66 enforcement notices against breaches of planning control. This is a decrease from previous reporting years, showing a positive trend;

- 113 notices in 2009/10;
- 177 notices in 2008/09;
- 122 notices in 2007/08;
- 130 notices in 2006/07.

4.16 The table below shows the achievements of the enforcement service.

Table 5.3 indicating performance indicators for Planning Enforcement 2010/11

Table of performance indicators			
Performance Indicator Number	Performance Indicator description	Performance Indicator target	Performance Output 2010/11
ENF PLAN 1	Successful resolution of a case after 8 weeks	40%	322 (40%)
ENF PLAN 3	Customer satisfaction with the service received	To be determined	10% of closed cases to be contacted by the service manager
ENF PLAN 4	Cases closed within target time of 6 months	80%	619 (77%)
ENF PLAN 5	Cases acknowledged within 3 working days	90%	573 (76%)
ENF PLAN 6	Planning Enforcement Initial site inspections 3, 10, 15 working days	90%	95%
Performance Indicator Number	Performance Indicator description	Performance output year 2010/11	
ENF PLAN 7	Number of Planning Contravention Notices served	88	
ENF PLAN 8	Number of Enforcement Notices Served	68	
ENF PLAN 9	Number of enforcement notices appealed	23	
ENF PLAN 10	Number of enforcement notices withdrawn by Council	3	
ENF PLAN 10a	Number of Enforcement Appeals Allowed	5	
ENF PLAN 10b	Number of Withdrawn Appeals	3	
ENF PLAN 11	Number of prosecutions for non-compliance with enforcement notice	31	
ENF PLAN 12	Number of Notices (Other) served	28	

4.17 In a benchmarking exercise carried out for 11 London local authorities showing planning enforcement statistics for 2010/11, Haringey's performance shows that the service is working very efficiently and effectively compared with some other boroughs (See Appendix 4).

### Community Involvement and Partnership Working

4.18 In line with the Council's Statement of Community Involvement (SCI), the Planning Regeneration service aim to engage with the community at each stage of the plan making process to ensure that decisions made reflect the needs of the local community.

4.19 Since March 2010, there have been three consultations relating to the Core Strategy; one relating the Development Management DPD and one on the Site Allocations DPD. For each consultation we aim to ensure that we meet regulations set out in the Planning Act 2004, and the requirements in the SCI.

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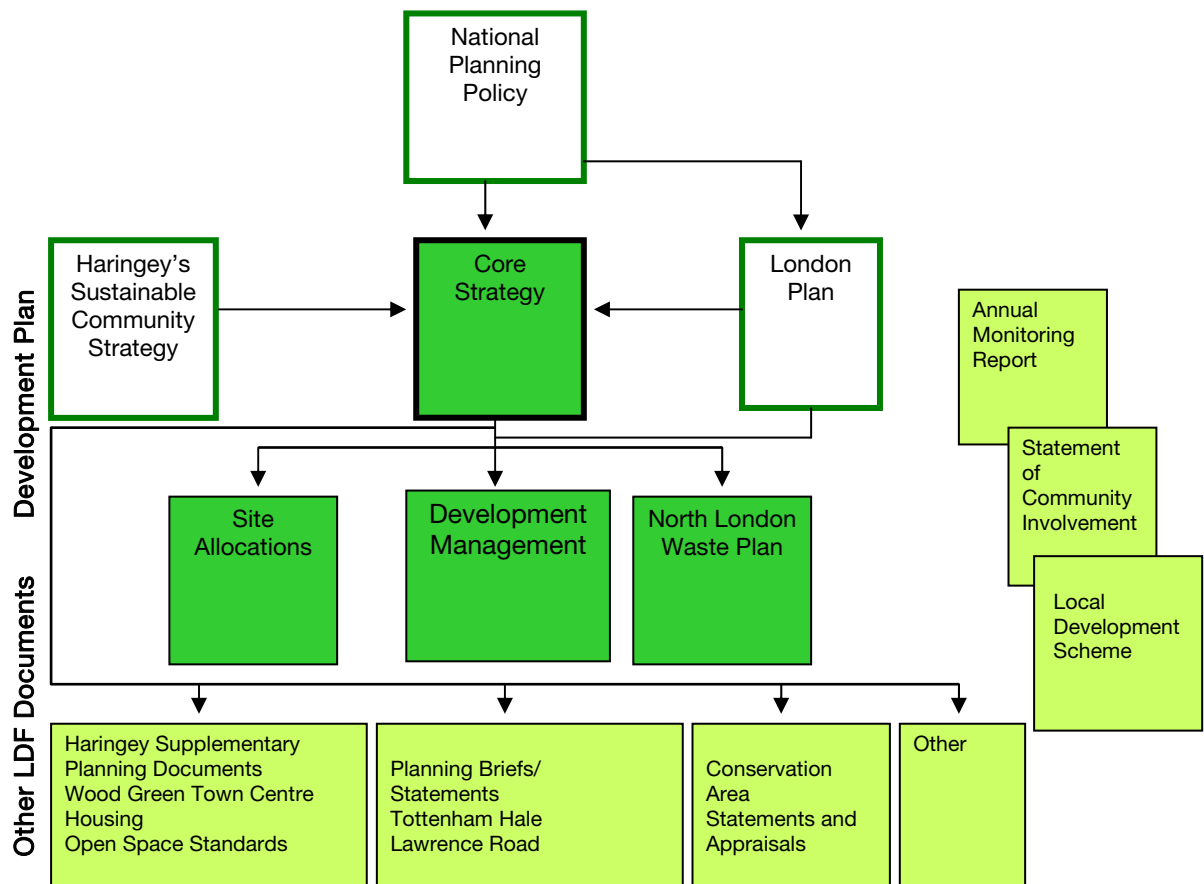
- 4.20 The type and scale of consultation should be in proportion of the document being consulted. This will impact on who is consulted as well as for how long. We strive to engage with as wide an audience as possible and we recognise the benefit of community input in the development of policies.
- 4.21 We are currently embarking on a campaign to update our consultation contact database and improve ongoing communication with those who are interested. We will be producing a newsletter to provide updates of what's going on in the newly formed Carbon Management and Sustainability service, and we are exploring ways of getting those members of the community who are interested, in getting better involved in making policy.
- 4.22 The Planning Service continues to operate to the guidance set out in its Statement of Community Involvement. Consultations on planning applications are maintained as is a planning advice service. An "agents and community" forum is held each year to provide information and to support feedback and this is complimented by planning application and building control "customer feedback forms" on how the service is operating. In 2010/11 the service carried out Member Inductions and produced a service information pack for members and the public. Partnership working is critical in the delivery of good planning and regeneration outcomes. 2010/11 saw the Borough maintain its regular meetings with the Mayor and collaborate on the production of the Upper Lee Valley Opportunity Area Planning Framework 2011-31. The production of a draft Community Infrastructure Plan was also completed but only with the support of a wide range of partners.

**APPENDIX 1 – Progress on Haringey’s Local Development Framework**

A1.1 The Local Development Framework is a suite of documents which will replace the Unitary Development Plan (2006).

A1.2 These documents, known as Local Development Documents (LDDs), will set out a vision and key policies for the future development of the borough up to 2026. Figure 4.1 below illustrates the LDF. They take forward the priorities of Haringey’s Sustainable Community Strategy and other plans and strategies. The LDF will identify a vision for Haringey as a place to live, work and visit and will contain key planning and regeneration policies and an implementation framework to deliver the vision.

**Haringey’s Local Development Framework**



A1.3 The Core Strategy is the main document in the LDF and will outline how the Council will deliver local and strategic development needs including housing, employment, and leisure and retail provision. The Core Strategy will go beyond traditional land use planning and consider other plans and strategies that influence the use of land and the way that places around us look and work. It will cover the physical aspects of location and land use but also address other factors that make places attractive, sustainable and successful, such as social and economic matters. As part of this, it will need

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to set out a high level assessment of infrastructure requirements and priorities. The Proposed Submission of the Core Strategy went to public consultation in May/June 2010 and is submitted to Secretary of State in early 2011.

### Transitional Arrangements and Saved Unitary Development Plan

- A1.4 From 17<sup>th</sup> July 2009 Haringey's UDP and Proposals Map were saved in accordance with the Planning and Compulsory Purchase Act 2004. The Secretary of State sent a direction setting out which policies were saved and will be continued to be used for the determination of planning applications; and which policies were not saved and therefore no longer to be used. The policies listed below have been deleted as they are no longer in conformity with the London Plan 2008.
- A1.5 The following policies have been deleted from the UDP 2006;
- G11 – Implementation
  - ENV3 – Water Conservation
  - ENV9 - Mitigating climate change: Energy Efficiency
  - ENV10 - Mitigating climate change: Renewable Energy
  - HSG9 – Density Standards
  - M1 – Improvements
  - M4 - Pedestrians and Cyclists
- A1.6 For the policies which have not been saved other relevant policies and guidance will be used to ensure the issues addressed in these policies will still be covered. This will include UDP policies, the London Plan, National Planning Policy Statements and guidance notes and relevant legislation. The monitoring of these policies will take into account this replacement guidance and policy.
- A1.7 A number of supplementary planning guidance notes (SPGs) were developed in parallel with the UDP. Some were adopted in October 2006 and exist as non-statutory approved guidance. Some of the SPGs have been replaced by Supplementary Planning Documents (SPDs) to supplement the UDP policies and future DPDs. This, for example, includes the Housing SPD to supplement the housing policies of the UDP, adopted in October 2008.
- A1.8 The UDP and supporting SPGs, along with the London Plan 2008, will continue to be used for development management purposes until the Core Strategy and Development Management Policies are adopted.

Appendix 2 SCS/UDP/LDF Framework

<b>People at the Heart of Change</b>		
<b>SCS Objectives</b>	<b>UDP Policies</b>	<b>Core Strategy Strategic Policy</b>
To manage growth in Haringey so that it meets our need for homes, jobs and services, is supported by necessary infrastructure and maximises the benefits for the local area and community and the borough as a whole.	<b>G3</b> Housing Supply, <b>G12</b> Priority Areas, <b>HSG1</b> New housing Developments, <b>HSG4</b> Affordable Housing	<b>SP1</b> Managing Growth, <b>SP2</b> Housing
To provide homes to meet housing needs, in terms of affordability, quality and diversity and to help create mixed communities.	<b>HSG1</b> New housing Developments <b>HSG4</b> Affordable Housing, <b>HSG10</b> Dwelling Mix <b>UD4</b> Quality Design, <b>G3</b> Housing Supply	<b>SP2</b> Housing
To promote the efficient and effective use of land whilst minimising environmental impacts.	<b>G12</b> Priority Areas, <b>UD3</b> General Principles (Urban Design), <b>UD6</b> Mixed Use Developments	<b>Sp1</b> Managing Growth, <b>SP2</b> Housing
To strengthen the role of town centres as accessible locations for retail, office, leisure and community uses and new homes.	<b>UD6</b> Mixed Use Developments, <b>TCR1</b> Development in Town Centres and Local Shopping Centres	<b>SP1</b> Managing Growth, <b>SP10</b> Town Centres

<b>An environmentally sustainable future</b>		
<b>SCS Objectives</b>	<b>UDP Policies</b>	<b>Core Strategy Strategic Policy</b>
To limit climate change by reducing CO <sup>2</sup> emissions.	<b>UD2</b> Sustainable Design and Construction,	<b>SP4</b> Working towards a Low Carbon Haringey, <b>SP7</b> Transport,
To adapt to climate change by improving the sustainability of buildings against flood risk, water stress and overheating.	<b>ENV1</b> Flood Protection, <b>ENV2</b> Surface Water Runoff, <b>ENV4</b> Enhancing and Protecting the Water Environment	<b>SP5</b> Water Management and Flooding, <b>SP4</b> Working towards a Low Carbon Haringey
To manage air quality within the borough by travel planning, promotion of walking, cycling and public transport.	<b>ENV7</b> Air, Water and Light Pollution, <b>M5</b> Protection, Improvement and Creation of Pedestrian and Cycle Routes	<b>SP7</b> Transport

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To protect and enhance the quality of water features and resources.	<b>ENV5 Works Affecting Watercourses</b>	<b>SP5 Water Management and Flooding</b>
To reduce and manage flood risk.	<b>ENV1 Flood Protection, ENV2 Surface Water Runoff, ENV4 Enhancing and Protecting the Water Environment</b>	<b>SP5 Water Management and Flooding</b>
To increase energy efficiency and increase the use of renewable energy sources.	<b>UD2 Sustainable Design and Construction</b>	<b>SP4 Working towards a Low Carbon Haringey</b>
To ensure the sustainable use of natural resources – by reducing, reusing and recycling waste and supporting the use of sustainable materials and construction methods.	<b>UD2 Sustainable Design and Construction</b>	<b>SP6 Waste and Recycling</b>
To manage air and noise pollution and land contamination.	<b>ENV6 Noise Pollution, ENV7 Air, Water and Light Pollution.</b>	<b>SP6 Waste and Recycling</b>
To promote the use of more sustainable modes of transport.	<b>M2 Public Transport Network, M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes</b>	<b>SP7 Transport</b>

**Economic vitality and prosperity shared by all**

<b>SCS Objectives</b>	<b>UDP Policies</b>	<b>Core Strategy Strategic Policy</b>
To reduce worklessness by increasing skills, raising educational attainment and improving childcare and nursery provision.	<b>CW1 New Community/Health Facilities, CW2 Protecting Existing Community Facilities</b>	<b>SP8 Employment, SP10 Town Centres, SP16 Community Infrastructure</b>
To enhance environmental quality and attractiveness of town centres in response to changing economic and retail demand.	<b>TCR1 Development in Town Centres and Local Shopping Centres</b>	<b>SP6 Waste and Recycling, SP10 Town Centres, SP11 Design</b>
To link deprived areas with the employment benefits arising from the development of major sites and key locations in the borough and to improve access to new employment	<b>M2 Public Transport Network, G12 Priority Areas</b>	<b>SP1 Managing Growth, SP10 Town Centres, SP8 Employment, SP7 Transport</b>

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<b>Economic vitality and prosperity shared by all</b>		
<b>SCS Objectives</b>	<b>UDP Policies</b>	<b>Core Strategy Strategic Policy</b>
opportunities outside of the borough.		
To meet the needs of different sectors of the economy, including SMEs and those organisations within the voluntary sector through the provision of a range of premises of different types, sizes and costs.	<b>HSG1</b> New housing Developments, <b>EMP5</b> Promoting Employment Uses	<b>SP10</b> Town Centres, <b>SP8</b> Employment, <b>SP1</b> Managing Growth, <b>SP11</b> Community Infrastructure
To support the development of Haringey's most successful growth sectors.	<b>EMP2</b> Defined Employment Areas – Industrial Locations, <b>EMP3</b> Defined Employment Areas – Employment Locations	<b>SP7</b> Town Centres, <b>SP8</b> Employment, <b>SP1</b> Managing Growth

<b>A Safer, Attractive &amp; Valued Urban Environment</b>		
<b>SCS Objectives</b>	<b>UDP Policies</b>	<b>Core Strategy Strategic Policy</b>
To promote high quality buildings and public realm to improve townscape character.	<b>UD3</b> General Principles (Urban Design), <b>UD4</b> Quality Design	<b>SP11</b> Design, <b>SP12</b> Conservation
To promote safe and secure buildings and spaces.	<b>UD3</b> General Principles (Urban Design), <b>UD4</b> Quality Design	<b>SP11</b> Design
To promote a network of quality, accessible open spaces as areas for recreation, visual interest and biodiversity.	<b>OS1</b> Green Space, <b>OS2</b> MOL, <b>OS3</b> SLOL, <b>OS7</b> Historic Parks, Gardens and Landscapes, <b>OS12</b> Allotments, <b>OS13</b> Playing Fields	<b>SP13</b> Open Space and Biodiversity
To protect and enhance the borough's buildings and areas of architectural and	<b>UD4</b> Quality Design, <b>CSV1</b> Development in Conservation Areas, <b>CSV2</b> Listed	<b>SP11</b> Design, <b>SP12</b> Conservation

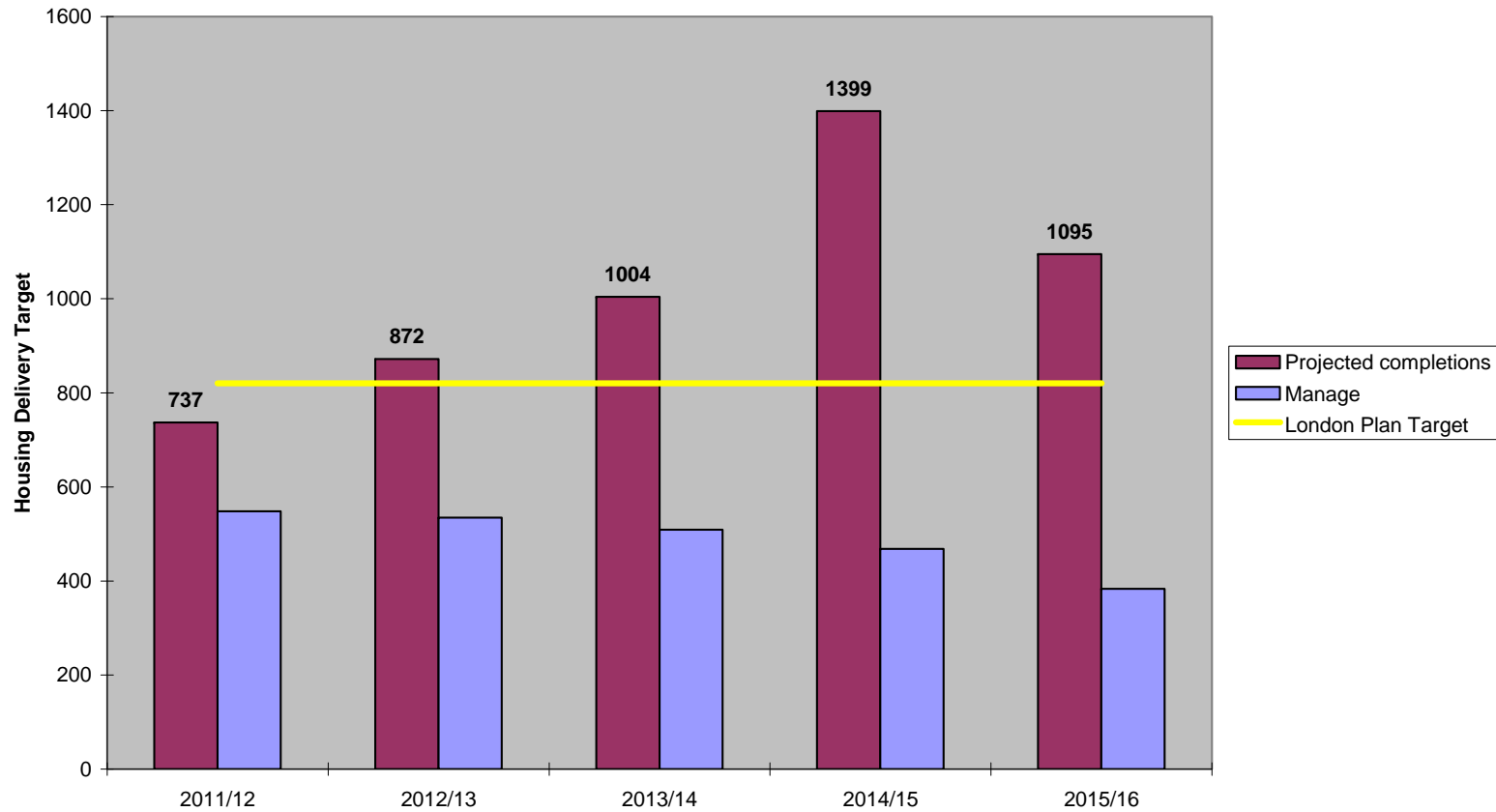
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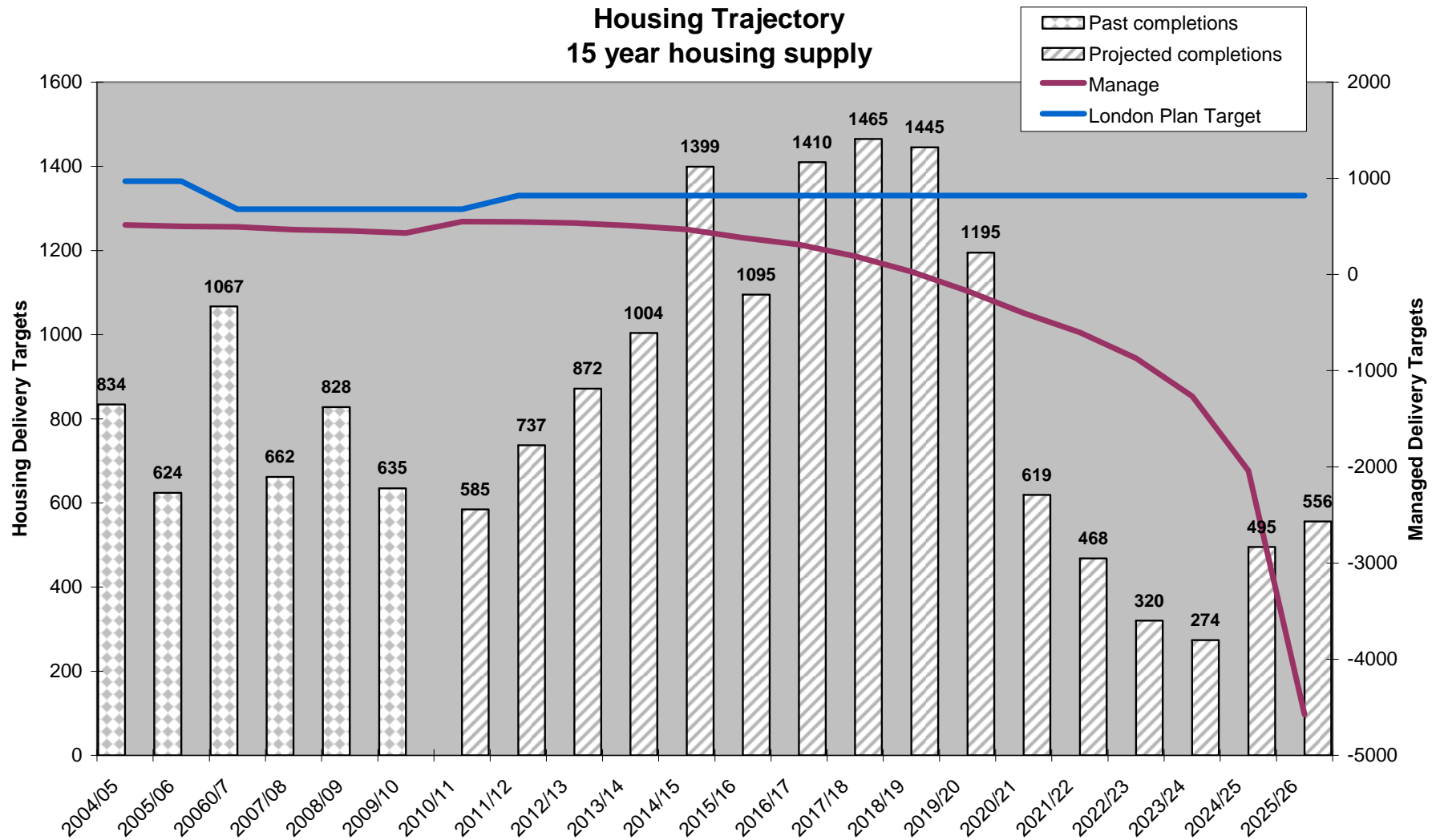
historic interest.	Buildings, <b>CSV4</b> Alterations and Extensions of Listed Buildings, <b>CSV5</b> Alterations and Extensions in Conservation Areas.	
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<b>Healthier People with a Better Quality of Life</b>		
<b>SCS Objectives</b>	<b>UDP Policies</b>	<b>Core Strategy Strategic Policy</b>
To improve the health and wellbeing of Haringey's residents by reducing inequalities in access to health services and promoting healthy lifestyles.	<b>CW1</b> New Community/Health Facilities, <b>M3</b> New Development Location and Accessibility	<b>SP7</b> Transport, <b>SP14</b> Health and Well being, <b>SP16</b> Community Infrastructure
To improve the provision of, and access to, education and training facilities.	<b>CW1</b> New Community/Health Facilities, <b>CW2</b> Protecting Existing Community Facilities, <b>M3</b> New Development Location and Accessibility	<b>SP9</b> Improving skills and training to support access to jobs and community cohesion and inclusion, <b>SP16</b> Community Infrastructure, <b>SP7</b> Transport
To improve access to local services and facilities for all groups.	<b>CW1</b> New Community/Health Facilities, <b>CW2</b> Protecting Existing Community Facilities, <b>M3</b> New Development Location and Accessibility	<b>SP16</b> Community Infrastructure, <b>SP15</b> Culture and Leisure
To ensure that community, cultural and leisure facilities are provided to meet local needs.	<b>CW1</b> New Community/Health Facilities, <b>CW2</b> Protecting Existing Community Facilities, <b>CLT1</b> Provision of new facilities	<b>SP16</b> Community Infrastructure, <b>SP15</b> Culture and Leisure

Appendix 3 Housing Trajectory

Housing Trajectory Five Year Housing Supply





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15 Year Housing Supply			2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Small scale unidentified windfalls			70	70	70	70	70	70	70	70	70	70	70	70	70	70	70
Vacancies			116	116	116	116	116	116	116	116	116	116	116	116	116	116	116
Non self-contained units			9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
<b>Identified sites</b>	<b>Ward(s)</b>	<b>Capacity</b>															
<b>Growth Areas</b>																	
Haringey Heartlands	Noel Park	1100				150	150	150	150	150	150	150	50				
Haringey Heartlands (Area north of core Eastern utilities land)	Noel Park	350						100	100	150							
Hornsey Depot Land N8	Hornsey	185									100	85					
Tottenham Hale (former GLS, Hale Village)	Tottenham Hale	1210	300	300	300	310											
Tottenham Retail Park N17	Tottenham Green	200										100	100				
off Ferry Lane n17	Tottenham Hale	400						100	100	100	100						
Welbourne Centre, Tottenham	Tottenham Hale	20		20													

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N17 9EX																	
Greater Ashley Road	Tottenham Hale	1600				250	250	250	250	300	300						
<b>Other major sites</b>																	
Spurs Football Ground (Tottenham Hotspur FC) High Road N17 0AP	Northumberland Park	285							100	100	85						
Former Hornsey Central Hospital, Park Road, N8 8JL	Muswell Hill	57			21	36											
Greenfield School, Coppetts Road, N10	Fortis Green	28	28														
Hornsey Town Hall, crouch End N8	Crouch End	123			75	48											
Lymington Ave. Wood Green N22 6LU	Noel Park	42	42														
St. Ann's Hospital, St Ann's Rod, N15 3TH	St Ann's	200				100	100										
Seven Sisters and Westerfield Road, N15 5LF	Tottenham Green	43					43										
341-379 Seven Sisters Road	Seven Sisters	45		20	25												

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Arena Business Centre, Ashfield Road, N4 1NY	Seven Sisters	54		25	29												
Tottenham Town Hall, N15	Tottenham Green	109	50	59													
Land adjacent to railway line, White Hart Lane N17 8DP	Northumberland Park	75											75				
Wards Corner N15	Tottenham Green	197			50	50	97										
Council buildings at Apex House N15 5PQ	Tottenham Green	130				50	80										
Texaco Garage, Tottenham Lane N8	Crouch End	47		20	27												
Land at Lawrence Road, N15	Tottenham Green	388		80	80	80	80	68									
Lawrence Road, N15 4EG (PHASE 2)	Tottenham Green	386					100	100	93	93							
Seven Sisters Road/Dumford Street/Gourley Place N15 5NA	St Ann's	100						50	50								
Omega Works Hermitage Road, N4	Seven Sisters	66						66									

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1LZ																	
Civic Centre, High Road, Wood Green, N22 7TY	Woodside	198							100	98							
<b>Unimplemented Planning Permissions</b>																	
Park Tavern, Park Lane N17 0HY	Tottenham Hale	34	15	19													
673 Lordship Lane, N22 5LA	Bruce Grove	28	28														
Roden Court, 113-115 Hornsey Lane, N6 5NL	Crouch End	84	32														
97-99 Philip Lane N15 4JR	Bruce Grove	12		12													
Furnival House, 50 Chormley Park N6 5EW	Highgate	16			16												
Ariella and BT site, Watsons Road N22 7TZ	Woodside	60		14	46												
Former BP Garage, 308 West Green Road N15 3QR	West Green	43		43													
686 & 700-702 High Road N17 0AE	Northumberland Park	16			16												

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159 Tottenham Lane N8 9BT	Hornsey	16			16												
624 High Road, Tottenham N17	Tottenham Hale	54		14	20	20											
658-660 High Road N17 0AB	Tottenham Hale	27	27														
Aneurin Bevan House, Bounds Green, N11 2QA	Bounds Green	35		20	15												
Prince of Wales Pub N17 9TA	Tottenham Hale	20	20														
<b>SHLAA Proposed Sites</b>																	
Ashfield Road N4 1PG	Seven Sisters	54							54								
100 Albert Road N22 7AH	Alexandra	23							23								
Land between Rangemoor Road and Herbert Road N15 4ND	Tottenham Green	111							55	56							
Castleford Close, N17 8EW	Northumberland Park	50						50									
551a Morrisons Yard, High Road, Tottenham	Tottenham Hale	67									67						

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N17 6SB																	
Edith Road, Palace Road N11 2PU	Bounds Green	184						50	50	84							
Magistrates Court, Lordship Lane N17 6RT	Woodside	54					54										
Barbour Wilson & Co Ltd. Crawley Road N22 6AN	West Green	50										50					
School and Tottenham Garage Philip Lane N15 4JB	Bruce Grove	176													100	76	
British Distributing Co. Colina Mews Green Lanes N4 3HS	Stroud Green	90					45	45									
Bounds Green Road N22 8HE	Woodside	59							59								
Haringey Professional Developmen t Centre Down Hills Park Road Park N17	West Green	81							40	41							
Green Ridings House High Road Bounds Green Road N22 8HE	Woodside	186													100	86	

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Curry's Ltd 41-679 High Road N22 6BH	Noel Park	92							45	47						
Leaside Buses Bus Depot High Road N22	Woodside	285												100	185	
Somerset Road N17 9EJ	Tottenham Hale	11			11											
Bruce Grove N17 6RA	Bruce Grove	35						35								
White Hart Lane N17 8HJ	Northumberla nd Park	13										13				
Grand Avenue N10 3AY	Muswell Hill	14														14
Tottenham Lane N8 9BT	Hornsey	109											50	59		
Cholmeley Park N6 5ET	Highgate	32			32											
Highgate Hill N6	Highgate	36								36						
Bounds Green Road N11 2EX	Bounds Green	59									59					
Coppetts Road Muswell Hill N10 1NN	Fortis Green	15			15											
Weston Park N8 9PL	Stroud Green	20												20		
Westerfield Road N15 5 JX	Tottenham Green	39								39						
Bounds Green Road, Bounds Green N22 4HE	Woodside	72									30	42				

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Myddleton Road South N22 8LP	Bounds Green	31		31													
505-511 Archway Road, N6	Highgate	12			12												
Coppetts Wood Hospital N10 1JN	Fortis Green	63				63											
r/o 242-274 Hermitage Road N4	Seven Sisters	20						20									
Saltram Close N15 4DZ	Tottenham Green	44								44							
Stamford Road, N15 4PU	Tottenham Green	50			50												
Tynemouth House N15 4AT	Tottenham Green	20						20									
103-149 Cornwall Road & land adjacent to Falmer Road N15 5AX	St Ann's	22								22							
596-606 High Road N17	Tottenham Hale	39									39						
Saltram Close N17 9NX	Tottenham Green	22						22									
St. Lukes Hospital N10 3HU	Muswell Hill	40						40									
90 Fortis Green Road N2 9EY	Fortis Green	18											18				
<b>Past Completions</b>																	

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<b>Projected Completions</b>			737	872	1004	1399	1095	1410	1465	1445	1195	619	468	320	274	495	556
<b>Cumulative Completions</b>			2785	3657	4661	6060	7155	8565	10030	11475	12670	13289	13757	14077	14351	14846	15402
<b>PLAN - Strategic Allocation (annualised)</b>			820	820	820	820	820	820	820	820	820	820	820	820	820	820	820
<b>MONITOR - No. dwellings above or below cumulative allocation</b>			1965	2837	3841	5240	6335	7745	9210	10655	11850	12469	12937	13257	13531	14026	15319
<b>MANAGE - Annual requirement taking account of past/projected completions</b>			548	535	509	468	383	312	190	30	-172	-400	-603	-871	-1268	-2040	-4574

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Appendix 4 London Boroughs Planning Enforcement Statistics 2010/11

Authority	Breakdown of Staff				Number of Backlog cases (approx)	Statistics for 1 <sup>st</sup> April 10 to 31 <sup>st</sup> March 11.				
	Qualified Town Planners	Site Inspectors	Admin	Total		No of complaints received	No of notices Issued	No of EN prosecution convictions obtained	No.Direct Actions carried out	No of Advert Prosecutions convictions obtained
Brent	5	0	1	6	500	930	169	17	30	25
Westminster	10	4 (2 of which are TP's)	3.5	17	3400 cases under investigation	2300	156 and 154 PCNs	0	0	2
Ealing	4	1	1	6	1600	832	93	1 (15 outstanding)	0	0
Haringey	4	0	0	4	83	805	65	24	1	0
Bexley	1	3.5	1	5.5	243	704	24 (EN) 47(PCN) 3 (BCN) 1(TSN)	6	0	0 (1 for TPO)
Richmond	4	0	1.5	5.5	344	643	79	7	0	0
Tower Hamlets	4	0	0	4	533	756	60	7	11	2
Sutton	1	1.5	0	2.5	168	342	8	3	0	0
Newham	6	1	1	8	600	1596	175 (+50 PCN, 4 Stop, 12 Temp Stop)	~ 5 (in excess of 30 cases with legal team awaiting action as of 31/03/11)	~ 50	1
Hounslow	3		1	4	857	653	28	3	0	0
Islington	4	1	0.25	5.25	550	653 Closed 651 in same period	69	0	6 (not incl est ads)	0

