

Haringey's Local Plan

Authority Monitoring Report for 2012-2013



Strategic Planning and Transport Policy

Published July 2014

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Haringey Council

Planning Authority Monitoring Report (AMR)

Covering April 2012 – March 2013

Formerly called Annual Monitoring Report

Executive Summary

Introduction to the AMR

The planning Authority Monitoring Report (AMR) assesses the performance of Haringey's planning policies. It also reports on milestones in the Council's Local Development Scheme (LDS), the timetable for production of our local planning documents. The AMR is a key feedback tool identifying how planning policies are performing. It provides a robust basis to inform any future revisions to policies or their implementation.

Reporting period

This AMR covers the year ending 31 March 2013. Information beyond this date is included where it helps to provide a more complete picture of planning performance and project delivery.

Monitoring requirements

The Localism Act 2011 removed the requirement for local planning authorities to submit their Annual Monitoring Reports to the Government, while retaining their key duty to monitor planning performance and plan production at yearly (or more frequent) intervals. In March 2011, guidance on local plan monitoring indicators was officially withdrawn. The Council can now choose which targets and indicators to report on.

Which policies are being monitored?

The Council is in the process of replacing the Saved Policies of its Unitary Development Plan (UDP) with a series of documents. On 18 March 2013 - near the very end of the reporting period for this AMR - Haringey's Local Plan: Strategic Policies (formerly the Core Strategy) was adopted. It is the first plan to come forward as part of this replacement

process. It includes a unique set of monitoring targets and indicators. These have been used as the basis for assessing policies in this AMR.

The AMR 2012/13 focuses monitoring on the UDP policies adopted in 2006 and saved in 2009. The next AMR 2013/14 will report on the Local Plan Strategic Policies.

The AMR 2012/13 does not attempt to measure and monitor each UDP saved policy individually, but focuses on monitoring key policy objectives for which data is currently available, in order to assess overall outcomes in plan delivery.

Report structure

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

Section 1 introduces the AMR.

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

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

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

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

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

This remainder of this Executive Summary follows the AMR structure.

Plan making update

The latest Local Development Scheme, which was approved in March 2014, sets the timetable for production of future Local Plan and other planning documents.

A key milestone was achieved with the adoption of Haringey's Local Plan: Strategic Policies on 18 March 2013. The plan was tested against the Government's National Planning Policy Framework (NPPF) and found to be consistent with it.

Good progress has been made on the preparation of documents which will support delivery of the Local Plan. Public consultations have now been undertaken on Site Allocations, Development Management Policies and Tottenham Area Action Plans. In addition, work has commenced on the new joint North London Waste Plan.

Haringey's Community Infrastructure Levy (CIL) Draft Charging Schedule was progressed during 2012/13 and tested at examination in December 2013. It was found sound subject to minor modifications. An Infrastructure Delivery Plan (IDP) review was carried out to help inform the CIL.

The Council worked with neighbouring boroughs and the GLA for the preparation of the Mayor's Opportunity Area Planning Framework (OAPF) for the Upper Lee Valley throughout the 2012/13. This was adopted by the Mayor in July 2013.

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

Under Localism Act 2011, local communities can form Neighbourhood Forums and bring forward neighbourhood plans, subject to due process. Once adopted these form part of the Local Plan. Highgate Neighbourhood Forum

was approved in 2012 and is currently working towards a Neighbourhood Plan for an area which straddles two borough boundaries.

There have been a number of changes in the national and regional planning framework that will need to be monitored, particularly:

- The Government's programme of planning reform, including impacts of revised permitted development rights (for example, allowing conversions of offices/shops to residential use); and
- The Draft Further Alterations to the London Plan (FALP), which propose significant increases to Haringey's housing and jobs targets, amongst other policy changes.

Place-making & areas of change

Haringey Heartlands and Tottenham Hale have been identified in the Local Plan as the borough's key strategic 'growth areas'. A number of 'areas of change' have also been identified, including Wood Green Metropolitan Town Centre, Northumberland Park, Seven Sisters corridor and Tottenham High Road corridor. The AMR highlights progress on the regeneration and renewal of these areas.

In addition to preparations for a planning framework for Tottenham area, the Council recently published two documents to help guide change in Haringey:

- A Plan for Tottenham was launched in August 2012. It sets out a vision to 2025, identifies key priority areas for change, and principles for regeneration and estate renewal; and
- The Council also published a Strategic Regeneration Framework based on the

Physical Development Framework for in 2014, which sets out detailed regeneration plans and opportunities for change.

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

- £315m investment in Hale Village with 752 new homes and 1,228 units of student accommodation, with a further 425 homes on site or due to commence
- £31m investment to remove the Tottenham gyratory and provide a public square and bus station
- £430m investment in new Tottenham Hotspur Stadium led development
- £50,000 High Street Innovation funding awarded to West Green Road spent on delivering a pilot shop front improvement project
- Public realm improvements in Tottenham Green
- Improvements to Bruce Grove Station and the surrounding area
- Globally renowned architects John McAslan and Partners will open the N17 Design Studio on Tottenham High Road

Wood green / Haringey heartlands

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

Alexandra Palace

- In 2012, the Trustees of Alexandra Palace developed a spatial masterplan for the future use of the site. It focuses on six 'big ideas', which will help transform the Palace into a more successful, diverse and accessible place.
- In 2012, an application was made for Heritage Lottery Fund funding from the Major Grants Programme, towards the repair and refurbishment of the Palace's historic BBC studios, East Court and Victorian Theatre. The bid was successful and in May 2013, a Round 1 pass and £844,800 was awarded in Development Phase funding, which will be used to improve and refine the scheme design. A round 2 application will be submitted at the end of 2014, and if successful, will allow for delivery of the project.

Other 2012/13 highlights

- A major development application for a site at Lymington Avenue was submitted, for a mixed use scheme comprising 66 residential and some commercial units.
- In 2012, National Grid was granted planning permission to redevelop the Clarendon Gas Works, for a high quality, mixed use residential led scheme of around 1,000 new homes, commercial uses and public space. In 2013, a Section 73 application was submitted, in order to allow for site preparation works and to help bring forward the development.
- In 2011, planning permission was granted for a railway stock maintenance depot, along with ancillary office space, at the Coronation Sidings site. Construction is now complete and the depot is operational.

Design & conservation

Haringey held its 3rd Design Awards in 2012/13. Awards were given in 6 categories. Haringey Heartlands Secondary School was the overall winner. The next award scheme is expected in 2015/16.

As part of the pre-application process for major schemes, Haringey encourages applicants to present their proposals to the Haringey Design Panel. The Panel met 8 times and reviewed 16 proposed major schemes in the reporting period. Haringey aims to be the best performing planning authority in London, and this includes design excellence. The Council will be reviewing its actions and initiatives for design quality in 2014 and the outcomes will be reported in the next AMR.

Recent progress on Conservation Area Appraisals, including the Highgate Appraisal, will assist in supporting policy implementation.

Housing

Housing completions in 2012/13 exceeded the borough's London Plan annual target of 820 net additional units. However, housing figures were boosted by the development of student bed spaces at Hale Village.

Affordable housing accounted for over 60% of new conventional housing units completed. This figure exceeded the local target as well as performance in previous years.

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

evidence base for future policy options in this area.

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

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

Town centres & employment

Haringey's town centre vacancy rates have increased in recent years but overall, they remain lower than national and regional averages. However, the borough's town centres are not performing equally in this respect.

The proportion of non-retail uses in Haringey's town centres is consistent with local targets, which suggests that planning policies are supporting an appropriate balance of uses.

For future AMRs, it is noted that town centres are expected to be subject to changes reflecting new shopping and macroeconomic patterns, as well as the proposed national planning policies that aim to relax planning rules for town centre uses.

The Council is proactively managing the borough's stock of employment land through plans and policies. In 2012/13, the majority of employment (Class B) floorspace lost through new permissions was for residential development. Change of use from B1 floorspace accounted for the vast majority of this, mainly as a result of an approved scheme at Lawrence Road. Importantly, the site is

identified in the Saved UDP Policies – Site Specific Proposals and considered suitable for a mixed-use, residential led scheme. In addition, the Local Plan Strategic Policies resulted in the re-designation of 2 employment sites.

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

Environmental sustainability

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

Planning policies are performing well in protecting the borough's open spaces and designated sites of biodiversity importance. There has been no net loss of designated open space in 2012/13.

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

A Strategic Flood Risk Assessment (Stage 2) has been prepared and will inform preparation of the Site Allocations and Development Management documents. Work is continuing on surface water management planning in identified areas at risk. Further, the Council is making arrangements to ensure it effectively delivers its future role as Sustainable Drainage System (SuDS) Approval Body, when this national requirement comes into force.

The latest available data on carbon emissions was published in 2013 (by the Government Department of Energy and Climate Change) and covers the year 2010/11. During this period, Haringey's carbon emissions decreased by 9.7%. The Council's Carbon Commission Report and 1 Year Progress Report set out the full scope of performance related information for this topic.

Household recycling rates in Haringey have shown continued improvement in recent years.

Strategic & community infrastructure

The Infrastructure Delivery Plan (IDP) supports the Local Plan: Strategic Policies. It identifies the service areas where investment will be needed to meet the additional demand from population and housing growth. It also sets the basis for developer contributions through Community Infrastructure Levy to meet future need and highlights, where applicable, gaps in existing provision to form a platform for future investment and project delivery. The IDP was last updated in April 2013.

This AMR signposts progress in delivery of strategic and community infrastructure.

The Council adopted a 20 year Transport Strategy in 2010. The first 3 year Delivery Plan for 2011-2014 brought more than £12 million of investment in transport infrastructure, cycling and road safety, sustainable transport and public realm projects.

Planning contributions (including S106 agreements) remain an important tool to ensure adequate provision of infrastructure across the borough, particularly for affordable housing. However, due to changes in national legislation, S106 contributions will be limited in the future, when there will be a shift towards CIL as Haringey's Community

Infrastructure Levy, which will be adopted in 2014.

Section 106 funds secured in 2012/13 were down from the previous year, due to the significant amount of funds negotiated through several major planning applications in 2011/12.

Development management performance

In 2012/13, the Council processed 1,898 planning applications consisting of 19 major applications, 309 minor applications and 1570 other applications.

Despite improvements on major applications, the Council did not meet its targets for processing applications in the reporting year. However, targets have been met and exceeded for 2013/14, and the Council is continuing to investigate opportunities for further service improvements.

The proportion of planning appeals allowed in Haringey was slightly higher than the national and regional averages. However, Haringey's performance on appeals over the past 5 years is a positive reflection on Council decisions, with performance generally in line with that of authorities across London and England.

The Council issued 116 enforcement notices against breaches of planning control. There were 54 appeals against these notices, and only 2 of these were allowed.

Considerations for future monitoring

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

- Changes in the national and regional policy framework (including Further Alterations to the London Plan) must

continue to be monitored, as these may have impacts which require targeted responses to protect Haringey's interests. Importantly, London Plan housing targets will need to be kept under review.

- Processes will be needed to ensure effective monitoring of new and emerging Local Plan policies. Capture of development information on design standards (e.g. Code for Sustainable Homes, BREEAM and Lifetime Homes), in particular, will help with performance assessment of design and environmental policies.
- A number of studies are currently being prepared to support Local Plan preparation (including on Employment Land, Open Space/Biodiversity and Urban Characterisation). Study findings may revise earlier baseline positions, which could have implications for policy approaches and/or monitoring targets. Targets and indicators should therefore be kept under review.
- Information on housing and commercial development is drawn from the London Development Database (LDD), which the Council inputs data into. This forms an important (and ongoing) tool and will continue to require a resource so that it can be regularly updated to ensure effective and timely monitoring, especially on development completions.
- Town centres need to be regularly surveyed, included further detailed information on defined primary and secondary frontages. This information is crucial to both inform and support planning decisions, as well as to help with proactive management of town centres.

- The IDP should be regularly updated, with continued input from key service providers (such as for health and education infrastructure). This is particularly important as the Council moves to implement its local CIL, where funding will be available for identified infrastructure.
- Data from the 2011 Census revealed that the growth of London's population had accelerated to a greater extent than was previously anticipated, with Haringey's population growth mirroring this trend.
- The 2011 Census measured Haringey's population as being 254,900. This represented an 18% increase on the 2001 census figure (216,500), and a 13% increase on the Office for National Statistics (ONS) 2010 mid-year estimate.
- Greater London Authority 2013 Round Population Projections provide that Haringey's population will grow by 20-29% in the period 2011 to 2036. These projections and outcomes of the Census 2011 will be taken into consideration in emerging plans and infrastructure delivery plans.

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Summary of performance against selected Saved Unitary Development Plan (UDP) policies										
Indicator	Target	Relevant UDP Policy	Performance					Action	Relevant Local Plan Policy	Future Target
			2012/13	2011/12	2010/11	2009/10	2008/09			
Number of housing completions	820 additional homes per year	G3 Housing Supply, HSG1 New Housing Developments	1,285 (of which 583 conventional, 492 non-conventional, 210 long term empty homes back into use)	818	629	635	657	Continue to monitor and review in light of London Plan targets and qualifying housing types. Site Allocations DPD to allocate sites to help meet housing need	SP2 Housing	820 additional homes per year. Target subject to Further Alterations to the London Plan (the Draft FALP current set out 1,502 additional homes annual target)
Percentage of affordable units	50% of additional new homes	HSG4 Affordable Housing	62%	43%	48%	43%	41%	Target exceeded for reporting year. Continue to monitor and review	SP2 Housing	50% of additional new homes
Loss of Open Space	No loss of areas of biodiversity or designated open spaces; 100% no loss	OS1 MGB, OS2 MOL, OS3 SLOL, OS11 Biodiversity, OS17 Tree Protection	100% (no loss)	100% (no loss)	100% (no loss)	100% (no loss)	100% (no loss)	Policy performing well. Future monitoring to take account of findings of forthcoming Open Space and Biodiversity Study	SP13 Open Space and Biodiversity	No loss of areas of biodiversity or designated open spaces; 100% no loss
Waste	31.7% of	ENV13	32%	26.75%	28%	26.1%	24%	Performance	SP6 Waste	North

management	waste should be recycled or composted 2012/13 (former NI192)	Sustainable Waste Management						improving. Continue to review and monitor in light of more ambitious future targets	and recycling	London Joint Waste Strategy aims to achieve 45% recycling / composting household waste by 2015 and 50% in 2020.
Additional employment floorspace	6737 sq m per annum of additional floorspace 2000-16	G4 Employment, EMP5 Promoting Employment Uses	Permissions: Net loss of 31,716 sq m (comprising -30,986 B1, -730 B2/B8)	Permissions: Net loss of 11,500 sq m (comprising +8,700 B1, -20,200 B2/B8)	364 sq m	5979 sq m	3456 sq m	Policy performing. Most of B1 floorspace lost due to scheme at the Lawrence Road, as in the Saved UDP Policies Schedule 1 – Site Specific Proposals (Site 27), and considered appropriate for change of use. Future monitoring to take account of updated Employment Land Study.	SP8 Employment	Protect B Class uses to meet forecast floorspace demand of 137,000 sq m to 2026. (This is subject to change. Employment land study 2014 updates will be considered in the next AMR)
Additional floorspace for Town Centres	2,999 sq m per annum additional floorspace for town centre	TCR1 Development in Town/Local Shopping Centres, TCR3	+325 sq m (permissions: town centre uses)	-58 sq m (town centre uses)	Nil	1,650 sq m	4,400 sq m	Policy performing. Monitor changes of use and	SP10 Town Centres	Meet need for 13,800 sq m gross comparison goods

	uses 2008-16	Protection of Shops in Town Centres, TCR4 Protection of Shops, TCR5 A3, A4, A5 class uses						impact of new permitted development, especially changes from A1 retail use. Monitor uses in primary/secondary frontages.		floorspace, 10,194 sq m net convenience goods floorspace by 2016, as set in Local Plan. (These are subject to change. Retail capacity study 2013 updates will be considered in the next AMR)
Section 106 negotiated	No target	OS15 Open Space Deficiency and New Development, CW1 New Community / Health facilities, G6 Strategic transport links	£4,237,826	£21,896,711	£907,854	£3,128,036	£2,796,368	Continue to collect S106 in line with legislation. Monitor CIL uptake following adoption of CIL charging schedule.	SP16 Community Facilities, SP17 Delivering and Monitoring the Local Plan	Not applicable

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1 Introduction

1.1 What is the Planning Authority Monitoring Report?

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

1.2 What is the reporting period?

- 1.2.1 This AMR mainly covers the year ending 31 March 2013 and key performance outcomes are set within this period. Information beyond this date is included where it helps to provide a more complete picture of planning performance and project delivery, recognising that the next AMR will fully address the year ending 31 March 2014.
- 1.2.2 The Council is in the process of replacing the saved policies from its UDP with a series of documents that are easier to use and update. On 18 March 2013 - near the very end of the reporting period for this AMR 2012/13 - Haringey's Local Plan Strategic Policies document was adopted by the Council. This document was the first local plan to be adopted as part of this replacement process. It includes a tailored set of policy monitoring targets and indicators.
- 1.2.3 However, given the timing of the Local Plan adoption and the requirement to monitor policy performance at yearly intervals, this AMR 2012/13 monitors the UDP policies adopted in 2006 and saved in 2009. Where appropriate, the AMR also identifies the policy objectives and key policy issues emerging for Haringey in 2013/14.

1.3 What is being monitored?

- 1.3.1 The Localism Act 2011 removed the requirement for local planning authorities to submit their AMRs to Government, while retaining their key duty to monitor planning performance and plan production. In March 2011, central government guidance on local plan monitoring indicators was officially withdrawn. Authorities can now choose which targets and indicators to report on, provided they are in line with relevant national and EU legislation.

- 1.3.2 The AMR uses the most relevant and timely information available to the Council at the time of report preparation, including outcomes from non-planning services which contribute to delivering planning objectives.
- 1.3.3 This report does not attempt to measure and monitor each UDP saved policy individually, but focuses on monitoring key policy objectives for which data is currently available, in order to assess overall outcomes in plan delivery.
- 1.3.4 An Appendix to this AMR shows which policies within Haringey's Local Plan have replaced those within the UDP, and which UDP policies are still in force.

1.4 Who should read this report?

- 1.4.1 The AMR is a means of publicising the achievements and progress of the planning service in Haringey to everyone who lives, works and visits Haringey. This report is of importance to anyone who has an interest in planning and regeneration in the borough.
- 1.4.2 The local community can use the AMR to see how the planning service is performing and how it will improve its performance in the future. The AMR can help communities to understand the impact of their own engagement in the planning process, and can also be a useful tool for neighbourhood planning by encouraging communities to engage in future policy making and helping them understand where neighbourhood plans sit in the whole context of a particular area.
- 1.4.3 The AMR can assist local Councillors in their scrutiny function and provides them with an overall view of the performance of the service.
- 1.4.4 Planning officers use the AMR to see successes in implementing planning policies and assess how and where improvements can be made to performance.
- 1.4.5 The Greater London Authority (GLA) and neighbouring boroughs can use Haringey's AMR to help inform their strategic plans.

1.5 How to use the AMR

- 1.5.1 The AMR 2012/13 is set out in a way to allow readers to understand its function, the key outcomes for the year, and the impacts of the AMR on planning and development in the borough.

- 1.5.2 The report is set out in the following way:
- 1.5.3 Section 1 provides an introduction to the Authority Monitoring Report
- 1.5.4 Section 2 provides a plan making update in view of the Local Development, and also sets out some of the key changes in the national and regional planning framework
- 1.5.5 Sections 3 to 8 set out the context, performance outcomes, and future requirements and monitoring options of the following planning policy areas:
- Place making – covering areas of change
 - Design and the historic environment
 - Housing – addressing new homes and affordable housing
 - Employment and town centres – covering employment land, town centres and skills and training
 - Environment – including open space and biodiversity, climate change (including flooding) and waste management
 - Strategic and community infrastructure – including transport, health and well-being and infrastructure funding
- 1.5.6 Section 9 sets out planning performance with regards handling planning applications, appeals and enforcement decisions.
- 1.5.7 Each section of the report concludes with some key considerations for future policy monitoring.
- 1.5.8 If you would like further information about the AMR or any other planning policy issues, please see our website: http://www.haringey.gov.uk/index/housing_and_planning.htm

2 Plan making update

2.1 Local Development Scheme

- 2.1.1 The Local Development Scheme (LDS) sets out the work programme for future planning policy documents which make up the Local Plan. The Council is required to regularly review this procedural document.
- 2.1.2 Haringey's LDS was first adopted and published in October 2010. It was updated in 2011 during the Examination in Public of the Local Plan Strategic Policies, and further amendments were carried out in 2012. Due to two separate Examinations in Public for the Local Plan Strategic Policies, the adoption date for this document was later than previously anticipated. This had implications for the preparation of other Development Plan Documents, with later timescales compared to the programme set out in 2011.
- 2.1.3 The current version of the LDS was approved in March 2014 and it provides an updated timetable for taking forward new policy documents from April 2014 onwards. The LDS can be found here: [Local Development Scheme](#). The timetable is subject to regular review to take into account the changes to national and regional planning framework, local priorities, need for further local studies and resources.
- 2.1.4 This section of the AMR highlights progress made on the production of documents included in the LDS.

2.2 Local Plan

- 2.2.1 Haringey's Local Plan is being prepared within the context of the Government's National Planning Policy Framework (NPPF) (2012) and the Mayor's London Plan (2011), including Revised Early Minor Alterations (2013).
- 2.2.2 The NPPF acts as guidance for local planning authorities both in drawing up plans and making decisions on planning applications.
- 2.2.3 The London Plan is the overall strategic plan for London. It sets out a framework for the sustainable development of the capital. The borough's local development documents, including Haringey's Local Plan Strategic Policies, need to be in general conformity with the London Plan. Together these documents form part of Haringey's Development Plan – the starting point for planning decisions in the borough.
- 2.2.4 Haringey's Local Plan is a collection of documents which includes a range of Development Plan Documents.
- 2.2.5 A significant amount of progress has been made on the Local Plan (formerly the Local Development Framework) and supporting documents since April 2012.

- 2.2.6 Haringey's Local Plan Strategic Policies document was adopted on 18 March 2013, which is an important milestone. The Local Plan Strategic Policies replaces many of Haringey's saved Unitary Development Plan (UDP) policies. However, some will remain extant (along with UDP Schedules 1 – 13) until they are replaced by future local plans. The full list of UDP saved policies is set out in Appendix 1 of the Local Plan Strategic Policies.
- 2.2.7 Further work is now necessary to ensure that the strategic policies set out in the adopted Local Plan are put into place effectively, with complementary Development Management Policies and Site Allocations, Area Action Plans, Community Infrastructure Levy and a limited range of topic based supplementary documents.

2.3 Local Plan Strategic Policies

- 2.3.1 The Local Plan was adopted in the reporting year covering this AMR. The plan provides a spatial vision and a framework for the key priorities, plans and strategies of the Council. It contains strategic planning and regeneration policies and an implementation framework to deliver the vision up to 2026.
- 2.3.2 The Council will investigate the need for a full or partial review of the Local Plan Strategic Policies in the light of any changes to policy and guidance at the national and regional level, and opportunities to better align the plan with emerging Local Plan documents.

2.4 Development Management Policies

- 2.4.1 The Development Management Policies (DM DPD) document will set out the detailed planning policies to implement and deliver Haringey's Local Plan Strategic Policies. It will be utilised in decisions on planning applications. Further, the document will be the main vehicle for replacing the remaining saved Unitary Development Plan (UDP) policies.
- 2.4.2 A Regulation 18 public consultation on the Draft Development Management Policies was undertaken from 22 March to 10 May 2013, along with a consultation on an Interim Sustainability Appraisal report, which ran from 28 March 2012 to 10 May 2013. Outcomes of this consultation can be viewed at Haringey website.

2.5 Site Allocations

- 2.5.1 This document identifies the most significant sites that will be developed in the period 2015-2035. These sites will deliver the majority of growth identified in the Local Plan Strategic Policies, including for employment and housing. This document will also set out the requirements for major development sites. Existing Site Specific Proposals in the 2006 UDP will be replaced by this document.
- 2.5.2 A Call for Sites consultation was undertaken from 22 March to 10 May 2013. This was followed by a Regulation 18 Consultation on the subject matter of the proposed document, which ran from 17 January to 07 March 2014, along with a consultation on a Sustainability Appraisal Scoping Report, which ran for the same time period.

London-wide Strategic Housing Land Availability Assessment

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

2.6 Area Action Plans

Tottenham

- 2.6.1 The Area Action Plan (AAP) will help to shape the future of Tottenham by developing a shared direction for the area and co-ordinating development proposals across a number of significant sites. The AAP will provide a detailed planning framework for areas that are subject to significant development and change, provide guidance on delivery tools and mechanisms for growth in homes and jobs as well as infrastructure.
- 2.6.2 The AAP will cover whole of Tottenham from Northumberland Park area to Bruce Grove, Seven Sisters and Tottenham Hale.
- 2.6.3 A Regulation 18 Consultation was carried out from 17 January to 07 March 2014, along with a consultation on a Sustainability Appraisal Scoping Report, which ran for the same period.

Wood Green

- 2.6.4 Wood Green is one of Haringey's growth areas identified in the Local Plan Strategic Policies. The AAP will take forward the Council's aspirations for the area and will build previous on planning documents, such as the Haringey Heartlands Development Framework. It will deliver a shared direction for the area, coordinating development proposals across a number of significant sites and improve links between the town centre and Haringey Heartlands. It will also take into account the implications of potential Cross Rail 2 stations in the area. Initial evidence gathering for the document is scheduled to commence in March 2015.

2.7 North London Waste Plan

- 2.7.1 The North London boroughs in the North London Waste Authority (NLWA) are jointly preparing a Waste Plan. This will identify a range of suitable sites for waste management, in line with London Plan requirements, and include policies and guidelines for determining planning applications.
- 2.7.2 During 2007 to 2012, the North London boroughs prepared a North London Waste Plan. In August 2012, after the boroughs had submitted this plan for examination, the Planning Inspector concluded that it had failed to meet the Duty to Cooperate, which came into force in the final stages of the NLWP process. As a result, the plan was not legally compliant and the examination could not go forward on determining its soundness.

- 2.7.3 Since then, the boroughs have agreed to prepare a new plan and ensure compliance with the Duty to Cooperate. A Regulation 18 notification consultation on the contents of this new Waste Plan was held between 19 April 2013 and 07 June 2013.

2.8 Other documents

Community Infrastructure Levy (CIL)

- 2.8.1 The CIL will set a Council tariff that can be applied to most forms of new development. The CIL will be closely linked to the infrastructure provision as set out in the Infrastructure Delivery Plan of the Local Plan.
- 2.8.2 A CIL Draft Charging Schedule was submitted to the Planning Inspectorate on 28 October 2013, with a public examination taking place in December 2013.
- 2.8.3 The Inspector's Report was received by the Council on 04 February 2014, advising that the CIL Charging Schedule is sound subject to a few minor modifications. It is expected the CIL will be adopted in summer 2014 for implementation in Autumn 2014.
- 2.8.4 Several rounds of public consultation were undertaken in lead up to the CIL examination, including on: a Preliminary Draft Charging Schedule (30 July to 17 September 2012); a Draft Charging Schedule (26 April to 24 May 2013); and Minor Modifications to the Draft Charging Schedule (28 October to 26 November 2013).

Infrastructure Delivery Plan Review

- 2.8.5 The Infrastructure Delivery Plan (IDP) addresses how and when the infrastructure proposals in Haringey's Local Plan will be delivered.
- 2.8.6 To demonstrate that the Local Plan Strategic Policies document is realistic and deliverable, a Community Infrastructure Study was carried out in 2009-2010 and an IDP was produced as part of the Local Plan Strategic Policies. The Local Plan and its IDP were found sound by the Planning Inspector at examination, and form the basis for the Haringey's CIL charging levy.
- 2.8.7 The IDP is a key document which will be updated regularly in discussion with service and infrastructure providers to ensure that that expected growth and regeneration in Haringey are supported by appropriate infrastructure.
- 2.8.8 The latest update of the Infrastructure Delivery Plan (IDP) was provided in April 2013 forming a basis for defining funding gaps, to be met in part from the Community Infrastructure Levy.
- 2.8.9 The next full review is expected to start in 2014 in order to align the IDP with emerging Local Plan documents.

2.9 Supplementary Planning Documents

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

Sustainable Design and Construction

2.9.2 Haringey's Sustainable Design and Construction SPD was adopted on 18 March 2013. The document provides guidance on how to improve the quality of the building stock to create better healthy, comfortable and sustainable living and working environments. It sets out principles of design for major, minor and householder development. Topics include energy and carbon, flood risk and waste management, amongst others.

Planning Obligations

2.9.3 A Planning Obligations SPD will be prepared, bringing together a number of draft or adopted guidance documents on planning obligations and clarifying S106 requirements in light of forthcoming CIL charging schedule. Public consultation on the draft SPD is expected to start in summer/ autumn 2014.

Finsbury Park Town Centre

2.9.4 This SPD follows from the 'Finsbury Park Accord' between Haringey, Hackney and Islington, which was agreed in June 2012. The Accord includes a list of priorities, including one that is aimed at managing future development of the area through a cross-borough strategy in the form of an SPD.

2.9.5 A draft Supplementary Planning Document was prepared and consulted on between 01 July and 19 August 2013. Following feedback from consultation and consideration of other technical evidence, a final document will be prepared and considered by each borough for adoption in 2014.

2.10 Neighbourhood Planning

2.10.1 The Localism Act 2011 enables local communities through Neighbourhood Forums to commission Neighbourhood Plans to be prepared in conformity with Local Plans. Adopted Neighbourhood Plans form part of the local policy framework against which planning applications will be determined. They must take account of existing local policy and will set out neighbourhood level planning policies.

2.10.2 There is currently one Neighbourhood Plan being prepared in Haringey, by the Highgate Neighbourhood Forum. This is a cross-borough plan with Camden and work has progressed on preparing draft policies.

Key Milestones for Haringey's emerging Development Plan Documents

Local development documents	Consultation on proposed submission document	Submission	Adoption
Development Management	Autumn 2014	Spring 2015	Winter 2015
Site Allocations	Autumn 2014	Spring 2015	Winter 2015
Tottenham AAP	Autumn 2014	Spring 2015	Winter 2015
North London Waste Plan	Winter 2015	Spring 2016	Winter 2017
Local Plan: Strategic Policies Review	Autumn 2016	Spring 2017	Autumn 2017

The above table reflects timescales for production of Haringey's Local Development Documents. Full details for plan production are set out in the adopted Local Development Scheme adopted in 2014, which can be found online here: [Haringey Local Development Scheme](#). These timetables may be subject to future review.

2.11 Changes in the national planning framework

National Planning Policy Framework

- 2.11.1 In March 2012, the Government published the National Planning Policy Framework (NPPF), just prior to the start of the reporting period for this AMR 2012/13. The NPPF replaced 44 planning documents, primarily Planning Policy Statements (PPS) and Planning Policy Guidance (PPG), which previously formed the Government policy towards planning.
- 2.11.2 During independent examination of the Local Plan Strategic Policies (formerly the Core Strategy), the Council invited the public to make representations on the matters raised in the NPPF in so far as they could affect Haringey's Local Plan.
- 2.11.3 The Council produced a relevant Topic Paper in April 2012, in order to demonstrate and ensure compliance with the NPPF, which was consulted on for a 6 week period. Having considered feedback from the consultation and the Council's response, the Inspector determined that a further hearing into matters arising was not required. The Inspector's final report was received on 17 December 2012, and it recommended the plan for adoption subject to changes.
- 2.11.4 Through this process the Council demonstrated that the Local Plan Strategic Policies is consistent with the NPPF. Future Local Plan documents will need to be prepared in view of the NPPF and it is currently a material consideration in planning decisions.

National Planning Guidance

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

Planning Reform

2.11.6 The current Government has recently focused on introducing a number of planning reforms which it believes are needed to help facilitate economic growth and speed up the planning system, amongst other aims.

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

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

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

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

2.11.9 These changes have taken effect after the reporting period for this AMR, and the Council will need to monitor their impacts in the future.

2.11.10 The Council is considering ways to streamline the existing supplementary planning guidance in light of the national planning framework.

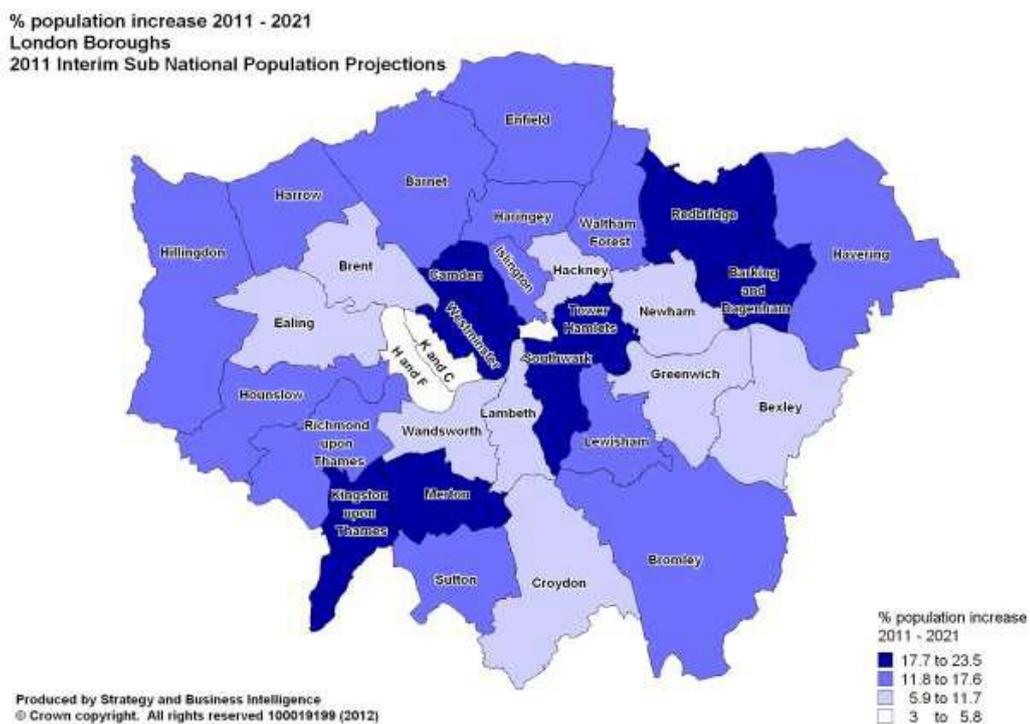
2.12 Changes in regional planning framework

Census information

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

- 2.12.2 The 2011 Census measured Haringey's population as being 254,900. This represented an 18% increase on the 2001 census figure (216,500), and a 13% increase on the Office for National Statistics (ONS) 2010 mid-year estimate.
- 2.12.3 The ONS released the 2012 mid-year population estimates in June 2013. These are the most up to date estimates about the national population available. The latest estimates show that Haringey's population now stands at 258,900. In addition, the data suggests that: Haringey accounts for 3.1 percent of the total London population; and the London population has grown to above 8,308,400 (an increase of 104,300 since mid-2011).
- 2.12.4 Given the unexpected levels of growth experienced there has been some uncertainty regarding long-term forecasts. Accordingly, the ONS has taken a measured approach and prepared interim population projections covering a medium-term, 10 year horizon. The results of these projections are set out in the figure below, with Haringey's growth compared to other London boroughs.

2011 Interim Sub National Population Projections



Draft Further Alterations to the London Plan

- 2.12.5 In January 2014 the Mayor of London began consultation on the draft Further Alterations to the London Plan (FALP). The FALP were prepared mainly to address key housing and employment issues emerging from an analysis of 2011 Census data (released after the publication of the London Plan in July 2011), which indicated a substantial increase in London's population, as noted above.

- 2.12.6 Along with key findings of Census data, the FALP are informed by the Greater London Authority 2013 Round Population Projections, which provide that Haringey's population will grow by 20-29% in the period 2011 to 2036. In addition, the FALP set out evidence led assumptions on the increasing number and size of households in London, as well as revised employment forecasts, which also reflect significant growth.
- 2.12.7 A specific issue has been identified in terms of the FALP proposed increase in housing and employment targets for Haringey. In the FALP, Haringey's housing supply target is identified as 1,502 units per year from 2015/16 until 2024/25. This is a significant increase from the current 820 units per year target. In general, and for comparison reasons, the Council uses GLA projections to inform its planning documents. This area will need to be kept under review as these figures form a basis for forward planning, and there are likely implications for both the existing and forthcoming Local Plan documents.

2.13 Community Involvement, partnership working and Duty to Cooperate

Community Involvement

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

Partnership working

- 2.13.5 The Council actively seeks to work in partnership with the Mayor of London, neighbouring authorities and other stakeholders, particularly where there are clear advantages to delivering planning and regeneration outcomes. A number of planning and policy guidance documents are being prepared through this collaborative approach.
- 2.13.6 The Upper Lee Valley Opportunity Area Planning Framework (OAPF) was adopted by the Mayor of London in July 2013. The OAPF provides an overarching framework for the regeneration of the area and is set against 8 key objectives for the Upper Lee Valley. The document was prepared by the Greater London Authority working with stakeholders including the Boroughs of Haringey, Enfield, Waltham Forest and Hackney.
- 2.13.7 Several other documents set out earlier in this report highlight the extent of the Council's partnership approach and include:

- 2.13.8 The North London Waste Plan, being prepared by the North Waste consortium authorities comprising Haringey, Hackney, Camden, Islington, Barnet, Waltham Forest and Redbridge;
- 2.13.9 The Finsbury Park Town Centre SPD, with Haringey joint working with Islington and Hackney; and
- 2.13.10** The emerging Highgate Neighbourhood Plan, covering areas in Haringey and Camden, for which the Council will support the Highgate neighbourhood planning forum, in line with obligations contained in the Localism Act.

Duty to Cooperate

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

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

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

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

Duty to Cooperate Actions 2012/13

Document	Actions by the Council
Site Allocations, Development Management Policies	<ul style="list-style-type: none"> ▪ Worked with the Greater London Authority in the production of a shared London Strategic Housing Land Availability Assessment ▪ Liaised with Transport for London , as well as adjoining boroughs on strategic transport issues, plans and proposals, including promoting rail improvements on the West Anglia Rail Line ▪ Consulted with neighbouring authorities, Environment Agency, Natural England, and English Heritage on emerging development plan documents ▪ Consulted with key infrastructure providers including Thames Water, Emergency services, National Grid and relevant health bodies ▪ Liaised with English Heritage with regard to the Council’s Historic Environment Record, archaeology and listed buildings
North London Waste Plan	<ul style="list-style-type: none"> ▪ Agreed to work with Barnet, Camden, Enfield, Hackney, Islington and Waltham Forest Councils in joint production of a North London Waste Plan, which will set out the planning framework for waste management in North London ▪ Commenced preparation of joint North London Waste Plan and assisted in preparation of draft Regulation 18 consultation document
Finsbury Park Town Centre SPD	<ul style="list-style-type: none"> ▪ Agreed the Finsbury Park tri-Borough Accord on 01 June 2012, along with Islington and Hackney Councils ▪ Commenced work on preparing a joint Supplementary Planning Document covering the areas around Finsbury Park Station and the main high streets of Seven Sisters Road, Stroud Green Road, Blackstock Road and Fonthill Road to guide the area’s regeneration
Upper Lee Valley Opportunity Area Planning Framework	<ul style="list-style-type: none"> ▪ Worked in partnership Greater London Authority, Transport for London, Enfield, Haringey, Waltham Forest and Hackney Councils, Lee Valley Regional Park Authority, North London Strategic Alliance and Environment Agency in preparation of planning framework

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

3 Place shaping

3.1 Background

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

3.2 Tottenham area

- 3.2.1 Tottenham is a key strategic growth area within the Upper Lee Valley Opportunity Area, and forms part of the London-Stansted-Peterborough growth corridor. Tottenham's economic geography is based upon various centres of economic activity on the transport corridor of the High Road (A1010) which connects Tottenham and the M25, the City and Central London. These centres include the Tottenham Hotspur stadium in Northumberland Park, the retail heart of the High Road at Bruce Grove and the gateway to Tottenham at Seven Sisters in the South.
- 3.2.2 Transforming Tottenham is a strategic priority for Haringey Council and it is an essential component of the overall vision for shaping 'one borough with one future'. The Council is committed to tackling inequalities throughout the borough and driving forward regeneration in Tottenham will play a huge role in achieving this.
- 3.2.3 A Plan for Tottenham was launched on 01 August 2012. It sets out a vision for the area to 2025 and identifies key spatial priority areas for change, as well as establishing the principles that will be explored for regeneration and estate renewal.
- 3.2.4 In addition, Haringey Council and the Greater London Authority published a Physical Development Framework for Tottenham in February 2014, which forms the basis of a Strategic Regeneration Framework with detailed regeneration plans and opportunities for change.

Tottenham Hale

- 3.2.5 Tottenham Hale is situated on the eastern side of the borough and sits within the London Plan designated Upper Lee Valley Opportunity Area.
- 3.2.6 The vision for Tottenham Hale is a thriving centre with a vibrant mix of commercial, retail, residential and town centre uses with a quality public realm, including permeable routes through to the Tottenham Green in the west and Lee Valley Regional Park, Tottenham Marches and Walthamstow Wetlands in the east.
- 3.2.7 Key achievements to-date include:
- £315m investment in Hale Village with 752 new homes and 1,228 units of student accommodation, with a further 425 homes on site or due to commence, plus commercial & retail space
 - £31m investment to remove the Gyrotory and provide a public square and bus station
 - Planning approval for a new Tottenham Hale tube station ticket hall and major refurbishment of the station
 - It is also expected that Harris Academy School will be open at Tottenham Hale by September 2015

North Tottenham / Northumberland Park

- 3.2.8 The vision for North Tottenham is for the neighbourhood to be transformed into a mixed and sustainable community where people want to live, work and visit. It will retain its diverse north London character and have a strengthened community identity. The neighbourhood will be known for its mix of urban and landscape settings, with improved access to both a busy London high street and the abundant open spaces of the Lee Valley Park. The area will also build on the international sports identity established by Tottenham Hotspur Football Club to create a new sports and leisure destination for North London.
- 3.2.9 The Council, Greater London Authority, Transport for London, Greater Anglia and Network Rail have created a Steering Group to explore more detailed feasibility work into moving White Hart Lane Station, creating a new station square and public realm outside of the station and opening the arches for commercial ventures.
- 3.2.10 Key achievements to date include:
- £430m investment in new Tottenham Hotspur Stadium led development;
 - Existing investment has already seen the delivery of a new Sainsbury's (part of phase 1 of the Spurs scheme) which has provided over 200 new jobs;
 - The new Tottenham University Technical College is due to open for its first round of students in September 2014. The college, part of Spurs' stadium regeneration scheme, will be run in partnership with Middlesex University and specialise in technology and science for sport, health and engineering;

- A master plan for High Road West is currently being developed in consultation with the community (further to the options consultation that ran between April – June 2013);
- Construction is underway to deliver over 200 new homes and a new primary school at the old canon rubber site (Brook House).

Tottenham Green and Seven Sisters

3.2.11 The vision for Tottenham Green and Seven Sisters is to create a civic and cultural gateway to Tottenham with improved public spaces and streets, community and cultural facilities, the delivery of new homes on key sites and the encouragement of a specialist retail offer on West Green.

3.2.12 Key achievements to date include:

- £50,000 High Street Innovation funding awarded to West Green Road has been spent on delivering a pilot shop front improvement project with 5 businesses, installing a billboard to display local art under the railway bridge and creating a tropical themed pocket park which attracted match funding from the GLA. The shop front project is due to roll out across Tottenham in May 2014.
- Public realm improvements are currently underway in Tottenham Green. The scheme is due to be completed by summer 2014. The project will create a new civic hub for Tottenham Green and an improved space for community and cultural events.

Tottenham High Road / Bruce Grove

3.2.13 The vision for Bruce Grove is that the High Street becomes the heart of Tottenham's business and community life by improving its streets and public realm, attracting new businesses and services, strengthening the retail offer, improving Bruce Grove station and promoting the existing attractive housing offer.

3.2.14 Key achievements to date include:

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

3.3 Haringey Heartlands / Wood Green

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

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

Alexandra Palace

3.3.3 In 2012, the Trustees of Alexandra Palace developed a spatial masterplan for the future use of the site. It focuses on six 'Big Ideas', which will help transform the Palace into a more successful, diverse and accessible place. These include:

- Idea 1: Improving first impressions;
- Idea 2: Upgrading the entrances to the Palace;
- Idea 3: Making it easier to move around;
- Idea 4: Upgrading the Main Halls;
- Idea 5: A hotel in the Palace; and
- Idea 6: Opening up the derelict spaces.

3.3.4 The intention is that the Big Ideas can stand independently from each other and are able to be implemented on their own. However, they will all fit together over time to create a picture of the Alexandra Palace of the future.

3.3.5 In 2012, an application was made for Heritage Lottery Fund funding from the Major Grants Programme, towards the repair and refurbishment of the Palace's historic BBC studios, East Court and Victorian Theatre. In May 2013, it was awarded a Round 1 pass and £844,800 in Development Phase funding, which will be used to improve and refine the scheme design. A round 2 application will be submitted at the end of 2014, and if successful, will allow for delivery of the project.

Other sites

3.3.6 An application was submitted for a major development scheme for a site at Lymington Avenue, for a mixed use development comprising 66 residential and commercial units.

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

3.3.8 In 2011, planning permission was granted for a railway stock maintenance depot, along with ancillary office space, at the Coronation Sidings site. Construction is now complete and the depot is operational.

4 Design and conservation

4.1 Background

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

4.2 Design

Haringey Design Panel

- 4.2.1 As part of the pre-application process for major applications (excluding some commercial and industrial buildings), the Council encourages applicants to present their proposals to the Haringey Design Panel.
- 4.2.2 The panel is a group of independent and objective experts, made up of experienced architects and other built environment professionals, meet voluntarily on a regular basis. Their advice is given to both the applicant and the Development Management case officer. Once the proposal becomes a live planning application, the panel report is included in the consultation documents. The case officer then reports on how the proposal was received at the panel, and if any changes have been made since then. Panel advice is intended to assist the applicant as well as the Council's officers and Committee Members in delivering good quality design in the borough.
- 4.2.3 In 2012/13, the Haringey Design Panel met 8 times and reviewed 16 proposed major schemes. Overall, the panel was able to positively influence design quality of proposals, which reflects the overall success of the panel in helping to deliver a high standard of design since it was formed in 2006.
- 4.2.4 Almost half of the schemes in the reporting year were revised by applicants on the basis of feedback received. There were 2 schemes for which the panel suggested no changes. On 4 other schemes, applicants were still considering recommendations and therefore outcomes of the review process could not be determined.
- 4.2.5 There were only 2 instances when changes requested by the panel were not initially made. However, in both cases applicants agreed to a subsequent meeting following submission of the planning application.
- 4.2.6 Recent experience has demonstrated that the best design outcomes generally occur when schemes are presented to the panel at the pre-application stage, as this allows applicants sufficient time to amend proposals following panel feedback.

Design Awards

4.2.7 The Haringey Design Awards are one of the main ways in which the Council seeks to encourage good quality design of buildings and neighbourhoods. The awards recognise excellence in design in developments across the borough. The results of the most recent Design Awards were announced on 05 July 2012 and are as follows:

- Overall Winner: Heartlands School
- Best Built Project: Connaught Gardens
- Best Homes: The Lighthouse
- Best Green Design: Heartlands School
- Best Heritage Project: Haringey Mortuary
- Best New or Improved Place: Heartlands School

4.2.8 The Council also encourages the entry of schemes into various national and regional design award schemes.

4.2.9 Hale Village has been recognised by a number of national awards including: 2013 Placemaking Awards (Mixed-use Development, Finalist), 2013 Regeneration and Renewal Top 100, 2013 National Housing Awards (Newlon Hale Village, finalist for best regeneration project), and 2012 Local Authority Building Control Awards (Newlon Group HQ and Coppermill Heights, highly commended best large development).

4.2.10 A new Building for Life (BfL) standard has been drawn up by the Design watchdog Design Council CABE, house building industry group the Home Builders Federation (HBF) and Design for Homes. The revision is in response to the National Planning Policy Framework. Relevant BfL standards have been included the Local Plan monitoring framework.

Perceptions of safety

4.2.11 Well designed buildings and spaces are safe and accessible and respond flexibly to the needs of different users. There are local requirements for all new developments to incorporate design solutions that reduce crime and the fear of crime, such as by applying the principles set out in 'Secure by Design' and 'Safer Places'.

4.2.12 The latest information on local residents' perceptions of safety was compiled in Summer 2013 as part of the Frontline Service Satisfaction research.

4.2.13 Survey data indicates that 84% of residents feel safe when they are outside in the local area during the day. After dark, as is often typical of such surveys, the proportion of residents feeling safe drops, to 57%.

4.2.14 The proportion of residents who feel unsafe in their local area during the day does not vary significantly by demographic factors such as gender or age. However, there are variations by Area Forum. For example, residents of Muswell Hill and Crouch End are more likely than those elsewhere to feel safe during the day in their local area.

Strategic views

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

Haringey strategic view corridor

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

Source: Local Plan Strategic Policies

- 4.2.16 No significant changes have been proposed to the strategic view in the reporting year. The Council’s design officers will continue to seek to protect strategic views in considering planning applications.
- 4.2.17 The Council has adopted a definition of ‘Tall Buildings’ and the Local Plan Strategic Policies now sets out criteria against which planning applications for tall buildings will be judged, including CABI / English Heritage guidance.
- 4.2.18 In addition, local policy also highlights that applications for tall buildings refer to a Characterisation Study for assessment in the Area Action Plan areas. The Council is currently preparing an Urban Characterisation Study for Haringey which will provide a further evidence base for a number of planning policy documents. Further criteria for siting and design of tall buildings will be considered in preparation of the Development Management DPD.

4.3 Historic Environment

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

Historic buildings

- 4.3.2 There was no change in the number of statutory listed buildings and structures in the borough in the reporting year.
- 4.3.3 In Haringey, there are currently 16 buildings and historic structures on the English Heritage at Risk Register (2013). This compares with the 13 buildings listed in 2012.
- 4.3.4 External funding from Heritage Lottery fund is being sought to bring back Hornsey Town Hall and Alexandra Palace into adaptive use. Further funding through enabling development is also being encouraged to facilitate restoration of privately owned buildings.

Conservation Areas

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

Heritage Led regeneration

- 4.3.9 As part of the ongoing focus on Tottenham regeneration, potential funding is being sought for North Tottenham area for shop front improvements. This would help to build on previous heritage led regeneration projects in the area.

4.4 Key findings and future monitoring

- Positive outcomes were achieved on major applications, particularly as a result of the Haringey Design Panel. Haringey aims to be the best performing planning authority in London, and this includes design excellence. A review of the initiatives and actions to improve further the design quality in Haringey, including the Design Panel, is anticipated in 2014 and findings of this review will be reported in a future AMR, along with any implications for monitoring performance;
- Recent progress on Conservation Area Appraisals, including the Highgate Appraisal, will assist in supporting policy implementation;
- A number of design standards have been set out in the Local Plan monitoring framework. Processes will need to be developed in order to ensure effective monitoring against these standards, including the capture of relevant information from minor as well as major planning applications / approvals;

- Community partnership and grant funding will be important to support ongoing conservation activity, particularly for heritage-led regeneration projects and managing historic assets at risk;
- Further detailed design standards will be set out in the emerging Development Management DPD, which will support objectives of the Local Plan Strategic Policies.

5 Housing

5.1 Background

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

5.2 Housing Supply

- 5.2.1 The National Planning Policy Framework (NPPF) requires local authorities to identify and update annually a 5 year supply of specific 'deliverable' housing sites. For sites to be considered deliverable they must be available now, offer a suitable location for development and be achievable with a realistic prospect that housing will be delivered on the site within 5 years.
- 5.2.2 To ensure that there is a continuous 5 year supply of deliverable sites available for housing, the Council monitors the supply of sites on an annual basis, linked to the AMR review process.
- 5.2.3 A list of deliverable sites for new housing over the period 2013/14 to 2017/18 has been prepared and is included as Appendix 1 to this report.
- 5.2.4 The list of deliverable sites includes sites of 10 units or more from various sources, including unimplemented planning permissions, site specific proposals identified in the Unitary Development Plan, and regional housing capacity assessments. The list sets out a projected cumulative completions figure of 5702 units over the 5 year period, which should provide for a supply that is sufficient to exceed the current London Plan target of 820 units per year. Housing completions will need to be monitored closely to assess whether the target is being met.
- 5.2.5 The London Plan designates Haringey Heartlands and Tottenham Hale as growth areas. These locations will deliver the majority of the housing in the borough in the next 15 years.
- 5.2.6 Importantly, the Draft Further Alterations to the London Plan set out a revised annual target of 1,502 new units in the borough (between 2015/16 and 2024/25). Haringey's housing supply will need to be monitored in light of any revised figures that may be adopted at the regional level.

Housing completions

- 5.2.7 For the monitoring year 2012/13, the number of net housing completions in the borough was 1,285. This figure comprised of three elements:

- Conventional completions of self-contained houses and flats
- Non-conventional supply of student bedrooms and non self-contained accommodation in hostels and houses in multiple occupation and
- Long-term empty properties returning back to use.

5.2.8 According to London Development Database (LDD) information, housing completions in Haringey exceeded the borough's London Plan annual target of 820 net additional units. Notably, housing delivery figures were boosted by the net completion of 492 non-conventional units. This gain in non-conventional supply was experienced as a result of the development of 524 student bed spaces at Hale Village.

5.2.9 Otherwise, there were 583 net conventional units completed over the reporting period. In addition, there were an identified 210 long-term empty homes brought back into use, with these counting toward the housing completions figure.

Planning permissions

5.2.10 In the reporting year, there were 881 gross new units granted planning permission on 131 sites, totalling 735 net additional units. Over the period there were 13 sites approved with a total net loss of 20 units. These were generally approved in order to improve the borough's stock of housing mix in favour of family sized dwellings. The Council will monitor these permissions and identify whether construction has commenced or been completed, and this information will be fed into the London Development Database.

5.3 Housing Need

5.3.1 The Council is currently preparing a new local Strategic Housing Market Assessment (SHMA), which will update the North London sub regional SHMA (2011), which informed the Local Plan Strategic Policies. It will provide an understanding of the current and future housing market and how this relates to the borough's housing growth, needs and regeneration.

5.3.2 Specifically, the SHMA will identify levels of housing demand, produce estimates of households in affordable housing need and incorporate qualitative results from a resident survey. It will provide an understanding of the local housing market in the short, medium and long-term, and will also consider the impact of Welfare Reforms on meeting affordable housing needs across the borough. The findings will be used to inform policy for long-term delivery of housing and negotiations on planning applications. The SHMA outcomes will also update the information currently in the Council's Housing SPD.

Dwelling mix: Completions

- 5.3.3 Monitoring indicates that a higher proportion of 1 and 2 bedroom units are being delivered compared to larger and family sized housing. This is generally consistent with performance in previous years. Overall, the delivery of 3 and 4+ bedroom units in 2012/13 was below the Housing SPD (2008) targets, as set out below.
- 5.3.4 The dwelling mix standards for market housing are set out in the table below, alongside performance in 2012/13.

Market housing dwelling mix

Size	Performance	Target (from Housing SPD 2008)
1 bed	46%	37%
2 bed	36%	30%
3 bed	14%	22%
4+ bed	4%	11%

Source: London Development Database

Affordable housing

- 5.3.5 Local planning policies seek to secure the delivery of high quality affordable housing. Subject to viability, sites capable of delivering 10 or more units are required to meet a borough wide target of 50% affordable housing. Schemes below the 10 unit threshold are required to provide 20% affordable housing on site, or to provide financial contributions towards such provision.
- 5.3.6 Haringey Council data provides that there were 376 affordable housing units completed in 2012/13, accounting for over 60% of new conventional housing units constructed in the borough. This figure exceeds the local target, and is better than the performance measured in previous years. However, the continued provision of affordable rent (including social rent) products for affordable housing will be challenging in the years ahead. Provision of affordable housing is linked to development viability and changing patterns of affordable housing funding options. The Council's emerging Strategic Housing Needs Assessment will provide an up to date evidence base for future policy options in this area.
- 5.3.7 In terms of tenure split of affordable housing, the Council seeks a balance of 70% affordable rent (including social rent) and 30% intermediate affordable housing products. In 2012/13 the tenure split delivered was 49% for affordable rent and 51% for intermediate housing.
- 5.3.8 Haringey's Housing SPD 2008 sets out the recommended dwelling mix for affordable housing developments. It does not differentiate between affordable rent (including social rent) and intermediate housing, but applies to overall provision. The table below compares the Council's percentage mix target for affordable housing to performance in 2012/13.

- 5.3.9 It should be noted that the most recent Housing Register indicates a need shift towards more 2 and 3 bed units. The assessment against the Housing SPD guidance may not reflect the full picture. The emerging SHMA will provide more up to date information on this.

Affordable Housing dwelling mix

Size	Performance	Target (from Housing SPD 2008)
1 bed	34%	19%
2 bed	48%	26%
3 bed	12%	27%
4+ bed	6%	28%

Source: Haringey Council

5.4 Decent Homes

- 5.4.1 The Decent Homes standard is a national standard for social housing. It means that homes must be safe, wind and watertight, provide reasonably modern kitchens and bathrooms, and have effective and efficient heating.
- 5.4.2 In 2007, the Government awarded Haringey approximately £195 million to start the Decent Homes program. At that time, the proportion of non-decent council homes stood at about 42%. Since 2008, more than three-quarters of allocated funding has been invested in improvements to council homes in Haringey, with 8,875 homes having received works and of these, more than 6,300 being made decent. When the funding program is complete in 2015/16, it is anticipated that non-decency levels will have dropped significantly and the bulk of council homes will be improved.
- 5.4.3 In 2012/13, there were 333 homes made decent, helping to contribute to the overall reduction in the proportion of non-decent council homes, which was at 28% at the end of this reporting period.

5.5 Gypsy and Traveller Accommodation

- 5.5.1 The Local Plan sets out that the Council will protect existing lawful gypsy and traveller sites, plots and pitches. There are currently two permanent gypsy and traveller sites in Haringey, providing capacity for 10 pitches.
- 5.5.2 The Local Plan Strategic Policies sets out the need for 4 additional pitches by 2017. There was no net addition to the stock of Gypsy and Traveller pitches over the reporting period.
- 5.5.3 The location for additional required sites will be assessed through the preparation of the Site Allocations DPD, and will be identified as part of the housing trajectory, in accordance with national planning policy.

5.6 Empty Homes

- 5.6.1 Given the levels of housing need in Haringey, it is important that Haringey's existing housing stock is fully utilised.
- 5.6.2 In 2012/13, there were 52 empty private sector properties targeted through enforcement, which directly resulted in the owner bringing them back into use.

5.7 Houses in Multiple Occupation (HMO)

- 5.7.1 An Article 4 Direction to bring small HMO development under planning control in the east of the borough (east of the East Coast Railway line) was made on 30 November 2012 with a 12 month notice period. A six week consultation period on the Direction was completed in January 2013.
- 5.7.2 The Article 4 Direction came into force in November 2013. It removes the permitted development rights for conversion to small HMOs (3 to 6 unrelated people) in the defined eastern areas of the borough. It requires those who wish to change to a single dwelling (Use Class C4) into a small HMO, to apply for planning permission.
- 5.7.3 The Council will monitor HMOs in the borough, including in view of the new Article 4 Direction. Further potential approaches for managing HMOs are currently being considered in preparation of the Development Management DPD.

5.8 Key findings and future monitoring

- The Council has identified a sufficient supply of sites to meet the London Plan (2011) annual target of 820 units. Housing supply will need to be reviewed in light of any revised housing targets set out at the regional level;
- Housing completions in 2012/13 exceeded the London Plan annual target, however delivery figures were boosted by the completion of 524 units of student (non-conventional) housing at Tottenham Hale;
- The monitoring indicates that a higher proportion of 1 and 2 bedroom units are being delivered compared to larger and family sized housing. The planning policy response to this challenge, in part driven by site characteristics and development viability, will need to be more sophisticated and strategic in future;
- Affordable housing delivery exceeded targets in 2012/13. The continued provision of affordable rent (including social rent) products for affordable housing will be challenging in the years ahead. Provision of affordable housing is linked to development viability and changing patterns of affordable housing funding options. The Council's emerging Strategic Housing Needs Assessment will provide an up to date evidence base for future policy options in this area;
- The Council is effectively addressing decent homes, with actions continuing to contribute to the reduction in the proportion of non-decent homes in the borough;
- Targeted enforcement measures are helping to bring empty homes back into use;
- Findings of the forthcoming Strategic Housing Market Assessment will need to be considered in preparation and implementation of local planning policies.

6 Town Centres and Employment

6.1 Background

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

6.2 Town centres

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

Vacancy rates

- 6.2.3 Vacancy rates can be used as an indicator of the health of a town centre. Government planning guidance suggests that vacant property data should help to inform strategic decisions on the role and function of town centres. For instance, persistently low vacancy rates may signal the need for more flexible approaches to development, such as allowing for a greater diversification of uses or other targeted measures to ensure town centre vitality.
- 6.2.4 Over the past few years, there has been a gradual increase in overall town centre vacancy rates in Haringey, mirroring trends in both London and England. When surveys were last undertaken, in the summer 2013, vacancies across all of the borough's town centres averaged 7.2%. This marked a 3.1% increase on the previous reporting year.
- 6.2.5 However, the overall town centre vacancy rate in Haringey was lower than average rate for London (9.4%) and England (14%), according to the Local Data Company research following the first 6 months of 2013. This reflects the comparatively healthy state of the borough's town centres, however recognising there remains a need to reverse the recent trend of increasing vacancy.

- 6.2.6 Whilst vacancy rates in the Metropolitan Centre of Wood Green remained relatively stable since the last reporting year, there was greater fluctuation in some of Haringey's other town centres, most notably at West Green / Seven Sisters District Centre, where vacancy rates rose to 14%. Crouch End District Centre experienced the greatest rise in vacancies of all centres between the reporting periods.

Haringey Town Centre Vacancies

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

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

Town centre uses

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

Town centres: Proportion of retail and non-retail uses

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

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

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

Town centre floorspace change - Planning permissions

- 6.2.12 There was a net gain of 325 sq m of town centre floorspace over the reporting period. There was a notable gain in floorspace for A3 uses (food and drink) and a decrease in A1 uses (shops). The table below sets out permitted floorspace change by town centre in Haringey.
- 6.2.13 The amount of A1 floorspace needs to be carefully managed, in particular, within designated primary and secondary shopping frontages. It is recognised that outside of these areas, but within town centres, a wider range of uses may be acceptable if they help to promote town centre vitality and vibrancy.
- 6.2.14 The Local Plan Strategic Policies sets out a target of 13,800 sq m of gross comparison goods floorspace and 10,194 sq m net convenience goods floorspace by 2016. This is based on findings of Haringey's Retail Capacity study (2008). An updated local study, published in 2013, indicates a future convenience floorspace projection of 11,133 sq m net up to 2031, and 26,245 sq m net comparison floorspace up to 2031. This or any new evidence may need to be considered in the production of future development plans and for monitoring.

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

Town Centre	A1		A2		A3		D2	
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss
Wood Green	-	302	138	-	107	-	-	-
Crouch End	-	210	-	-	59	-	50	-
Green Lanes	1,113	198	-	197	475	-	-	-
Muswell Hill	-	713	156	-	557	-	-	-
Tottenham/Bruce Grove	75	710	-	-	-	75	-	-
West Green/Seven Sister	-	-	-	-	-	-	-	-
Sum	1188	2133	294	197	1198	75	-	-
Net by type	-945 sq m		+97 sq m		+1,123 sq m		+50 sq m	
Net overall	+325 sq m							

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

6.3 Employment land and floorspace

Employment land

- 6.3.1 North London contains roughly 20% of London’s strategic employment land, and there are 2 London Plan designated Strategic Industrial Locations (SIL) located in Haringey (part of Central Leaside and Tottenham Hale). These SIL play an important role in contributing to the capital’s industrial economy.
- 6.3.2 There are also 8 Locally Significant Industrial Sites (LSIS) sites in the borough which the Council intends to safeguard for a range of industrial uses, where they continue to meet demand and the needs of modern business and industry. In addition, there are several Local Employment Areas (LEA) situated throughout the borough which currently warrant protection, but provide opportunities for a more flexible approach to uses on them.
- 6.3.3 There is a total of 120 hectares of designated employment land in the borough, which is comprised of SIL, LSIS and LEA sites.
- 6.3.4 The Unitary Development Plan previously identified 131.42 hectares of designated employment land some of which have been identified as suitable for accommodating housing growth as set out in the London Plan. The outcomes of these policies are taken on board and 11.06 hectares were de-designated with the adoption of the Local Plan Strategic Policies. These were in growth areas of Haringey Heartlands / Wood Green (5.90 hectares de-designated) and Tottenham Hale (5.16 hectares de-designated).

6.3.5 The London Plan Land for Industry and Transport Supplementary Planning Guidance (2012) sets out indicative guidelines for industrial land release across the capital. The release benchmark for the identified North London sub-region (comprising Haringey, Barnet and Enfield) is 24 hectares 2011-31.

Employment floorspace - Planning permissions

6.3.6 In the reporting period, planning permissions combined for a loss of some 31,700 sq m of employment floorspace, with the loss of existing floorspace in B1 (business) uses accounting for the majority of this. It is important to note that this loss has not yet been realised –this will depend on whether and/or when the approved schemes are constructed and completed.

6.3.7 The most significant change of use was the result of an approval at Lawrence Road in the Tottenham Green ward, where planning permission was granted for a change of use for roughly 26,500 sq m of B1 to C3 residential use, along with ancillary flexible commercial/retail floorspace. This application is discussed in further detail below.

6.3.8 The next highest loss of employment floorspace was 1,365 sq m on an approval for change of use, from existing B1 (business) and B8 (storage and distribution). However, this was for a Sui Generis use for a motor repair and MOT workshop and an employment element has therefore been retained.

Change in employment floorspace 2012/13 - Permissions

B1	B2	B8	Net B Class uses
-30,986	-386	-344	-31,716

Source: London Development Database

Loss of employment floorspace to residential use

6.3.9 Over the monitoring period, almost 90% of the employment floorspace lost through new permissions was for permitted loss to residential development.

6.3.10 Change of use from B1 floorspace accounted for the vast majority of this, mainly as a result of the approved scheme at the Lawrence Road site, noted above. Importantly, this site is identified in the Saved UDP Policies Schedule 1 – Site Specific Proposals (Site 27) and considered appropriate for change of use to a mixed-use, residential led scheme. It is not designated industrial or employment land. Policy is therefore effectively leading a plan led approach to industrial land management.

6.3.11 A list of permitted schemes where B Class employment floorspace was lost for residential use is set out in the table below.

Permitted change from Class B Use to Residential 2012/13

Development description	Use Class	Net Loss
Change of use of first and second floors from office to C3 (residential) comprising 1 x 3 bed flat	B1	-68
Change of use from offices (B1) to a live / work unit	B1	-120
Demolition of single storey rear extension. Change of use of existing first floor from commercial to residential. Erection of two additional storeys at second floor and third floor levels and erection of rear extension at ground, first and second floors to provide 1 x studio, 4 x 1 bedroom and 3 x 2 bedroom units and A1 Shop at Ground floor.	B1	-190
Change of use of ground and basement levels from Class B1 (Business) to C3 (Residential)	B1	-360
Conversion of first floor of existing building to create a two bedroom self contained flat	B1	-715
Demolition of existing buildings and erection of seven buildings extending up to seven storeys to provide 264 new residential dwellings, 500 sq m of flexible commercial/retail floorspace	B1	-26,240
Demolition of existing garages and erection of 1 x 2 storey, two bed dwelling	B8	-53
Demolition of existing storage units and erection of 1 two bedroom bungalow	B8	-107
Demolition of existing builders store and erection of 1 x single storey 3 bed dwelling	B8	-169
	Total	-28,022

Source: London Development Database

6.3.12 An Employment Land Study was carried out in 2009 to inform the Local Plan. This set out a need for 137,000 sq m additional employment floorspace for the period 2006 to 2026. An updated study was published in February 2012, which identified a need up to 2026, ranging from 80,000 sq m in a low growth scenario to 172,000 sq m in a high growth scenario. A further update will be prepared to inform the emerging development plan documents. As part of the plan, monitor and manage approach, outputs from this latest study will need to be considered against the earlier baseline position.

Emerging Issue: Permitted Development

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

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

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

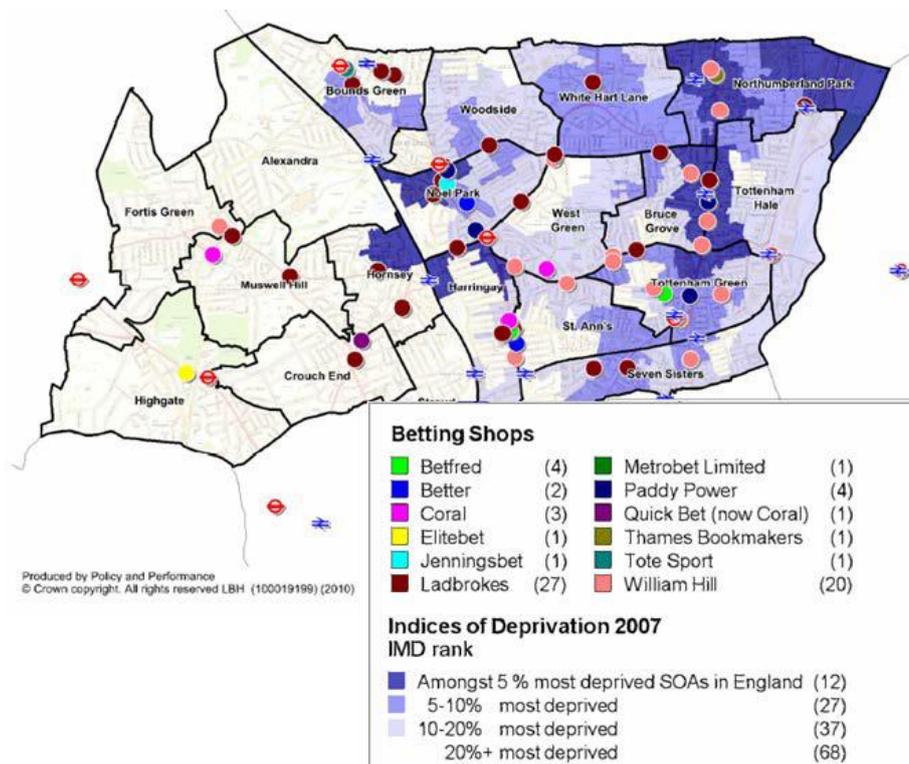
6.3.16 Planning reform changes with respect to permitted development may have an effect on B1 office floorspace and this will need to be monitored in future years. The GLA London Development Database is currently being updated and will assist in monitoring this information in the future.

Emerging Issue: Clustering of uses

6.3.17 NHS Haringey’s Public Health Directorate recently reviewed the health evidence on the clustering of town centre uses. The review looked at the health effects linked with hot food outlets, betting shops and high street money lenders (such as pay-day loan shops). A final report, ‘Health Evidence Base for the emerging policy containing retail provision’ was published in October 2012. Findings will be considered in preparation of the emerging Development Management DPD.

Betting shops

6.3.18 The map below is included in the report, and it suggests a link between the Indices of Deprivation and the numbers of betting shops in the borough. The evidence shows that there were 66 licensed betting shops at the time of the survey (2011). A further two betting shops were licensed in 2012. In 2013 there was another application for a licence, but this was withdrawn. The table below show the totals for betting shop premises issued since 2007.



- 6.3.19 Betting shops fall within the in A2 Use Class (financial and professional services). Changes from restaurants/cafes, drinking establishments, or hot food takeaways to a betting shop do not normally require planning permission due to Permitted Development rights. Changes from other uses require planning permission.
- 6.3.20 New changes to Permitted Development took effect from 06 April 2014, allowing greater flexibility for conversions from shops to banks and building societies in A2 uses, although change to betting shops and payday loan shops are not permitted.
- 6.3.21 There has been a slight increase in the number of licensed betting shops in the borough since 2007, as the table below shows.
- 6.3.22 With Permitted Development rights, the Council is currently limited in its authority to manage the rise in betting shops. However, this is still recognised as a local issue that will be considered in further detail in preparation of the Development Management DPD, and in view of the planning reform situation.
- 6.3.23 On 30 April 2014, the Government indicated that it is considering changes to the Use Classes Order to bring greater control over the change of use of premises to betting offices. A consultation is expected in the summer 2014.

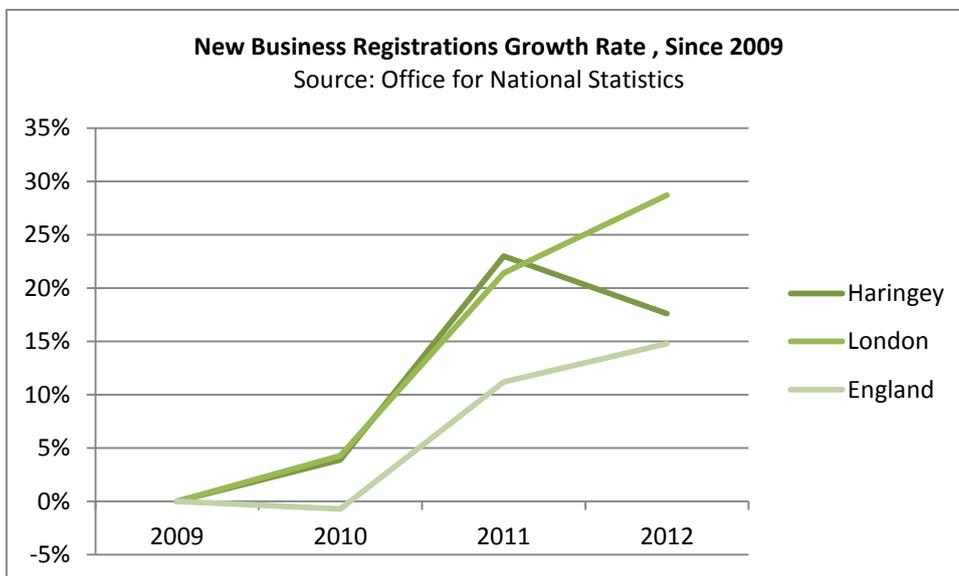
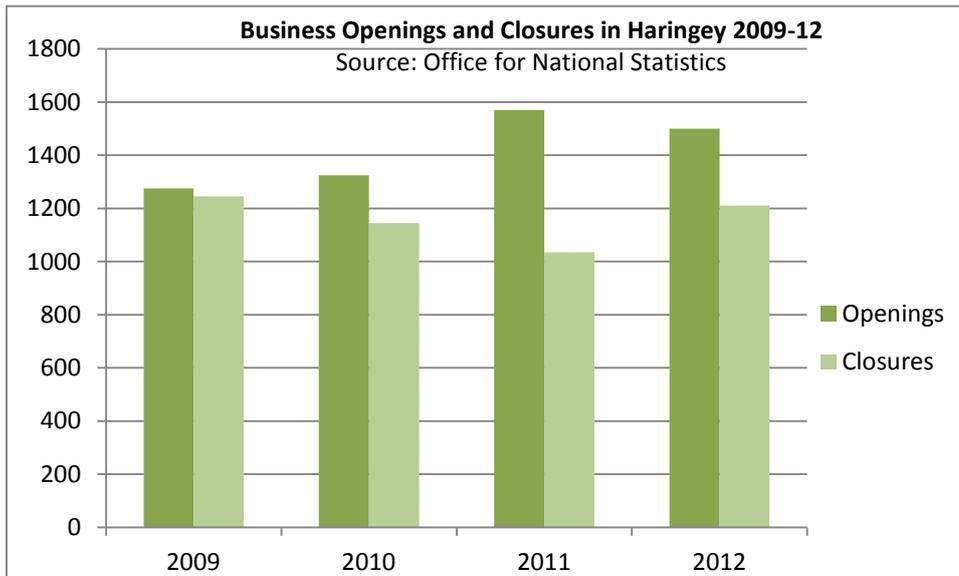
Haringey Licensed Betting Shops 2007-13

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

6.4 Business, employment and skills

Businesses

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



Self-employment

6.4.3 There were 18,700 self-employed residents in Haringey at September 2013, which is roughly the same amount as in 2009. There was a notable drop in self employment in the year October – September 2011, however the figures have since risen to earlier levels, as the table below illustrates.

Haringey self employment

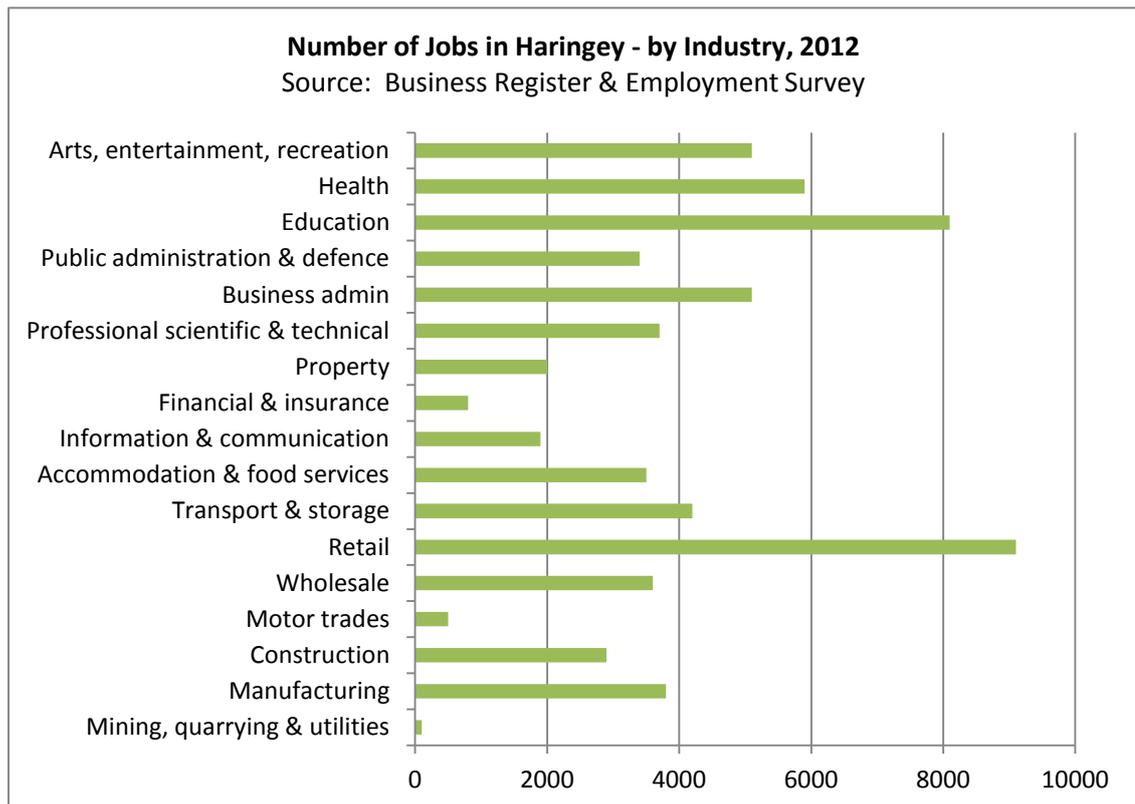
	2008/09	2009/10	2010/11	2011/12	2012/13
Self employed	18,600	17,000	12,600	18,300	18,700

Source: Annual Population Survey. All yearly figures are October to September.

6.4.3.1 Types of employment

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

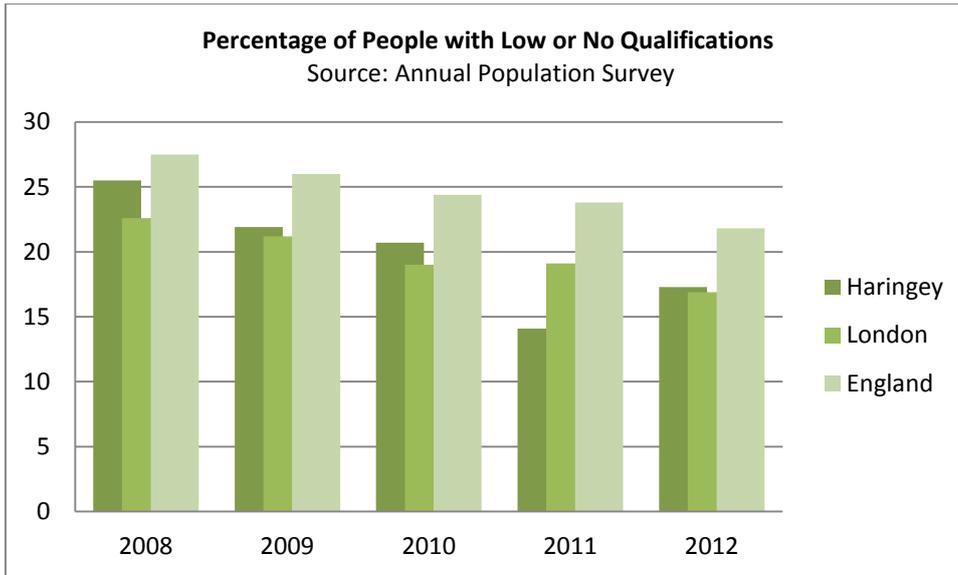
6.4.5 Retail provides the greatest number of jobs in the borough. There are also notable numbers of jobs in health and education, as well as the arts, entertainment and recreation sector.



Skills and training

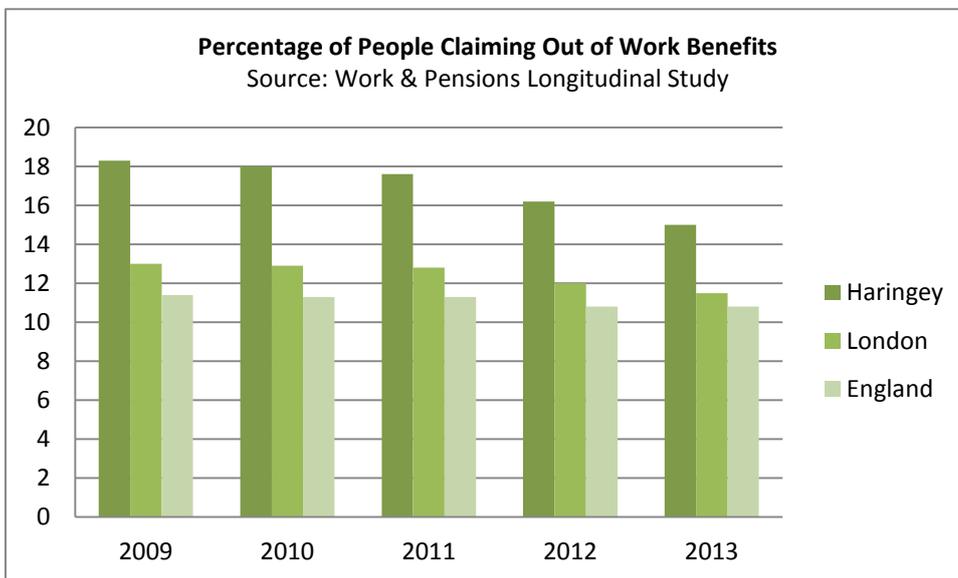
6.4.6 Haringey's population is, on the whole, well qualified. More than half of the working age population are qualified to the NVQ Level 4 standard, which is higher than the rates for London and UK.

6.4.7 However, there remain gaps in the skills of the local workforce. The proportion of people with low or no qualifications in Haringey in 2012 was 17.3%. This rate was higher than that for London but lower than the rate for England. There is also a local geographical difference, as data shows that residents in the west of the borough tend to be more highly qualified than those in the east.



6.4.8 Worklessness remains a challenge in Haringey. In the year to September 2013, 68.4% of the population aged 16 to 64 in the borough was in employment, which was lower than the rate for London at 69.8%. The rate in Haringey was a slight drop from the previous year, when 68.4% of the population was in employment.

6.4.9 The proportion of Haringey residents claiming out of work benefits has declined in recent years, from roughly 18% in 2009 to 15% in 2013. However, the proportion of claimants in the borough has remained consistently higher than that of London and England, as the table below demonstrates.



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

- 6.4.11 In May 2012 the Council launched the pioneering 'Jobs for Haringey' employment programme. This complements the various Government funded programmes operating in the borough (principally the Work Programme and Skills Funding Agency backed training provision) by supporting those residents which are not eligible for those programmes. 'Jobs for Haringey' aims to support unemployed and economically inactive residents into sustained employment through a range of specialist interventions delivered across the public and third sectors. Since May 2012, the programme has been successful in supporting 511 people into employment and has also delivered a 27.6% sustained job outcome rate.
- 6.4.12 As part of the Jobs for Haringey programme, the Council launched the Haringey Jobs Fund, which is an employer subsidy based scheme. The initiative aims to create jobs for unemployed and economically inactive residents. In 2012/13, 43 jobs were created through the Haringey Jobs Fund.

Planning contributions

- 6.4.13 Planning contributions can assist in providing funding for skills and employment.
- 6.4.14 25 sites have an employment and training obligation as part of Section 106 agreement. A financial contribution towards employment and training totalling £629,382.68 has been sought from 13 of these S106 Agreements.
- 6.4.15 The Council is in receipt of £272,284.68 from 6 sites, with £60,000 having been spent from 1 site towards securing training and supporting local employment opportunities.
- 6.4.16 The remaining 12 non-monetary agreements sought obligations for employment and skills training, construction training and apprenticeships.

6.5 Key findings and future monitoring

- Policy appears to be leading industrial land management, with the largest permitted change in employment floorspace in 2012/13 arising as a result of a UDP Site Specific Proposal, and land re-designation occurring through the plan led process;
- Results of the forthcoming Employment Land Study will need to be considered against the earlier baseline, particularly in terms of monitoring against floorspace requirements;
- The Government's planning reform changes for permitted development may have an effect on B1 office floorspace in the borough and this will need to be monitored in future years;
- The Government's upcoming consultation on proposals regarding betting shops will need to be monitored, as these could have implications for future local policy approaches and monitoring of an emerging local issue;
- In line with national and regional trends, there has been a gradual increase in town centre vacancy rates recently. Haringey's overall vacancy rates are lower than national and regional averages, however the borough's town centres are not performing equally in this respect;

- On whole, the proportion of non-retail uses in Haringey's town centres is consistent with local targets. For the purposes of monitoring and plan implementation, it is imperative that town centre uses are regularly surveyed. Data should set out a clear distinction between uses at defined primary and secondary shopping frontages;
- Despite recent figures showing improvement, worklessness remains a challenge. The Council's proactive employment programmes are helping to deliver positive outcomes in this regard. Planning contributions are also playing a role in providing skills training to help support residents into employment;
- The Greater London Authority is currently in the process of revising the London Development Database. Changes will ensure that boroughs have the opportunity to monitor permitted development applications, including retail and office to residential.

7 Environmental sustainability

7.1 Background

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

7.2 Open space and parks

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

Open space

- 7.2.3 Haringey has a good amount of open space compared to other London boroughs, with open space making up more than a quarter of its total area. However, there is still a need to ensure access to good quality spaces as new development comes forward, particularly in identified areas of open space deficiency.
- 7.2.4 There are 17 areas designated as Metropolitan Open Land (MOL) which help to shape the physical character of the borough. The Lea Valley also makes a key contribution, particularly with Metropolitan Green Belt, as well as other parks, recreation grounds and green open spaces which are of significant amenity value to residents. In addition, the borough has three rivers: the River Lee, New River and the Moselle Brook (partly culverted).

Green Flag parks

- 7.2.5 The Green Flag Award scheme recognises and rewards the best green spaces in the country, particularly those located in urban areas. Under the criteria, sites are judged to be welcoming, safe and well managed with active community involvement.
- 7.2.6 There are 19 Green Flag parks and spaces in Haringey.
- 7.2.7 Sixteen parks and green spaces managed by the Council have been declared as Green Flag spaces. All fifteen Green Flag parks from the previous reporting year have retained their status. In 2013, Lordship Recreation Ground became the latest Council managed park to be recognised by the scheme.

- 7.2.8 Green Flags were also awarded to Highgate Wood (managed by the Corporation of London), Alexandra Park (run by the Alexandra Palace Trust) and Tottenham Marshes (run by the Lee Valley Regional Park Authority).
- 7.2.9 The Community Green Flag award (previously the Green Pennant award) recognises high quality green spaces managed by voluntary and community groups. In July 2013 four community gardens in Haringey retained their Green Flag status: The Gardens' Community Garden, Living Under One Sun Community Allotment, Lordship Community Woodland and Hornsey Church Yard.

Satisfaction with parks

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

Park cleanliness

- 7.2.13 One of the Council's corporate priorities is to provide a cleaner and greener environment. In 2012/13, there was a local target for at least 55% of parks inspected to be graded to a high standard of cleanliness (A or B standard). The target was exceeded in the reporting year, with 65% of parks achieving the standard.

Village green

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

7.3 Nature Conservation

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

- 7.3.2 In terms of nature conservation designations, the borough supports 60 Sites of Importance for Nature Conservation (SINCs) which are given protection through planning policy. This is made up of five sites of Metropolitan importance, 9 of Borough Grade I importance, 13 of Borough Grade II and 32 of Local importance.
- 7.3.3 Haringey currently supports five Local Nature Reserves (LNR), which are places with wildlife or geological features that are of special interest locally. There were 3 LNRs in this reporting year. Alexandra Palace and Park and Coldfall Wood recently received the designation.
- 7.3.4 There are 27 allotments in Haringey that are managed by Haringey Council, a further three allotment sites are managed by others.
- 7.3.5 The Lee Valley adjacent to Haringey is a Site of Special Scientific Interest as well as a Special Protection Area and Ramsar site, the latter two being identified habitats of international importance. It is imperative that the ecological value of these sites continues to be considered in plan making or on individual planning applications, whether through Habitats Regulations Assessment or Environmental Impact Assessments, as appropriate.
- 7.3.6 Within the borough, there was no identified loss of designated Metropolitan Open Land, Significant Local Open Space, SINC, allotments or green chains in the monitoring period.
- 7.3.7 A planning permission was granted in 2011 (reference: HGY/2011/1166) at a site adjacent to Fortismere School for the erection of three storey school building (Eden Primary School) with associated external works including landscaping, access ways and parking. This scheme was noted in the AMR 2011/12. Consent was subject to applicant's preparation and implementation of a landscaping and planting plan, addressing site specific nature conservation considerations. An Open Space and Biodiversity study is currently being prepared and the study will assess the development and report on any impacts on the extent and quality of MOL and SINC. The study, which is expected to be completed in 2014, will assess and update nature conservation designations across the borough, as appropriate and provide technical evidence to support the emerging planning policy documents. It may recommend new sites for protection or the upgrading of a site's status.
- 7.3.8 A London Wildlife Sites Board (LWSB) has been established at the regional level to provide support and guidance on the selection of SINCs in London boroughs, and will help to inform decisions for a change in site status.

Planning contributions

- 7.3.9 11 sites have an open space/recreation obligation as part of Section 106 Agreements totalling £1,620,000. The Council is in receipt of £169,956.57 from 3 sites, with £538,543.43 having been spent from 2 sites.
- 7.3.10 The remaining 6 Section 106 Agreements totalling £911,500 have not been triggered for payment.

7.4 Water management and flooding

- 7.4.1 Like most London boroughs, Haringey has areas that are at risk of flooding. This is particularly due to the watercourses in the borough, including the River Lee, Pymmes Brook and Moselle Brook. According to the Environment Agency, approximately 9% of land in Haringey has a 1 in 100 year probability of flooding from rivers.
- 7.4.2 Haringey's local planning policies seek to respond to the challenges posed by flooding and water management. This is particularly in light of increased flood risk due to anticipated changes in the climate.
- 7.4.3 The Council previously carried out a joint North London Level 1 Strategic Flood Risk Assessment (SFRA) to help inform the preparation of the Local Plan Strategic Policies, including a Sequential Test for key growth areas within in the borough.
- 7.4.4 Following this, a Level 2 SFRA (published in March 2013) has been carried out, in line with national planning policy and guidance. It looks exclusively at flood risk within Haringey and maps from this Level 2 SFRA supersede those of the Level 1 SFRA. This document is key evidence which will be used to inform Haringey's emerging DPDs. The study identifies areas which are at risk of surface water flooding. These areas coincide with London wide assessment of critical drainage areas (see paragraph 7.4.8).

Surface water management

- 7.4.5 When high intensity rainfall generates runoff which flows over the surface of the ground and ponds in low lying areas, surface water flooding can occur. This type of flooding is an issue in many urban areas that have a large amount of impermeable surface.
- 7.4.6 The Council, in association with other North London boroughs in the Drain London sub-region, has prepared a Surface Water Management Plan to identify issues with drainage networks and the effects of new development.
- 7.4.7 Haringey's Surface Water Management Plan sets out the key local areas at risk of surface water flooding - known as Critical Drainage Areas (CDA) - which have been identified using computer modelling techniques. There are 9 such areas in the borough:
- Green Lanes, Wood Green;
 - Area north of Hornsey High Street, Hornsey;
 - Rathcoole Gardens, Hornsey;
 - Seven Sisters Road, South Tottenham;
 - Tottenham High Road and suburbs, Tottenham Hale;
 - Milton Park and Causton Road, Crouch End;
 - The Roundway (A10) and Warkworth Road, Tottenham;
 - Alexandra Palace Railway Station and mainline railway, Wood Green;
 - Lordship Lane; and
 - Ellenborough Road, Noel Park.

- 7.4.8 For each of these CDAs, the Council intends to prepare a Community Action Plan in consultation with the community to raise awareness of potential surface water flooding issues and identify the most appropriate means of managing them.
- 7.4.9 To date, 3 of the worst affected CDAs have been subject to further detailed modelling exercises. The Council is undertaking a pilot community engagement exercise in the area north of Hornsey High Street, which will help to inform approaches for delivering Community Action Plans across the borough.
- 7.4.10 Continued progress on implementation of the Surface Water Management Plan will be dependent upon capital funding, as the expectation of the Environment Agency is that the borough should fund this work.

Sustainable drainage

- 7.4.11 Sustainable Drainage Systems (SuDS) can reduce the impact of flooding as well as give rise to real opportunities for improving the built and natural environment. They can be readily incorporated into new developments and also retrofitted into existing places where flooding is an issue.
- 7.4.12 Local planning policies set out requirements for SuDS in new development and further implementation guidance is set out in the Council's Sustainable Design and Construction Supplementary Planning Document (SPD), which was approved at Cabinet in February 2013.
- 7.4.13 New legislation will require Haringey to take on the role of approving draining arrangements for new development in the borough. Implementation date for this responsibility, which is described as the SuDS Approval Body, is yet to be set out by the central government. Once these responsibilities take effect, construction activity on development proposals will not be permitted unless prior approval to drainage arrangements has been obtained from the Council.

7.5 Carbon reduction

- 7.5.1 In November 2009, Haringey Council became the first major local authority to adopt a target to reduce carbon emissions by 40% by 2020. This equates to a reduction of more than 400,000 tonnes of CO₂ per year.
- 7.5.2 The latest available data on carbon emissions was published by the Government Department for Energy and Climate Change in 2013 and covers the year 2010/11. Haringey's carbon emissions are reported to have decreased by 9.7% during this period.
- 7.5.3 The reduction in total emissions is consistent with the national trends. The decrease can be attributed to a number of factors, including implementation of targeted schemes. However, the reductions must also be put in the context of mild winter temperatures in 2011 and rising energy prices, which may have affected domestic emissions, in particular.
- 7.5.4 In 2011, total carbon emissions for Haringey were 879,000 tonnes, accounting for a 16% decrease since the baseline year of 2005.

7.5.5 Since 2005 total carbon emissions in Haringey have decreased nearly 2% more than London-wide emissions.

7.5.6 Haringey’s Carbon Commission Report (October 2012) identifies how Haringey can take the first clear steps to becoming a centre of innovation to tackle climate change. The AMR 2013/14 will include key findings and achievements set out in the 1 Year Progress Report.

Percentage reduction CO2 emissions from 2005 (baseline) to 2011

	Industry and commercial	Domestic	Transport	Total
Haringey	11.1%	19.5%	14.1%	16.1%
London	12.7%	16.5%	13.2%	14.2%
UK	20%	17.1%	9.3%	16.5%

Source: Haringey Council – Third Annual Carbon Report (2013)

7.6 Sustainable design and construction

7.6.1 Haringey’s strategic planning documents will assist in delivering and managing significant growth in the borough, including new homes, jobs and commercial space, to support an increasing population. This may lead to a rise in CO2 emissions unless measures are taken to switch to more sustainable practices.

7.6.2 The Council’s Sustainable Design and Construction SPD supports Haringey’s planning policies in the overall objective of carbon reduction, and in particular, progress towards zero carbon residential development (from 2016) and non-residential development (from 2019).

7.6.3 Sustainability standards include the ‘Code for Sustainable Homes’ standards for residential development and ‘Building Research Establishment Environmental Assessment Method’ (BREEAM) standards for non-residential schemes.

7.6.4 The Code for Sustainable Homes came into operation in April 2007 and Haringey’s Local Plan and planning guidance set out requirements for applying the Code. Department for Communities and Local Government data indicates that, up to the end of March 2014, the Council has issued 1,605 post-construction certificates for Code compliance. (DCLG: Code for Sustainable Homes Cumulative and Quarterly Data, May 2014).

7.6.5 As building performance requirements become more rigorous, it will be important that the Council has appropriate systems in place to monitor policy performance, including for smaller developments.

7.7 Waste management

7.7.1 Haringey is committed to the sustainable management of waste, in line with national and regional policy, through prioritising waste reduction, re-use and recycling.

7.7.2 The responsible authority for the disposal/treatment of waste generated in Haringey is the North London Waste Authority (NLWA). It receives and manages the disposal of waste from the 7 constituent North London boroughs, as well as making arrangements for the recycling collected by all but one of the boroughs.

Total waste arisings

7.7.3 Local authority collected waste (previously termed municipal waste) includes all waste collected for recycling, composting, recovery and disposal from households and businesses in the North London area by the boroughs in their capacity as waste collection authorities.

7.7.4 The amount of local authority collected waste has been in decline in the North London area since 2006/07.

7.7.5 In 2012/13, a total of 822,384 tonnes of local authority collected waste was managed by the eight Partner Authorities (NLWA and its constituent boroughs), which is a decrease of 23,381 tonnes (2.8%) from the previous year. Of the total amount of waste managed:

- 211,140 tonnes (26%) was sent for re-use, recycling and composting;
- 201,513 tonnes (25%) was sent to landfill; and
- 401,432 tonnes (49%) was sent for energy recovery by incineration.

7.7.6 In the North London Area, the overall recycling and composting rate of the local authority collected waste stream was 26%, which was a 2% increase on the previous year. In Haringey, 28,852 tonnes of waste arisings were collected for re-use, recycling and composting.

Household waste and recycling

7.7.7 Household recycling rates in the Haringey have increased significantly over recent years, rising from 21% in 2006/07 to 32% in 2012/13.

7.7.8 100% of households in Haringey have a kerbside or kerbside equivalent collection of recyclables (i.e. non-kerbside households such as estates have recycling bins located as close as their refuse bins / flats above shops have recycling sack collections as frequently as refuse).

7.7.9 All kerbside properties, comprising roughly 70% of properties in the borough, have a weekly collection of organic (food/garden) waste. Food waste collections are being introduced to all households on estates and blocks of flats (over 25% of properties) during 2014/15.

Construction, demolition and excavation waste

7.7.10 In 2012/13, the NWLA collected 13,975 tonnes of construction, demolition and excavation waste, none of which was sent to landfill.

Re-use and recycling Centres

- 7.7.11 The term 'Household Reuse and Recycling Centre' is synonymous with both 'Reuse and Recycling Centre' and the older term 'Civic Amenity Site'.
- 7.7.12 In the North London area there were 9 such re-use and recycling centres in 2012/13, which amounted to roughly 1 centre per 100,000 people. No new centres were built during the year.
- 7.7.13 Since the end of the reporting period the centre at Hornsey Depot has closed, however it will be replaced by a new facility at Western Road.
- 7.7.14 The re-use, recycling and composting rate at the re-use at North London recycling centres has gradually increased from 54% in 2006/07 to 60% in 2012/13.

New waste facilities

- 7.7.15 The Local Plan Strategic Policies seeks to safeguard existing waste sites unless compensatory provision is made. There were no waste management facilities lost to non-waste uses, with or without compensatory provision, in the reporting period.
- 7.7.16 No new waste facilities (including hazardous waste facilities) were approved on safeguarded sites, new sites or non-allocated sites in 2012/13.

Street Cleanliness

- 7.7.17 The Council's most recent research on perception of street cleanliness comes from local resident surveys, which were carried out over July and August 2013.
- 7.7.18 When respondents were asked to think about their street (rather than the borough as a whole) views on street cleanliness were generally positive. Almost three-quarters (73%) of residents described the street on which they live as 'clean', including 20% who gave the most positive response as 'very clean'. In comparison, 15% of respondents felt that their street was 'dirty' and 12% neither clean nor dirty.
- 7.7.19 Residents from the Tottenham regeneration area were more likely to describe their street as dirty than those residing in the rest of the borough.
- 7.7.20 Litter was indicated by residents as the main reason they felt their street was dirty.
- 7.7.21 Actual street cleanliness standards on-street are measured using NI 195 surveys. NI 195 performance has steadily improved in recent years, and in 2013/14, was in the top quartile for London for Litter, Detritus and Graffiti.

7.8 Sustainable Transport

Transport assessments and travel plans

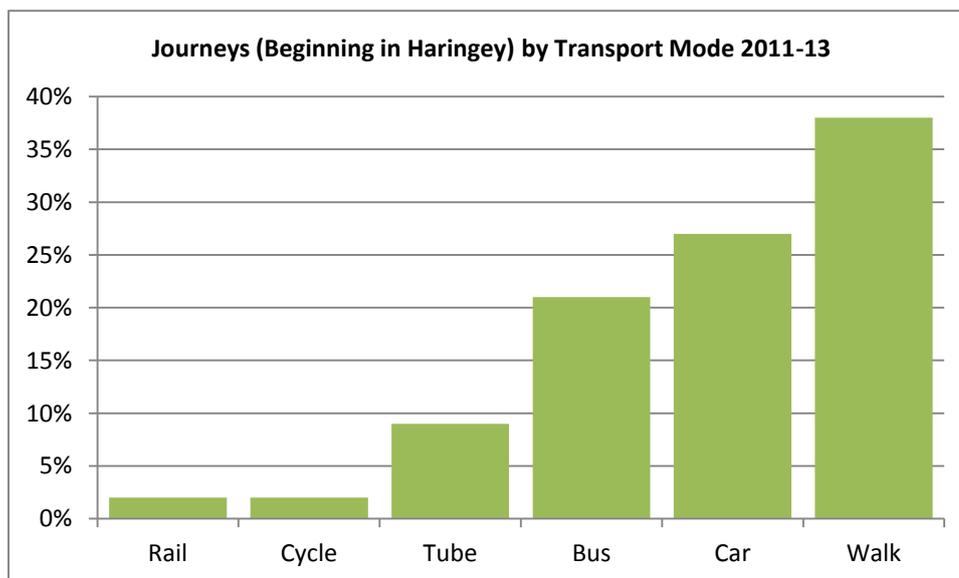
7.8.1 A review major planning applications from April 2012 to March 2013 indicates that of 19 major applications approved, 7 applications were accompanied by transport assessments and 18 applications included travel plans.

Cycling and walking

7.8.2 There are a number of cycling and walking routes in the borough, including London Cycle Network (LCN) 7 from Wood Green to Elephant and Castle, LCN 14 from Islington to Alexandra Palace via Hornsey and Greenways Parkland Walk links (North and South). In addition, two Cycle Superhighways are planned to open in 2015: CS1 from Tottenham to The City and CS12 from Highgate to Angel. There is also an ongoing programme of maintenance of footways across the borough.

7.8.3 For trips beginning in the borough, walking is the main mode of travel. Between 2011 and 2013, 38% of trips were taken by foot, which is more than trips taken by either car or bus. Cycling comprised only 2% of trips originating in Haringey over the same period.

Transport Mode Share, 2011-13



7.8.4 Haringey is part of Transport for London's 'Biking Boroughs' initiative. This three year programme was launched in 2010 to get more people cycling, to improve facilities and highlight safety awareness locally.

7.8.5 A number of infrastructure improvements have been completed, such as Haringey's Community Streets approach, increased cycle parking and Quietways cycle routes.

7.8.6 A consultation to introduce a 20 mph speed limit on all borough roads will report in spring 2014.

7.8.7 There were 68 cycle stands installed in the borough between April 2011 and March 2012. From April 2012 an additional 65 cycle parking spaces were installed (62 stands off-street and 3 on-street) taking the total number of cycle stands in Haringey to 667.

- 7.8.8 Cycle training is fundamental to help achieve growth in cycling. There has been an upward trend in the number of school pupils receiving cycle training in the borough, as shown in the table below. The number of pupils trained in 2012-13 increased 11% over the previous year.

Haringey School Pupils Receiving Cycle Training

2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
432	626	728	551	684	761

Source: Smarter Travel Haringey Year 2 Report. (2007/08 to 2011/13 covers April to April, and 2012/13 covers April to March).

Safety

- 7.8.9 During 2012 there were 107 fatal and serious casualties in Haringey, 12 of which were cyclists, representing 11% of casualties. During 2013, there were 105 fatal and serious casualties, 26 of which were cyclists, representing 25% of casualties, and 47 were pedestrians, representing 45% of casualties.
- 7.8.10 During 2012 there were 72 child casualties (children aged 0 to 17), of which 6 were cyclists, representing 8% of casualties. This number represents a decrease from the previous year.
- 7.8.11 The Government Department for Transport and Transport for London Route Network data both show an overall increase in cycle flows in Haringey, while a local residents' survey indicated an increase in walking. It is possible that the number of cyclist and pedestrian casualties could partly be related to these increases, meaning more exposure to accidents.

Car Use

- 7.8.12 Car journeys account for roughly one-quarter of all resident trips beginning in Haringey.
- 7.8.13 As of January 2014, Haringey residents have access to 75 car clubs across the borough. 72 are operated by Zipcar at 54 on-street locations and three are operated by City Car Club at off-street sites.

Carbon reduction (road transport)

- 7.8.14 Base year data from 2008 shows that Haringey's CO2 emissions from road transport accounted for 158,000 tonnes. This amounted to 16% of total CO2 emissions for the borough per year. The 2008 figure represents a 20% reduction on the 2005 figure of 197,000 tonnes, which equated to 19.5% of the total emissions in 2005.
- 7.8.15 Haringey's Local Implementation Plan includes a target to reduce CO2 emissions from transport. The LIP delivery plan contains several interventions and policies which will contribute to reducing emissions through encouraging a modal shift to sustainable travel and reducing the need to travel.

7.8.16 In 2012, the amount of reduction in CO2 emissions from ground based transport in Haringey was 141 kilotonnes. This carried on the long term trend in reduction of such emissions since base year recording.

7.8.17 Haringey has been selected by the Mayor of London for a feasibility study to become Britain's first electric bike borough. The Council and Transport for London are conducting a feasibility study, focussed on Muswell Hill, to develop the scheme.

7.9 Key findings and future monitoring

- Planning policies are performing well in protecting the borough's open spaces and designated sites of biodiversity importance;
- Planning contributions remain an important tool to ensure adequate provision of open space and recreational provision across the borough;
- In preparing new and emerging DPDs, the Council will have a robust baseline of evidence on open space deficiency areas. This information should be updated periodically to ensure up-to-date knowledge of these areas, to both inform and support planning decisions;
- Monitors suggest that many of Haringey's parks are of a high quality and that overall, local parks are well used, managed to a good standard and that customers are generally satisfied with them;
- Strategic Flood Risk Assessment Stage 2 is key technical evidence prepared to inform production of the Site Allocations and Development Management DPDs;
- Sustainable Design and Construction standards and targets (including for carbon reduction) have been set out in the Local Plan monitoring framework. Processes will need to be developed in order to ensure effective monitoring against these standards, including the capture of relevant information from minor as well as major planning applications / approvals;
- Household recycling rates in Haringey have shown continued improvement in recent years;
- The joint North London Waste Plan is progressing with a new timetable for adoption, which will ensure Haringey meets its waste management requirements;
- The Council is continuing to promote and implement infrastructure to support more sustainable transport movements.

8 Strategic and community infrastructure

8.1 Infrastructure Delivery Plan

- 8.1.1 The Infrastructure Delivery Plan (IDP) is a document that supports the Local Plan Strategic Policies. It identifies the service areas where investment will be needed to meet the additional demand from population and housing growth over the plan period. It also sets the basis for policies for developer contributions to meet future need and highlights, and where applicable, gaps in existing provision to form a platform for future investment, project delivery and funding bids.
- 8.1.2 The IDP is a working document and is intended to be updated periodically so that the Council can monitor progress on infrastructure delivery and have in place a current schedule of infrastructure requirements.
- 8.1.3 The IDP forms part of the Local Plan monitoring framework and whilst it links directly with policy SP17, it also relates to the full complement of Local Plan policies.
- 8.1.4 The original IDP was set out in the Haringey Local Plan (formerly Core Strategy) submission draft document. The list of key projects was updated in July 2011 for Examination in Public of the Local Plan. Since then, some infrastructure projects have been implemented and accordingly, progress was reported in the Haringey AMR 2011/12.
- 8.1.5 The latest update to the IDP was published in April 2013 and can be found at this link: [Infrastructure Delivery Plan \(Update\)](#)
- 8.1.6 The following section should be read in conjunction with the IDP update, and provides additional information on selected strategic and community infrastructure for the reporting period.

8.2 Transport

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

- 8.2.3 For the short to medium term, the key transport project in the borough funded by Transport for London (TfL) is the Tottenham Gyrotory Project, which is due to be completed by 2014. This gyratory will improve traffic flow and establish a new bus interchange and public square at Tottenham Hale. It will support provision of additional housing the area through access and design enhancements.
- 8.2.4 In 2012/13, the Council continued to work with TfL, GLA and Network Rail for strategic public transport improvements, including 3-tracking for West Anglia line and improvements to Tottenham Hale station. Further key transport projects that have been emerging, such as Crossrail 2 and improvements to station access, will be reported in future AMRs.
- 8.2.5 Over the long term, there is a need to monitor progress on Crossrail 2. Transport for London carried out a public consultation on this strategic infrastructure between 14 May and 02 August 2013, and a corresponding report was published in November 2013. The Draft Further Alterations to the London Plan (FALP) now set out that TfL is currently reviewing potential strategic options for Crossrail 2, one of which is a 'regional' option linking through Haringey linking with the Upper Lee Valley.

8.3 Health and well-being (including access to community infrastructure)

- 8.3.1 The Local Plan recognises the 'cross-cutting' nature of health and well being. It highlights some of the many factors that can positively influence on it, including access to good quality open spaces and leisure opportunities, as well as health and education facilities.
- 8.3.2 It is important to emphasise the links between deprivation, poor health and life expectancy and how the spatial strategy, the expected growth can help deliver resilient, sustainable and healthier communities. For policy monitoring, there is a need to consider how the Council is managing the impact of future growth in Haringey and ensuring that the borough is appropriately supported by the social and community infrastructure. There is a clear link with the Haringey's Infrastructure Delivery Plan (IDP).

Health provision

- 8.3.3 Haringey's Joint Strategic Needs Assessment (JSNA), which was updated in 2012, should be referred for a broader picture of health issues. This is a key statutory document for all agencies that have a role in improving health and well being locally. It provides the evidence and framework for steering relevant service developments and commissioning new services in the area. The JSNA can be found at this link: [Joint Strategic Needs Assessment](#)
- 8.3.4 From April 2011, the five primary care trusts for the NHS North Central London Cluster (Barnet, Camden, Enfield, Haringey and Islington) created a single management team across the Cluster, with a local borough team in each of the five boroughs to support the transition to clinically-led commissioning (by the new Clinical Commissioning Groups).

- 8.3.5 Haringey Clinical Commissioning Group (CCG), as an NHS organisation, is responsible for planning and buying healthcare services for Haringey residents (commissioning). CCGs were established by the government's Health and Social Care Act 2012 and have replaced primary care trusts (PCTs). Haringey CCG is made up of all the GP practices in Haringey and is led by a Governing Body.
- 8.3.6 A Health Infrastructure Plan (HIP) was prepared in 2011 to assess the health infrastructure needs against the predicted population growth in Haringey. It includes a summary of existing and planned facilities, and also sets a shared strategy for the delivery of future provision to help meet local need.
- 8.3.7 The HIP is a supporting document which feeds into the Council's Infrastructure Delivery Plan (IDP), and needs to be regularly updated. This is especially important at a time when Haringey's population is predicted to grow significantly over the next 20 years.

Education provision

- 8.3.8 The following information is based on the 2013 School Place Planning Report. This report is updated annually and the 2014 report and associated data will be published in July 2014. The 2014 report will contain the latest available school roll projections and birth data.
- 8.3.9 Reception/Primary School Places: The School Place Planning Report (SPPR) 2013 set out that surplus capacity in Haringey's reception classes was 0.5% for 2013/14 (set against a recommended Department for Education surplus of 2%) and projected that there would not be sufficient places for September 2014 entry. To address the projected shortfall, additional capacity has been made available by the provision of three bulge classes for September 2014. A report will be prepared, for future Cabinet review, on the outcome of feasibility work around the possible expansion of three primary schools. The provision of places must be very carefully managed to ensure sufficiency but to balance this against the potential oversupply of places as this has the potential to financially impact on individual schools, as funding is based on pupils on roll. Further detail on the actual and projected demand for places can be viewed here: [School Place Planning Report](#)
- 8.3.10 Secondary School Places: The SPPR (2013) sets out that the long term trend in demand is upward, with the expectation that demand will exceed supply around 2017/18.
- 8.3.11 Post 16: There are currently sufficient post 16 places to meet current demand, including allowing for the raising of the participation age (to 17 in 2013 and to 18 in 2015). The Council will continue to work collaboratively with providers within and beyond the borough boundary to ensure continued intelligence on supply and demand for places, as well as the driving factors behind post 16 choices. This work will inform future School Place Planning Reports.

8.4 Other strategic infrastructure

Water quality

8.4.1 Deephams Sewage Treatment Works (STW), which is situated in Enfield borough, serves part of Haringey and has an important role in providing sewage treatment within North London. Deephams plant requires improvements and upgrade. This upgrade will cater for population growth in Haringey and surrounding boroughs, and improve water quality of Salmon's and Pymmes Brooks and River Lee. Thames Water's preferred option is to build the upgrade on the existing Deephams Sewage Works site (rather than a replacement site).

Electricity network

8.4.2 National Grid is working on a major national infrastructure project called the North London Reinforcement Project (NLRP). The project comprises a series of upgrades to an existing overhead line route. The route consists of two sections, one from Waltham Cross to Tottenham and the other from Tottenham to Hackney. The aim of the upgrade project is to ensure that new sources of power generation located in, and supplying the boundaries of, the London region can continue to meet the Capital's demand for energy.

8.4.3 The NLRP is a Nationally Significant Infrastructure Project and requires a planning consent called a Development Consent Order. The examination of the Development Consent Order closed in October 2013, and on 16 April 2014 the Secretary of State granted permission for the upgrade.

8.4.4 Outside of the work described above, but still a part of the overall project, upgrade work that already has planning permission will be carried out to a second overhead line that runs from Tottenham Substation to Hackney Substation. This 275kV overhead line will also be upgraded to 400kV and will ultimately be connected to the overhead line that runs from Waltham Cross Substation to Tottenham Substation.

8.5 Infrastructure funding and delivery

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

Planning Obligations

8.5.2 The Council uses planning obligations (sometimes known as legal agreements or Section 106 agreements), where appropriate, to influence the nature of a development or to mitigate its potential effects.

8.5.3 The Council seeks to ensure that S106 agreements are only entered into where planning obligations cannot be used to overcome issues associated with a proposed development. Applications are assessed individually and on their own merits in order to determine if planning obligations are needed, and if so, the matters they should address.

8.5.4 Since 2004, there have been 216 Section 106 agreements successfully negotiated in Haringey. These have placed a financial obligation on developers to the total value of £53.9 million. In addition:

- 62 S106 agreements have required the specific provision of on-site affordable housing, totalling 2,280 units; and
- 88 S106 agreements have placed specific restrictions on development to safeguard the development and surrounding area (for example, restriction of use class, resident parking restrictions, health care restrictions and hostel/homeless restrictions).

S106 funds secured, received and spent

- 8.5.5 Once planning permission has been granted, applicants/developers are required to commence their development within a specified period (usually 3 years), failing which the planning permission shall have no effect. The release of planning obligation contributions or related physical benefits are normally triggered when development commences or when the new development is occupied.
- 8.5.6 As noted above, the Council has negotiated roughly £54 million of s106 funds over the period 2004 to 2013. Of this amount, £22 million has now been received by the Council with £15 million spent on local area improvements. The remaining £7 million of secured S106 funds will be allocated in due course.
- 8.5.7 The table below shows the comparison of S106 contributions that have been secured, received and spent from signed S106 Agreements over the past four financial years, as well as the contributions received and spent from these.

Section 106 Contributions Secured, Received and Spent, 2009-13

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

Source: Haringey Council

- 8.5.8 S106 monies secured in 2012/13 were down from the previous year. However, this can be attributed to the significant amount of funds negotiated through the granting a several major planning applications for sites at Clarendon Square (Haringey Heartlands) and Hale Village (Tottenham Hale).
- 8.5.9** The table below shows how S106 funds were spent from April 2012 to March 2013. The majority of planning contributions went to education.

S106 funds spent 2012/13

Planning obligation type	Amount
Education	£1,878,470.23
Highways	£962,745.83
Recreation	£42,660
Traffic management order	£8,750
Administration	£240,449.19

Source: Haringey Council

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

Mayoral Community Infrastructure Levy (CIL)

8.5.11 The Mayor of London has introduced a CIL tariff to part-fund the Crossrail project, which came into operation on 01 April 2012. The Council is expected to collect CIL on behalf of the Mayor.

8.5.12 CIL charging rates vary across London, in accordance with the three different charging zones set out in the Mayor's Charging Schedule. Haringey falls within Zone 2. This means that the CIL rate for Haringey has been set at the mid-rate for London, at £35/m² on all new qualifying floorspace, excluding health and education floorspace (alongside standard exemptions for affordable housing and charitable developments).

8.5.13 From April 2012 to March 2013, there were 30 developments in the borough liable to pay the Mayoral CIL, totalling £671,005.

8.5.14 To date, the Council has collected £90,856 towards the Mayoral CIL and has received £3,785 in administrative contributions, which is 4% of the overall total collected.

Haringey's Community Infrastructure Levy (CIL)

8.5.15 The Community Infrastructure Levy Regulations 2012 (as amended) allow local authorities to introduce a CIL and to charge a tariff on new development to help pay for supporting infrastructure. The CIL generally replaces Section 106 contributions, except in relation to affordable housing and on site mitigation measures.

8.5.16 As set out earlier in this AMR, a CIL Draft Charging Schedule was submitted to the Planning Inspectorate in October 2013, with a public examination taking place in December 2013. The Inspector's Report has now been received by the Council, advising that the CIL Charging Schedule is sound subject to a few minor modifications. It is expected that the Council will adopt its CIL in 2014.

8.5.17 Haringey's CIL sets out differential charging rates for residential development (including student accommodation) across three defined zones in the borough. For qualifying supermarket and retail warehousing developments, there is no differential charging and single rates apply across the borough. There are nil rates for office, industrial, warehousing and defined small scale retail development, as well as for health and education uses.

8.5.18 Further details on the collection and spending of Haringey's CIL will be included in future AMRs.

8.6 Key findings and future monitoring

- Progress continues to be made in terms of sustainable transport. Key investment in and delivery of projects for walking and cycling, along with other public transport improvements, particularly in Tottenham, are helping to achieve modal shift;
- The Mayor of London's strategic infrastructure programme will need to be monitored, especially for Crossrail 2, as the delivery options have implications for Haringey;
- The Council's Joint Strategic Needs Assessment provides a vital baseline for monitoring and service planning;
- It is imperative that the relevant local bodies keep the Health Infrastructure Plan regularly updated. Updates on health infrastructure planning will feed into the Infrastructure Delivery Plan, particularly to ensure awareness of the requirements needed to support future growth;
- S106 monies secured in 2012/13 were down from the previous year. However, this can be attributed to the significant amount of funds negotiated through the granting of several major planning applications in 2011/12;
- Planning contributions remain an important tool to ensure adequate provision of infrastructure provision across the borough, including for affordable housing. However, due to changes in national legislation, S106 contributions will be more limited in the future, when there will be a shift towards CIL as Haringey's Community Infrastructure Levy for strategic infrastructure. S106 will continue to capture contributions for affordable housing and infrastructure on a site basis;
- The Council will report on CIL uptake once the levy takes force and it will be important to monitor outcomes, including impacts of the differential charging rates and development viability.

9 Development Management Performance

9.1 Planning applications

- 9.1.1 In 2012/13, the Council processed 1,898 planning applications consisting of 19 major applications, 309 minor applications and 1570 other applications.
- 9.1.2 The Government's Department for Communities and Local Government (DCLG) and the Council have the same targets for expedience of planning application determination. These are: 65% of major applications determined within 13 weeks, 65% of minor applications determined within 8 weeks, and 80% of other applications determined within 8 weeks.
- 9.1.3 The Council's performance in processing applications in 2012/13 was: 63% of major applications determined within 13 weeks; 57% of minor applications determined within 8 weeks; and 68% of other applications determined within 8 weeks.
- 9.1.4 The Council significantly improved its performance in determining major applications over the previous reporting year. 12 of 19 major applications were determined within the target timescales in 2012/13, whereas in 2011/12 the target was not met on any application.
- 9.1.5 For minor and other applications, the Council's performance in processing applications was similar to that of the previous reporting year.
- 9.1.6 However, in 2012/13 the Council did not meet any of the identified targets for determining planning applications for major, minor or other applications. Overall, there was a slight drop in performance despite improvements on major applications.
- 9.1.7 The Council has recently focused attention on improving its development management performance. For example, it has been actively encouraging applicants to consider formal pre-application advice or entering into Planning Performance Agreements (which involve an agreed extension on timescales), where appropriate. Further, it has put in place new performance management processes.
- 9.1.8 Monitoring information from April 2013 to March 2014 indicates that the Council has significantly improved on its performance of previous years.
- 9.1.9 The Council's performance in processing applications in 2013/14 was: 81.82% of major applications determined within 13 weeks; 77.25% of minor applications determined within 8 weeks; and 83.05% of other applications determined within 8 weeks.
- 9.1.10 For 2013/14, the Council has met and exceeded its performance targets for determining major, minor and other applications.

9.2 Appeals

- 9.2.1 Planning appeals are conducted by the Planning Inspectorate, an independent national body which is separate from the Council. An applicant whose planning application has been refused by the Council has the right to make an appeal to the Inspectorate within six months of the application decision date.

- 9.2.2 In 2012/13, there were a total of 98 appeals on refusals decided by the Inspectorate, with 38 appeals allowed and 60 appeals dismissed. The proportion of appeals allowed in Haringey (39%) was slightly higher than both the national and regional averages, at 35% and 32% respectively. Performance in 2012/13 effectively put a stop to a prior three-year trend in which Haringey performed better than the noted comparators.
- 9.2.3 In 2013/14, the proportion of appeals allowed in Haringey fell back down, to 34%, bringing the Council's performance back in line with the national and London averages.

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

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

Source: Haringey Council

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

9.3 Enforcement

- 9.3.1 Enforcement of planning rules plays a role in delivering policy objectives. The Council is committed to reversing and preventing unauthorised uses and non-permitted development.
- 9.3.2 In the reporting year, the Council issued 116 enforcement notices against breaches of planning control. There were 54 appeals against these notices, and only 2 of these were allowed.
- 9.3.3 With regard to formal enforcement action, there was a particular issue with unauthorised conversions to flats or unauthorised Houses in Multiple Occupation (HMOs), which accounted for roughly one-third of all notices issued.

9.4 Customer satisfaction

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

- 9.4.2 For the Development Management service the Council's performance fell slightly below the London average in 2012/13, which was established by Planning Advisory Service (PAS) benchmarking. The customer satisfaction rate in Haringey was 69% compared to 75% for London.
- 9.4.3 However, first quarter data from 2013/14 indicates a significant improvement in customer satisfaction with the Development Management service, with roughly 90% of customers either 'fairly' or 'very' satisfied.
- 9.4.4 Customer satisfaction with Building Control was 82% in 2012/13, above the target satisfaction rate of 75%. First quarter returns from 2013/14 show even higher levels of satisfaction, at 98%.
- 9.4.5 For Planning Enforcement, customer satisfaction information for the reporting year was not available. However, the Council commissioned a telephone survey of all complainants who raised concerns between 01 April 2013 and 30 June 2013, with approximately a 30% response rate. The overall service satisfaction rate was 56%. Higher approval ratings were scored for staff politeness/helpfulness (71%); explaining decisions (60%); and returning correspondence (62%). The survey indicated that improved communication during case investigations and on outcomes could help to boost overall satisfaction rate with the service.

9.5 Key findings and future monitoring

- The Council has significantly improved its performance in processing planning applications. Targets were met and exceeded in 2013/14, whereas performance was down in 2012/13, despite an improvement on major applications in the reporting year;
- Haringey's performance on planning appeals over the past five years is a positive reflection on planning decisions made within the service, with performance generally in line with that of authorities across London and England;
- Early returns from 2013/14 suggest that customer satisfaction with the planning service is improving when compared to 2012/13;
- The Council has identified key areas of improvement through client surveys. It is currently in the process of reviewing its planning service and is continuing to seek ways to improve its performance and customer satisfaction ratings.

Appendix 1

This Appendix lists the sites contributing to the London Borough of Haringey's 5-Year Housing Land Supply as identified as part of the Local Plan Strategic Policies preparation process. This list will be reviewed and updated in subsequent AMRs, as appropriate.

				13/14	14/15	15/16	16/17	17/18
Small scale unidentified windfalls				70	70	70	70	70
Vacancies				116	116	116	116	116
Non self-contained units				9	9	9	9	9
Identified sites	Ward(s)	Capacity	Status					
Growth Areas								
Haringey Heartlands	Noel Park	1080	Permission granted		150	150	150	150
Haringey Heartlands (north of core Eastern utilities land)	Noel Park	350	Potential Housing Site				100	100
Hornsey Depot Land N8	Hornsey	185	Potential Housing Site					
Tottenham Hale (former GLS, Hale Village)	Tottenham Hale	1210	Permission granted, construction started	300	310			
Tottenham Retail Park N17	Tottenham Green	200	Potential Housing Site					
Hale Wharf, N17	Tottenham Hale	400	Potential Housing Site				100	100
Welbourne Centre, Tottenham N17 9EX	Tottenham Hale	25	Potential Housing Site					
Other major sites								
Tottenham Hotspur Football Ground High Road N17 0AP	Northumberland Park	285	Site Specific Proposal in Haringey UDP				100	100
Former Hornsey Central Hospital, Park Road, N8 8JL	Muswell Hill	56	Site Specific Proposal in Haringey UDP - construction started	21	36			
Greenfield School, Coppetts Road, N10	Fortis Green	28	Site Specific Proposal in Haringey UDP	10				
Hornsey Town Hall, crouch End N8	Crouch End	123	Site Specific Proposal in Haringey UDP	75	48			
Lymington Ave. Wood Green N22 6LU	Noel Park	42	Site Specific Proposal in Haringey UDP	22				
St. Ann's Hospital, St Ann's Rod, N15 3TH	St Ann's	500	Site Specific Proposal in Haringey UDP		100	100	100	100
Seven Sisters and Westerfield Road, N15 5LF	Tottenham Green	43	Site Specific Proposal in Haringey UDP			43		
341-379 Seven Sisters Road	Seven Sisters	45	Site Specific Proposal in Haringey UDP	25				
Arena Business Centre, Ashfield Road, N4 1NY	Seven Sisters	54	Site Specific Proposal in Haringey UDP	29				
Land adjacent to railway line, White Hart Lane N17 8DP	Northumberland Park	75	Site Specific Proposal in Haringey UDP					
Wards Corner N15	Tottenham Green	197	Site Specific Proposal in Haringey UDP	50	50	97		
Council buildings at Apex House N15 5PQ	Tottenham Green	100	Site Specific Proposal in Haringey UDP		50	50		

Texaco Garage, Tottenham Lane N8	Crouch End	47	Site Specific Proposal in Haringey UDP	27				
Land at Lawrence Road, N15 (PHASE 1)	Tottenham Green	264	Site Specific Proposal in Haringey UDP	66	66	66		
Lawrence Road, N15 4EG (PHASE 2)	Tottenham Green	386	Potential Housing Site			100	100	93
Seven Sisters Road/Dumford Street/Gourley Place N15 5NA	St Ann's	100	Site Specific Proposal in Haringey UDP				50	50
Omega Works Hermitage Road, N4 1LZ	Seven Sisters	66	Site Specific Proposal in Haringey UDP				66	
Civic Centre, High Road, Wood Green, N22 7TY	Woodside	200	Site Specific Proposal in Haringey UDP					100
Unimplemented Planning Permissions								
673 Lordship Lane, N22 5LA	Bruce Grove	28	Permission granted - nearing completion	28				
97-99 Philip Lane N15 4JR	Bruce Grove	12	Permission granted					
Furnival House, 50 Chormley Park N6 5EW	Highgate	16	Permission granted	16				
Ariella and BT site, Watsons Road N22 7TZ	Woodside	60	Permission granted, construction not yet started	46				
Former BP Garage, 308 West Green Road N15 3QR	West Green	43	Permission granted - not yet started					
686 & 700-702 High Road N17 0AE	Northumberland Park	16	Permission granted	16				
624 High Road, Tottenham N17	Tottenham Hale	54	Permission granted	20	20			
Prince of Wales Pub N17 9TA	Tottenham Hale	20	Permission granted, near completion					
SHLAA Proposed Sites								
Ashfield Road N4 1PG	Seven Sisters	54	Potential Housing Site					54
100 Albert Road N22 7AH	Alexandra	23	Potential Housing Site					23
Land between Rangemoor Road and Herbert Road N15 4ND	Tottenham Green	111	Potential Housing Site					55
Castleford Close, N17 8EW	Northumberland Park	50	Potential Housing Site				50	
551a Morrisons Yard, High Road, Tottenham N17 6SB	Tottenham Hale	67	Potential Housing Site					
Edith Road, Palace Road N11 2PU	Bounds Green	184	Potential Housing Site					50
Magistrates Court, Lordship Lane N17 6RT	Woodside	54	Potential Housing Site				54	
Barbour Wilson & Co Ltd. Crawley Road N22 6AN	West Green	50	Potential Housing Site					
School and Tottenham Garage Philip Lane N15 4JB	Bruce Grove	176	Potential Housing Site					
British Distributing Co. Colina Mews Green Lanes N4 3HS	Stroud Green	90	Potential Housing Site				45	45
Bounds Green Road N22 8HE	Woodside	59	Potential Housing Site					
Haringey Professional Development Centre Down Hills Park Road Park N17	West Green	81	Potential Housing Site					

Green Ridings House High Road Bounds Green Road N22 8HE	Woodside	186	Potential Housing Site					
Curry's Ltd 41-679 High Road N22 6BH	Noel Park	92	Potential Housing Site					45
Leaside Buses Bus Depot High Road N22	Woodside	285	Potential Housing Site					
Somerset Road N17 9EJ	Tottenham Hale	11	Potential Housing Site	11				
Bruce Grove N17 6RA	Bruce Grove	35	Potential Housing Site					35
White Hart Lane N17 8HJ	Northumberland Park	13	Potential Housing Site					
Grand Avenue N10 3AY	Muswell Hill	14	Potential Housing Site					
Tottenham Lane N8 9BT	Hornsey	109	Potential Housing Site					
Cholmeley Park N6 5ET	Highgate	32	Potential Housing Site		32			
Highgate Hill N6	Highgate	36	Potential Housing Site					
Bounds Green Road N11 2EX	Bounds Green	59	Potential Housing Site					
Coppetts Road Muswell Hill N10 1NN	Fortis Green	15	Potential Housing Site		15			
Weston Park N8 9PL	Stroud Green	20	Potential Housing Site					
Westerfield Road N15 5 JX	Tottenham Green	39	Potential Housing Site					
Bounds Green Road, Bounds Green N22 4HE	Woodside	72	Potential Housing Site					
Myddleton Road South N22 8LP	Bounds Green	31	Potential Housing Site					
505-511 Archway Road, N6	Highgate	12	Potential Housing Site	12				
Coppetts Wood Hospital N10 1JN	Fortis Green	63	Potential Housing Site		63			
r/o 242-274 Hermitage Road N4	Seven Sisters	20	Potential Housing Site				20	
Saltram Close N15 4DZ	Tottenham Green	44	Potential Housing Site					
Stamford Road, N15 4PU	Tottenham Green	50	Potential Housing Site	50				
Tynemouth House N15 4AT	Tottenham Green	20	Potential Housing Site					20
103-149 Cornwall Road & land adjacent to Falmer Road N15 5AX	St Ann's	22	Potential Housing Site					
596-606 High Road N17	Tottenham Hale	39	Potential Housing Site					
Saltram Close N17 9NX	Tottenham Green	22	Potential Housing Site				22	
St. Lukes Hospital N10 3HU	Muswell Hill	150	Potential Housing Site				50	50
90 Fortis Green Road N2 9EY	Fortis Green	18	Potential Housing Site					
Additional Sites (2012)								
Whitehall, 100 Whitehall Street, N17 8BP	Northumberland Park		Potential Housing Site					
159 Tottenham Lane, N8	Crouch End	20	Potential Housing Site					20
Cranwood, 100 Woodside Ave, N10	Muswell Hill	40	Potential Housing Site					
Red House, 423 West Green Road, N15	West Green	50	Potential Housing Site					

Broadwater Lodge, Higham Rd, N17	West Green	30	Potential Housing Site			30		
Keston Centre, Keston Road Tottenham N17	West Green	80	Potential Housing Site				40	40
Selby Centre	White Hart Lane	100	Potential Housing Site					50
Garage Site, Ferry Lane, Tottenham, N17	Tottenham Hale	30	Potential Housing Site					
Past Completions								
Projected Completions				1019	1135	831	1242	1475
Cumulative Completions				1019	2154	2985	4227	5702
PLAN - Strategic Allocation (annualised)				820	820	820	820	820
MONITOR - No. dwellings above or below cumulative allocation				199	514	525	947	1602